

LAND AUCTION

83 Acres O'Brien County Section 24 Hartley Township



Wednesday - December 11, 2013 - 10:00 am

Hartley Community Center, Hartley, Iowa

Location: From Hartley – 3 miles east on Hwy 18 & 1 ½ miles north on Yew Ave

From Everly – From Barb's Corner, 4 miles west on Hwy 18 & 1 ½ miles north on Yew Ave

Legal: The South Half of the Northeast Quarter (S1/2 NE1/4) and the North Forty-nine and One-half feet (49.5') of the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-four (24), Township Ninety-seven (97) North, Range Thirty-nine (39) west of the 5th PM, O'Brien County, Iowa.

Description: The Krahling farm is an inside, nearly level, all tillable rectangular tract. A deeded, 3-acre, 49.5 ft wide strip of tillable land from gravel road Yew Ave provides access to the 80 acres. A shallow, shaped waterway crosses the west 1/3 of the farm. A 14" county tile provides a drainage outlet for the farm. Several hundred feet of private pattern tile are installed along the east end of the tract. (See tile maps on back)

Soils: Fairhaven, Afton, Primghar, Colo, Cylinder, Biscay, Sac, Galva, Marcus **Ave CSR 65.5**

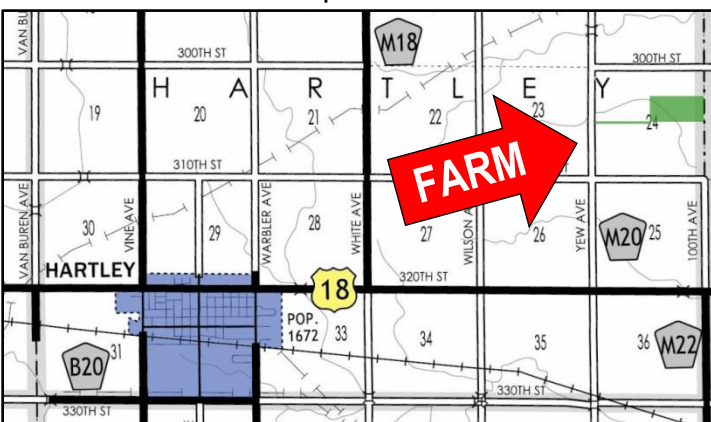
RE Taxes: \$1,662 annually

Terms: 10 percent down sale day, balance due at close January 16, 2014. A power transmission line easement is planned along the south boundary of the property. The power line easement payment of \$44,950 will go to buyer.

Possession: At close. Farm is available for the 2014 crop season

FSA Information

Cropland acres	79.8
Corn Base acres	41.0
Corn Direct / CC Yield	122 / 122
Soybean Base acres	36.7
Soybean Direct / CC Yield	41 / 41



Broker's Note: Land Buyers, what a great opportunity to own an attractive, all tillable, inside tract of land close to grain markets and the ethanol plant in the Hartley/Everly area. With a proposed power line easement payment and rental income, this farm could be a great land investment or addition to your farming operation. Take a drive back and see this good-looking farm. See you sale day!

David & Char Krahling - owners



Farm Real Estate
Spencer, Iowa 712-262-3529

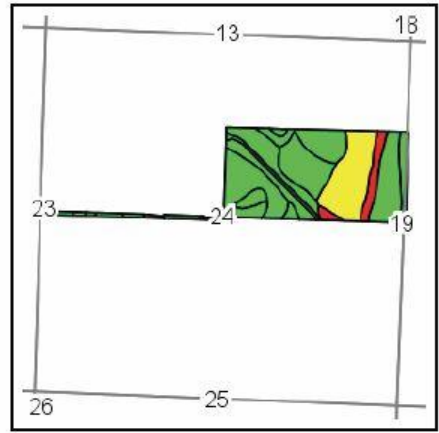
Attorney: Brian Van Engen, Sioux Center, IA
Oostra, Bierma, & Van Engen Law Office

Auctioneers:

Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

theacrecoco.com

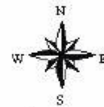
No. 1 ranked farmland website on Google



State: **Iowa**
 County: **Obrien**
 Location: **24-97N-39W**
 Township: **Hartley**
 Acres: **81.62**
 Date: **11/11/2013**



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



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
708B	Fairhaven silt loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	15.53	19.0%	Yellow	lle	49	153	29
31	Afton silty clay loam, 0 to 2 percent slopes	13.16	16.1%	Green	llw	72	184	49
91	Primghar silty clay loam, 0 to 2 percent slopes	10.68	13.1%	Green	I	80	195	53
133	Colo silty clay loam, 0 to 2 percent slopes	9.52	11.7%	Green	llw	73	186	47
203	Cylinder silty clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.32	11.4%	Green	lls	69	180	44
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.92	10.9%	Green	llw	67	177	41
708C2	Fairhaven silt loam, 24 to 32 inches to sand and gravel, 5 to 9 percent slopes, moderately eroded	4.71	5.8%	Red	llle	30	128	25
77B	Sac silty clay loam, 2 to 5 percent slopes	3.15	3.9%	Green	lle	68	179	45
310B	Galva silty clay loam, 2 to 5 percent slopes	2.91	3.6%	Green	lle	70	182	48
91B	Primghar silty clay loam, 2 to 4 percent slopes	2.64	3.2%	Green	lle	78	192	51
92	Marcus silty clay loam, 0 to 2 percent slopes	0.94	1.2%	Green	llw	75	188	51
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.14	0.2%	Green	llw	70	180	38
Weighted Average						65.5	175.4	42.5

