

LAND AUCTION

154 Acres Palo Alto County Section 10 Fern Valley Township



Friday - March 27, 2015 - 10:00 am

Whittemore Fire Station, 315 Fourth Street, Whittemore, Iowa

Farm Location: From Cylinder – 3 ½ miles east on Hwy 18, then 1 mile south on 560th Avenue
From Rodman – 2 ½ miles north on N60, then 1 ½ miles east on 400th Street

Legal: The Northeast Quarter (NE1/4) of Section Ten (10), Township Ninety-five (95) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, Iowa, minus an improved 2.14 acre building site. Complete legal to be taken from abstract.

Description: The Steier farm is a rectangular nearly all tillable gently rolling tract. The farm contains 147.28 FSA crop acres in two fields. Prairie Creek crosses the farm providing access for drainage outlet. The farm is bordered by two gravel roads, 400th Street on the north and 555th Avenue to on the west. The improved building site is not included with this sale offering.

Soils: Nicollet, Canisteo, Webster, Biscay, Clarion, Okoboji, Harps, Colo **75.7 CSR** **82.4 CSR2**



FSA Information

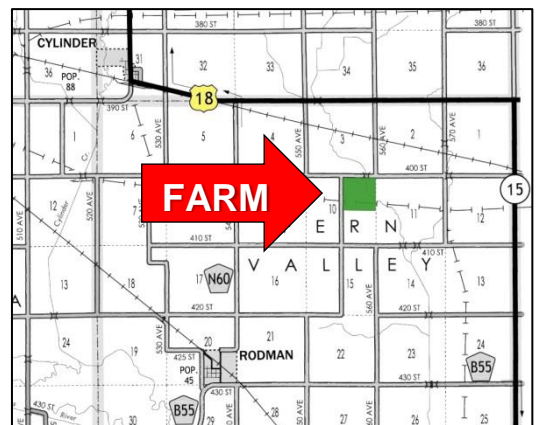
Cropland acres	147.28
Corn Base acres	75.1
Corn Direct / CC Yield	131 / 147
Soybean Base acres	72.2
Soybean Direct / CC Yield	35 / 42

These numbers are subject to change for 2015

RE Taxes: \$3816 annually. Taxes prorated to January 1, 2015.

Terms: 10 percent down sale day, balance due at close.

Possession: At close April 28, 2015. The Steier farm is available for the 2015 crop season.



Broker's Note: The ACRE Co. is pleased to be selling the Steier farm at public auction. Land Buyers, here is your chance to buy a Palo Alto quarter section with excellent reputation soils located in the heart of Palo Alto County's diverse livestock and grain production area, close to the grain processing plants at Emmetsburg. Whether you're looking for an attractive farmland investment or productive addition to your farming operation, don't miss this land auction. Call for more farm information. See you sale day!

Earl Steier Trust & Esther Steier Estate - owners



Farm Real Estate
Spencer, IA 712-262-3529

theacresco.com

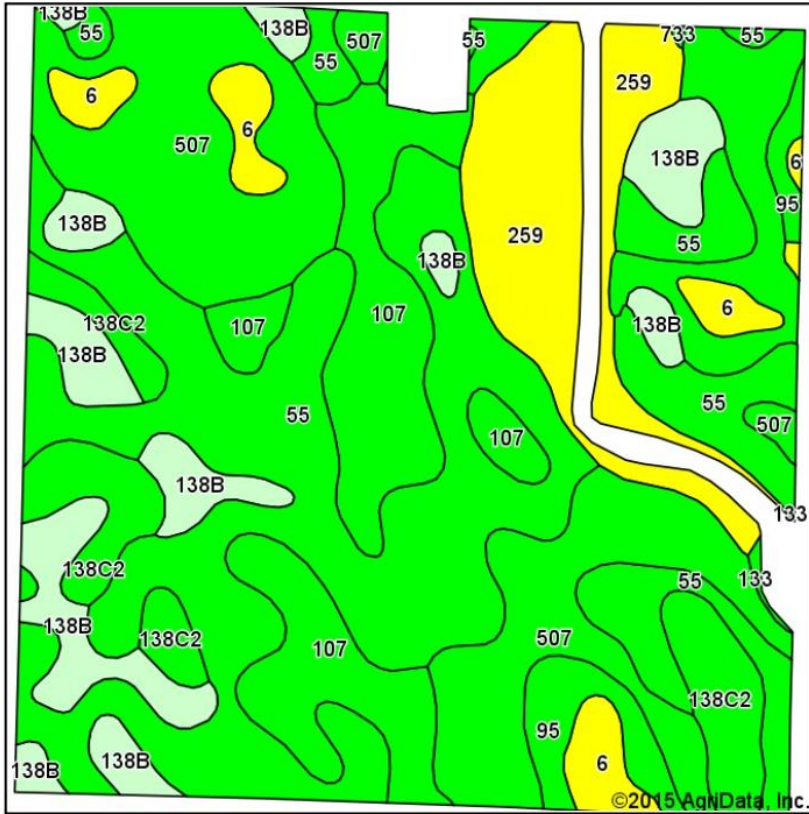
Attorneys: Todd Buchanan & Michael Gabor
Buchanan, Bibler, Gabor & Meis
Algona, Iowa

Auctioneers:

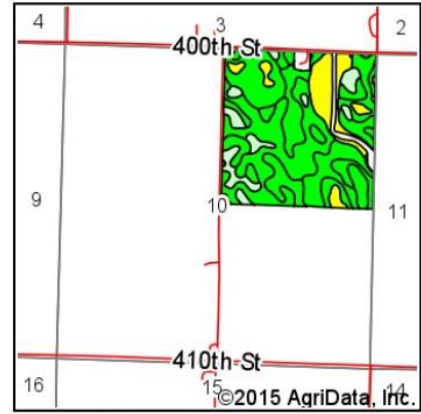
Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

Call The ACRE Co. to sell your farm!

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Palo Alto**
 Location: **10-95N-31W**
 Township: **Fern Valley**
 Acres: **147.28**
 Date: **2/25/2015**



Area Symbol: IA147, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	48.89	33.2%		I	88	84
507	Canisteo silty clay loam, 0 to 2 percent slopes	34.95	23.7%		IIw	88	74
107	Webster clay loam, 0 to 2 percent slopes	17.87	12.1%		IIw	86	79
259	Biscay clay loam, 0 to 2 percent slopes	13.70	9.3%		IIw	49	70
138B	Clarion loam, 2 to 6 percent slopes	13.57	9.2%		IIe	90	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.16	6.2%		IIIe	83	58
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.24	3.6%		IIIw	55	54
95	Harps clay loam, 0 to 2 percent slopes	3.72	2.5%		IIw	72	59
133	Colo silty clay loam, 0 to 2 percent slopes	0.18	0.1%		IIw	74	75
Weighted Average						82.4	75.7