

# Land Auction

## 60 Acres - Dickinson Co. Section 17 - Milford Township



**Friday - September 24, 2010 - 10:00 am**  
**Milford Community Center, Milford, Iowa**

**Location:** From the south edge of Milford then 1-1/2 miles east on 235<sup>th</sup> St.

**Legal:** South Half of the Northeast Quarter of the Northwest Quarter (S1/2 NE1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) in Section Seventeen (17), Township Ninety-eight (98), Range Thirty-six (36) West of the 5th PM in Dickinson County, Iowa



**Land Description:** An unimproved nearly level to very gently rolling rectangular tract of all tillable farm land. The south 45 acres are currently being farmed in row crop production. The north 14 tillable acres are in CRP. CRP contract data available. The farm is bordered by a gravel road on the south, 235<sup>th</sup> St.



#### FSA Information:

Cropland acres	59.0
Corn Base acres	29.5
Corn Direct / CC Yield	147 / 147
Soybean Base acres	15.4
Soybean Direct / CC Yield	32 / 32
CRP acres	14.0

**RE Taxes:** \$ 530.00 annually

**Soils:** Wadena, Cylinder, and Estherville Ave. CSR 47.3

**Possession:** December 1, 2010

**Terms:** 10 percent down sale day. Balance due at close on or before December 1, 2010

**Brokers Note:** Land buyers and sportsman – take a look at this small all tillable affordable tract of Dickinson County farmland. Neat secluded CRP field offers great private hunting just east of Milford right in the heart of the Iowa Great Lakes. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

### Raymond Heller Trust, owner

**Broker / Auctioneer:** Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529  
Chuck Sikora 712-260-2788 Ben Hollesen 712-253-5779

**The ACRE Co., Spencer, IA 712-262-3529 theacresco.com**

**\*\* Realtors Land Institute member \*\***

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. 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.