

Land Auction

160 Acres – Palo Alto Co Section 23 – Vernon Township



Thursday September 8, 2011 10:00 am
VFW Post, 3205 Main St., Emmetsburg, Iowa

Location: 5 mi north of Emmetsburg on County road N40 (460th Ave) then 4 mi east on 300th Street or 7 mi east of Graettinger on County road B14 (280th St.) then 2 mi south on 500th Ave.

Legal: Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5th PM, Palo Alto Co., Iowa

Description: An inside nearly level quarter section of all tillable farmland northeast of Emmetsburg and southeast of Graettinger. The Oakes farm has 153.9 FSA crop acres in one large contiguous field. The Oakes farm has 12.2 acres of CRP in two fields. A county tile crosses the farm from the northwest to the southeast providing outlet for drainage. The farm is bordered on the north by a gravel road, 200th St.

Soils: Canisteo, Okoboji, Nicollet, Clarion and Harps **Ave. CSR 71.3**

FSA Information	
Cropland acres	153.9
Corn Base acres	75.9
Corn Direct / CC Yield	122 / 133
Soybean Base acres	65.8
Soybean Direct / CC Yield	32 / 38
CRP acres	12.2

**For
Sale**

Section 23
Vernon Township

RE Taxes: \$ 3646.00 / 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 December 1, 2011

Brokers Note: The Acre Co. is pleased to be offering this attractive Palo Alto County farm at public auction. Land buyers take a look at this quarter section located in Vernon Township between Graettinger and Emmetsburg. The Oakes farm is an all tillable productive farm with a 71.3 CSR. This sale is subject only to the approval of the Sellers at the auction.

See you sale day! For more information contact: Jon Hjelm 712-240-3529



Oakes Family Partnership, owner

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