

Iowa Land Auction

272.25 Acres Emmet County Iowa Lake Township 2 Tracts - 160 acres and 112.25 acres



2 miles north and 2 miles west of Armstrong, Iowa

Wednesday, December 15, 2010 10:00 am
Armstrong Community Center, Armstrong, IA

Tract 1 - 160 Acres m/l

Legal: NW1/4 of Section Thirty-three (33), Township One Hundred (100) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa
Tract 1 contains 160 acres more or less.

Land Description: Nearly level to gently rolling quarter section of highly productive Emmet Co. farmland. The tillable cropland is in one large field. The farm is bordered by gravel roads, 140th St. on the north & 540th Ave. on the west.

Soils: Majority of soils are Nicollet, Canisteo, Clarion, Webster, Okoboji, and Harps with minor areas of Clarion-Storden and Storden **CSR 75.8**

Real Estate Taxes: \$ 4328.00

Tract 2 - 112.25 Acres m/l

Legal: SW1/4 in Section Thirty-three (33), Township One Hundred (100) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa except the SE1/4 of the SW1/4 and except tract A containing 7.76 acres.
Tract 2 contains 112.25 acres more or less.

Land Description: Nearly level to gently rolling tract of highly productive Emmet Co. farmland. The tillable cropland is in one large field. The farm is bordered by gravel roads, 150th St. on the south and 540th Ave. on the west.

Soils: Majority of soils are Nicollet, Canisteo, Clarion, Webster and Clarion-Storden with minor areas of Okoboji and Harps. **CSR 76.3**

Real Estate Taxes: \$ 3034.00



Terms: 10% down sale day, the balance at close on or before February 1, 2011.

Possession: At close subject to current lease until Feb. 28, 2011.

Brandt farm possession is available for the 2011 crop season.

Method of Sale: The Brandt farm will be offered in two tracts. Successful bidder will have the choice of taking either tract or both tracts.

FSA Information – combined

Cropland acres	301.0
Corn Base Acres	156.7
Corn Direct / CC Yield	128 / 128
Soybean Base acres	143.5
Soybean Direct / CC Yield	34 / 34



Brokers Note: Jon Hjelm / The ACRE Co. is pleased to be offering the Diane Brandt Estate farm at Public Auction. Land buyers here is your opportunity to purchase a large hard to find all tillable tract of quality gently rolling Emmet County farmland located in the Armstrong area. Offered in two great contiguous tracts, located close to local grain markets and ethanol plants. See you sale day!

Diane Brandt Estate, owner

Attorney: Michael Dunbar, Dunbar & Dunbar, Waterloo, IA

Land Broker / Auctioneer: Jon Hjelm / **The ACRE Co.**

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