LAND AUCTION

80 Acres Palo Alto County
Section 26 Vernon Township

Available for 2017!

Attractive all tillable farmland

Friday - April 21, 2017 - 10:00 am
The Shores at Five Island, 14 N Lawler St, Emmetsburg, IA

Legal: The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5th PM, Palo Alto County, Iowa.

Description: Selling will be an attractive level to very gently undulating tract of farmland. The RAR Farm contains 75.3 FSA crop acres all in one large field. The farm has outstanding outlet for drainage. Tile maps available upon request. The farm is bordered on the north by 310th St and on the east by 510th Ave.

Soils: Canisteeo, Nicollet, Webster, Clarion, Crippin, Okoboji

CSR2 85.7  CSR 77.7

FSA Information

- Cropland acres: 75.3
- Corn Base acres: 46.8
- Soybean Base acres: 28.2
- Corn PLC Yield: 186
- Soybean PLC Yield: 51


Terms: 10 percent down sale day, balance at close June 1, 2017. Buyer will pay for fall tillage, applied manure and fertilizer.

Possession: Possession available for 2017 crop season. Possession will be given sale day with 10 percent down payment.

Broker’s Note: The ACRE Co. is pleased to be selling this great 80 acre Palo Alto County farm. Located between Emmetsburg, Graettinger, Ringsted, Fenton, and Cylinder, this farm is in the heart of a diverse ag farming area known for quality productive farmland. Take a look at this outstanding farm available for the 2017 crop year. We look forward to seeing you sale day at the Shores in Emmetsburg!

RAR Farm - owner

Attorney: John Brown, Berkland & Brown, Emmetsburg, IA

Auctioneers:
Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788

theacreco.com

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.
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**Call The ACRE Co. to sell your farm!**