

Nearly level inside all tillable productive farm

# LAND AUCTION

## 72.2 Acres - Clay County Section 4 - Freeman Township

50/50 Crop Share Lease for 2013

**Saturday - April 13, 2013 - 10:00 am**  
**Dickens Community Center, Dickens Iowa**

**Location:** From Dickens – 2 miles east on Hwy 18, then 2 miles north on county road N14

**Legal:** South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5<sup>th</sup> PM, Clay County, Iowa. Contains 72.2 acres, more or less.

**Description:** Selling will be an all tillable, inside tract of nearly level farmland. The White farm contains 70.53 FSA crop acres all in one field with very productive soils. An 18" county tile along the south border provides outlet for field drainage tile. The farm has a large amount of private lateral tiles in the field. Tile maps are available. The farm is bordered on the east by county blacktop N14.

**Soils:** Wacousta, Okoboji, Clarion, Biscay,  
Dickinson, Cylinder **Ave CSR 67**

**RE Taxes:** \$ 1,692 annually

**Possession:** At closing, subject to a one year  
50/50 crop share lease for 2013

**Terms:** 10 percent down sale day. Balance due  
at close on or before June 4, 2013.

### FSA Information

Cropland acres	70.5
Corn Base acres	35.1
Corn Direct / CC Yield	114 / 142
Soybean Base acres	35.0
Soybean Direct / CC Yield	31 / 37



**Broker's Note:** Agriland Inc. and The Acre Co. are pleased to be selling the White farm at public auction. Land Buyers, here is a great chance to buy an attractive, hard-to-find Clay County farm. The successful buyer will pay the landlord's share of the crop input costs for 2013 and take over the landlord's share of the 2013 crop. Outstanding opportunity to purchase a good looking tract of farmland east of Spencer north of Dickens on the Terril blacktop. Call for a complete info package.

**Betty White Estate & L.A. White Testamentary Trust – owner**

**Attorney:** Sean Barry – Montgomery, Barry & Bovee, Spencer, IA



**Broker:** Chuck White – Agriland Inc.  
Spencer, IA 712-580-3553  
[agrilandinc.com](http://agrilandinc.com)



**Auctioneer:** The ACRE Co.  
Jon Hjelm and Chuck Sikora  
Spencer, IA 712-262-3529  
[theacreco.com](http://theacreco.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 Sellers 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.