

# LAND AUCTION

## 100.77 Acres Palo Alto County Section 13 Lost Island Township



Available for the  
2015 crop season

**Friday - November 7, 2014 - 10:00 am**

**American Legion Post 162, 212 W Robbins St, Graettinger, Iowa**

**Location:** From Graettinger - 2 mi south on Hwy 4, 2 mi west on B17, then ¼ mi north on 400<sup>th</sup> Ave.

**Legal:** The North Half of the Southeast Quarter (N1/2 SE1/4) and the East Half of the Northeast Quarter of the Southwest Quarter (E1/2 NE1/4 SW1/4) of Section 13-97-34, Palo Alto County, Iowa, except a 4.91 acre acreage. Farm has been surveyed and will be sold times surveyed acres. A 20' easement crosses the farm to the acreage.

**Description:** The Williamson farm is an inside, all tillable, rectangular tract of farmland. 97.83 FSA crop acres are all in one large field, including 4 acres of CRP. The cropland is gently rolling with a CSR of 73.1. The 4.91 acre acreage is not included in this sale. The farm is bordered by 400<sup>th</sup> Ave. on the east.

**Soils:** Clarion, Nicollet, Webster, Canisteo  
**Ave CSR 73.1 Ave CSR2 85.2**

**RE Taxes:** \$2272 annually. Taxes prorated to 1-1-2015.

**Terms:** 10 percent down sale day, balance due at close December 15, 2014.

**Possession:** At close, subject to the current lease. Farm is available for the 2015 crop season. Buyer may do fall tillage after the crops are harvested.



### FSA Information

Cropland acres	97.83
Corn Base acres	63.1
Corn Direct / CC Yield	118 / 118
Soybean Base acres	29.60
Soybean Direct / CC Yield	35 / 35
CRP: 4 acres @ \$162.71/acre, exp. 2015	

**Broker's Note:** The ACRE Co. is pleased to be selling the Williamson farm at public auction. Land Buyers, here is an opportunity to buy an attractive, all tillable, gently rolling tract of Palo Alto County farmland located close to grain markets in Graettinger, Terril, Ruthven, and soybean and ethanol plants at Emmetsburg. We look forward to seeing you sale day!



**Betty Williamson Estate - owner**



**Farm Real Estate**  
Spencer, IA 712-262-3529

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

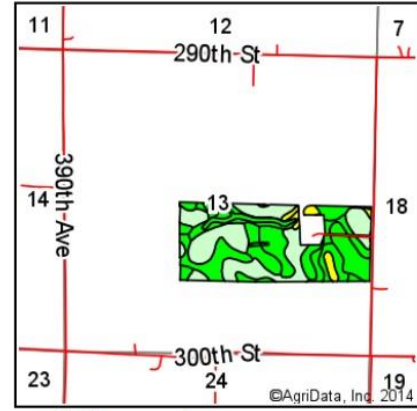
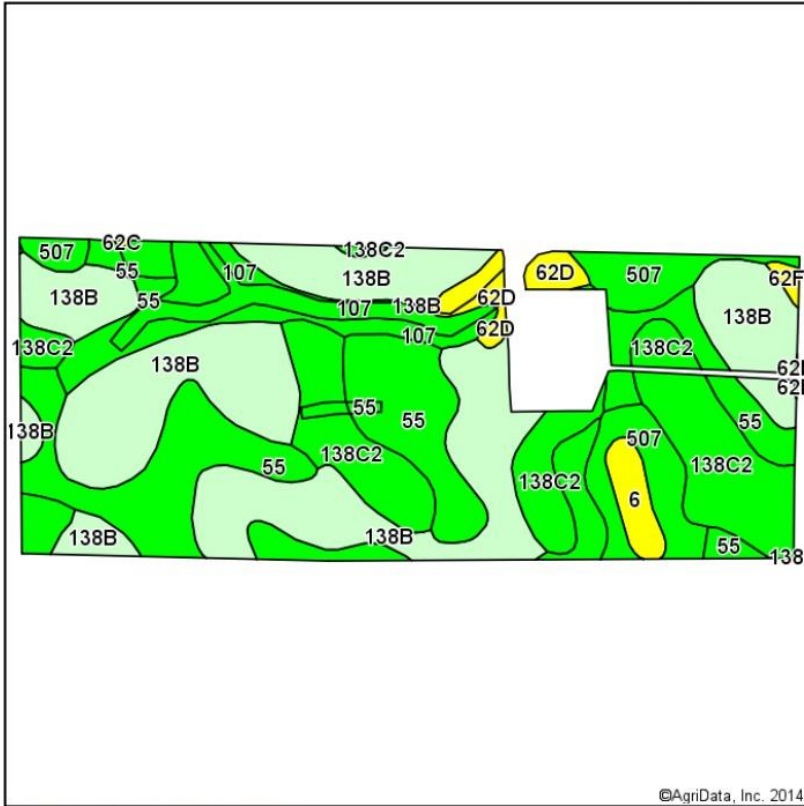
*No. 1 ranked farmland website on Google*

**Attorney:** Michael Bovee  
Montgomery, Barry, & Bovee, Spencer, IA

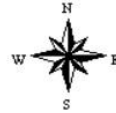
**Auctioneers:**

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

## Soils Map-CSR2



State: **Iowa**  
 County: **Palo Alto**  
 Location: **13-97N-34W**  
 Township: **Lost Island**  
 Acres: **97.83**  
 Date: **10/15/2014**



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	35.94	36.7%		Ile	90	76
55	Nicollet loam, 1 to 3 percent slopes	23.30	23.8%		I	89	84
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	18.67	19.1%		IIIe	79	58
107	Webster silty clay loam, 0 to 2 percent slopes	8.23	8.4%		IIw	88	79
507	Canisteo silty clay loam, 0 to 2 percent slopes	7.35	7.5%		IIw	88	74
62D	Storden loam, 9 to 14 percent slopes	2.26	2.3%		IIIe	37	39
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.75	1.8%		IIIw	55	54
62F	Storden loam, 18 to 25 percent slopes	0.33	0.3%		VIe	8	11
<b>Weighted Average</b>						<b>85.2</b>	<b>73.1</b>