Choice of 4 Adjoining All Tillable Tracts

LAND AUCTION
282 Acres Palo Alto Co - 4 Tracts
Section 36 Highland & Section 1 Silver Lake

Wednesday - June 5, 2013 - 10:00am
VFW Post, 3205 Main Street, Emmetsburg, Iowa

Tract 1 - 33.7 Acres

Legal: SE1/4 SE1/4 of Section 36-96-34, Palo Alto Co, IA, minus a 6.04 acre building site

Description: Tract 1 is a very gently rolling farm containing 31.9 FSA crop acres in one field. Tract 1 is bordered on the south by gravel road 390th St. and on the east by gravel road 400th Ave.

Soils: Clarion, Palms Muck, Clarion, Nicollet

CSR 65.5

RE Taxes: $734.00 annually

Tract 2 - 97.1 Acres

Legal: Tract C in NE1/4 Section 1-95-34, Palo Alto Co, IA

Description: Tract 2 is a nearly level to very gently undulating farm containing 87.4 FSA crop acres in one field. A shallow dredge borders Tract 2 on the west and south providing access for drainage. Tract 2 is bordered on the north by gravel road 390th St. and on the east by gravel road 400th Ave.

Soils: Clarion, Okoboji, Canisteo, Harps, Nicollet, Crippin, Storden, Estherville

CSR 67

RE Taxes: $1968.00 annually (est.)

Buildings on Tract 2

Implement shed 40 x 75
Grain Bin 30 x 18
Grain Bin 27 x 19
Grain Bin 16 x 18
Crib 18 x 32

Tract 3 - 121.9 Acres

Legal: Tract D in NE1/4 & N1/2 SE1/4 Section 1-95-34, Palo Alto Co, IA

Description: Tract 3 is an inside gently rolling farm containing 113.6 FSA crop acres in one field. Tract 3 is bordered on the north by a shallow dredge providing access for drainage. Two parallel terraces are located on the east portion of Tract 3. Tract 3 is bordered on the east by gravel road 400th Ave.

Soils: Clarion, Canisteo, Nicollet, Storden, Crippin, Okoboji

CSR 69

RE Taxes: $2544.00 annually (est.)

Tract 4 - 29.2 Acres

Legal: Tract B in the NE1/4 Section 1-95-34, Palo Alto Co, IA

Description: Tract 4 is an inside irregular shaped farm with 24.6 FSA crop acres in two fields. The pasture and lane on the west side of Tract 4 is not included. A shallow dredge borders Tract 4 on the east providing access for drainage. Tract 4 is bordered on the north by gravel road 390th St.

Soils: Palms, Canisteo, Spillville, Storden-Salida, Okoboji, Harps, Nicollet

CSR 50.6

RE Taxes: $325.00 annually (est.)

Method of Sale: We will be offering choice of any or all of the four tracts

Terms: 10% down sale day. Balance due at close July 10, 2013

Possession: At close, subject to current cash lease. Buyer to receive second half cash rent for 2013 crop season.

Helen M. Garber Revocable Trust & H. Dale Garber Residuary Trust

Attorney: John Brown, Emmetsburg, Iowa

Auctioneers: Jon Hjelm, ALC and Chuck Sikora

712-240-3529  712-260-2788

Acreco Farm Real Estate
Spencer, Iowa  712-262-3529

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The Owner reserves the right to reject any and all bids. Jon Hjelm / The ACRE Co. represents the Sellers at this auction. The 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.
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Tract 2
97.1 Acres

Tract 3
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Tract 4
29.2 Acres