

ACRE Co. Land Auction

LAND AUCTION

147.4 Acres Emmet County Section 26 Emmet Township



Wednesday - January 22, 2014 - 10:00 am

Elks Lodge #528, 3665 Hwy 9 West, Estherville, Iowa

Location: The Schultz/Hansen farm is located on Hwy 4 two miles north of Estherville, Iowa

Legal: The Southeast Quarter (SE1/4) Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa, minus an 8.11 acre acreage. The farm has been surveyed and contains 147.44 acres.

Description: The Schultz/Hansen farm is an attractive, gently rolling, all tillable tract. The tillable land is in 3 fields, 55 acres and 79.94 acres, separated by 4.91 acres in grass. The survey shows 140.38 acres inside the fence. A 12" county tile crosses the farm diagonally providing drainage outlet. The farm is bordered by Hwy 4 on the east, 140th Street on the south, and 385th Avenue on the west.

Soils: Clarion, Webster, Nicollet, Delft-Terril, Canisteo, Crippin, Clarion-Storden, Spillville Ave CSR 74.2
(See tile and soil maps on back)



FSA Information

Cropland acres	139.85
Corn Base acres	68.2
Corn Direct / CC Yield	128 / 132
Soybean Base acres	68.2
Soybean Direct / CC Yield	37 / 45

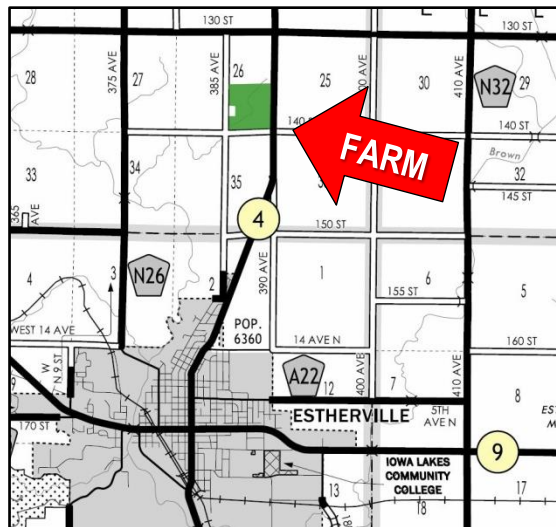
RE Taxes: \$3,984 annually. Prorated to January 1, 2014.

Terms: 10 percent down sale day. Balance due at close March 5, 2014.

Possession: At close. Available for the 2014 crop season.

Broker's Note: Land Buyers, here is a great opportunity to own an attractive, all tillable tract of land along a major highway close to local grain markets in Estherville and the ethanol plants in Superior, IA, and Welcome, MN. This farm would be a great land investment or an outstanding addition to your farming operation. See you sale day!

Richard Schultz, Gretchen Erie, and the Alice Hansen Estate - owners



Farm Real Estate
Spencer, Iowa 712-262-3529

Attorney: Mike Bovee - Montgomery, Barry, & Bovee Law Office, Spencer, Iowa

Auctioneers:

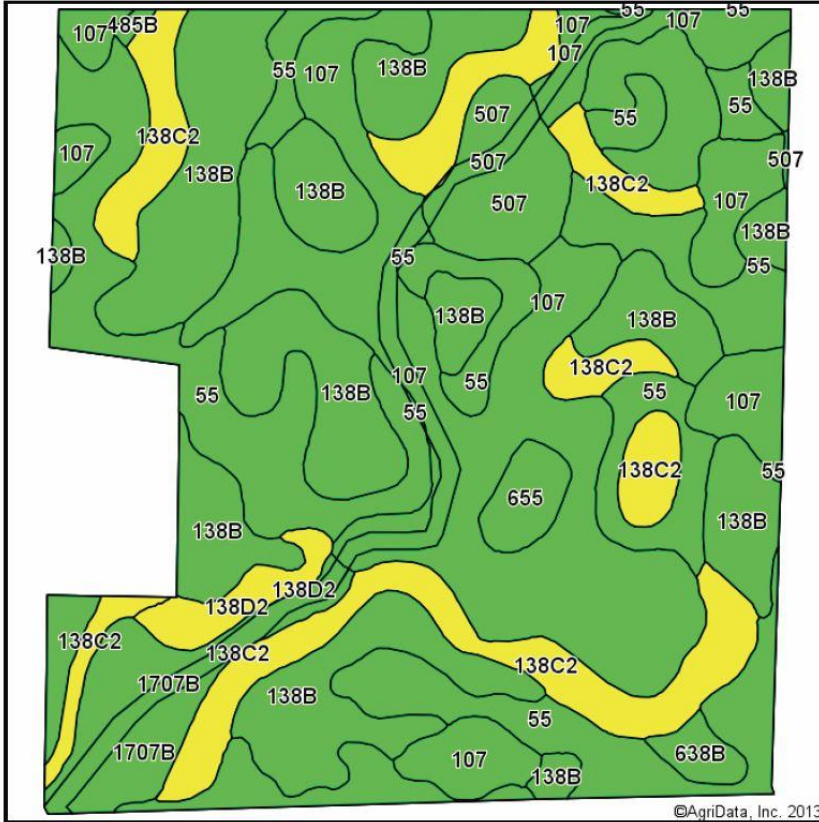
Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

theacreco.com

No. 1 ranked farmland website on Google

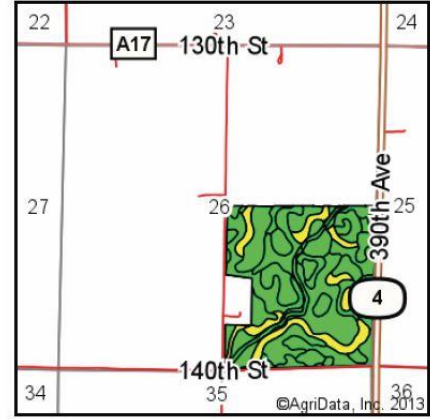
The Owner reserves the right to reject any and all bids. Jon Hjelm / The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.

Soils Map-CSR(as of 1/21/12)



Soils data provided by USDA and NRCS.

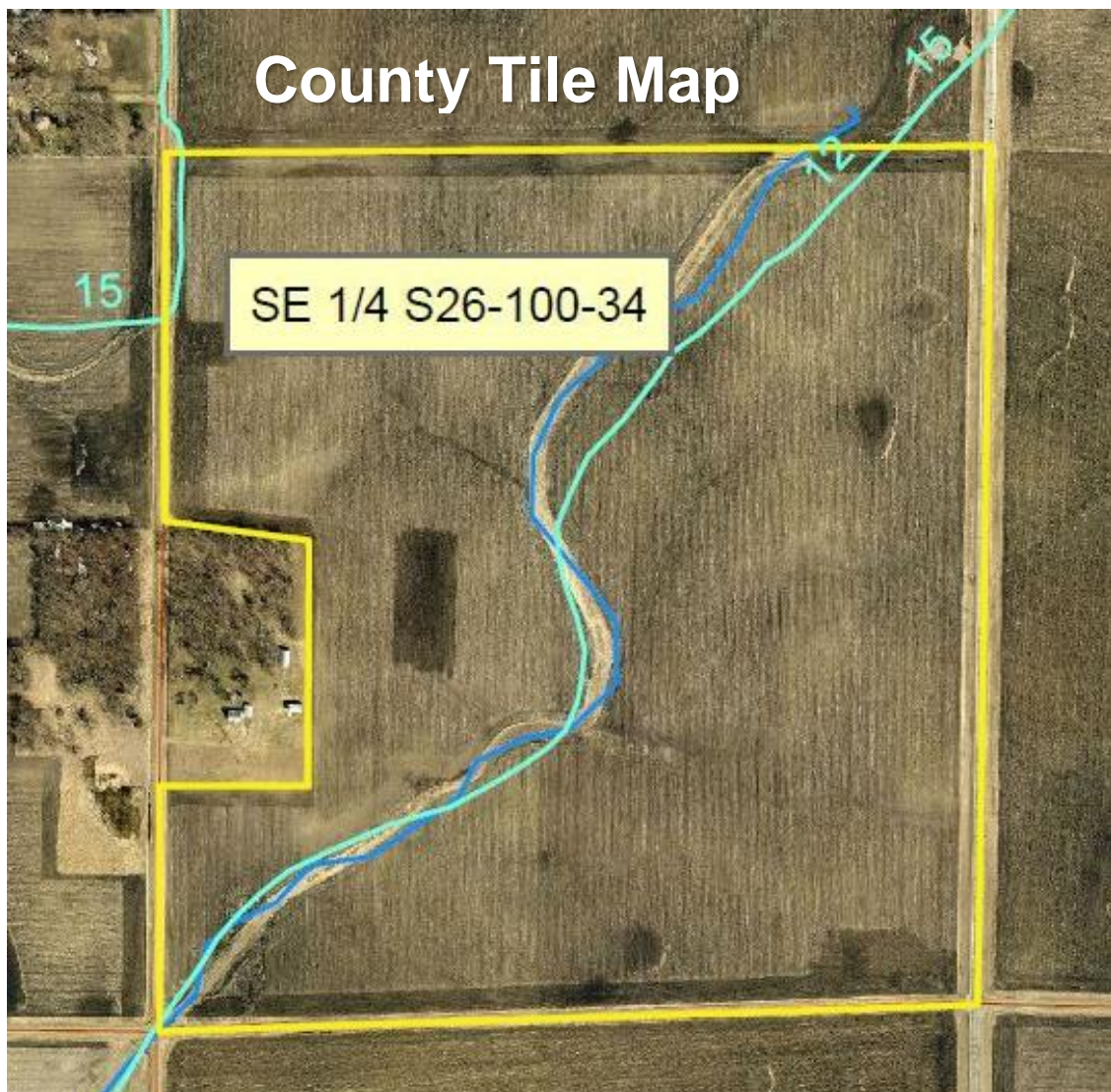
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State: Iowa
 County: Emmet
 Location: 26-100N-34W
 Township: Emmet
 Acres: 139.85
 Date: 12/19/2013



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	39.67	28.4%		Ile	74	187	42
107	Webster silty clay loam, 0 to 2 percent slopes	35.27	25.2%		Ilw	77	191	42
55	Nicollet loam, 1 to 3 percent slopes	30.92	22.1%		I	82	198	45
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	17.89	12.8%		Ille	59	167	39
1707B	Delft-Terril complex, 2 to 5 percent slopes	6.27	4.5%		Ile	73	186	40
507	Canisteo clay loam, 0 to 2 percent slopes	4.88	3.5%		Ilw	73	186	41
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.02	1.4%		Ille	50	155	36
655	Crippin loam, 1 to 3 percent slopes	1.71	1.2%		I	77	191	44
638B	Clarion-Storden complex, 2 to 5 percent slopes	1.03	0.7%		Ile	68	179	43
485B	Spillville loam, 2 to 5 percent slopes	0.19	0.1%		Ile	79	194	44
Weighted Average						74.2	187.3	42.1



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