

LAND AUCTION

120 Acres Osceola County Section 28 Ocheyedan Township



Wednesday - July 8, 2015 - 10:00 am

Ocheyedan Town Hall, Ocheyedan, Iowa

Legal: The North Half of the Southwest Quarter (N1/2 SW1/4) and the South Half of the South Half of Northwest Quarter (S1/2 S1/2 NW1/4) of Section Twenty-eight (28), Township Ninety-nine (99) North, Range Forty (40) West of the 5th PM, Osceola County, IA

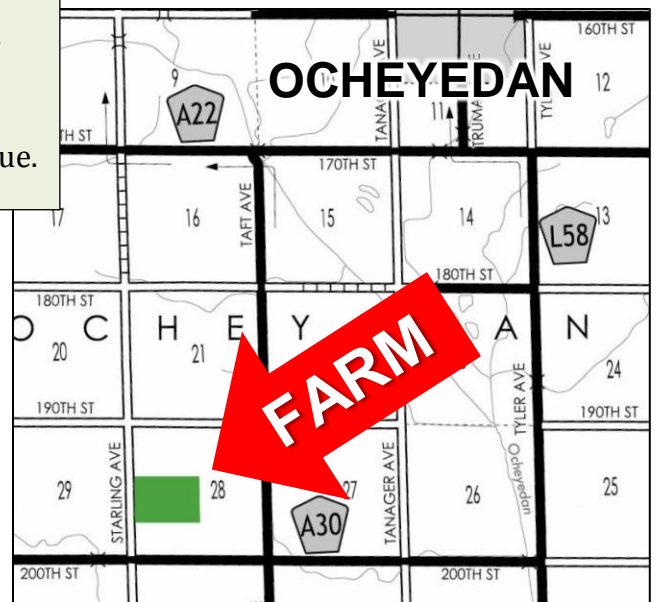
Description: The Bruns farm is an inside nearly all tillable attractive gently rolling farm. The farm contains 117.23 FSA crop acres all in one large field divided by a drive through grass waterway. 11.8 acres of CRP are located in the southeast corner of the farm. The CRP contract expires in 2016. The farm is bordered on the west by Starling Ave.

Soils: Wilmonton, Everly, Letri 75.3 CSR 91.4 CSR2

RE Taxes: \$2978 annually. Taxes prorated to 1-1-2016.

Terms: 10 percent down sale day. Balance due at close November 18, 2015.

Possession: At close. Seller to keep all 2015 crop revenue.



FSA Information

Cropland acres	117.23
Corn Base acres	58.4
Corn Direct / CC Yield	120 / 133
Soybean Base acres	47
Soybean Direct / CC Yield	35 / 42
CRP 11.8 acres @ \$172/ac 2006-2016	

Bruns Family - owners

Broker's Note: The ACRE Co. is pleased to be selling the Bruns farm at public auction. Land Buyers here is your opportunity to buy an attractive productive nearly all tillable inside Osceola County farm in the Ocheyedan-Sibley-Melvin area. Take a drive and check this farm out. If you drive by this farm you're going to like it. Call Jon or Chuck for more information on the Bruns farm. See you sale day!



Farm Real Estate
Spencer, IA 712-262-3529

Attorney: Joseph Feller

Koopman, Kennedy & Feller - Sibley, IA

Auctioneers:

Jon Hjelm, ALC

712-240-3529

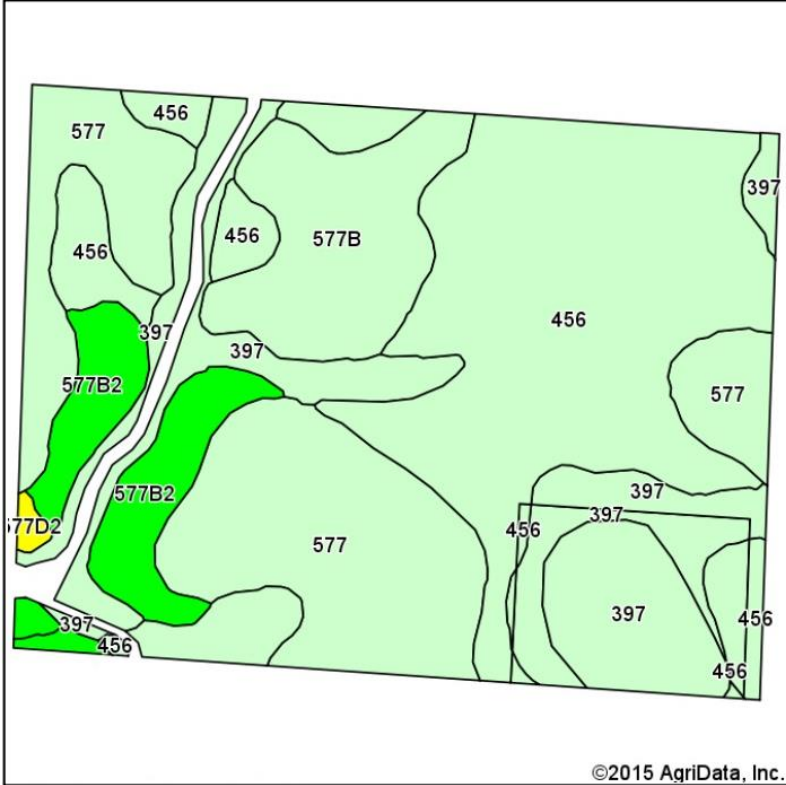
Chuck Sikora

712-260-2788

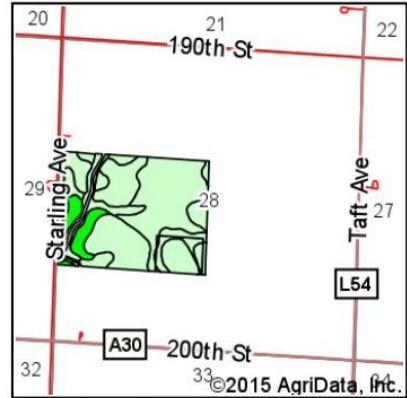
theacresco.com

Call The ACRE Co. to sell your farm!

Soils Map-CSR2



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Osceola**
 Location: **28-99N-40W**
 Township: **Ocheyedan**
 Acres: **117.23**
 Date: **6/5/2015**



Maps Provided By:



Area Symbol: IA143, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
456	Wilmington silty clay loam, 0 to 3 percent slopes	45.31	38.7%		lw	91	78
577	Everly clay loam, 0 to 2 percent slopes	28.89	24.6%		l	96	78
397	Letri silty clay loam, 0 to 2 percent slopes	21.53	18.4%		llw	90	72
577B	Everly clay loam, 2 to 5 percent slopes	11.72	10.0%		lle	90	72
577B2	Everly clay loam, 2 to 5 percent slopes, moderately eroded	9.01	7.7%		lle	86	68
577D2	Everly clay loam, 9 to 14 percent slopes, moderately eroded	0.39	0.3%		llle	55	37
577C2	Everly clay loam, 5 to 9 percent slopes, moderately eroded	0.38	0.3%		llle	81	63
Weighted Average						91.4	75.3