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 supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.

80 Acres Osceola County
Section 31 - Ocheyedan Township

Excellent three year cash rent lease

Wednesday – March 14, 2012 - 10:00 am
Ocheyedan Town Hall, 869 Main Street, Ocheyedan, Iowa

Location: From Ocheyedan – 4 miles south on L58 (Tanager Ave.), then 3 miles west on A30
From Melvin – 5 miles north on L50 (Sorrel Ave.)

Legal: East Half (E1/2) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Ninety-nine (99) North, Range Forty (40) West of the 5th PM, Osceola County, Iowa, containing 80 acres more or less.

Description: We will be offering this good looking all tillable nearly level to very gently rolling tract of productive farmland. The 76.3 FSA crop acres are all in one rectangular field. The Spengler farm is bordered on east by county road L50 (Sorrel Ave.) and on the north by a gravel road - 200th Ave.

Soils: Everly, Wilmonton, Letri

FSA Information (combined)

Cropland acres 76.3
Corn Base acres 38.8
Corn Direct / CC Yield 116 / 144
Soybean Base acres 37.5
Soybean Direct / CC Yield 40 / 48

RE Taxes: $1,944 annually. Taxes prorated to January 1, 2012

Possession: Possession is subject to a three year cash lease. Buyer to receive all rents for the duration of the lease.

Terms: 10 percent down sale day. Balance due at close on or before April 20, 2012. Farm will be sold with a three year cash lease.

Brokers Note: The ACRE Co. is pleased to present this outstanding 80 acre Osceola County farm located on a hard surfaced road within eyesight of Melvin and Ocheyedan. The Spengler farm provides an excellent opportunity to purchase a farm with a great 3 year cash lease already in place. This sale is subject only to the approval of the Sellers at the auction. For more information contact Jon Hjelm 712-240-3529.

Mimi Spengler, owner

Attorney: Carrie Jones - Jones Law Office, Lake Park, Iowa
Auctioneer: Jon Hjelm The ACRE Co. Spencer, Iowa
Chuck Sikora
712-262-3529 theacreco.com