

# Land Auction

## 77 Acres – Dickinson Co Section 35 - Okoboji Township



*Attractive, all tillable, nearly level farm located on A43*

**Friday - February 24, 2012 - 10:00 am**  
**Milford Community Center, Milford, Iowa**

**Location:** From Fostoria – 2 miles north on Hwy 71, then 2 miles west on A43.

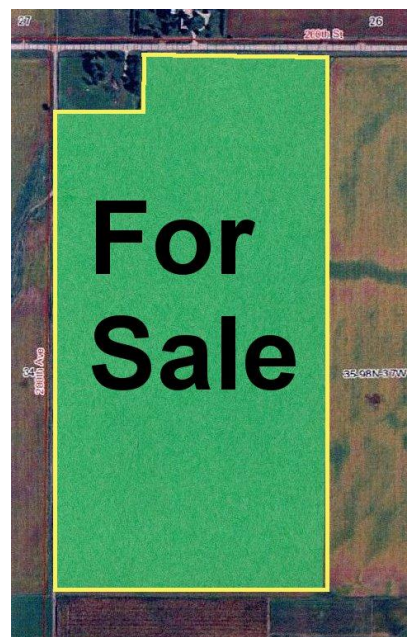
**Legal:** West Half (W1/2) of the Northwest Quarter (NW1/4), Section Thirty-five (35), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Dickinson County, Iowa, EXCEPT Parcel C (acreage consisting of 2.91 acres). The farm contains 77 acres more or less.

**Description:** We will be offering this all tillable nearly level tract of farmland. The farm contains 72.9 crop acres all in one field. The farm is located close to local grain markets in Milford and Fostoria. The Heerde Trust farm is bordered on the north by county road A43 and on the west by a minimum or no maintenance road 200<sup>th</sup> Avenue.

**Soils:** Wadena, Estherville, Cylinder **Ave. CSR 38.2**

#### FSA Information (combined)

Cropland acres	72.9
Corn Base acres	31.9
Corn Direct / CC Yield	103 / 103
Soybean Base acres	23.4
Soybean Direct / CC Yield	32 / 32



**RE Taxes:** \$740.00 - Prorated to January 1, 2012

**Possession:** Possession is subject to a one year cash lease.  
Buyer to receive all rents for the 2012 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before April 12, 2012.

**Brokers Note:** The Acre Company is pleased to be offering this attractive nearly level Dickinson County farm located on a hard road north of Spencer, close to Milford and Fostoria. Land Buyers – here is an affordable all tillable Northwest Iowa farm to add to your farmland investments. The Heerde Trust farm is rented for the 2012 crop season with all rents going to the Buyer. The Heerde Trust Land Auction will be held in the Milford Community Center. 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.



**Myona Heerde Trust, owner**

**Attorney:** Chris Bjornstad  
Cornwall, Avery, Bjornstad & Scott, Spencer, IA

**Auctioneer:** Jon Hjelm

**The ACRE Co** Spencer, Iowa  
Chuck Sikora Ben Hollesen

**712-262-3529 theacrecoco.com**

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.