160 Acres Dickinson County
Section 12 Milford Township

Thursday - January 16, 2020 - 10:00 am
Auction Location: Terril Library, Terril, IA

Legal: Northeast Quarter (NE1/4) of Section Twelve (12), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa. The farm will be surveyed to establish the center line of the quarter.

Description: The Smith farm is an all tillable nearly level to very gently rolling farm. The farm contains 156.79 FSA crop acres all in one large field. The farm is bordered on the north by A34 and on the east by 280th Avenue.

Soils: Nicollet, Clarion, Canisteo, Crippin, Okoboji

<table>
<thead>
<tr>
<th></th>
<th>West Tract</th>
<th>East Tract</th>
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</thead>
<tbody>
<tr>
<td>Acres m/l</td>
<td>80</td>
<td>80</td>
</tr>
<tr>
<td>Crop acres (est)</td>
<td>79</td>
<td>77.79</td>
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<tr>
<td>CSR2</td>
<td>85.3</td>
<td>84.9</td>
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<tr>
<td>RE Taxes</td>
<td>$1798</td>
<td>$1744</td>
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Method of Sale: Successful bidder will have the choice of the West Tract, the East Tract, or both tracts.

Terms: 10 percent down sale day, balance due at close 2-20-2020. Taxes will be prorated to 1-1-2020.

Possession: At close. Possession is available for the 2020 crop season.

FSA Information (whole farm)
- Cropland acres 156.79
- Corn Base acres 92
- Soybean Base acres 61.6
- Corn PLC Yield 140
- Soybean PLC Yield 46

Broker's Note: The ACRE Co. is pleased to be selling the Smith farm at public auction. Land Buyers, here is a productive, good looking farm on county road A34. Whether you’re looking for an 80 or a quarter, don’t miss this chance to buy this Dickinson County farm located between Milford and Terril. We look forward to seeing you sale day!

Owners: Lana Sensenig, Susann Hamdorf, and Paul Smith

FARM

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.
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