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.

Farm Real Estate
Spencer, IA  712-262-3529
theacreco.com

Ruth Reis Estate - Owner
Attorney: James Hudson
Hudson Law Firm, Pocahontas, IA
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529    712-260-2788

LAND AUCTION

3 Farms Pocahantas County
281.4 Acres in Sections 5 & 6 Dover Township

Offered in 4 Tracts

Thursday - February 7, 2019 - 1:00 pm
Expo Center, Pocahontas County Fairgrounds, Pocahontas, IA

West Tract – 100.2 surveyed acres
Description: An all tillable, nearly level to gently rolling farm containing 94 FSA crop acres including 3.4 acres CRP. The east boundary is Little Cedar Creek.
RE Taxes: $2708 (est)  CSR 80.7  CSR 72.8

East Tract – 61.2 surveyed acres
Description: An all tillable, nearly level to gently rolling farm containing 56.8 FSA crop acres including 4.7 acres CRP. The west boundary is Little Cedar Creek.
RE Taxes: $1664 (est)  CSR 82.5  CSR 75.7

80 Acres m/l Section 5 Dover
Description: An attractive nearly level to very gently undulating all tillable farm containing 74.84 FSA crop acres including 6.07 acres CRP. Located right on Hwy 3 on the east side of Little Clear Lake.
RE Taxes: $2250  CSR 87  CSR 78.9

40 Acres m/l Section 6 Dover
Description: A unique small inside nearly all tillable farm containing 37.29 FSA crop acres of productive bottomland with two small grassy upland areas on the south and east. A large 25” county tile main crosses the farm providing outlet.
RE Taxes: $930  CSR 70.9  CSR 58.6

Method of Sale: The three farms will be offered individually. The 161.4 acre farm will be offered in choice of two tracts.
Real Estate Taxes: The real estate taxes will be prorated to January 1, 2019.
Terms: 10 percent down sale day. The balance will be due at close March 14, 2019.
Possession: At close. The farms are leased for the 2019 crop season. Buyers will receive all rents for 2019.

Broker’s Note: The ACRE Co. is pleased to be selling the Ruth Reis Estate farms at public auction. Land Buyers, here is an opportunity own three all tillable long-time family owned Pocahontas County farms. These farms will make an excellent farm real estate investment or addition to any family farming operation. We look forward to seeing you sale day!
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FSA Information
Cropland acres 150.86
Corn Base acres 89.4
Corn PLC Yield 162
Soybean Base acres 51
Soybean PLC Yield 47
CRP acres 8.11
4.3 acres @ $284.96 2013-2023
3.81 acres @ $300 2017-2027

FSA Information
Cropland acres 74.84
Corn Base acres 41.31
Corn PLC Yield 160
Soybean Base acres 27.13
Soybean PLC Yield 42
CRP acres 6.07
6.07 acres @ $193.82 2018-2028

FSA Information
Cropland acres 37.29
Corn Base acres 20.58
Corn PLC Yield 160
Soybean Base acres 16.58
Soybean PLC Yield 42

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