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.

Blencoe Community Center, Blencoe, IA

Broker's Note: The ACRE Co. is pleased to be offering the Perry farm at public auction. Land Buyers here is a great opportunity to purchase an all tillable Monona County farm with outstanding productive soils and excellent soil ratings. This farm has a high profile location on I-29 next to Blencoe, Iowa. We will be selling two adjoining farms. Take a drive and look at this top 64 acres. We look forward to seeing you sale day!

Craig Perry - owner
Attorney for Seller: Lindsey Buchheit, Buchheit Law, Sergeant Bluff, IA

LEGAL:
East Half of the Northeast Quarter (E1/2 NE1/4) 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 an attractive all tillable nearly level tract of farmland. The farm contains 59.21 FSA crop acres all in one rectangular field. The farm is bordered on the west by Hwy 29, on the south by blacktop E60, and on the east by Hemlock Avenue.

SOILS: Onawa, Lossing, Albaton, and Blake CSR2 86.1 CSR 64.6

FSAs Information (combined) Cropland acres 59.21
Corn Base acres 67.12 Corn PLC Yield 163
Soybean Base acres 56.54 Soybean PLC Yield 41

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.
Possession: At close, subject to a lease for the 2018 crop season.

FOR SALE

Thursday - June 28, 2018 - 10:00 am

64 Acres Monona County
Section 8 Sherman Township

Outstanding Level Farmland

FARM REAL ESTATE

FARM

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