



LAND AUCTION

638 Acres Kossuth County 6 Tracts - Burt and Fenton Townships

Rare large group of farms in the Burt / Lone Rock area

Tuesday - March 30, 2021 - 10:00 am
Burt Activity Complex, 406 Bush Street, Burt, Iowa

Tract 1 - 158 Acres Section 21 Burt Township

Description: A gently rolling, all tillable tract of farmland. Bordered by B19 on the north and P30 on the west. **Crop acres:** 152.66
RE Taxes: \$3938 **CSR2 83** **CSR 73.9**

Tract 2 - 77.4 Acres Section 21 Burt Township

Description: An inside, gently rolling, all tillable tract. Bordered by 300th Street on the south. **Crop acres:** 76.62
RE Taxes: \$1978 **CSR2 81.3** **CSR 73.1**

Tract 3 - 165 Acres Section 20 Burt Township

Description: A gently rolling, nearly all tillable tract. This farm includes a 5.9 acre improved acreage with a house, bins, and older outbuildings. Bordered by B19 on the north and P30 on the east. **Crop acres:** 153.63
RE Taxes: \$4118 **CSR2 78.8** **CSR 70.6**



Tract 4 - 120.5 Acres Section 11 Fenton Township

Description: A gently rolling, all tillable tract of farmland. Bordered by 320th Street on the south and 50th Avenue on the west. **Crop acres:** 116.53
RE Taxes: \$2940 **CSR2 83.5** **CSR 75.5**

Tract 5 - 76.3 Acres Section 14 Fenton Township

Description: A gently rolling, all tillable tract of farmland. Bordered by 320th Street on the north and 50th Avenue on the west. The acreage is not included with this tract. **Crop acres:** 73.78
RE Taxes: \$1864 **CSR2 83.6** **CSR 75.3**

Tract 6 - 41.2 Acres m/l Section 18 Burt Township

Description: A very attractive, gently rolling, all tillable, inside tract of farmland. This tract adjoins the east side of Lone Rock. Access to this tract is available from 2nd Street. **Crop acres:** 41.99
RE Taxes: \$1052 **CSR2 82.6** **CSR 73.4**



Method of Sale: The farms will be offered in three groups. Choice of tracts 1, 2 and 3 will be offered. Successful Bidder will have the choice of one or any combination of Tracts 1, 2, and 3. Next: choice of Tracts 4 and 5 will be offered. Successful bidder will have the choice of either or both tracts 4 and 5. The final tract to be sold will be Tract 6, offered individually.

Terms: 10% down sale day, balance will be due at close. Buyer will reimburse tenant for fall tillage and fertilizer on the tracts.

Possession: The farms are available for the 2021 crop season.

Cotton-Jackson Land Company - owner

Attorney: Todd Stowater, Algona, IA



Farm Management & Realty
Spencer, IA 712-262-6425

cottongrave.com

John Cotton - Broker
Mike Koenecke - Agent



Farm Real Estate
Spencer, IA 712-262-3529

theacreco.com

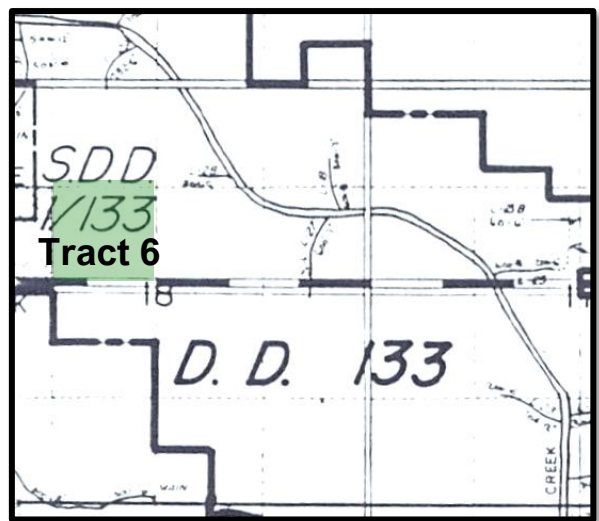
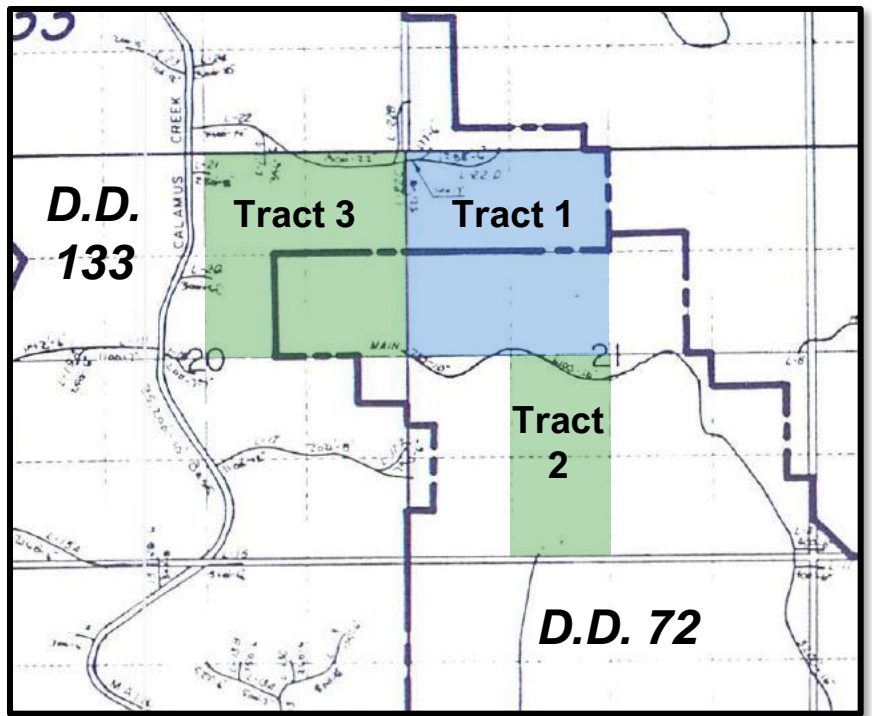
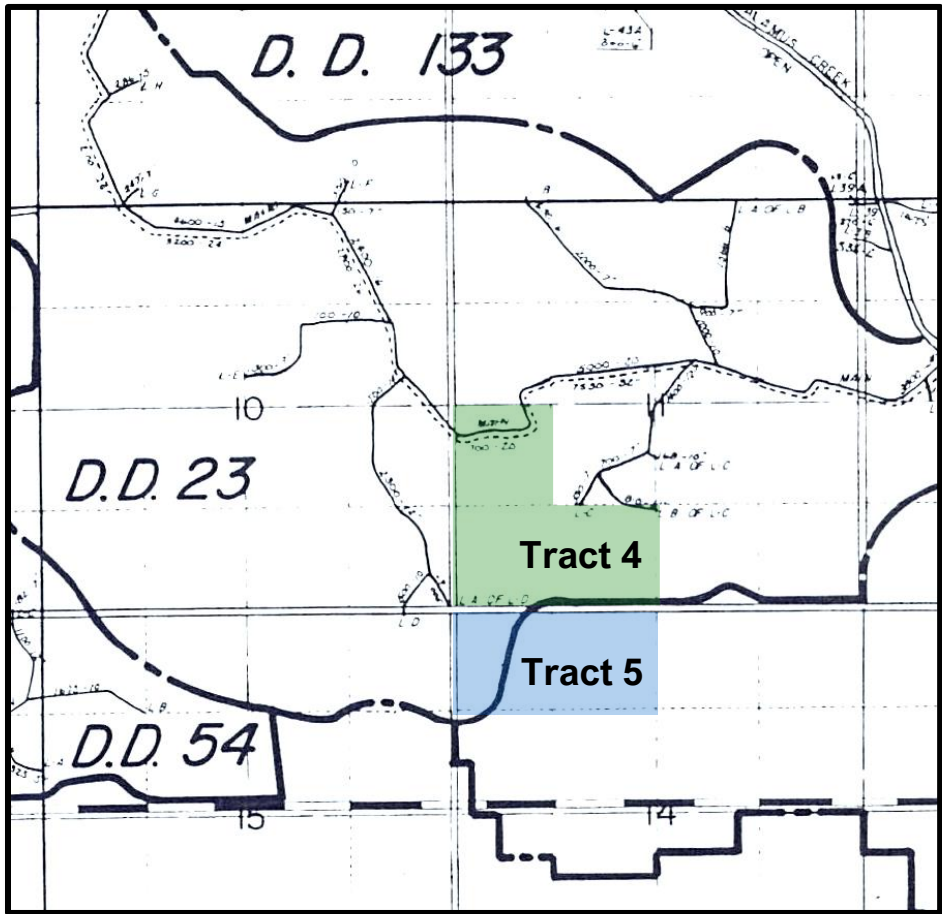
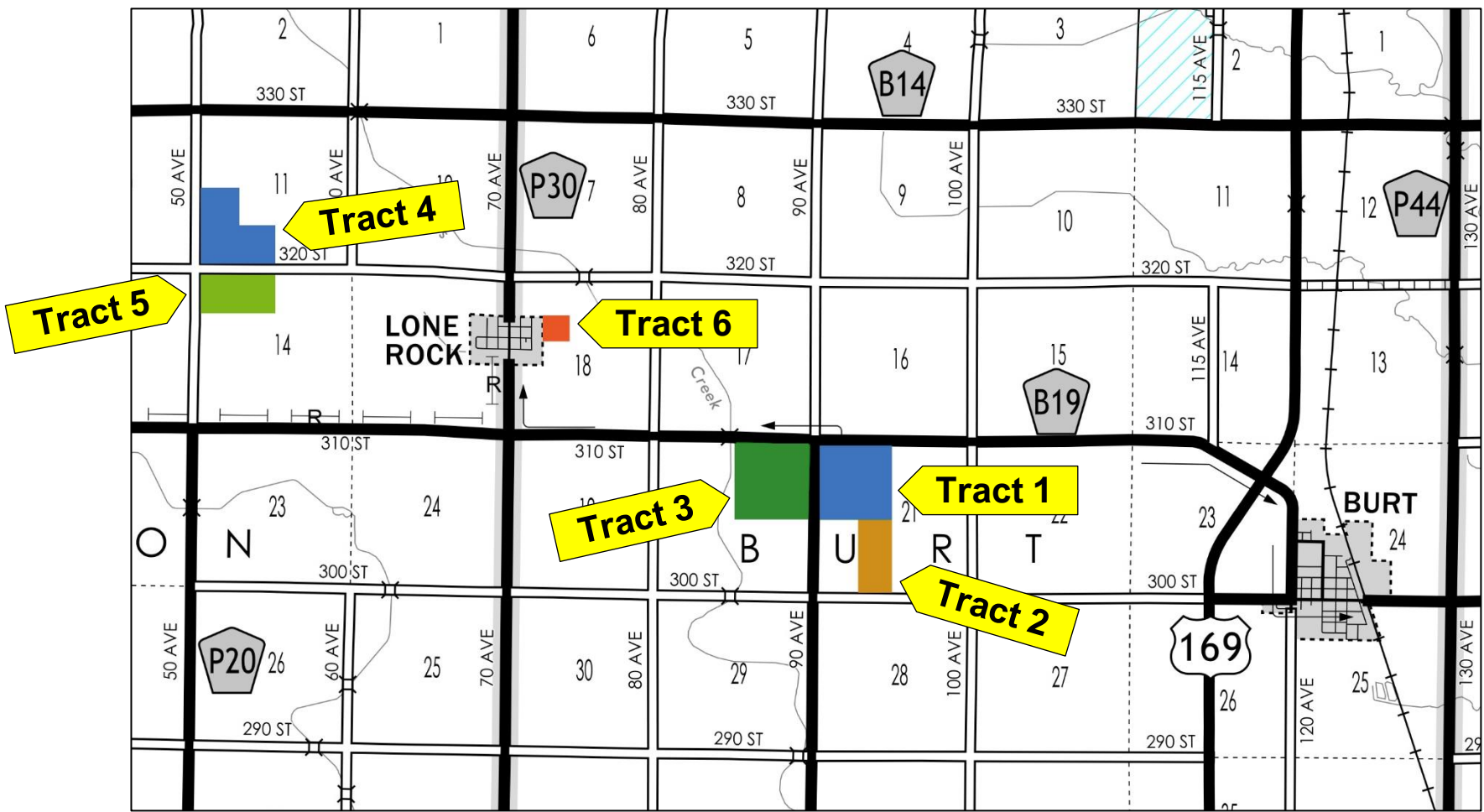
Jon Hjelm ALC - Broker/Auctioneer
Chuck Sikora & Austin Peterson - Agents



Bancroft, IA 515-885-2649
centralstatesagency.com

John Cowin - Broker

The Owner reserves the right to reject any and all bids. Cotton-Grave Farm Management, The Acre Co., and Central States Agency represent the Seller at this auction. This sale is subject to the approval of the Seller 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.



Drainage District Tile Maps

Land auction conducted by:



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