LAND AUCTION

164.3 Acres Buena Vista County
Section 4 Fairfield Township

Wednesday - December 6, 2017 - 10:00 am
Ag Partners Meeting Room, Albert City, IA

Legal: The Northeast Quarter (NE1/4) of Section Four (4), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th PM, Buena Vista Co, Iowa, minus a 7.38 acre building site. The farm has recently been surveyed and contains 164.29 acres.

Description: The Carlson farm is an attractive nearly level to very gently rolling farm. The farm contains 161.1 FSA crop acres all in one large field. The Carlson farm is located in Drainage District 85 with a county main crossing the farm. The farm is bordered on the north by 480th Street and on the east by 220th Avenue.

Soils: Canisteo, Clarion, Nicollet, Webster

Surveyed Acres | Net Acres | CSR | CSR2
---|---|---|---
Tract 1 | 84.15 | 81.19 | 77.6 | 87.1
Tract 2 | 80.14 | 79.14 | 76.1 | 86.6

FSA Information
- Cropland acres: 161.1
- Corn Base acres: 78.4
- Soybean Base acres: 78.4
- Corn PLC Yield: 176
- Soybean PLC Yield: 51


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

Terms: 10% sale day, balance at close on or before March 31, 2018.

Possession: At close. Farm is available for the 2018 crop season.

Broker's Note: The ACRE Co. is pleased to be offering the Carlson farm at public auction. Land Buyers, here is your chance to buy a great looking reputation farm in the Albert City, Laurens, and Marathon area. The Carlson farm is located in a community with diverse livestock production and outstanding locale grain markets. Call for more information or check out our website.

Robert Carlson, John Carlson, Larry Carlson - owners
Attorney: Earl Maahs - Maahs & Walleck, Spirit Lake, 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.
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Buena Vista County Tile Map
Section 4 Fairfield Township