

LAND AUCTION

80 Acres Palo Alto County Section 29 Silver Lake Township



Productive all tillable farm

Wednesday - August 24, 2016 - 10:00 am

Ayrshire Community Center, 1502 Silver Lake Ave, Ayrshire, IA

Legal: The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, IA.

Description: The Schuller farm is a gently rolling all tillable farm. The farm contains 76.82 FSA crop acres all in one field. The farm contains very productive soils. The farm is bordered on the west by 350th Ave. and on the north by B53.

Soils: Clarion, Nicollet, Webster, Colo, Storden
CSR 72.9 CSR2 85.6



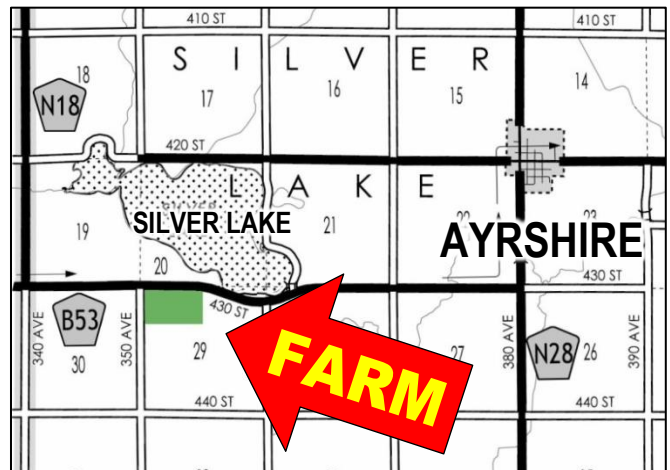
FSA Information

Cropland acres	76.82
Corn Base acres	45.3
Corn PLC Yield	163
Soybean Base acres	31.5
Soybean PLC Yield	47

RE Taxes: \$2114 annually. Prorated to 1-1- 2017.

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

Possession: At close November 10, 2016, subject to the current lease. Available for the 2017 crop season.



Broker's Note: The ACRE Co. is pleased to be selling the Schuller farm at public auction. Land Buyers, here is an opportunity to buy a quality 80 on a hard close to grain markets in Ayrshire. Two nearby tracts of 185 acres and 64 acres will be auctioned the same day. This farm would be a great addition to your land holdings or family farming operation. We look forward to seeing you sale day!

Al "Bud" Schuller Estate - owner



Attorney: John Brown

Berkland and Brown, Emmetsburg, IA

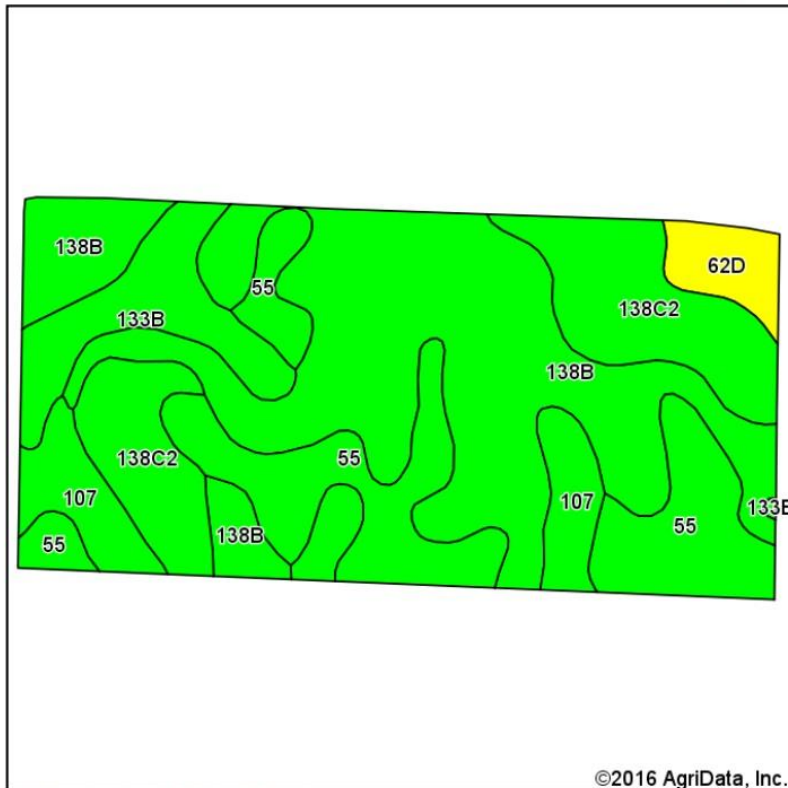
Auctioneers:

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

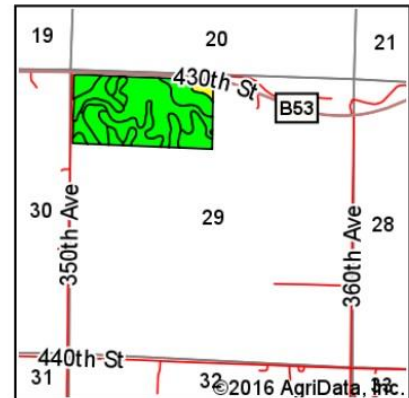
Call The ACRE Co. to sell your farm !

SCHULLER LAND AUCTION - AUGUST 24, 2016

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Palo Alto
 Location: 29-95N-34W
 Township: Silver Lake
 Acres: 76.82
 Date: 7/14/2016



Area Symbol: IA147, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	32.76	42.6%			IIe	89 76
55	Nicollet clay loam, 1 to 3 percent slopes	16.48	21.5%			Iw	89 84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.58	16.4%			IIIe	83 58
107	Webster clay loam, 0 to 2 percent slopes	6.58	8.6%			IIw	86 79
133B	Colo silty clay loam, 2 to 4 percent slopes	6.01	7.8%			IIw	80 64
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	2.41	3.1%			IVe	41 39
Weighted Average						85.6	72.9

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