LAND AUCTION

27.9 Acres Monona County
Large Acreage 2 Houses and a Morton Shed

29654 Hemlock Ave, Blencoe

Thursday - June 28, 2018 - 10:00 am

Blencoe Community Center, Blencoe, IA

Legal: Northeast Quarter of the Southeast Quarter (N1/4 SE1/4) of Section Eight (8), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th PM, Monona County, Iowa, minus I-29 right-of-way.

Description: The Perry farm is a combination of cropland, CRP, and a building site. The farm contains 24.35 FSA crop acres. Currently, 12.59 acres are in row crop and 8.1 acres are enrolled in CRP. The farm is bordered on the west by I-29, on the north by blacktop E60, and on the east by Hemlock Avenue.

Improvements:

- **House**: 1120 sq ft, 3 bedroom main home and detached garage
- **House**: 961 sq ft, second home and detached garage
- **Machine Shed**: 45’ x 72’ Morton building

Soils (Row crop and CRP): Onawa, Sarpy

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<tr>
<th>FSA Information (combined)</th>
<th>Cropland acres</th>
<th>24.35</th>
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<td>Corn Base acres</td>
<td>67.12</td>
<td>163</td>
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<tr>
<td>Soybean Base acres</td>
<td>56.54</td>
<td>41</td>
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<td>CRP: 8.1 acres</td>
<td>@ $236.67/acre, expires 2026</td>
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Terms: 10 percent down sale day, balance due at close August 9, 2018. Buyer to receive one half the cash rent for 2018 crop season. The Seller will pay the Buyer $4000 at close to cover one half of the estimated cost of one new septic system.

Possession: At close. The cropland is subject to a lease for the 2018 crop season. Possession for the houses is available at close.

Broker’s Note: The ACRE Co. is pleased to be offering the improved Perry farm at public auction. Call it an acreage or call it a farm, just make sure you bid and call it yours. What a great opportunity to buy a small tract with an outstanding location. Cropland, CRP, large Morton building, plus two homes, located between Blencoe and I-29 just south of Onawa. We look forward to seeing you in Blencoe sale day!

Craig Perry - owner

Attorney for Seller: Lindsey Buchheit, Buchheit Law, Sergeant Bluff, IA

Auctioneers:

- Jon Hjelm, ALC  712-240-3529
- Chuck Sikora  712-260-2788
- 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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