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.

**Method of Sale:** Successful Bidder will have choice of either or both tracts.

**Terms:** 10 percent down sale day, balance due at closing July 18, 2018.

**Possession:** With down payment, Buyer will take over the 2018 growing crop and receive possession of the pasture the day of the auction. Buyer will reimburse Seller for 2018 crop input costs. Buyer will take possession of the house and building site August 1, 2018. Sellers will contribute $4000 at closing towards septic system updates.

**Cropland Soils:**
- Wadena, Everly, Hawick, Wilmonton CSR2 57.9  CSR 44.4
- Fairhaven, Everly, Wadena, Cylinder CSR2 65.2 CSR 62.5

**RE Taxes:** $1878 annually (est). Taxes prorated to January 1, 2018. Taxes on the building site will be prorated to August 1, 2018.

**Tract One:**
- Legal: Tract in the South Half of Section 34-98-37, Dickinson County, Iowa
- Description: Tract One is a combination of cropland and pasture. The farm contains 114.91 (est) crop acres in three fields, and 78.5 (est) acres of pasture. Border on the south by 270th Street on the east by 200th Avenue. 
- Cropland Soils: Wadena, Everly, Hawick, Wilmonton CSR2 57.9 CSR 44.4

**Tract Two:**
- Legal: NW 1/4 of Section 3-97-37, Clay County, Iowa
- Description: Tract Two is improved combination of cropland and pasture. The farm contains 78.05 crop acres in one field, and 44 (est) acres of pasture. An improved building site is located on the west side of the farm. Border on the north by 270th Street on the west by 190th Avenue.
- Improvements: 1298 sq ft ranch style house, 22’ x 44’ garage/shop, 30’ x 60’ utility bldg, 24’ x 150’ calving barn w/ loft, large area of concrete feed floor, over 200’ of cement bunk, plus other older outbuildings. There is an 80’ well plus rural water to the property.
- Cropland Soils: Fairhaven, Everly, Wadena, Cylinder CSR2 65.2 CSR 62.5
- RE Taxes: $2896 annually. Taxes on the land prorated to January 1, 2018. Taxes on the building site will be prorated to August 1, 2018.

**Tract One - 202.5 Acres m/l Dickinson County**

**Tract Two - 135 Acres m/l Clay County**

Thursday - June 14, 2018 - 10:00 am
Milford Community Center, 806 N Ave, Milford, Iowa

**Attorney:** Mike Bovee
Montgomery, Barry, Bovee, Steffen & Davis, Spencer, IA

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

**Broker’s Note:** The ACRE Co. is pleased to be selling the Kane farms at public auction. Land Buyers and Cattlemen, here is a rare opportunity to own a large combination of cropland and pasture for your cow/calf operation. Located on the Clay/Dickinson County line, close to livestock auction markets, grain markets, and ethanol plants, these farms have a lot to offer. For more information, contact Jon 712-240-3529 or Chuck 712-260-2788.

Get ready to load the cows up! We look forward to seeing you at the sale!