

LAND AUCTION

149 Acres Palo Alto County Section 11 Lost Island Township

Offered in 2 Tracts

Thursday - March 14, 2024 - 10:00 am

American Legion, 212 West Robins Street, Graettinger, IA

Legal: S1/2 NW1/4 & N1/2 SW1/4 Section 11-97-34, Palo Alto County, IA, minus an acreage.

Description: The Miller farm is a gently rolling all tillable inside tract. The farm contains 145.94 FSA crop acres all in one large field. The farm is bordered on the west by 380th Avenue, ¼ mile south of blacktop B14.

Soils: Canisteo, Clarion, Nicollet, Storden, Okoboji, Webster, Harps, Colo, Spillville

	North Tract	South Tract
Acres (est)	80	69
Crop acres (est)	79	68
CSR2	76.5	79.4
RE Taxes	\$2358	\$2116

FSA Information (tracts combined)

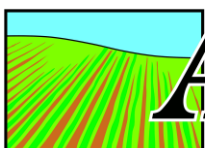
Cropland acres		145.94
Corn Base acres	78.80	Soybean Base acres 67.1
Corn PLC Yield	156	Soybean PLC Yield 52

Method of Sale: Successful bidder will have the choice to purchase either tract or both tracts.

Terms: 10 percent down sale day, balance due at close April 30, 2024. Real Estate taxes will be prorated to January 1, 2024.

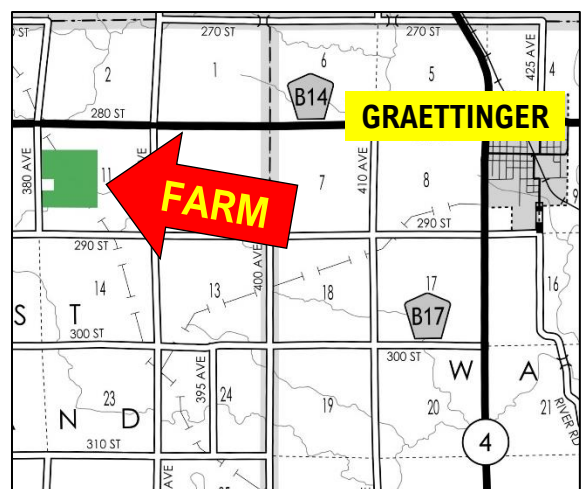
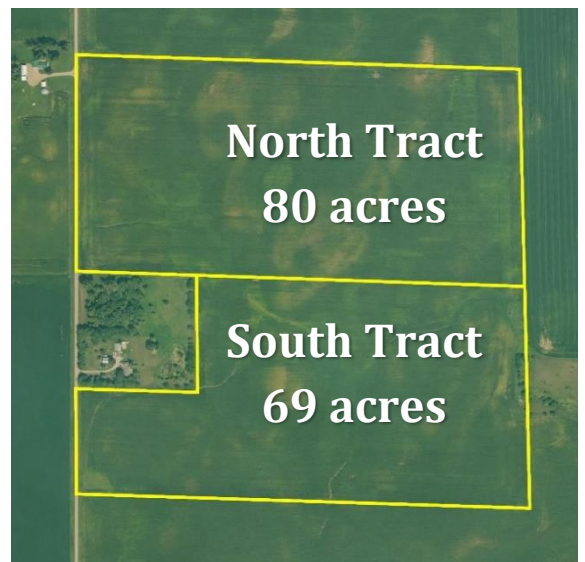
Possession: At close. The farm is available for the 2024 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Miller farm at public auction. Land Buyers, here is an opportunity to purchase a quality Palo Alto County farm. This farm would make a great addition to any farming operation or farmland holdings. Tile maps and additional information are available upon request. See you sale day!
Call Chuck Sikora for more information.



ACRE CO

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



Miller Farm Sellers:

Sandra Clayton & Barbara Brewster

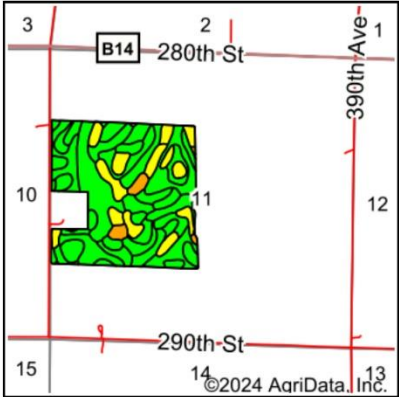
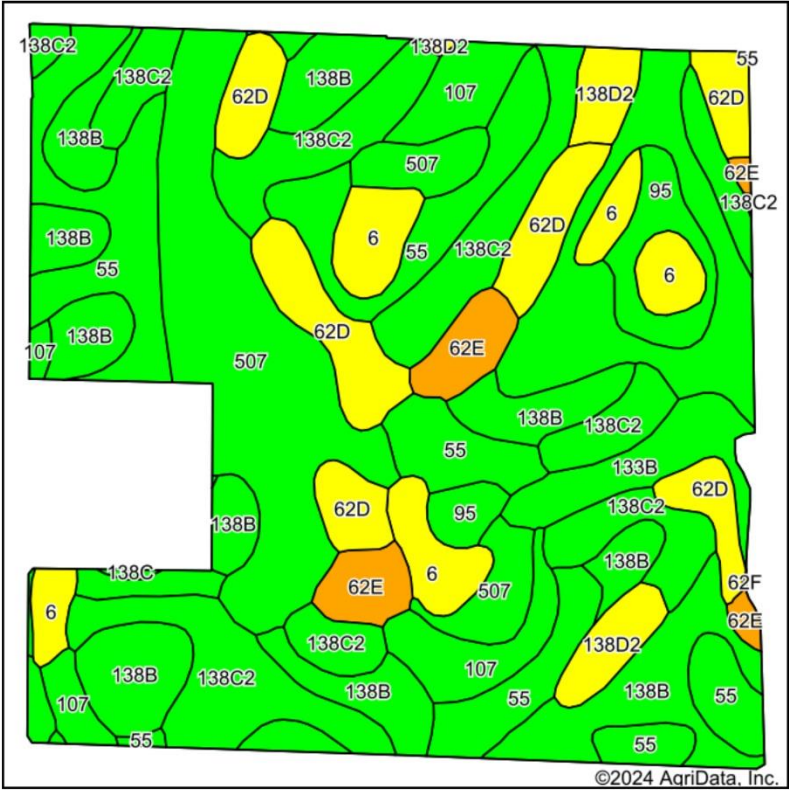
Attorney: David Forsyth,
Forsyth Law Office, Estherville, IA

Jon Hjelm, ALC	712-240-3529
Chuck Sikora	712-260-2788
Austin Peterson	712-260-3678
Joe Laubenthal	515-368-3815

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: 11-97N-34W
Township: Lost Island
Acres: 147
Date: 2/14/2024



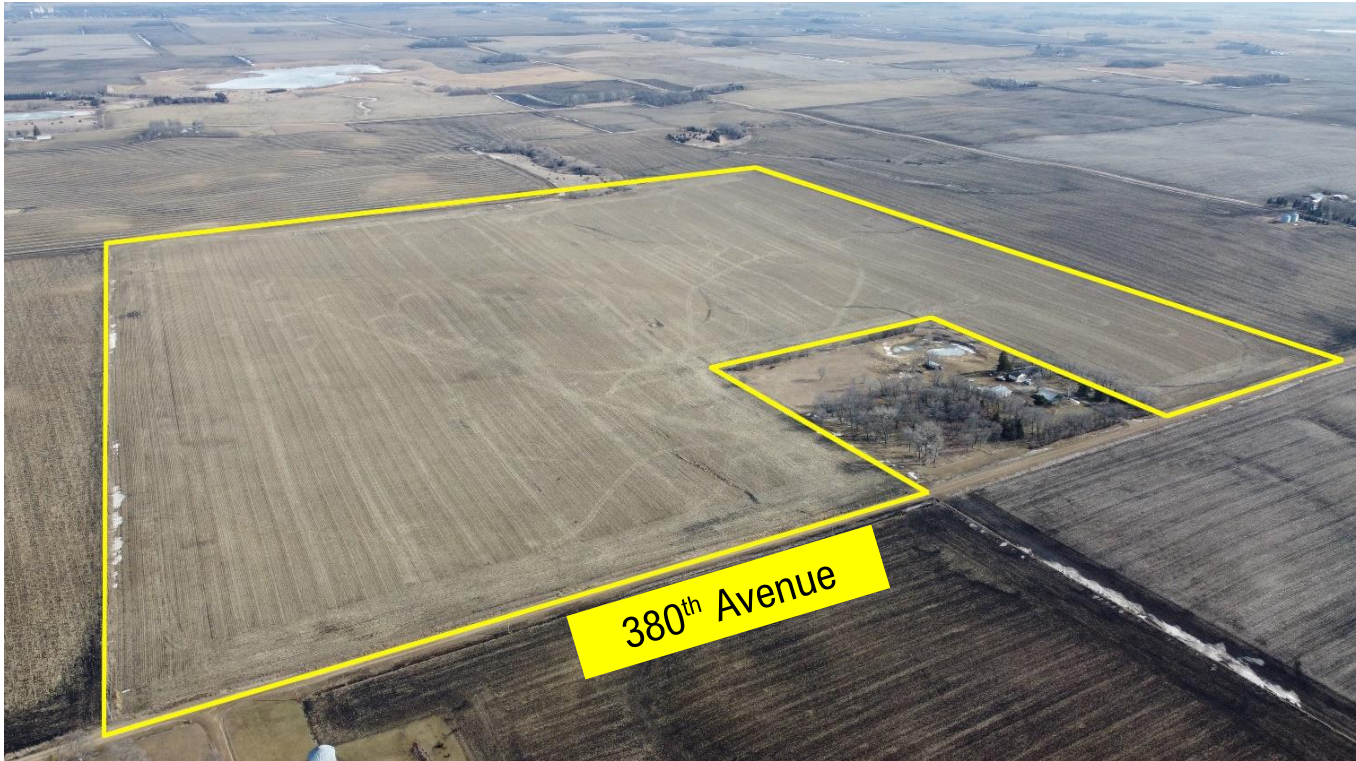
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	30.92	21.0%		IIw	84	74
138B	Clarion loam, 2 to 6 percent slopes	24.38	16.6%		IIe	89	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	23.39	15.9%		IIIe	83	58
55	Nicollet clay loam, 1 to 3 percent slopes	22.69	15.4%		Iw	89	84
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	12.50	8.5%		IVe	41	39
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.00	5.4%		IIIw	59	54
107	Webster clay loam, 0 to 2 percent slopes	7.16	4.9%		IIw	86	79
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	4.45	3.0%		IVe	32	30
95	Harps clay loam, 0 to 2 percent slopes	4.24	2.9%		IIw	72	59
133B	Colo silty clay loam, 2 to 4 percent slopes	4.00	2.7%		IIw	80	64
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.68	2.5%		IIIe	54	51
485B	Spillville loam, 2 to 5 percent slopes	1.46	1.0%		IIe	88	76
138C	Clarion loam, 6 to 10 percent slopes	0.13	0.1%		IIIe	84	61
Weighted Average					2.32	77.8	66.9

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



Selling Iowa’s Best Farmland

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.