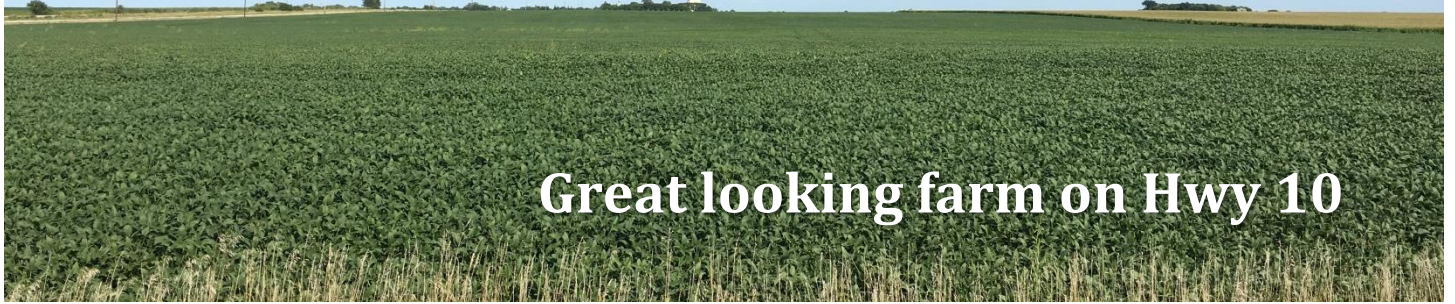


# LAND AUCTION

## 100 Acres Pocahontas County Section 34 Cummins Township



Great looking farm on Hwy 10

**Wednesday - October 5, 2016 - 10:00 am**  
**Amvets Hall, Havelock, Iowa**

**Legal:** The N1/2 NW1/4 and the NW1/4 NE1/4 less railroad right-of-way and Highway 10, all in Section Thirty-four (34), Township Ninety-three (93) North, Range Thirty-three (33) West of the 5<sup>th</sup> PM, Pocahontas County, Iowa, except two tracts lying north of the railroad right-of-way.

**Description:** The Allen farm in an attractive all tillable very gently rolling farm. The farm contains 98.12 FSA crop acres. 89.66 acres are in one large field south of Hwy 10 and 8.46 acres are located in a small field north of Hwy 10. The Allen farm has productive soils with excellent soil ratings. A 14 inch county tile crosses the west center of the farm providing drainage outlet. The farm is bordered on the west by 190<sup>th</sup> Avenue.

**Soils:** Webster, Canisteo, Nicollet, Cylinder, Wadena, Okoboji, Clarion  
**CSR 77.5 CSR2 82.4**

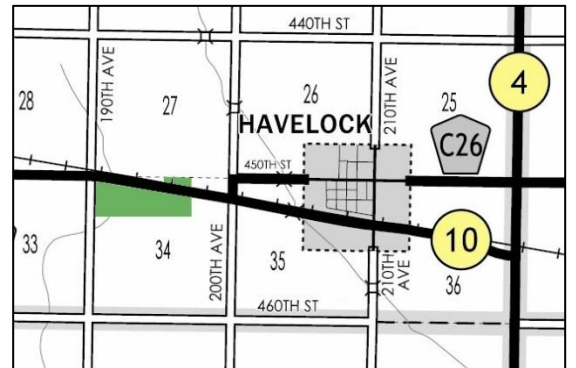
**RE Taxes:** \$2650 annually. Taxes prorated to January 1, 2017.

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

**Possession:** At close November 15, 2016. Farm is available for the 2017 crop season.

### FSA Information

Cropland acres	98.12
Corn Base acres	49.02
Corn PLC Yield	163
Soybean Base acres	49.08
Soybean PLC Yield	49



**Broker's Note:** The ACRE Co. is pleased to be selling the Allen farm at public auction. Land Buyers, here is your chance to buy an attractive all tillable farm on Hwy 10 between Havelock and Laurens, just north of Pocahontas. This high-profile farm will make an excellent farm investment or addition to your farming operation. Call us for more information. We look forward to seeing you in Havelock sale day !

**Michael Allen and Linda Sue Damon - owners**

 **ACRE CO**  
Farm Real Estate  
Spencer, IA 712-262-3529  
[theacresco.com](http://theacresco.com)

**Attorney:** Michael Gabor  
Buchanan, Bibler, Gabor & Meis, Algona, IA

### Auctioneers:

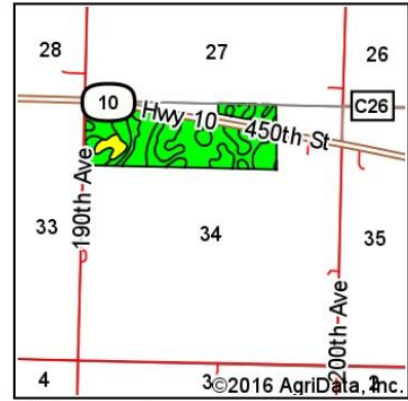
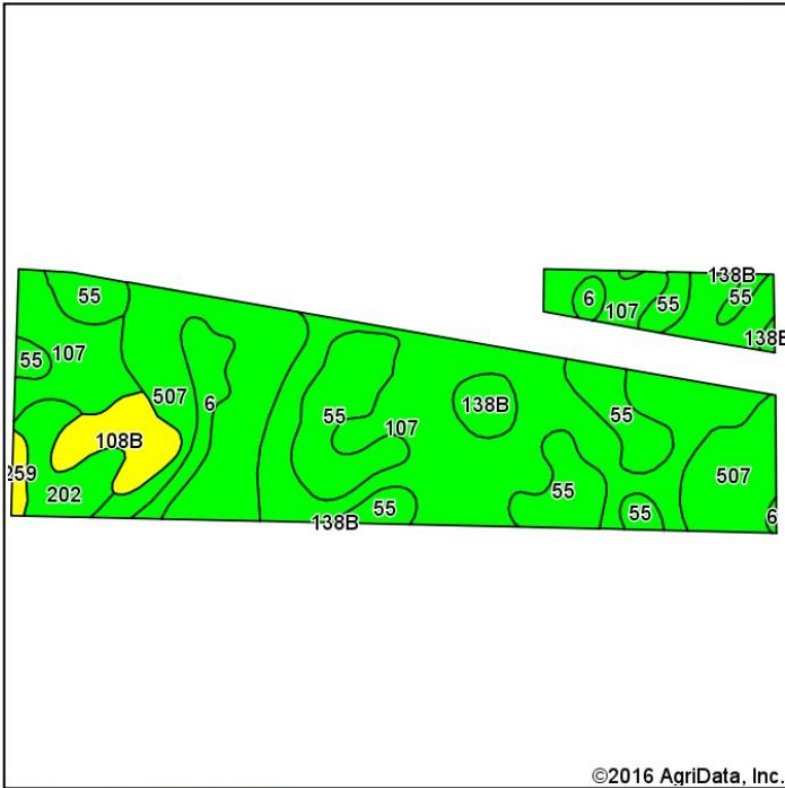
Jon Hjelm, ALC      Chuck Sikora  
712-240-3529      712-260-2788

*Call The ACRE Co. to sell your farm !*

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject 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 The ACRE Co.



## Soils Map



State: Iowa  
 County: Pocahontas  
 Location: 34-93N-33W  
 Township: Cummins  
 Acres: 98.12  
 Date: 9/1/2016

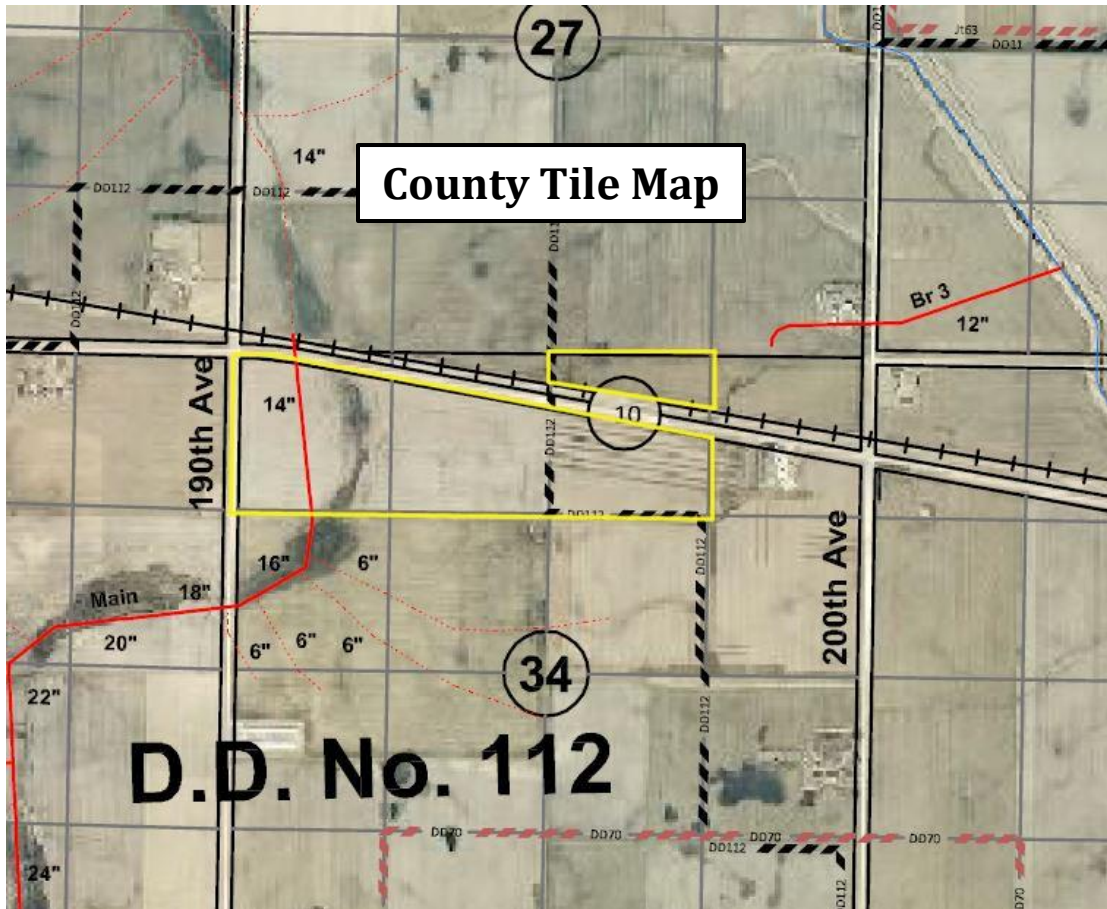


Soils data provided by USDA and NRCS.

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Area Symbol: IA151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	41.23	42.0%		llw	86	81
507	Canisteo clay loam, 0 to 2 percent slopes	20.96	21.4%		llw	84	76
55	Nicollet clay loam, 1 to 3 percent slopes	20.17	20.6%		lw	89	86
202	Cylinder clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	4.40	4.5%		lls	60	63
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent	4.33	4.4%		lle	55	48
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.08	4.2%		lllw	59	55
138B	Clarion loam, 2 to 6 percent slopes	2.24	2.3%		lle	89	78
259	Biscay clay loam, 0 to 2 percent slopes	0.71	0.7%		llw	52	73
<b>Weighted Average</b>						<b>82.4</b>	<b>77.5</b>



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