

# LAND AUCTION

## 80 Acres Monona County Section 28 Grant Township



*Inside nearly level farm*

**Thursday - February 21, 2019 - 10:00 am**  
**Whiting Community Center, Whiting, IA**

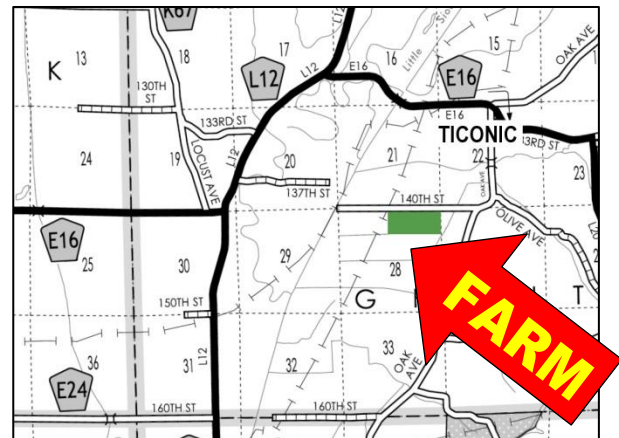
**Legal:** North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-eight (28), Township Eighty-five (85) North, Range Forty-four (44) West of the 5<sup>th</sup> PM, Monona County, Iowa.

**Description:** The Miller Estate farm is an attractive nearly level all tillable tract of productive bottom land with excellent soils. The farm contains 74.7 FSA crop acres all in one field. The farm is an inside tract bordered on the north by 140<sup>th</sup> Street.

**Soils:** Rawles, Zook, McPaul CSR2 78.2 CSR 74.4



FSA Information	
Cropland acres	74.73
Corn Base acres	38.31
Corn PLC Yield	139
Soybean Base acres	36.42
Soybean PLC Yield	36



**RE Taxes:** \$2558 annually. Prorated to January 1, 2019.

**Terms:** 10 percent down sale day, balance due at close on or before March 22, 2019

**Possession:** Farm is available for the 2019 crop season.

**Ruth Miller Estate - Owner**

**Auctioneer's Note:** Helvig Ag Service and The ACRE Co. are pleased to be offering the Ruth Miller Estate farm at public auction. Land Buyers, take a look at this good looking Monona County farm between Whiting and Mapleton, just south of Ticonic. Here is a rare opportunity to buy an inside tract with top rated soils. Give Doug Helvig or Jon Hjelm a call for more information or check out our website.



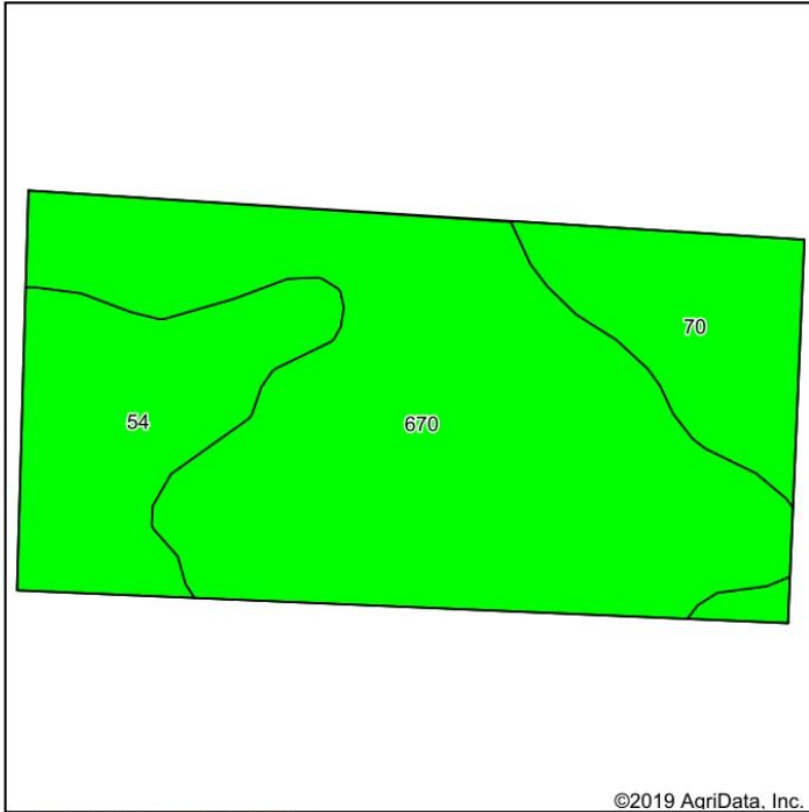
**Broker: Helvig Agricultural Service Co.**  
Sioux City, Iowa 712-276-4130  
Doug Helvig, Broker

**Auctioneers: The ACRE Co.**  
Spencer, Iowa 712-262-3529  
Jon Hjelm, ALC 712-240-3529

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

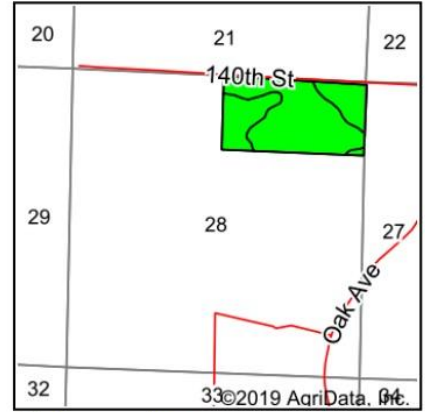
The Owner reserves the right to reject any and all bids. Helvig Agricultural Service Co. and The ACRE Co. represent the Seller at this auction. This sale is subject to the approval of the Seller the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Helvig Agricultural Service Co. or The ACRE Co.

## Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Iowa**  
 County: **Monona**  
 Location: **28-85N-44W**  
 Township: **Grant**  
 Acres: **74.74**  
 Date: **1/15/2019**



Maps Provided By:



© AgriData, Inc. 2019

www.AgriDataInc.com



Area Symbol: IA133. Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	47.85	64.0%		llw	82	75
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.25	20.4%		llw	67	70
70	McPaul silt loam, 0 to 2 percent slopes, rarely flooded	11.64	15.6%		lw	77	78
<b>Weighted Average</b>						<b>78.2</b>	<b>74.4</b>



**LAND AUCTION**  
**FEBRUARY 21**  
**Helvig**  
 Agriculture Service Company  
 DOUG HELVIG • 712-276-4130  
**AUCTIONEERS**  
**JON HJELM**  
**ACRE CO**  
 712-262-3529 theacreco.com

The Owner reserves the right to reject any and all bids. Helvig Agricultural Service Co. and The ACRE Co. represent the Seller at this auction. This sale is subject to the approval of the Seller 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 Helvig Agricultural Service Co. or The ACRE Co.