Legal: The Northwest Quarter (NW1/4) of Section Fourteen (14), Township Ninety-One (91) North, Range Thirty-Four (34) West of the 5th PM, Pocahontas Co, Iowa, containing 159.18 surveyed acres.

Description: Selling will be an attractive nearly level rectangular farm. The Veit farm is all tillable except for a small building site. The farm contains 151.6 FSA crop acres all in one large field. The farm contains productive soils with excellent soil ratings. A county tile provides outlet for drainage for the south part of the farm. Additional private tile have been added east of the building site. The farm is bordered by 140th Ave on the west and 540th St on the north.

Soils: Canisteo, Webster, Okoboji, Nicollet, Clarion, Harps

Surveyed Acres | Crop Acres | CSR | CSR2
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Tract 1 | 79.6 | 73.02 (est) | 69.4 | 75.1
Tract 2 | 79.58 | 78.58 (est) | 77.1 | 83.4

FSA Information
Corn Base acres | 74.2 | Soybean Base acres | 74.41
Corn PLC Yield | 150 | Soybean PLC Yield | 45


Method of Sale: Successful bidder will have choice of either tract or both tracts. Tracts will be sold times actual surveyed acres.

Terms: 10 percent sale day, balance at close at close.

Possession: At close December 20, 2017. Possession on the Veit farm is available for the 2018 crop season

Broker's Note: The ACRE Co. is pleased to be offering the Veit farm at public auction. Land Buyers, here is an opportunity to purchase a great looking reputation tillable farm in the Varina/Pocahontas/Laurens area. Long timmed farmed by a family member, the Veit farm will make a great addition to your farmland holdings.

For more information on the Veit farm, contact The ACRE Co. See you sale day!

Stephen Veit, Cynthia Tiedeman, and Lisa Marron - owners
Attorney: Michael Gabor, Buchanan, Bibler, Gabor & Meis, Algona, IA

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