

LAND AUCTION

74.8 Acres Pocahontas County Section 28 Powhatan Township

*Inside All Tillable Farm
Great soils CSR2 85.2*

Wednesday - November 17, 2021 - 10:00 am
Expo Building, Pocahontas County Fairgrounds, Pocahontas, IA

Legal: East Half of the Northwest Quarter (E1/2 NW1/4) of Section Twenty-eight (28), Township Ninety-three (93) North, Range Thirty-two (32) West of the 5th PM, Pocahontas County, Iowa, minus a 5.19-acre tract.

Description: The Jones Trust farm is an inside, all tillable, nearly level to very gently rolling farm. The farm contains 73.07 FSA crop acres in one field. The improved acreage on the north part of the farm is not included with this sale. The farm is in Joint Drainage District #63. A 12" tile is located at the southwest corner of the farm, providing an outlet for drainage. The farm is bordered by 440th Street on the north.

Soils: Webster, Canisteo, Clarion, Nicollet, Knoke **CSR2 85.2**

FSA Information		Cropland acres	73.07
Corn Base acres	41.6	Soybean Base acres	31.47
Corn PLC Yield	182	Soybean PLC Yield	45

RE Taxes: \$2302 annually. Real Estate Taxes will be prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close December 21, 2021.

Possession: Possession is available for the 2022 crop season.

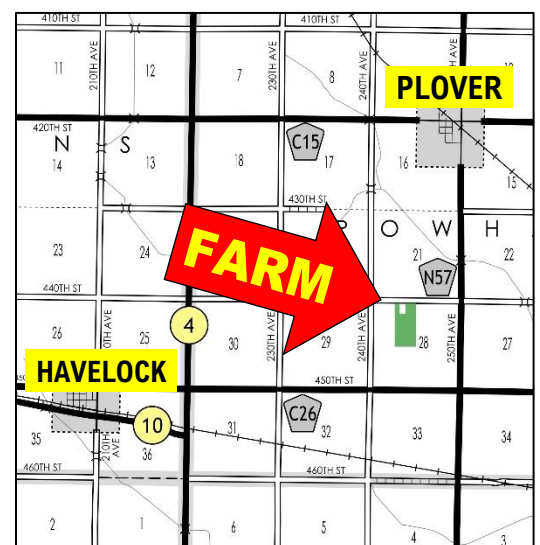
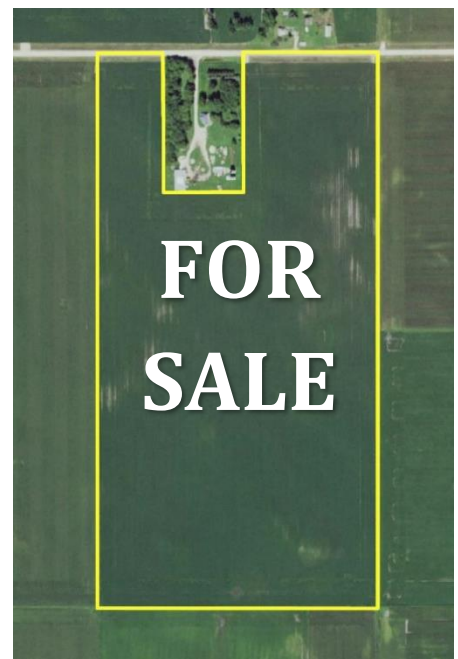
Broker's Note: The ACRE Co. is pleased to be selling the Jones Trust farm at public auction. Land Buyers, here is your chance to buy a good looking, gently rolling farm conveniently located between local grain markets in Plover, Havelock, and Pocahontas. We look forward to seeing you sale day!

Seller:

Clayton E. and AltaVene V. Jones Revocable Trust

Attorney: Michael Bovee

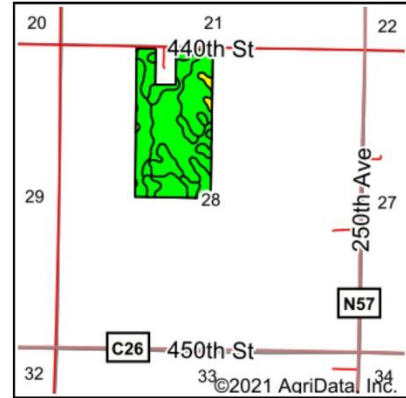
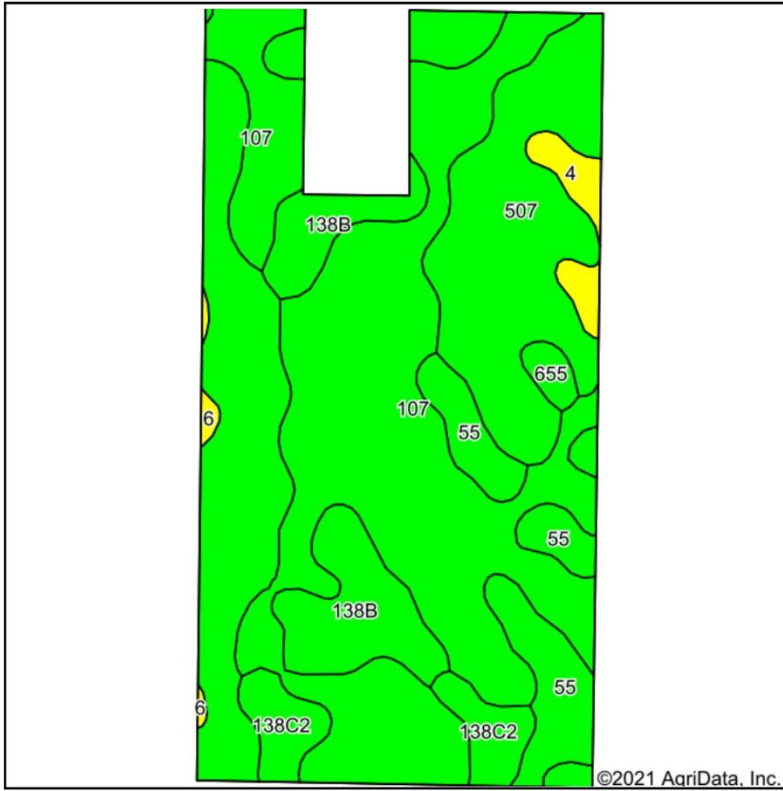
Montgomery, Barry, Bovee & Davis, Spencer, IA



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

Selling Iowa's Best!

Soils Map



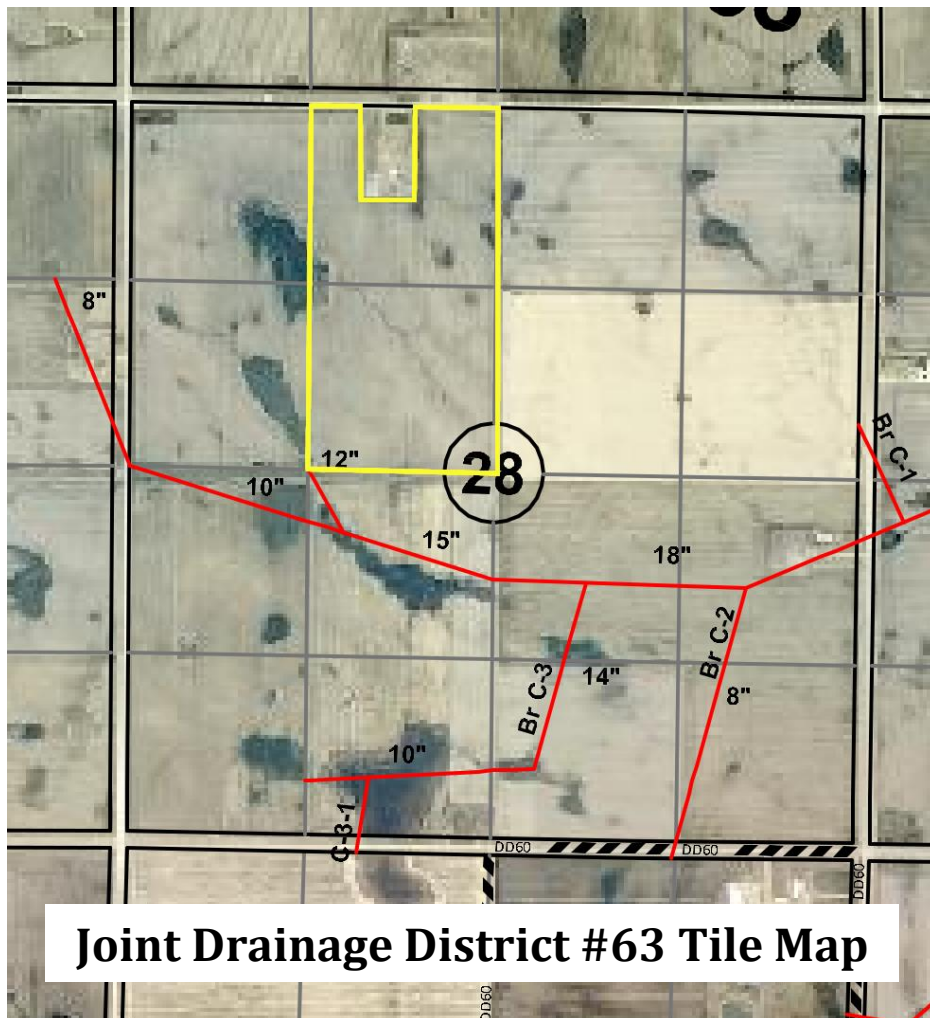
State: **Iowa**
 County: **Pocahontas**
 Location: **28-93N-32W**
 Township: **Powhatan**
 Acres: **73.07**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	31.46	43.1%			Ilw	86 81
507	Canisteo clay loam, 0 to 2 percent slopes	22.45	30.7%			Ilw	84 76
138B	Clarion loam, 2 to 6 percent slopes	7.96	10.9%			Ile	89 78
55	Nicollet clay loam, 1 to 3 percent slopes	5.68	7.8%			lw	89 86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.13	4.3%			Ille	83 62
4	Knoke silty clay loam, 0 to 1 percent slopes	1.43	2.0%			Illw	56 51
655	Crippin loam, 1 to 3 percent slopes	0.64	0.9%			le	91 81
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.32	0.4%			Illw	59 55
Weighted Average						85.2	78



Joint Drainage District #63 Tile Map