150 Acres Story County
Section 15 Milford Township

Friday - March 27, 2020 - 10:00 am
Gilbert/Franklin Community Room, Gilbert, Iowa

Legal: Southwest Quarter (SW1/4) of Section Fifteen (15), Township Eighty-four (84) North, Range Twenty-three (23) West of 5th PM, Story County, Iowa, minus two 5 acre tracts. Farm will be surveyed and sold times surveyed acres.

Description: Selling will be an attractive all tillable nearly level to very gently rolling farm. The farm contains 147.3 (est) crop acres all in one large field. The whole farm was completely pattern tiled in 2012 with over 119,000 feet of tile. Bordered on the south by county hard road E29 and on the west by 590th Avenue.

Soils: Webster, Clarion, Nicollet, Harps, Canisteo

West Tract | East Tract
---|---
Acres m/l | 75 | 75
Crop acres (est) | 72.5 | 74.8
CSR2 | 86.4 | 87.8
RE Taxes | $2224 | $2306 (est)

FSA Information (whole farm)
- Cropland acres: 150.02
- Corn Base acres: 75.4
- Soybean Base acres: 75.4
- Corn PLC Yield: 160
- Soybean PLC Yield: 43

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 April 29, 2020. Taxes will be prorated to January 1, 2020.

Possession: Possession is available for the 2020 crop season. 10 percent deposit will allow the buyer to have possession before closing for spring tillage and planting.

Broker's Note: The ACRE Co. is pleased to be selling this Story County farm at public auction. Land Buyers, here is your opportunity to purchase an extensively tiled all tillable farm between Ames, Nevada, and Roland. With excellent soils and a desirable location, this farm will make a great ag land investment or addition to your farming operation. We look forward to seeing you sale day!

Auctioneer
Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788
Austin Peterson  712-260-3678

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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