

Land Auction

304.4 Acres - Dickinson & Clay Co
160 Ac - 2 tracts - Sec. 32 Milford Township
144.4 Ac - 2 tracts - Sec. 5 Meadow Township



Wednesday - July 27, 2011 - 10:00 am
Milford Community Center, Milford, Iowa

Location: 1 mile east of Fostoria on 280th St then 1 mile north on 230th Ave.

Dickinson County: Southwest Quarter (SW1/4), Section Thirty-two (32), Township Ninety-eight (98), Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa

Tract 1: 80 acres - North Half of the Southwest Quarter.

Description: Nearly level inside all tillable tract of farmland. Tract 1 has 78.5 acres of cropland all in one field. (est.) Tract 1 is bordered on the west by gravel road 230th Ave.

Soils: Wilmonton and Letri **Ave. CSR 72.8**

RE Taxes: \$ 1188.00 / annually. Taxes prorated to July 1, 2011

Tract 2: 80 acres - South Half of the Southwest Quarter.

Description: Nearly level inside all tillable tract of farmland. Tract 2 has 74.1 acres of cropland all in one field. (est.) Tract 2 has a grove, 15,000 bu grain bin, round brick corn crib & old machine shed. Tract 2 is bordered on the west by gravel road 230th Ave.

Soils: Wilmonton, Letri and Everly **Ave. CSR 72.9**

RE Taxes: \$ 1184.00 / annually. Taxes prorated to July 1, 2011

Clay County: Northwest Quarter (NW1/4), Section Five (5), Township Ninety-seven (97), Range Thirty-six (36) West of the 5th PM, Clay County, Iowa

Tract 3: 64.4 acres - in the North Half of the Northwest Quarter.

Description: Nearly level inside all tillable tract of farmland. Tract 3 has 63.6 crop acres. (as per survey) Tract 3 is bordered on the west by gravel road 230th Ave.

Soils: Letri and Wilmonton **Ave. CSR 72.3**

RE Taxes: \$ 1176.00 / annually. Taxes prorated to July 1, 2011

Tract 4: 80 acres - South Half of the Northwest Quarter.

Description: Nearly level inside all tillable tract of farmland. Tract 4 has 79 acres of cropland. (as per survey) Tract 4 is bordered on the west by gravel road 230th Ave.

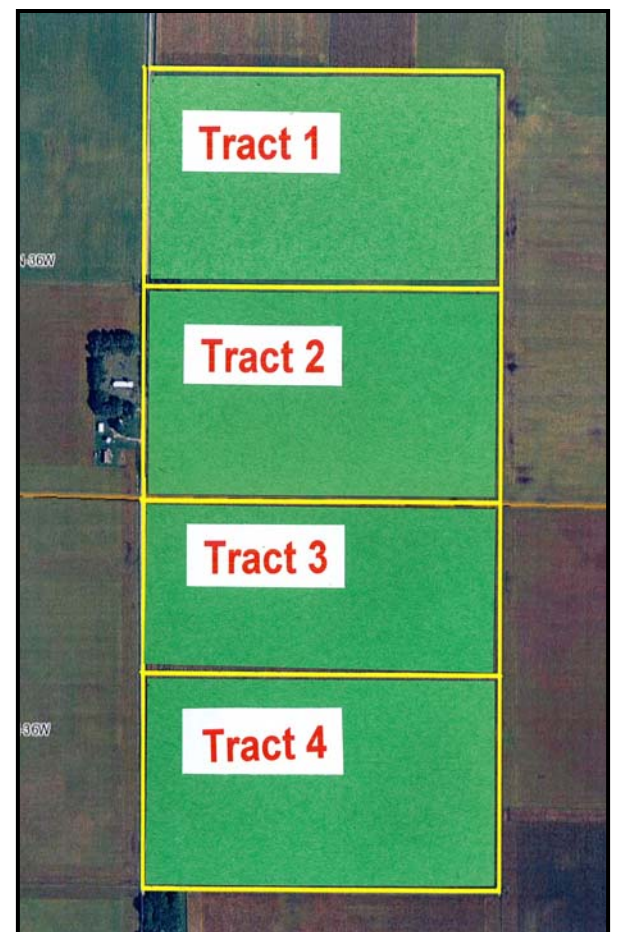
Soils: Letri and Wilmonton **Ave. CSR 73**

RE Taxes: \$ 1472.00 / annually. Taxes prorated to July 1, 2011

Possession: Subject to the balance of a three year cash lease. Buyers to receive the 2nd half cash rent for 2011 crop season and the rents for 2012 and 2013 crop seasons.

Terms: 10 percent down sale day. Balance due at close on or before Sept. 7, 2011

Brokers Note: The Acre Co. is pleased to be offering the Gillette Family farm at auction. Four outstanding attractive contiguous inside tracts of Iowa farmland. Land Buyers - here is your chance to buy your choice of the four tracts or any number of these good looking all tillable tracts Clay and Dickinson Co. farmland. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day! Jon Hjelm



FSA Information

Cropland acres combined	294.9
Dickinson Co. cropland acres	152.6
Clay Co. cropland acres	142.3
Corn Base acres	145.5
Corn Direct / CC Yield	120 / 147
Soybean Base acres	145.5
Soybean Direct / CC Yield	40 / 48



Roy Gillette Family Farm, LLC, owner

Attorney: Chris Bjornstad – Cornwall, Avery, Bjornstad and Scott, Spencer, Iowa

Auctioneer: Jon Hjelm / **The ACRE Co.**, Spencer, Iowa 712-262-3529 theacreco.com

Chuck Sikora

