

Land Auction

120 Acres - Dickinson Co Section 24 – Superior Township



Tuesday September 20, 2011 10:00 am
Expo Center, Dickinson Co Fairgrounds, Spirit Lake, Iowa

Location: 1-1/2 mi east of Superior on County road A20 then 2-1/4 mi north on County road N22; or 3 miles west of Estherville on Hwy 9, then 2-1/2 miles north on County road N22

Legal: North Half (N1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township One Hundred (100) North, Range Thirty-five (35) West of the 5th PM, Dickinson Co., Iowa

Description: A tract of gently rolling to rolling cropland northeast of Superior. The Brown farm has 92.3 acres in row crops in two fields of 82.6 and 9.7 acres. The farm has 19.7 acres enrolled in the CRP till 9/30/2017 at \$129.99 per acre. A wooded sidehill divides the cropland and the CRP acres in the NE forty acres. A county tile crosses the Brown farm diagonally near the center of the north 80 providing access for drainage outlet. The farm is bordered on the south by a gravel road, 130th St. and on the east by County road N22 (340th Ave.)

Soils: Clarion-Storden, Delft-Terril, Clarion, Omsrud-Storden, Nicollet, Webster, Blue Earth, Canisteo and Okoboji **Ave. CSR 57.6**

FSA Information

| | |
|---------------------------|-----------|
| Cropland acres | 112.0 |
| Corn Base acres | 60.4 |
| Corn Direct / CC Yield | 138 / 138 |
| Soybean Base acres | 28.6 |
| Soybean Direct / CC Yield | 28 / 28 |
| CRP acres | 19.7 |

RE Taxes: \$ 2034.00 / annually.

Taxes prorated to January 1, 2012

Possession: This fall after the 2011 crops are harvested, subject to the remainder of the lease for the 2011 crop season.

Terms: 10 percent down on sale day. Balance due at close on or before November 22, 2011



Brokers Note: The Acre Co. is pleased to be offering this mostly tillable attractive rolling tract of Dickinson County farmland at public auction located northeast of Superior, west of Estherville. The Brown farm is a productive farm that will make a great ag land investment plus includes the recreation offered with the CRP land. This sale is subject only to the approval of the Sellers at the auction. See you sale day! For information contact: Jon Hjelm 712-240-3529

Mary Brown, Judith Bykowski & Douglas Theesfeld, owners

Attorney: Fitzgibbons Law Firm, Estherville, IA

Auctioneer: Jon Hjelm / **The ACRE Co.**, Spencer, IA 712-262-3529 theacreco.com

Chuck Sikora - Jeff Schmitz

The Owner reserves the right to reject any and all bids.
Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the auction. Any Announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The Acre Co.