

# Land Auction

## 114.5 Acres O'Brien County Section 14 - Lincoln Township



**Thursday - December 15, 2011 - 10:00 am**  
**Hartley Community Center, Hartley, Iowa**

**Location:** 2 mi. west of Hartley on Hwy 18, then 2 mi. north on L58 and 1 mi. west on 300<sup>th</sup> St.

**Legal:** A tract in the Southwest Quarter (SW1/4) in Section Fourteen (14), Township Ninety-seven (97) North, Range Forty (40) West of the 5<sup>th</sup> PM, O'Brien Co., Iowa containing 114.5 acres more or less. Exact legal to be taken from the abstract.

**Description:** We will be selling this attractive unimproved nearly level to very gently rolling tract of farmland. The farm contains 110.4 tillable acres all in one large field. The farm has excellent soils with an average corn suitability rating of 74.6. The farm is bordered by a gravel road 300<sup>th</sup> Street on the south and a gravel road Tanager Avenue on the west.

**Soils:** Primghar, Galva, Sac, Marcus, Ransom, Colo  
**Ave CSR 74.6**

#### FSA Information

Cropland acres	110.4
Corn Base acres	62.9
Corn Direct / CC Yield	119 / 119
Soybean Base acres	41.5
Soybean Direct / CC Yield	40 / 40

**RE Taxes:** \$ 2436.00 Prorated to Jan. 1, 2012

**Possession:** At close, the farm is available for the 2012 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before January 20, 2012

**Brokers Note:** The Acre Co. is pleased to be offering this outstanding tract of reputation O'Brien County farmland at public auction. Land Buyers - here is a great opportunity to buy one of those hard to find productive good looking all tillable farms in the Hartley, Sanborn, and Melvin area. We are fortunate to be hired to auction many farms around Iowa - very few are better looking than this farm. The sale is subject only to the approval of the Sellers at the auction. See you sale day!

**Nancy Puhmann, Sandra Zelewski  
and Thomas Gieser, owners**

**Attorney:** Dennis Cmelik, Cmelik Law Office, Hartley, IA

**Broker / Auctioneer:** Jon Hjelm / **The ACRE Co**  
Chuck Sikora

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