

All Tillable Dickinson County Farm

LAND AUCTION

80 Acres Dickinson County Section 24 Milford Township



72.3 CSR

Great looking inside 80 !

Tuesday - July 16, 2013 - 10:00am

Milford Community Center, Milford, IA

Location: From Milford – 5 ½ miles east on A34 then 2 ½ miles south on 280th Avenue
From Terril – 3 miles west on A48 then ½ mile south on 280th Avenue

Legal: North Half (N1/2) of the Southeast Quarter (SE1/4), Section Twenty-four (24), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa.

Description: The Blass farm is an attractive nearly level all tillable inside tract of Dickinson County farmland containing 78.9 FSA crop acres are all in one large rectangular field. The Blass farm is bordered on the east by gravel road 280th Ave.

Soils: Nicollet, Canisteo, Waldorf, Crippin, Clarion, Webster, Okoboji **Ave. CSR 72.3**

FSA Information

Cropland acres	78.9
Corn Base acres	39.0
Corn Direct / CC Yield	141 / 141
Soybean Base acres	39.0
Soybean Direct / CC Yield	38 / 38



RE Taxes: \$1,276.00 annually. Taxes will be prorated to July 1, 2013

Possession: At close, subject to a cash lease for 2013. Buyer to receive the second half cash rent.

Terms: 10 percent down sale day. Balance due on or before August 15, 2013.

Broker's Note: The Acre Co. is pleased to be offering this good looking all tillable Dickinson County farm at public auction. Land Buyers - here is a great productive 80 acre farm in the Milford-Terril area to add to your land holdings. This sale is subject only to the approval of the Sellers at the auction.

See this farm on our website theacreco.com. We look forward to seeing you sale day!

For more information contact - Jon Hjelm 712-240-3529 or Chuck Sikora 712-260-2788

Gladys Blass Estate – owner

Attorney: Chris Bjornstad of Cornwall, Avery, Bjornstad and Scott, Spencer, Iowa



Auctioneers

Jon Hjelm, ALC Broker 712-240-3529

Accredited Land Consultant

Chuck Sikora 712-260-2788

theacreco.com 712-262-3529



The Owner reserves the right to reject any and all bids. 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.