

LAND AUCTION

80 Acres Buena Vista County Section 16 Coon Township



Wednesday - August 19, 2020 - 10:00 am
Allee Memorial American Legion Building
108 South Fulton Street, Newell, IA

Legal: South Half of the Northwest Quarter (S1/2 NW1/4) of Section Sixteen (16), Township Ninety-one (91) North, Range Thirty-five (35) West of the 5th PM, Buena Vista County, Iowa.

Description: An attractive, inside, all tillable farm. The farm contains 79.5 FSA crop acres all in one field. The farm is bordered on the west by county road M54.

Soils: Nicollet, Clarion, Canisteo, Webster **CSR2 87.7 CSR 78.5**



FSA Information		Cropland acres	79.5
Corn Base acres	39.5	Soybean Base acres	39.5
Corn PLC Yield	161	Soybean PLC Yield	51

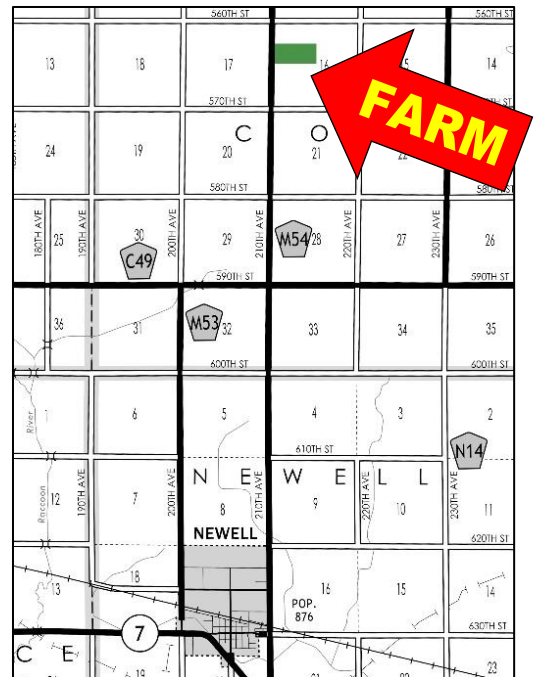
RE Taxes: \$2274 annually. Taxes prorated to January 1, 2021.

Terms: 10 percent down sale day, balance due at close October 29, 2020.

Possession: At close, subject to a lease for the 2020 crop season. Farm is available for the 2021 crop season.

Broker's Note: The ACRE Co. is pleased to be selling this outstanding Buena Vista County farm at public auction. Here is an all tillable farm with great soils and CSR on a hard road between Newell and Albert City. Whether you are looking for an addition to your land holdings or your current farming operation, you'll want to look at this farm. Don't miss this sale!

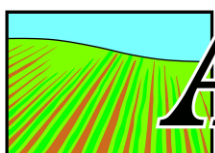
Call Chuck Sikora for more information 712-260-2788



Seller: Margaret (Kischer) Tatman

Attorney: Todd Holmes

Winkle & Holmes, Ruthven, IA



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

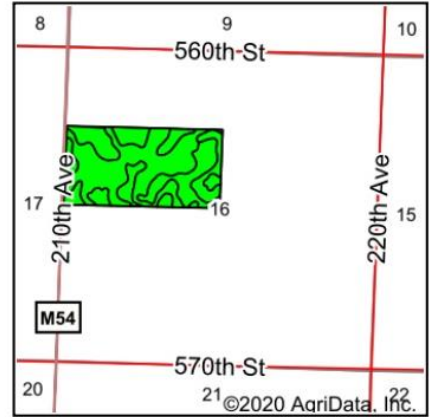
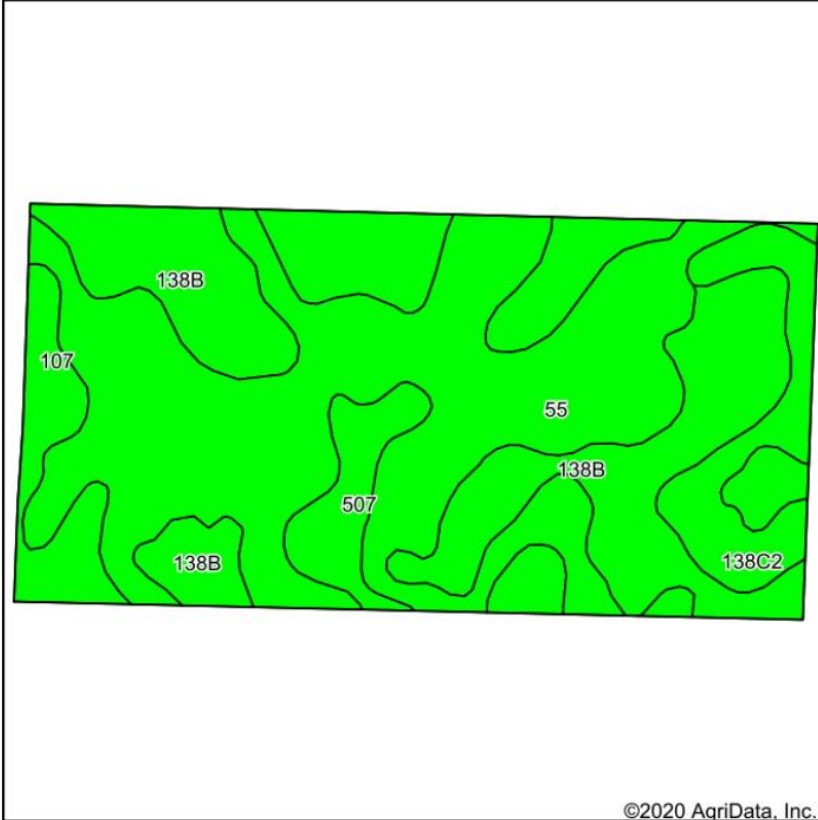
theacresco.com

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Soils Map



State: **Iowa**
 County: **Buena Vista**
 Location: **16-91N-35W**
 Township: **Coon**
 Acres: **79.5**
 Date: **7/15/2020**



Soils data provided by USDA and NRCS.

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Area Symbol: IA021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	38.26	48.1%		lw	89	84
138B	Clarion loam, 2 to 6 percent slopes	20.01	25.2%		lle	89	76
507	Canisteo clay loam, 0 to 2 percent slopes	10.95	13.8%		llw	84	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.92	7.4%		llle	83	60
107	Webster clay loam, 0 to 2 percent slopes	4.36	5.5%		llw	86	79
Weighted Average						87.7	78.5



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.