

LAND AUCTION

194.7 Acres Dickinson County Section 2 Milford Township



Two good looking tracts plus a grain bin site

Wednesday - January 27, 2021 - 10:00 am

Waterfront Event Center, 610 Linden Drive, Arnolds Park, IA

Legal: NE1/4 and E1/2 E1/2 NW1/4 Section 2-98-36, Dickinson County, Iowa. All tracts have been surveyed.

Description: The Kaiser farm is an improved rectangular nearly level to very gently rolling tillable tract of farmland. The farm contains 187.76 FSA crop acres all in one field. The farm has productive soils with excellent ratings. The farm is located in Drainage Districts 1 and 25. Tile maps are available. A bin site with 9 bins and 3 small outbuildings is located on the north road. The farm is bordered by 210th St on the north and 270th Ave on the east.

Soils: Crippin, Canisteo, Nicollet, Clarion, Spicer, Okoboji, Webster, Okabena, Belview-Storden

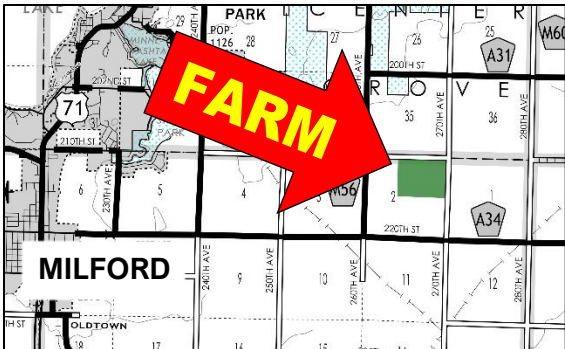
	West Tract	East Tract	Bin site
Acres	96.7	94.7	3.3
Crop acres	95.5	91	0.8
CSR2	84.1	87.7	89
RE Taxes (est)	\$2150	\$2086	\$136

FSA Information		Cropland acres	187.76
Corn Base acres	93.86	Soybean Base acres	93.86
Corn PLC Yield	152	Soybean PLC Yield	43

Method of Sale: The tillable land will be offered in two tracts. Successful bidder will have choice of either tract or both tracts. The bin site will be offered after both tillable tracts have sold.

Terms: 10 percent down sale day, balance due at close March 31, 2021. Taxes prorated to January 1, 2021.

Possession: At close. Farm is available for the 2021 season.



Seller: Betty Kaiser Estate

Attorney: Chris Bjornstad
Cornwall, Avery, Bjornstad & Scott,
Spencer, IA

Broker's Note: The ACRE Co. is pleased to be selling the Kaiser farm at public auction. Land Buyers, here is your opportunity to purchase a good looking tillable farm with a top location between Milford and Terril. You can purchase either tract or both tracts plus the adjoining bin site. The Kaiser farm will make a great addition to your Iowa land holdings or your farming operation.

We look forward to seeing you sale day!



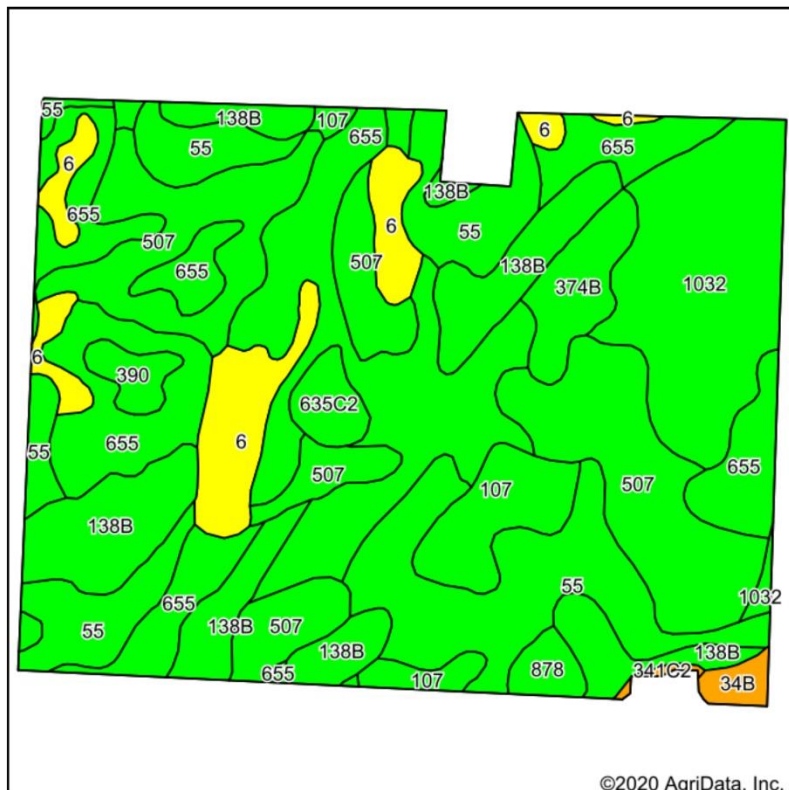
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best!

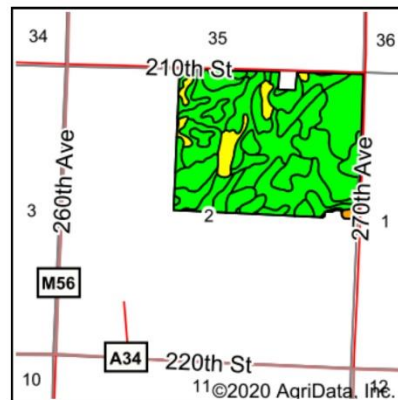
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from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

Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dickinson**
 Location: **2-98N-36W**
 Township: **Milford**
 Acres: **187.69**
 Date: **12/29/2020**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
655	Crippin loam, 1 to 3 percent slopes	46.39	24.7%		le	91	71
507	Canisteo clay loam, 0 to 2 percent slopes	34.46	18.4%		llw	84	71
55	Nicollet clay loam, 1 to 3 percent slopes	31.60	16.8%		lw	89	73
138B	Clarion loam, 2 to 6 percent slopes	23.06	12.3%		lle	89	73
1032	Spicer silty clay loam, 0 to 2 percent slopes	19.78	10.5%		llw	91	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.00	6.4%		lllw	59	43
107	Webster clay loam, 0 to 2 percent slopes	8.32	4.4%		llw	86	70
374B	Okabena silty clay loam, 1 to 5 percent slopes	4.71	2.5%		lw	91	73
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	2.35	1.3%		llle	66	18
390	Waldorf silty clay loam, 0 to 2 percent slopes	1.84	1.0%		llw	69	59
878	Ocheyedan loam, 0 to 2 percent slopes	1.68	0.9%		l	96	78
34B	Estherville sandy loam, 2 to 6 percent slopes	1.24	0.7%		llls	27	15
341C2	Estherville-Pilot Grove complex, 5 to 9 percent slopes, moderately eroded	0.26	0.1%		lvle	34	19
Weighted Average						85.9	69



Call The ACRE Co. to sell your farm!

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