

**Another Acre Company**

# Land Auction

## 83.4 Acres Humboldt Co Section 4 - Weaver Township

*attractive gently rolling all tillable farm located on Highway 3*

**Tuesday - December 4, 2012 - 10:00 am**

**Humboldt Co. Fairgrounds Event Center, 311 6<sup>th</sup> Ave. North, Humboldt, IA**

**Location:** 1 mile east of Gilmore City on Highway 3.

**Legal:** A tract in the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Four (4), Township Ninety-one (91) North, Range Thirty (30) West of the 5<sup>th</sup> PM, Humboldt County, Iowa.

**Description:** The Gleason farm is an all tillable gently rolling rectangular tract of farmland. The Gleason farm contains 78.2 FSA crop acres in one large field. The farm has productive quality upland soils on both the east and west sides of the tract sloping to a narrow lower area of Rolfe type soils meandering in the center of the farm. A wetlands determination completed in 2000 shows 10.9 acres of wetlands in the center of the farm. The Gleason farm is bordered by Highway 3 on the north and bordered by Colorado Ave., a gravel road, on the west.

**Soils:** Clarion, Rolfe, Garmore, Nicollet      **CSR: 74 (Assessor) 69.4 (NRCS) 59.2 (Surety)**

<b>FSA Information:</b>	Cropland acres	78.2		
	Corn Base acres	37.7	Corn Direct / CC Yield	112 / 112
	Soybean Base acres	15.2	Soybean Direct / CC Yield	31 / 31

Hwy 3

**For Sale**

**Section 4**

**RE Taxes:** \$1758.00 annually. Taxes prorated to January 1, 2013

**Possession:** Farm is leased for 2013 with a crop share lease arrangement. Buyer to receive landlord share of lease proceeds.

**Terms:** 10 percent down sale day. Balance due at close on or before December 27, 2012. Buyer to assume the Seller's crop share lease for the 2013 crop season.

**Brokers Note:** The Acre Co. is pleased to be offering this good looking all tillable gently rolling Humboldt County farm at public auction. Land Buyers – if you are looking for an excellent land investment opportunity, don't miss this Gilmore City area land auction. The Gleason farm is located on Highway 3 close to active grain markets. Bill Alexander says this farm will have a new owner sale day. We look forward to seeing you in Humboldt at the auction.

For more information, call Jon Hjelm 712-240-3529

### Gleason Heirs - Owners

George Gleason, Michael Gleason, Gayle Gleason  
Ted Gleason, Ryan Gleason, Theodore Gleason

**Attorney:** Bill Alexander, Court Appointed Referee,  
Laurens, Iowa

**Auctioneers:** Jon Hjelm, ALC and Chuck Sikora  
712-240-3529      712-260-2788



Spencer, Iowa 712-262-3529

**theacreco.com**

**No. 1 ranked Iowa farmland website on Google**

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.