

# Land Auction

## 160 Acres – O'Brien Co Section 8 - Grant Township



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

**Location:** 7-1/2 mi. south of Hartley on M12 or 5-1/2 mi. north of Sutherland on M12; or 7 mi east of Primghar on B40 and 2 mi south on M12; 10 mi. west of Royal and 1 mi. south on M12.

**Legal:** Southwest Quarter (SW1/4), Section Eight (8), Township Ninety-five (95) North, Range Thirty-nine (39) West of the 5<sup>th</sup> PM, O'Brien Co., Iowa, containing 160 acres more or less.

**Description:** Selling will be this improved farm with blend of gently rolling cropland and pasture plus a building site. The farm contains 121.8 crop acres in two fields. The cropland is terraced and has several grassed waterways. The farm has 32 acres in building site and pasture. The building site improvements include a 1230 sq ft home, 40'x64' newer machine shed built in 1990, other machine storage buildings, barn, crib and numerous livestock buildings. The farm is located on county road M12 and bordered on south by gravel road 410<sup>th</sup> Street.

**Soils:** Galva, Primghar, Sac, Marcus, Afton, Fairhaven, Spillco, Colo **Ave CSR 71.9**



FSA Information	
Cropland acres	121.8
Corn Base acres	59.7
Corn Direct / CC Yield	119 / 119
Soybean Base acres	54.6
Soybean Direct / CC Yield	40 / 40



**RE Taxes:** \$ 3600.00 Prorated to Jan. 1, 2012

**Possession:** At close, house possession Spring 2012

**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 Grant Township farm as one 160 acre unit including the cropland, pasture and building site. Excellent chance to purchase a picturesque farm in eastern O'Brien County on a hard road.. Centrally located between Hartley, Primghar, Sutherland and Royal. Great livestock or diverse farm investment opportunity. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

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

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

**Broker / Auctioneer:** Jon Hjelm / **The ACRE Co** Spencer, Iowa

□ Chuck Sikora **theacreco.com 712-262-3529**

