160 Acres Dickinson County  
Section 16 Richland Township

Great looking gently rolling farm

Thursday - November 29, 2018 - 10:00 am  
Terril Library, 115 North State Street, Terril, IA

Legal: The Southwest Quarter (SW1/4) of Section Sixteen (16), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa.

Description: The Hoak farm is an attractive gently rolling nearly all tillable improved farm. The farm contains 151.82 FSA crop acres all in one large field. The farm has very desirable productive soils with excellent soil ratings. A small 3.26 acre building site with a house and a 26’ x 60’ storage shed is located along 180th Street. The northwest portion of the farm is located in Drainage District 28. The farm is bordered by 300th Ave. on the west and 180th St. on the south.

Cropland soils: Clarion, Nicollet, Canisteo, Webster, Crippin, Okoboji, Augusta Lake, Blue Earth CSR2 86.7 CSR 71.1

FSA Information
- Cropland acres: 151.82
- Corn Base acres: 106.3
- Soybean Base acres: 40.1
- Corn PLC Yield: 162
- Soybean PLC Yield: 43


Terms: 10 percent down sale day, balance due at close January 16, 2019. Seller to keep all rents for 2018. Buyer will be responsible for any septic system updates.

Possession: At close, subject to the balance of the lease for 2018. Farm is available for the 2019 crop season.

Broker’s Note: The ACRE Co. is pleased to be offering the Hoak family farm at public auction. Land Buyers, take a look at this good looking gently rolling quarter section located near grain markets in Terril, Superior, and Estherville. This Dickinson County quarter section will make a great land purchase or addition to any family farming operation. See you sale day!

Hoak Family Trusts - Owners
Attorney: Michael Bovee - Montgomery, Barry, Bovee, Steffen & Davis, Spencer, IA

Auctioneers:  
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Licensed Land Broker & Auctioneer in Iowa, Nebraska, South Dakota, and Minnesota
Soils Map

State: Iowa
County: Dickinson
Location: 16-99N-35W
Township: Richland
Acres: 151.82
Date: 9/19/2018

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.