

Outstanding farm with a great CSR

# LAND AUCTION

## 198 Acres Pocahontas County Section 30 Cummins Township

Offered in 3 Tracts, available for 2014



Reputation  
Soils!

**Wednesday - September 25, 2013 - 1:00pm**

**West Iowa Bank Cornerstone Room, 202 West Main Street, Laurens, Iowa**

**Location:** From Laurens – 3 miles east on Hwy 10, then ½ mile north on 165<sup>th</sup> Avenue

From Havelock – 4 miles west on Hwy 10, then ½ mile north on 165<sup>th</sup> Avenue

**Legal:** East Half (E1/2) lying north of the railroad, Section Thirty (30), Township Ninety-three (93) North, Range Thirty-three (33) West of the 5<sup>th</sup> PM, Pocahontas County, Iowa. The farm will be surveyed and the tracts will be sold times surveyed acres.

### Tract 1 – 81.07 Acres

**Description:** Tract 1 is an all tillable, nearly level to gently rolling farm with reputation soils. Tract 1 has 74.4 acres currently in row crop, 1.08 acres (est) in grass, and 1.6 acres in CRP (est). A county open ditch provides a drainage outlet on the southeast corner of the farm. Tract 1 is bordered on the north by gravel road 440th St., on the west by 165<sup>th</sup> Ave.

**Soils:** Clarion, Webster, Canisteo, Nicollet **Ave CSR 76.8 Taxes:** \$1990 (est)

### Tract 2 – 81.07 Acres

**Description:** Tract 2 is an all tillable nearly level to gently rolling farm with outstanding soils. Tract 2 has 71.2 acres in row crop, 2.29 acres (est) in grass, and 3.2 acres in CRP (est). A county open ditch provides a drainage outlet along the east side of the farm. Tract 2 is bordered by gravel road 165<sup>th</sup> Ave. on the west, and a railroad on the south.

**Soils:** Webster, Clarion, Canisteo, Nicollet **Ave CSR 77.9 Taxes:** \$2030 (est)

### Tract 3 – 35.89 Acres

**Description:** Tract 3 is a productive, all tillable, irregular shaped tract of nearly level farmland bordered by a county open ditch along the west side. Tract 3 has 21.3 acres currently in row crop, 3.47 acres(est) in grass, and 6.6 acres in CRP. Sellers will install culverts and construct a driveway to provide access to Tract 3 from the north road (440<sup>th</sup> Street).

**Soils:** Wadena, Webster, Cylinder, Nicollet **Ave CSR 67.1 Taxes:** \$540 (est)

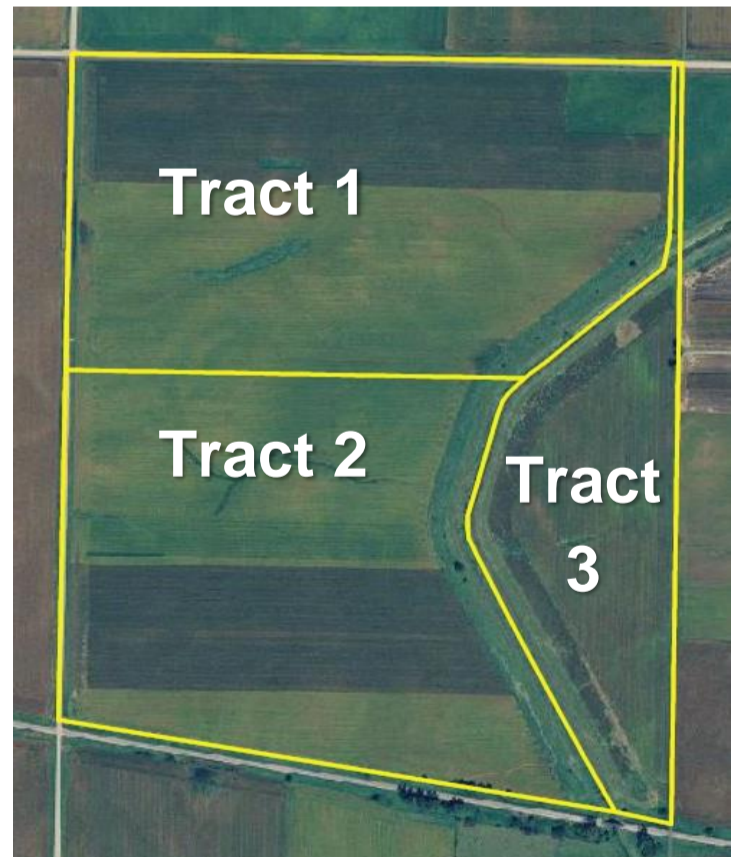
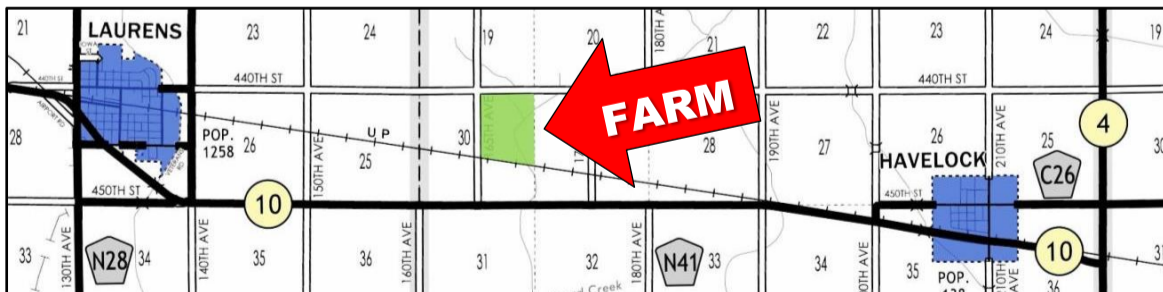
### **FSA Information (combined)**

Cropland acres	278.16
Corn Base acres	104.2
Corn Direct / CC Yield	122 / 122
Soybean Base Acres	104
Soybean Direct / CC Yield	29 / 29
CRP: 6.6 ac @ \$214.12/ac, 2010-2020 (exp)	
2.1 ac @ \$202.97/ac, 2009-2019 (exp)	
2.7 ac @ \$202.40/ac, 2009-2019 (exp)	

**Method of Sale:** We will be offering choice of any or all of the three tracts.

**Terms:** 10 percent down sale day, balance due at close January 14, 2014.

**Possession:** At close, subject to current lease. Available for the 2014 crop season. Contact Chuck Sikora 712-260-2788 for more information.



**Brokers Note:** The ACRE Co. is pleased to be offering the Depew farm at public auction. Land Buyers, here is a great opportunity to buy some outstanding Pocahontas County farmland in three tracts of various sizes. Conveniently located between Laurens, Havelock, Mallard, and Pocahontas; close to ethanol and soybean plants at Albert City & Emmetsburg, this farm has great access to numerous grain markets. The Depew farm has county and private tile (see tile map on back). We look forward to seeing you sale day!



Farm Real Estate  
Spencer, Iowa 712-262-3529

[theacreco.com](http://theacreco.com)

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

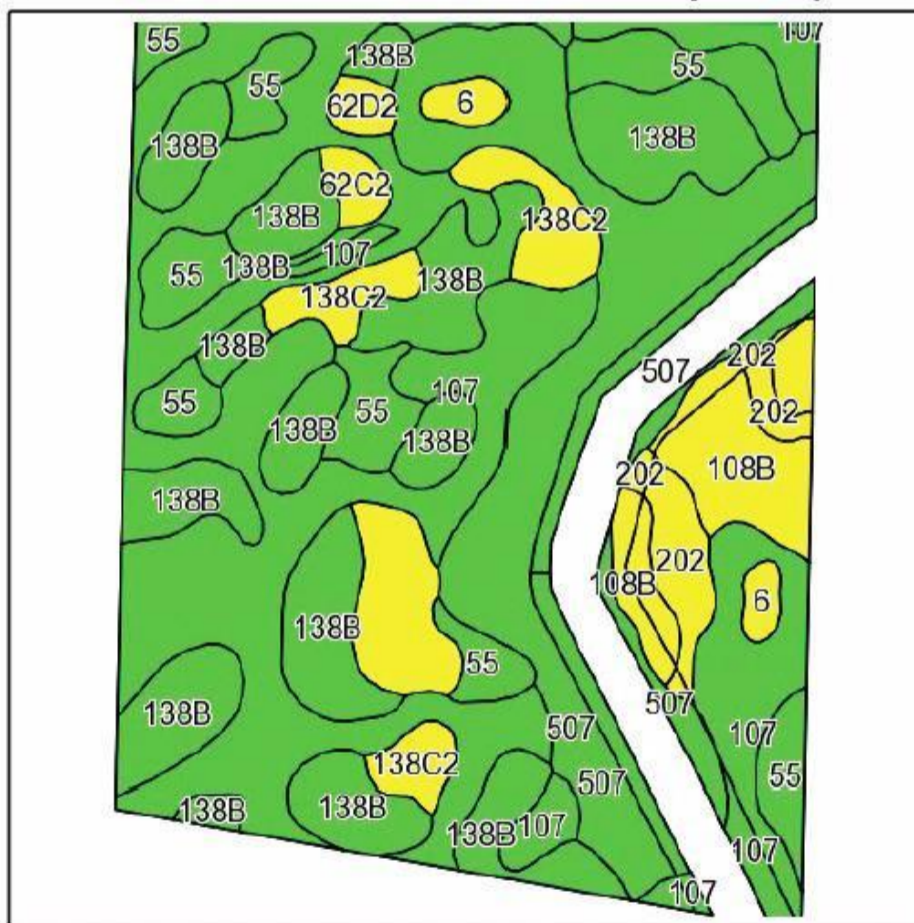
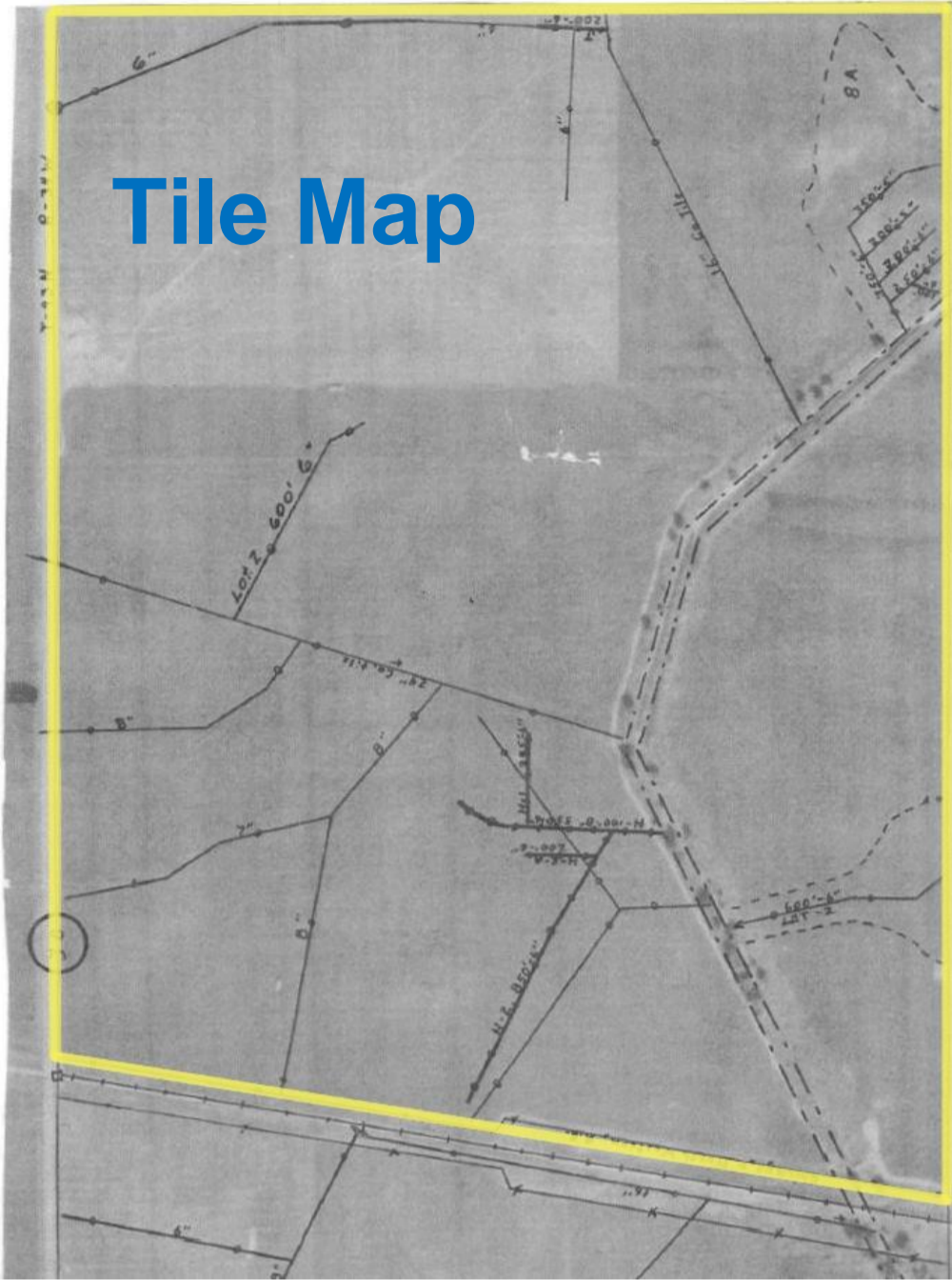
**Dwight Depew & Beverly Barrett – owners**

**Attorney:** Chris Bjornstad, Spencer, IA

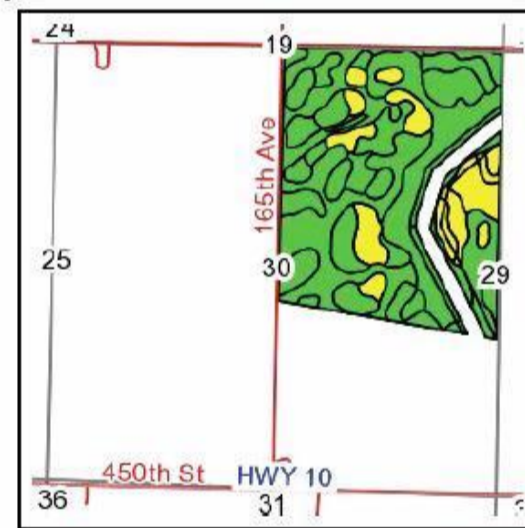
**Auctioneers:**

Jon Hjelm, ALC & Chuck Sikora

712-240-3529 712-260-2788



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Pocahontas**  
Location: **30-93N-33W**  
Township: **Cummins**  
Acres: **180.03**  
Date: **9/3/2013**



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	55.83	31.0%		llw	81	197	44
138B	Clarion loam, 2 to 5 percent slopes	42.83	23.8%		lle	78	193	43
507	Canisteo clay loam, 0 to 2 percent slopes	33.55	18.6%		llw	76	191	44
55	Nicollet clay loam, 1 to 3 percent slopes	17.17	9.5%		l	86	204	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	12.34	6.9%		llle	62	172	41
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent	9.50	5.3%		lle	48	153	29
202	Cylinder clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	4.39	2.4%		lls	63	173	36
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.96	1.1%		lllw	55	162	35
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	1.32	0.7%		llle	50	156	37
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	1.14	0.6%		lve	40	142	35
<b>Weighted Average</b>						<b>75.6</b>	<b>189.9</b>	<b>42.7</b>