The Owner reserves the right to reject any and all bids. Taylor Land Management and The ACRE Co. represent 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 Taylor Land Management or The ACRE Co.

200 Acres Buena Vista County
Section 29 Poland Township

Choice offered on 3 Tracts

Thursday - December 14, 2017 - 10:00 am
Marathon Community Center, Marathon, IA

Tract 1 – 80 Acres m/l Cropland and CRP
Legal: N1/2 SW1/4 Section 29-93-35, Buena Vista County, Iowa
Description: An inside, all tillable productive gently rolling tract containing 79 FSA crop acres (est) including 19.7 acres CRP (est).
RE Taxes: $1806 CSR 66.1 CSR2 78

Tract 2 – 80 Acres m/l Cropland, CRP, Pasture, and Building Site
Legal: S1/2 NW1/4 Section 29-93-35, Buena Vista County, Iowa
Description: An inside mostly tillable tract containing 74.5 FSA crop acres (est) including 5.3 acres CRP( est). Tract 2 has a building site and small pasture.
RE Taxes: $2588 CSR 75.3 CSR2 85.8

Tract 3 – 40 Acres m/l Cropland and Pasture
Legal: NW1/4 NW1/4 Section 29-93-35, Buena Vista County, Iowa
Description: A small rectangular tract of tillable land and pasture containing 21.8 FSA crop acres and 15.2 acres pasture(est).
RE Taxes: $736 CSR 65.7 CSR2 72.6 (cropland acres)

FSA Information (Tracts combined)
- Cropland acres: 175.3
- Corn Base acres: 107.4
- Soybean Base acres: 42.9
- Corn PLC Yield: 154
- Soybean PLC Yield: 44
- CRP: 25 acres @ $200/acre, 2013-2023

Method of Sale: Successful Bidder will have the choice of any or all tracts.
Terms: 10 percent down sale day, balance at close on or before January 15, 2018.
Possession: Possession on closing. The farm is available for the 2018 crop season.

Brent Taylor
Referee for Sellers

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

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