

# LAND AUCTION

## 76.7 Acres Palo Alto County Section 8 Highland Township



**High profile all tillable farm**

**Tuesday - November 30, 2021 - 10:00 am**

**American Legion, 1602 Main Street, Ruthven, IA**

*Farm Location: From Ruthven – 2 miles north on 350<sup>th</sup> Avenue*

**Legal Description:** North Half of the Northwest Quarter (N1/2 NW1/4) of Section Eight (8), Township Ninety-six (96), Range Thirty-four (34) West of the 5<sup>th</sup> PM, minus three tracts. Farm contains 76.73 surveyed acres.

**Description:** The Finnegan farm is an all tillable, nearly level to gently rolling farm. The farm contains 71.33 net acres all in one large field. The tillable to the south of the acreage is not included in this sale. The farm is bordered on the west by 350<sup>th</sup> Avenue, on the north by B25, and on the east by 355<sup>th</sup> Avenue.

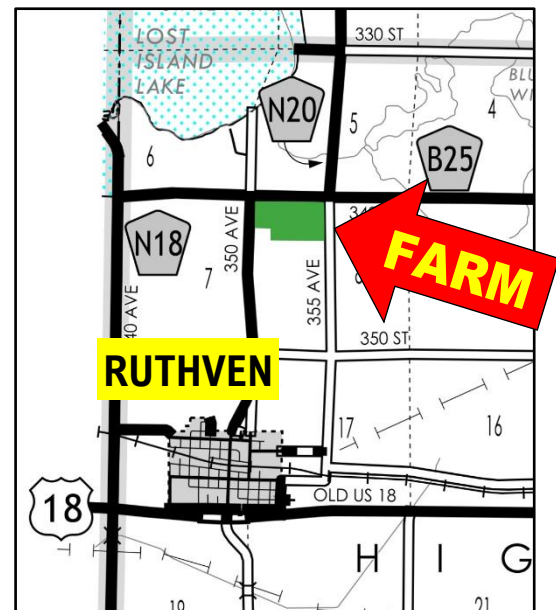
**Soils:** Clarion, Nicollet, Colo, Webster **CSR2 85.7**

<b>FSA Information</b>	Cropland acres	73.26
Corn Base acres	36.25	Corn PLC Yield 157
Soybean Base acres	36.25	Soybean PLC Yield 44
<i>FSA information includes land south of acreage not included in this sale</i>		

**RE Taxes:** \$2181 (est). Taxes prorated to January 1, 2022.

**Terms:** 10 percent down sale day, balance due at close December 28, 2021.

**Possession:** Available for the 2022 crop season.



**Broker's Note:** The ACRE Co. is pleased to be selling the MJK Finnegan Brothers farm at public auction. Land Buyers, here is a great opportunity to buy a productive, all tillable farm on a blacktop just north of grain markets in Ruthven. This farm is located just south of Lost Island Lake, a popular local recreational area. Immediately following this sale, we will be auctioning the Betty Snittjer Estate farmland located south of Ruthven. We look forward to seeing you at the auction!

**Seller:**

MJK Finnegan Brothers, LLC

**Attorney:**

Todd Holmes, Ruthven, IA



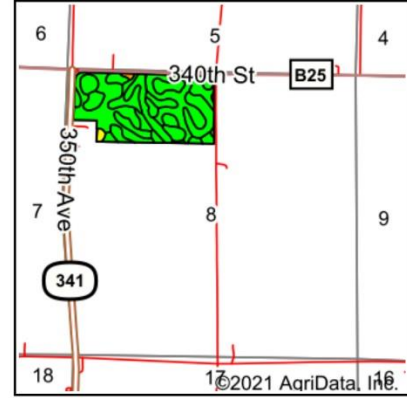
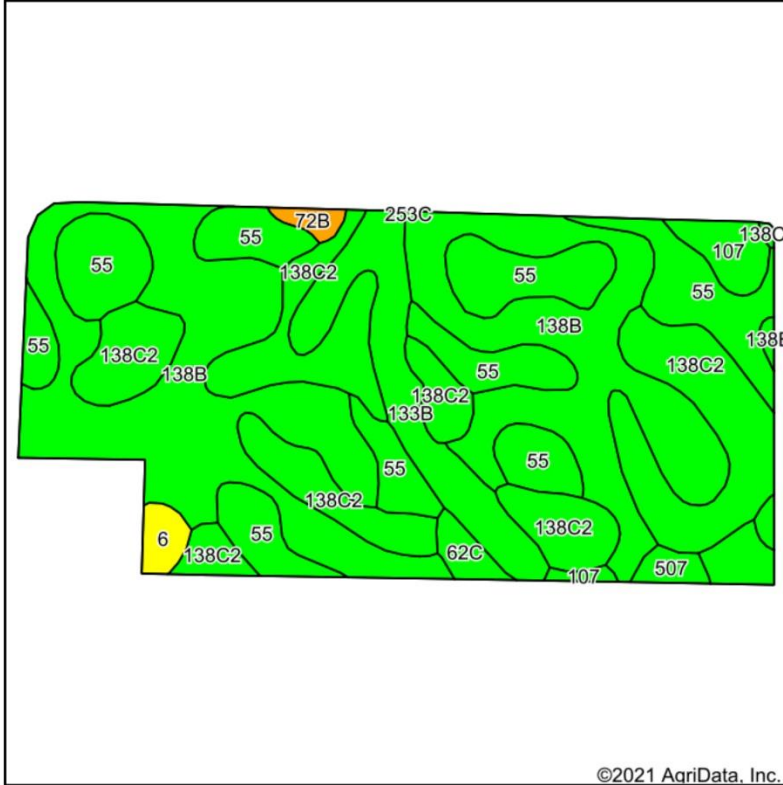
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

**Call us to sell your farm !**

## Soils Map



State: **Iowa**  
 County: **Palo Alto**  
 Location: **8-96N-34W**  
 Township: **Highland**  
 Acres: **71.33**  
 Date: **10/27/2021**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.

Area Symbol: IA147, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	28.30	39.7%		IIe	89	76	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	17.48	24.5%		IIIe	83	58	
55	Nicollet clay loam, 1 to 3 percent slopes	15.97	22.4%		Iw	89	84	
133B	Colo silty clay loam, 2 to 4 percent slopes	5.52	7.7%		IIw	80	64	
107	Webster clay loam, 0 to 2 percent slopes	1.54	2.2%		IIw	86	79	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.75	1.1%		IIIw	59	54	
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	0.75	1.1%		IIIe	64	48	
507	Canisteo clay loam, 0 to 2 percent slopes	0.58	0.8%		IIw	84	74	
72B	Estherville loam, 2 to 5 percent slopes	0.44	0.6%		IIIs	18	48	
<b>Weighted Average</b>						<b>2.05</b>	<b>85.7</b>	<b>71.8</b>