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.

Wednesday - March 21, 2018 - 10:30 am

Royal Community Center, Royal, Iowa

Method of Sale: Winning bidder will have choice of any tract or any combination of tracts.

Terms: 10% down sale day, balance at close April 26, 2018.

Possession: All farms are available for the 2018 crop season. Buyer will have permission to start spring work before close.

O’Clair Family Heirs - owners

FARMS

Choice of Three Outstanding All Tillable Tracts

238 Acres Clay County
3 Tracts in Sections 10 & 15 Clay Township

Land Auction

Tract One

TRACT ONE – 79.6 Acres
Legal: W1/2 SE1/4 Section 10-95-38, Clay Co. RE Taxes: $2242
Soils: McCreath, Gillett Grove, Sac CSR2 96.6 CSR 80.9
Tract One contains 78.7 net tillable acres (per survey) in one field

Tract Two

TRACT TWO – 79.2 Acres
Legal: E1/2 SE1/4 Section 10-95-38, Clay Co. RE Taxes: $2194
Soils: McCreath, Gillett Grove, Sac CSR2 97 CSR 80.8
Tract Two contains 76.2 net tillable acres (per survey) in one field

Tract Three

TRACT THREE – 79.9 Acres
Legal: N1/2 NE1/4 Section 15-95-38, Clay Co. RE Taxes: $2188
Soils: McCreath, Gillett Grove, Ransom CSR2 96.7 CSR 81.5
Tract Three contains 76.97 (77) net tillable acres (per survey) in one field

O’Clair Family Heirs – owners

Tract Three

Section 10

Section 15

Tract
One

Tract
Two

FARMS

Attorney: Donald Hemphill
Hemphill Law Office, Spencer, IA
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

Theacre.com

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Spencer, IA 712-262-3529
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Call The ACRE Co. to sell your farm!