

LAND AUCTION

236.3 Acres Palo Alto County Section 22 Ellington Township



Offered in 2 Tracts

Thursday - June 17, 2021 - 10:00 am

Mallard Community Center, 605 Inman Street, Mallard, Iowa

Legal: NW1/4 and W1/2 NE1/4 of Section 22-94-32, Palo Alto County, Iowa, minus an acreage. The farm has been surveyed and contains 236.31 surveyed acres.

Description: The Doerning farm is an attractive, gently rolling, all tillable farm. The farm contains 230.14 FSA crop acres in one large field. The 9.1 CRP acres are located in the east tract. The farm is located in Drainage District #48. A 26" district tile crosses the farm from the northwest to the south and east. The small grove in the southwest corner is not included in this sale. The farm is bordered on the west by 490th Avenue and on the north by 480th Street.

Soils: Canisteo, Nicollet, Clarion, Okoboji



	West Tract	East Tract
Total acres	116.3	120
Net acres	112	117.99
CSR2	82.7	81.8
RE Taxes (est)	\$3408	\$3602

FSA Information	Cropland acres	230.14
Corn Base acres	115.51	Soybean Base acres 105.25
Corn PLC Yield	173	Soybean PLC Yield 43
CRP 9.1 acres @ \$225.13/acre 2012-2022		



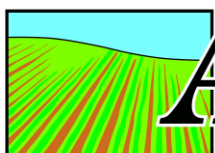
Method of Sale: Successful bidder will have the choice of the West Tract, the East Tract, or both tracts.

Terms: 10 percent down sale day, balance due at close on or before November 18, 2021. Taxes will be prorated to January 1, 2022. Sellers will keep all the 2021 rent.

Possession: At close, subject to balance of the 2021 lease.

Seller:
Doerning's Iowa Farm, LLC
Attorney: John Bjornstad
Bjornstad Law Firm, Spirit Lake, IA

Broker's Note: The ACRE Co. is pleased to be selling the Doerning farm at public auction. Land Buyers, here is your opportunity to purchase your choice on this big all tillable tract in the Mallard/West Bend/Plover area. Canisteo, Nicollet, Clarion soils plus a 26" district tile outlet make this an attractive land investment or addition to your farming operation. We look forward to seeing you sale day!



ACRE CO

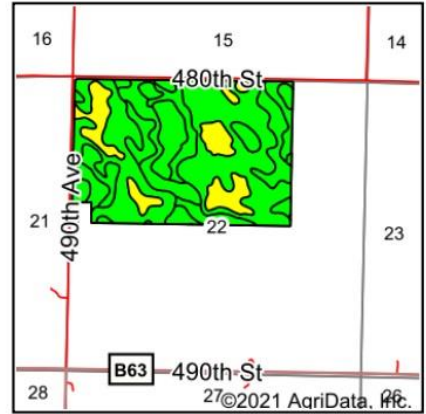
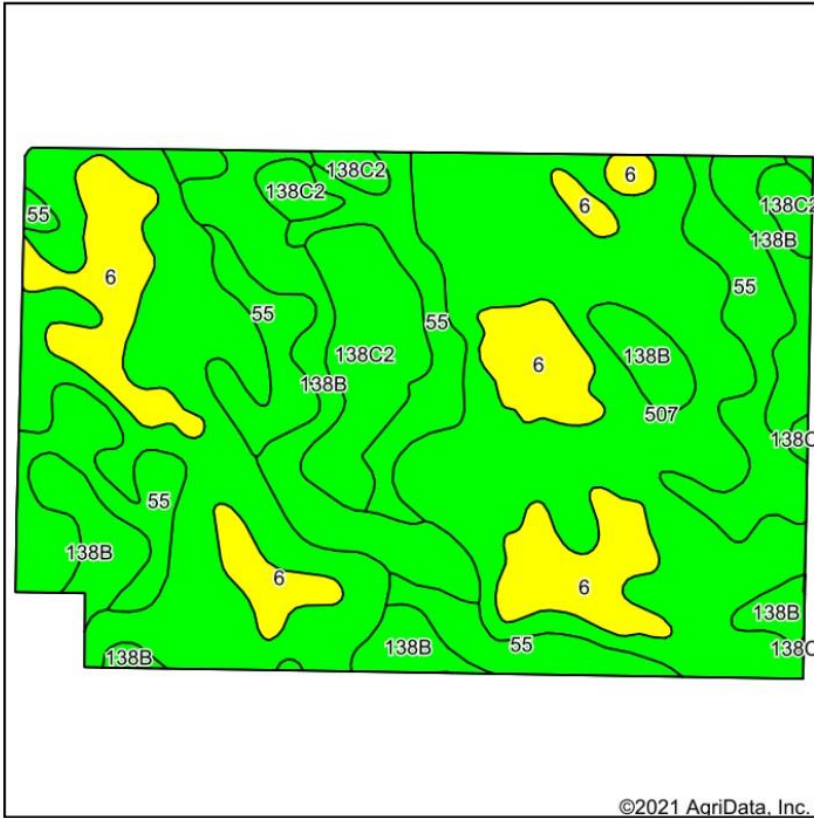
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

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

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: **Palo Alto**
 Location: **22-94N-32W**
 Township: **Ellington**
 Acres: **230.09**
 Date: **4/28/2021**



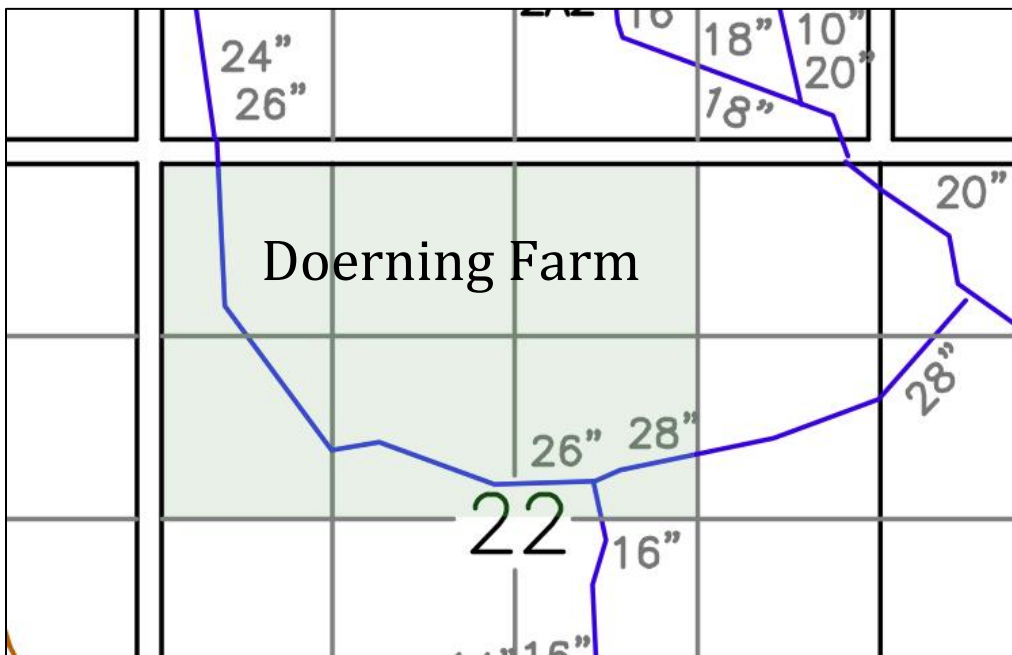
Soils data provided by USDA and NRCS.

Area Symbol: IA147, 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	102.77	44.7%		IIw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	44.18	19.2%		Iw	89	84
138B	Clarion loam, 2 to 6 percent slopes	34.49	15.0%		Ile	89	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	31.02	13.5%		IIIw	59	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	17.63	7.7%		IIIe	83	58
Weighted Average						82.3	72.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



Drainage District #48 Tile Map

Call The ACRE Co. to sell your farm!