Land Auction

160 Acres – Buena Vista Co
Section 21 - Brooke Township
Cropland and Pasture South of Peterson

Available for the 2012 crop season

Wednesday – February 22, 2012 - 10:00 am
Midwest Christian Services Gym, 4509 20th Ave., Peterson Iowa

Location: From Peterson – 4 miles south on M27 then 1 ½ miles east on 450th Street.
The Christensen farm is 1 ½ miles east of the Midwest Christian Services facility.

Legal: Northeast Quarter (NE1/4), Section Twenty-one (21), Township Ninety-three (93) North,
Range Thirty-eight (38) West of the 5th PM, Buena Vista County, Iowa.

Description: We will be offering this inside rectangular quarter section of Buena Vista Co. land
consisting of a blend of cropland and grass pasture with small wooded areas. The tillable
cropland contains 80.4 acres of productive nearly level to gently rolling farmland in four fields.
The fields are 46.3, 17.5, 13.3, and 3.3 acres. The balance of the farm is 79.7 acres of quality
pasture land including a pond, a creek and several wooded areas. Almost all of the pasture is in
one large field. The Christensen farm is bordered on the north by gravel road 450th Street.

Cropland Soils: Galva, Sac, Lester, Primghar, Storden Ave. CSR 66.7

Possession: At close, available for the 2012 crop season.
Terms: 10 percent down sale day. Balance due at close on
or before March 28, 2012.
RE Taxes: $2,286.00 Prorated to January 1, 2012

FSA Information:
- Cropland acres: 80.4
- Corn Base acres: 51.2
- Corn Direct / CC Yield: 123 / 123
- Soybean Base acres: 15.2
- Soybean Direct / CC Yield: 34 / 34
- Conservation Reserve acres: 13.3

Brokers Note: The Acre Co. is pleased to be selling this outstanding Buena Vista Co. quarter section of productive cropland and
pasture. Land buyers, the Christensen farm offers both a great farmland investment opportunity plus outdoor wildlife - all in a
remote picturesque setting. You need to take a serious look at this farm. Possession is open and available the 2012 crop season.
This sale is subject only to the approval of the Sellers at the auction. For more information, check out our website theacreco.com
or call Jon Hjelm 712-240-3529 We look forward to seeing you sale day!

John and Clark Christensen, owners
Attorney: Hugh Perry, Perry Law Office, Storm Lake, Iowa
Auctioneer: Jon Hjelm
The ACRE Co. Spencer, Iowa
Chuck Sikora
712-262-3529 theacreco.com