

LAND AUCTION

159 Acres Kossuth County Section 23 Whittemore Township



Check out this good looking farm!

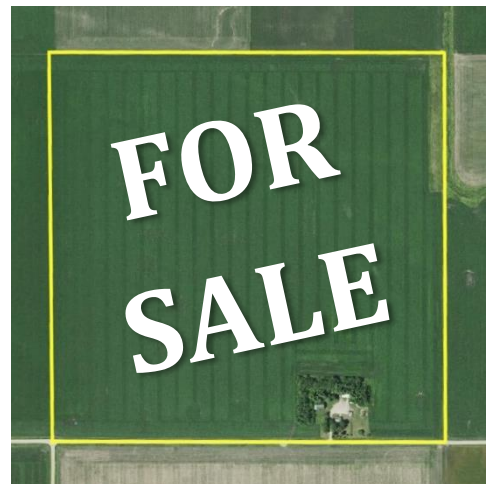
Thursday - June 3, 2021 - 10:00 am

Whittemore Fire Station, 405 Railroad Street, Whittemore, IA

Legal: The Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Ninety-five (95) North, Range Thirty (30) West of the 5th PM, Kossuth County, Iowa.

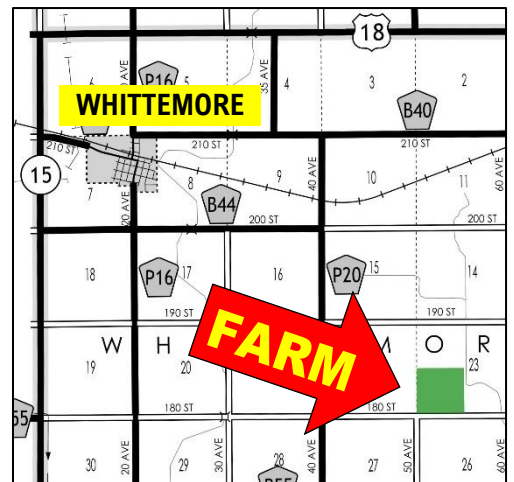
Description: The Besch farm is an attractive inside all tillable improved farm. The farm contains 152.49 FSA crop acres including a 2.2 acre CRP filter strip. A 4.37 acre improved acreage located on the southeast part of the farm is included in this auction. The farm is bordered on the south by 180th Street.

Soils: Canisteo, Kossuth, Ottosen, Linder, Corwith, Mayer
CSR2 83 CSR 73.9



FSA Information	Cropland acres	152.49
Corn Base acres	112.57	Soybean Base acres 37.53
Corn PLC Yield	165	Soybean PLC Yield 63
CRP 2.2 acres @ \$313.64/acre 2013-2023		

RE Taxes: \$4172 annually. Taxes prorated to July 1, 2021.
Terms: 10 percent down sale day, balance due at close July 7, 2021. Buyer will receive the second half of the cash rent for 2021. The farm will be offered in one tract.
Possession: At close, subject to a lease for the 2021 crop season.



Sellers:

Lawrence Besch Trust and Mary Jane Besch Estate

Attorneys: Scott Buchanan and Michael Gabor

Buchanan, Bibler, Gabor & Meis Law Office, Algona, Iowa

Broker's Note: The ACRE Co. is pleased to be selling this great Kossuth County farm for the Besch family. Land Buyers, here is an attractive nearly level productive farm in the Whittemore/Algona/West Bend area. We've had the opportunity to sell a lot of great farms in the Whittemore area, and here is another one. Take a drive and look at this high-quality farm. We look forward to seeing you sale day!



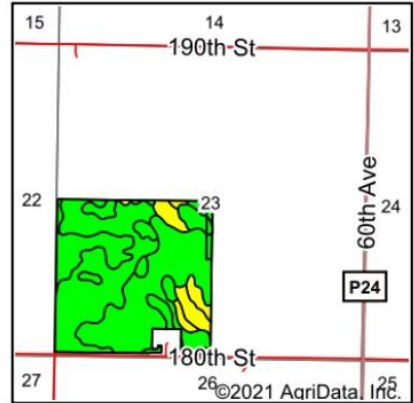
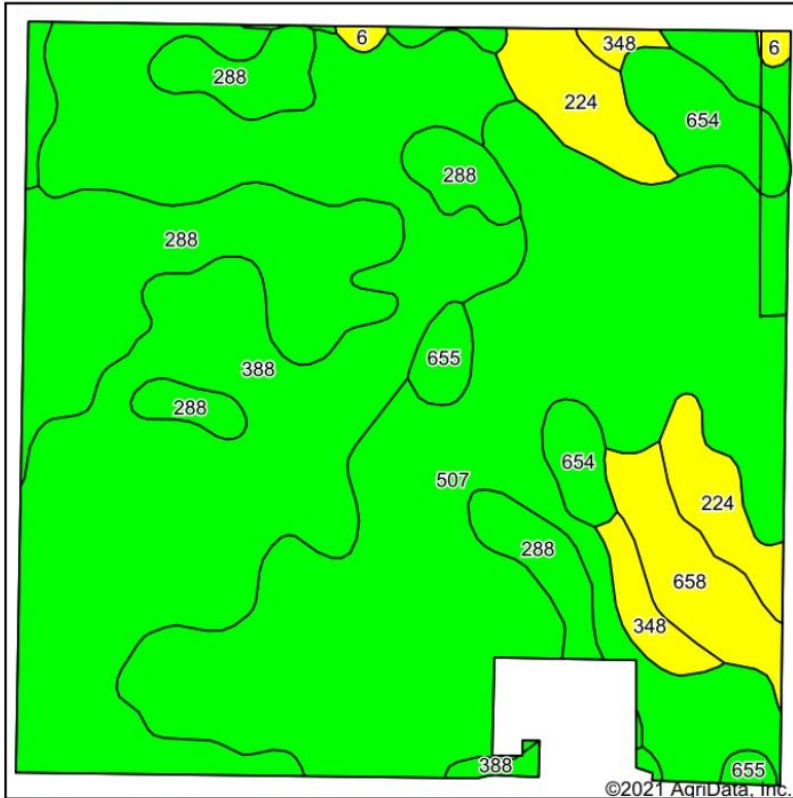
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

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

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



State: Iowa
 County: Kossuth
 Location: 23-95N-30W
 Township: Whittemore
 Acres: 152.49
 Date: 3/30/2021



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	57.23	37.5%		IIw	84	75
388	Kossuth silty clay loam, 0 to 2 percent slopes	50.75	33.3%		IIw	86	75
288	Ottosen clay loam, 1 to 3 percent slopes	22.49	14.7%		Iw	91	78
224	Linder loam, 0 to 2 percent slopes	6.88	4.5%		IIs	56	55
654	Corwith loam, 1 to 3 percent slopes	5.63	3.7%		Iw	83	74
658	Mayer loam, 0 to 2 percent slopes	4.82	3.2%		IIw	54	60
348	Fieldon loam, 0 to 2 percent slopes	2.38	1.6%		IIw	54	68
655	Crippin loam, 1 to 3 percent slopes	1.75	1.1%		Ie	91	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.56	0.4%		IIIw	59	54
Weighted Average						83	73.9

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method



Call The ACRE Co. to sell your farm!