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.

Wednesday - December 12, 2018 - 10:00 am
102 South Main Street, Pocahontas, IA

Legal: Tract in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Two (2), Township Ninety (90) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa. Farm contains 70 acres, more or less.

Description: The Tharp farm is an attractive, nearly level to very gently rolling, all tillable farm containing 65.8 FSA crop acres all in one field. The south part of the farm is in Drainage District 66. A 12” tile provides access for outlet. The north part of the farm is in Drainage District 37. The Tharp farm has outstanding productive soils with excellent soil ratings. The farm is bordered on the north by 580th Street and on the east by 210th Avenue.

Soils: Webster, Canisteo, Clarion, Nicollet, Knoke, Okoboji

CSR2 84.2  CSR 77.9

FSA Information
Cropland acres 65.8
Bases combined with E1/2 SE1/4 Section 35 Grant Twp
Corn Base acres 70.3  Corn PLC Yield 170
Soybean Base acres 70.3  Soybean PLC Yield 49


Terms: 10 percent down on sale day with signing of the purchase agreement. The balance due at close January 16, 2019.

Possession: The farm is available for the 2019 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the Tharp farm at public auction. Land Buyers, here is a rare opportunity to purchase an attractive all tillable farm in the Pocahontas-Palmer-Varina-Fonda area. Take a look at this good looking productive tract. We look forward to seeing you in Pocahontas sale day!

Jerilyn Tharp – Owner

Auctioneers:
Jon Hjelm, ALC  Chuck Sikora
712-240-3529  712-260-2788
theacreco.com

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

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Call The ACRE Co. to sell your farm!