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.

**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
Chuck Sikora 712-260-2788

**theacreco.com** 712-262-3529

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