Tract 1

Tract 1: 80 acres more or less
Legal: West Half (W1/2) of the Southeast Quarter (SE1/4), Section Thirteen (13), Township One Hundred (100) North, Range Forty (40) West of the 5th PM, Osceola Co., Iowa
Description: Nearly level rectangular inside tract of all tillable farmland. Tract 1 has 78.4 FSA crop acres all in one large field and bordered on south by a gravel road.
Soils: Okabena, Canisteo, Nicollet, Waldorf, Webster, Okoboji
Ave CSR 70
RE Taxes: $1600.00 prorated to Jan. 1, 2012

Tract 2: 40 acres more or less
Legal: Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), Section Thirteen (13), Township One Hundred (100) North, Range Forty (40) West of the 5th PM, Osceola Co., Iowa
Description: Nearly level unimproved square inside tract of all tillable farmland. Tract 2 has 39 FSA crop acres (est) and is bordered on the east by a gravel road.
Soils: Waldorf, Okabena, Webster, Fostoria, Rolfe, Nicollet
Ave CSR 65.1
RE Taxes: $832.00 prorated to Jan. 1, 2012

Possession: Subject to lease for 2012 crop season. Buyer to assume the lease and receive all cash rent for 2012 crop season.

Terms: 10 percent down sale day. Balance due at close on or before December 28, 2011.

Brokers Note: The Acre Co. is pleased to be offering these two attractive parcels of adjoining farmland in the Ocheyedan / Harris area at public auction. Successful bidder can purchase choice of the tracts or both tracts. This sale is subject only to the approval of the Sellers at the auction. Land Buyers - look at these two good looking productive farms. See you sale day!

Nancy Dykstra, Denise Bruckner and Karen Juber, owners
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Broker / Auctioneer: Jon Hjelm / The ACRE Co
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