

LAND AUCTION

2 Buena Vista County Farms 44.4 & 66.3 Acres Poland Township



2 Great Small Farms - Prime Location !

Thursday - September 2, 2021 - 10:00 am

Marathon Community Center, Marathon, Iowa

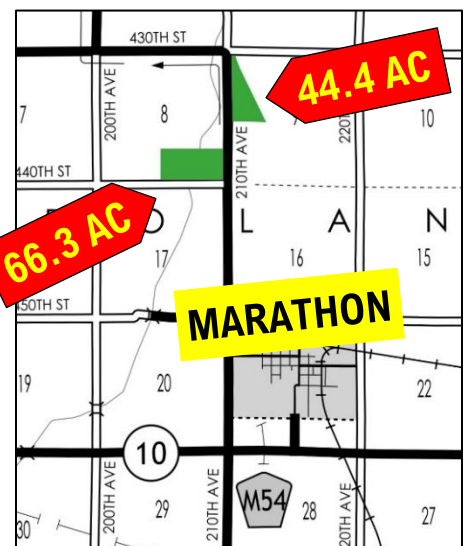


44.4 Acres Section 9 Poland Township

Legal: A tract of land in the NW1/4 lying west of the railroad right-of-way in Section 9-93-35, Buena Vista Co, IA.

Description: An all tillable, nearly level to very gently undulating tract of farmland. The farm contains 42.1 FSA crop acres in one field bordered on the west by M54.

RE Taxes: \$1168 **CSR2** 87.5



44.4 AC

66.3 AC

MARATHON

66.3 Acres Section 8 Poland Township

Legal: South 70 acres of the SE1/4 of Section 8-93-35, Buena Vista County, Iowa, minus an acreage.

Description: A nearly all tillable, gently rolling tract of farmland. The farm contains 59.6 FSA crop acres divided by a waterway and CRP filter strips with 1000 ft saturated buffer. The farm is bordered on the south by 400th Street and on the east by M54.

RE Taxes: \$1670

CSR2 86.9



Method of Sale: The Successful Bidder will have choice of either farm or both farms.

Terms: 10 percent down on sale day, balance will be due at the closing on December 2, 2021.

Real Estate taxes prorated to January 1, 2022. Seller to keep the rent for the 2021 crop season.

Possession: Possession on the Baldwin and Spies farm will be open for the 2022 crop season.

Broker's Note: The ACRE Co. is pleased to be offering these two farms for the Baldwin & Spies Family. Both tracts are highly tillable, productive, good-looking farms. The 66.3-acre farm in Section 8 is enrolled in CRP and Saturated Buffer System programs. The new owner will assume these contracts. Take a drive and check out these two affordable, quality, highly desirable farms on M54.

W.D. Baldwin, Ann Marie Baldwin, and the Spies Revocable Trust - owners

Attorney: Todd Buchanan, Algona, Iowa



Farm Real Estate

Spencer, Iowa 712-262-3529

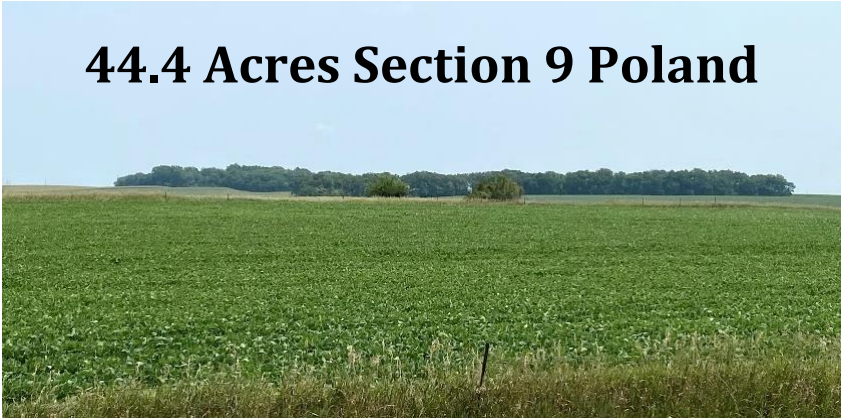
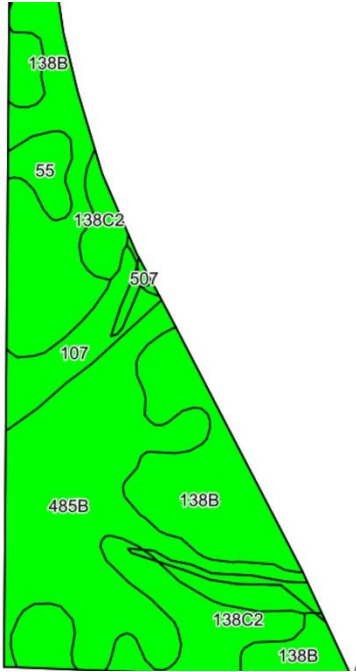
theacresco.com

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

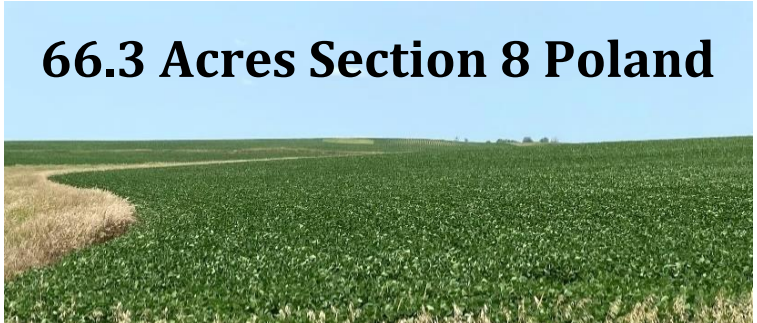
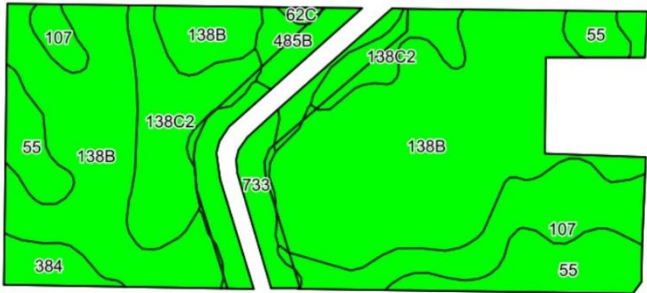
Selling Iowa's Best !



44.4 Acres Section 9 Poland

FSA Information	Cropland acres	41.2
Corn Base acres	22.1	Soybean Base acres 19.1
Corn PLC Yield	171	Soybean PLC Yield 47

Code	Soil Description	Acres	CSR2	CSR
485B	Spillville loam, 2 to 5 percent slopes	15.76	88	76
138B	Clarion loam, 2 to 6 percent slopes	14.92	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.27	83	60
107	Webster lay loam, 0 to 2 percent slopes	2.83	86	79
55	Nicollet clay loam, 1 to 3 percent slopes	2.15	89	84
507	Canisteo clay loam, 0 to 2 percent slopes	0.14	84	74
Weighted Average			87.5	74.2



66.3 Acres Section 8 Poland

FSA Information	Cropland acres	59.6
Corn Base acres	32	Soybean Base acres 21.3
Corn PLC Yield	171	Soybean PLC Yield 47
CRP 6.3 acres @ \$194/acre 2020-2030		

Code	Soil Description	Acres	CSR2	CSR
138B	Clarion loam, 2 to 6 percent slopes	31.45	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	7.69	83	60
107	Webster lay loam, 0 to 2 percent slopes	6.55	86	79
55	Nicollet clay loam, 1 to 3 percent slopes	6.21	89	84
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.72	78	71
485B	Spillville loam, 2 to 5 percent slopes	2.37	88	76
384	Collinwood silty clay loam, 1 to 3 percent slopes	1.42	82	71
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	0.19	64	48
Weighted Average			86.9	74.6

Call The ACRE Co. to sell your farm!

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.