

LAND AUCTION

1,133.90 Surveyed Acres • Pocahontas County, Iowa

Thursday, June 9 • 10:00 AM

Pocahontas Co. Expo Center | 310 NE 1st St., Pocahontas, Iowa
Offered in Three Parcels!

Parcel 1: 655.02 acres m/l - Being sold as choice of 1/4 sections

Property Location: 1 mile south of Pocahontas on Hwy 4. Farm is on east side of the road.

Legal Description: All of Section 7-91-32

CSR2: 84.3

Primary Soils: Webster, Nicollet
& Canisteo

Real Estate Taxes: \$19,822

Secondary Soils: Clarion & Okoboji

Parcel 2: 160.00 acres m/l - Being sold as choice of 80's

Property Location: 2 miles north of Palmer to the corner of C49 & 260th Ave. South 80 is located to the northwest of the intersection. North 80 is 1 mile farther north & 1/4 mile west on 560th St.

Legal Description: W1/2 NE1/4 and E1/2 SE1/4 of Section 27-91-32

CSR2: 84.5

Primary Soils: Webster, Nicollet
& Canisteo

Real Estate Taxes: \$4,764

Secondary Soils: Clarion & Okoboji

Parcel 3: 318.88 acres m/l - Being sold as choice of north 174.81 ac or south 144.07 ac

Property Location: 4 miles east of Palmer, 1/2 mile north on 300th Ave. Farm is on the east side.

Legal Description: NW1/4 and N1/2 SW1/4 of Section 4-90-31 AND S1/2 SW1/4 of Section 33-91-31

CSR2: 84.2

Primary Soils: Webster & Clarion

Real Estate Taxes: \$8,952

Secondary Soils: Nicollet & Coland

Owner: Estate of Betty Jayne Dahlberg

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For additional information, please contact:



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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.