**LAND AUCTION**

97 Acres Pottawattamie County  
Section 30 & 31 Valley Township

Wednesday - May 30, 2018 - 10:00 am  
Oakland Community Center, Oakland, Iowa

**Legal:** S1/2 SW1/4 south of the road, except Hwy 59, in Section 30-76-39, and NE 1/4 NW1/4 Section 31-76-39, Pottawattamie County, Iowa.

**Description:** The Watkins farms is an attractive all tillable farm. The farm contains 92.4 FSA crop acres all in one large L-shaped field. The farm is bordered on the west by Hwy 59, on the north by Juniper Road, and on the east by 425th Street.

**Soils:** Judson, Marshall, Ackmore, Bremer, Shelby-Adair

**CSR2 81**  
**CSR 74.1**

**FSA Information**  
Cropland acres 92.41  
Corn Base acres 39.2  
Corn PLC Yield 156  
Soybean Base acres 51.7  
Soybean PLC Yield 50  
Wheat Base acres 0.6  
Wheat PLC Yield 36

**RE Taxes:** $3414 annually. Taxes prorated to July 1, 2018.

**Terms:** 10 percent down sale day, balance due at close.

**Possession:** At close August 1, 2018. Buyer will receive second half of the cash rent for 2018 crop season.

**Right of First Refusal:** Winning bidder will be confirmed no later than 30 business days following the auction.

**Broker’s Note:** The ACRE Co. is pleased to be selling the Watkins farm at public auction. Land Buyers, here is an attractive productive farm with a high profile location close to suppliers and grain markets. The Watkins farm works for a farmland investment or an addition to your farming operation. Take a short drive, you won't be disappointed. Call for more information. We look forward to seeing you at the sale!

**Dianne and Robin Watkins - owners**

**Attorney for Sellers:** Lonnie Saunders, Saunders Law Office, Spirit Lake, Iowa

**Auctioneers:**

Jon Hjelm, ALC  
712-240-3529

Chuck Sikora  
712-260-2788

[theacreco.com](http://theacreco.com)

**Licensed Land Broker & Auctioneer in Iowa, Nebraska, South Dakota, and Minnesota**

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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