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.

Tract 1
West 1/2 Northeast 1/4 – 80.74 surveyed acres
Description: An inside all tillable nearly level to very gently rolling farm containing 79.73 FSA crop acres (est). CSR 2 94.5 CSR 67.1

Tract 2
East 1/2 Northeast 1/4 – 80.71 surveyed acres
Description: A mostly tillable nearly level to very gently rolling farm containing 77.49 FSA crop acres (est). CSR 2 82.5 CSR 75.7

Real Estate Taxes: $5578 (Tracts 1 and 2 combined)

Tract 3
Parcel B
Description: An attractive nearly all tillable farm containing 103.36 FSA crop acres. CSR 2 87 CSR 78.9

Real Estate Taxes: $3545 (est)

161.45 Acres Section 32 Liberal

105.36 Acres Section 28 Liberal

McGue Iowa Farms LLC – Owner
Attorney for Seller: Jeffrey A. Johnson

Method of Sale: Choice of Tracts 1 & 2 will be offered first. Then Tract 3 will be sold separately.
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 28, 2019.
Possession: At close March 28, 2019. The farms are available for the 2019 crop season. The tenant will be reimbursed for applied fertilizer and fall tillage.

Broker's Note: The ACRE Co. is pleased to be working with Vande Vegte & Zomer Realty & Auction to sell the McGue Iowa Farms northwest of George at public auction. Land Buyers, these Lyon County farms will make an excellent farm real estate investment or addition to any family farming operation. Call Mark Zomer or Jon Hjelm for more information. We look forward to seeing you sale day!

The ACRE Co.
Farm Real Estate
Jon Hjelm 712-240-3529
theacreco.com

Vande Vegte & Zomer
Realty & Auction
Mark Zomer 712-470-2526
zomerauctions.com