

LAND AUCTION

UNION COUNTY BIRD DOG RANCH 1008 Acres offered in 2 Tracts

Thayer, Iowa Sections 22, 27, & 34 Jones Township

Saturday - March 22, 2014 - 10:00 am

Auction Location: Afton Community Center, Afton, IA

Large Farm with Cropland, CRP, & Timber

- Gently rolling tract – the best Southern Iowa has to offer
- Picturesque overviews and wooded hillsides and draughts
- Owned and managed by true outdoor enthusiasts
- Excellent road access, nearly surrounded by gravel roads
- 15 miles west of I-35; 36 miles south of I-80
- Located just south of Hwy 34, one half mile west of P64
- Nationally renowned reputation dog trial site
- Outstanding upland bird hunting
- Hunting rights leased by Thunder Ridge Outfitters
- Excellent equestrian farm with miles of riding
- Camper sites on North Farm for trials, camping, and hunting
- 662.66 FSA cropland acres, balance in grass & woodlands

Taxes: North Tract - \$4236 annually; South Tract - \$6962 annually
Taxes will be prorated to January 1, 2014

Method of Sale: Successful bidder will have choice of either or both tracts.

Terms: 10 percent down sale day. Balance due at close April 30, 2014.

Possession: Possession will be available at close April 30, 2014.



Broker's Note: The ACRE Co. and Moberg Iowa Realty are pleased to be selling Union County Bird Dog Ranch at public auction. Land Buyers and Sportsmen, here is your chance to buy a large, well cared for, contiguous attractive blend of rolling cropland, CRP, grassland, and trees. Convenient location south of Thayer. Call us for more information or check out our websites.

Union County Bird Dog Ranch, LLC - owner

Attorney: Eric Bidwell, Rutherford & Bidwell Law Office, Marshalltown, IA



Moberg Iowa Realty
Creston, Iowa 1-888-782-8438
mobergiowarealty.com

Jon Moberg 515-689-0528 • Jim Routh 641-344-6926



Farm Real Estate
Spencer, IA 712-262-3529
theacreco.com

Jon Hjelm 712-240-3529 • Chuck Sikora 712-260-2788

North Farm - 440 Acres m/l

Sections 22 & 27 Jones Township

268.89 FSA crop acres (Blue)

Includes 194.96 acres CRP (Yellow)

\$199.77/acre 2013-2023



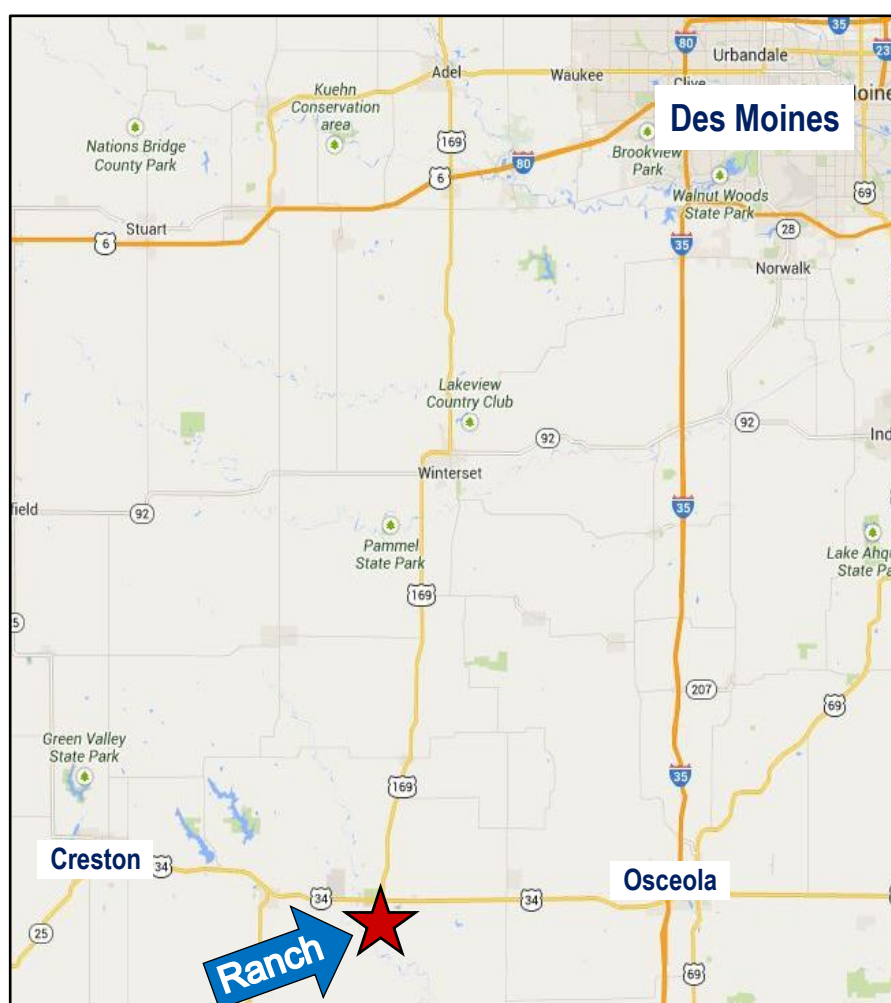
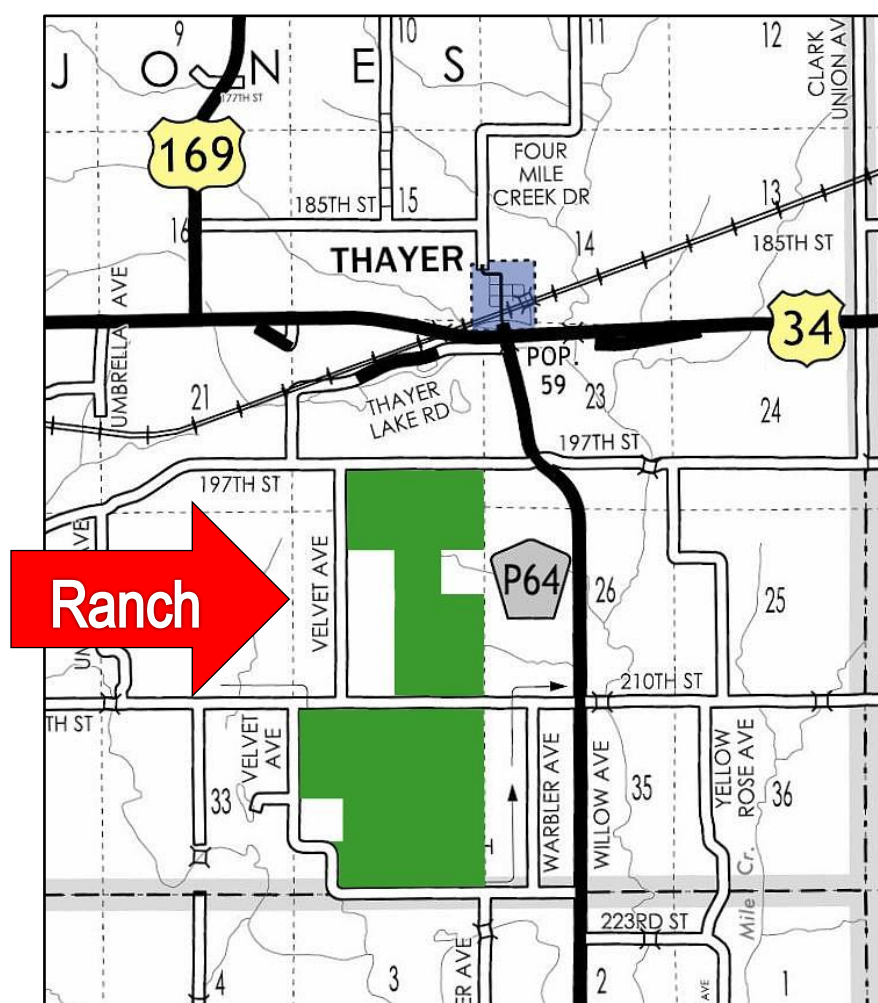
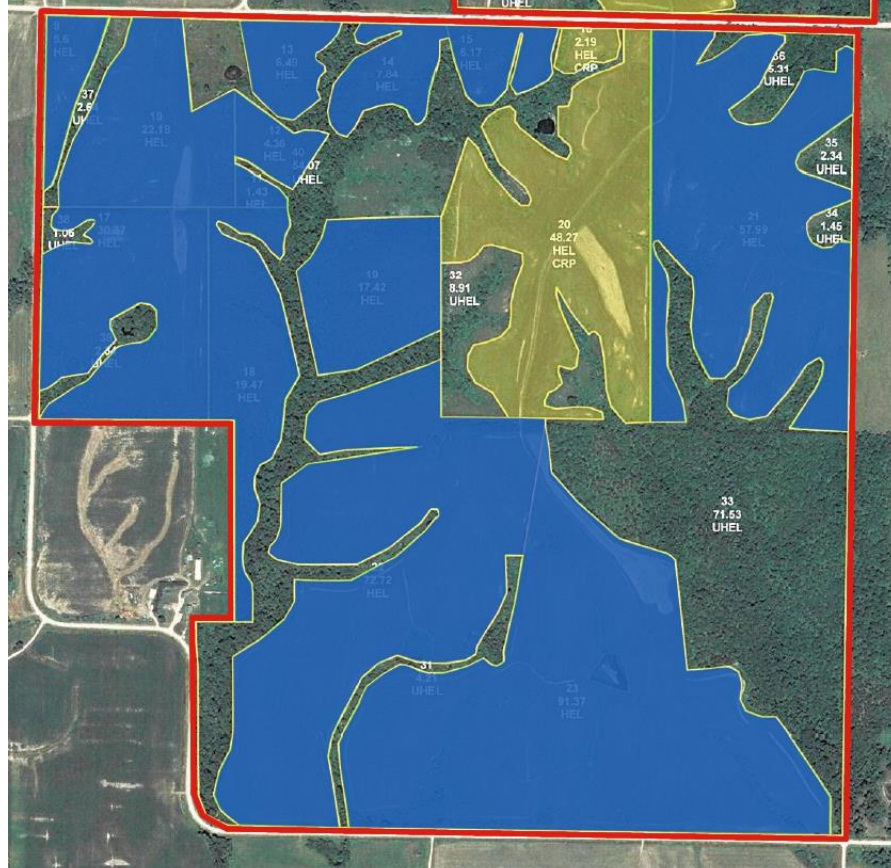
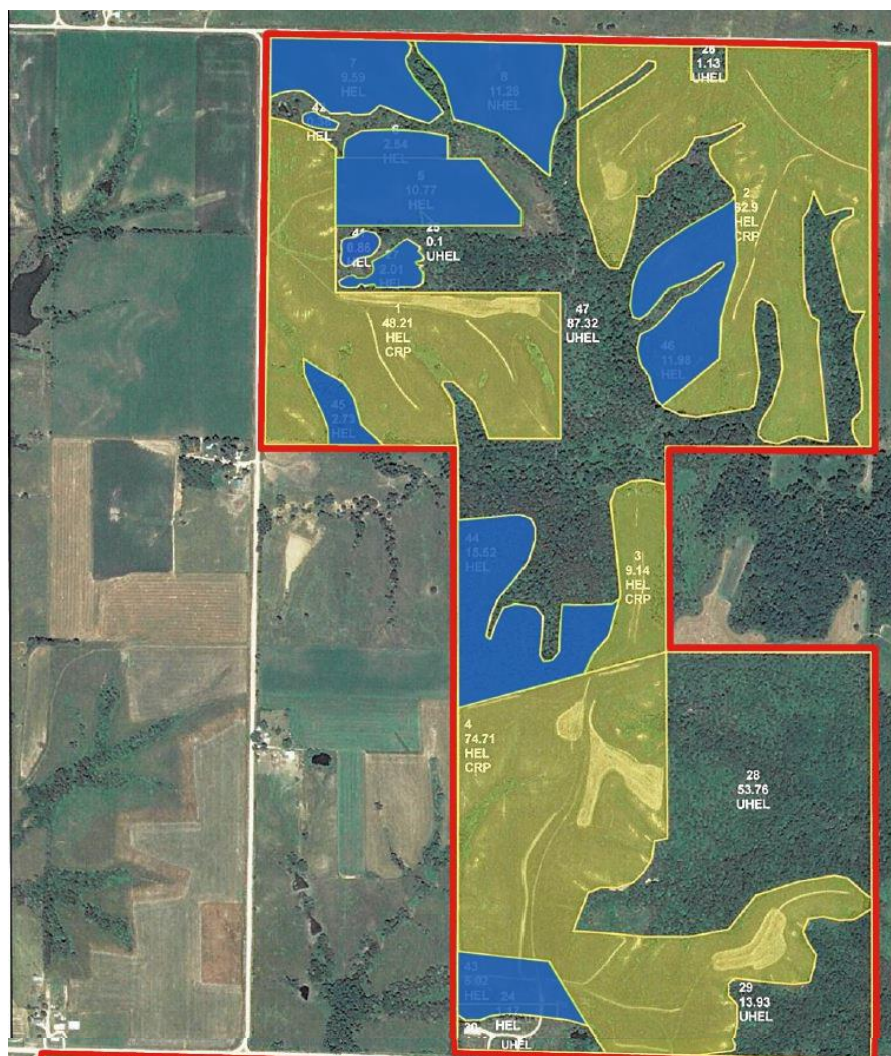
South Farm - 568 Acres m/l

Section 34 Jones Township

393.77 FSA crop acres (Blue)

Includes 50.46 acres CRP (Yellow)

\$199.77/acre 2013-2023



The Owner reserves the right to reject any and all bids. The ACRE Co. & Moberg Iowa Realty represent the Seller at this auction. This sale is subject 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 The ACRE Co. or Moberg Iowa Realty.