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.

Land Auction

80 Acres Monona County
Section 9 Sherman Township

Great location west of Blencoe

Thursday - June 28, 2018 - 10:00 am

Blencoe Community Center, Blencoe, IA

Legal: West Half of the Southwest Quarter (W1/2 SW1/4) of Section Nine (9), Township Eighty-two (82) North, Range Forty-five (45) West of the 5th PM, Monona County, Iowa.

Description: The Perry farm is an attractive mostly tillable nearly level tract with 67.11 FSA crop acres including 5.71 acres of CRP. The cropland is in two fields divided by a 10 acre building site and non-crop area. The 5.7 CRP field is in the southeast corner of the farm. The farm includes a 36’ x 24’ grain bin, misc bins, a farm building, and an irrigation well. The farm is bordered on the north by E60, on the west by Hemlock Avenue, and on the south by 300th Street.

Soils: Alba ton, Onawa, Aquents, Percival, Sarpy CSR2 50.5 CSR 45.1

FSA Information (combined)
- Cropland acres: 67.11
- Corn Base acres: 67.12
- Soybean Base acres: 56.54
- Corn PLC Yield: 163
- Soybean PLC Yield: 41

CRP: 5.71 acres @ $236.67/acre, expires 2026


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.

Broker’s Note: The ACRE Co. is pleased to be offering the 80 acre Perry farm at public auction. Land Buyers here is your opportunity to purchase a farm near Blencoe with cropland, a grain bin, irrigation well, plus a small field of CRP. Conveniently located on a hard road close to grain markets, this tract will make a great land investment or addition to your farming operation. We look forward to seeing you 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

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