The Owner reserves the right to reject any and all bids. Central States Agency and The ACRE Co. represent the Seller at this auction. This sale is subject to the approval of the Seller 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 Central States Agency or The ACRE Co.

**LAND AUCTION**

80 Acres Dickinson County  
Section 20 Okoboji Township

**FOR SALE**

**Thursday - March 12, 2020 - 10:00 am**

_Auction Location: Milford Community Center, Milford, IA_

**Legal:** West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twenty (20), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa.

**Description:** The Graettinger farm is an attractive, inside, nearly level farm. The farm contains 79.28 FSA crop acres all in one large field. The farm is bordered on the south by 250th Street.

**Soils:** Sac, Gillett Grove, Ransom, Everly CSR2 93.8

**FSA Information**

- Cropland acres: 79.28
- Corn Base acres: 46.2
- Corn PLC Yield: 157
- Soybean Base acres: 32.8
- Soybean PLC Yield: 55

**RE Taxes:** $1746 annually. Prorated to January 1, 2020.

**Terms:** 10 percent down sale day, balance due at close on or before April 22, 2020.

**Possession:** Farm is available for the 2020 crop season.

**Auctioneer's Note:** Central States Agency and The ACRE Co. are pleased to be offering the Beulah Graettinger Estate farm at public auction. Land Buyers, here is a great opportunity to purchase a high quality inside 80 in the Milford/Fostoria area. Give John Cowin or Jon Hjelm a call for more information. We look forward to seeing you sale day!

**Owner:** Beulah Graettinger Estate  
Ffillenwarth & Fillenwarth, Estherville, IA

**Attorney:** Lynn Fillenwarth  
Ffillenwarth & Fillenwarth, Estherville, IA

**Broker:** Central States Agency  
John Cowin 515-341-0334  
centralstatesagency.com

**Auctioneer:** The ACRE Co.  
Spencer, Iowa 712-262-3529  
Jon Hjelm, ALC 712-240-3529  
theacreco.com

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Another great Dickinson County farm!

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