

LAND AUCTION

150.2 Acres Osceola County Section 6 West Holman Township

Selling Iowa's Best !

Thursday - June 10, 2021 - 10:00 am

Little Rock Town & Country Club, 309 Main Street, Little Rock, IA

Legal: The Northeast Fractional Quarter (NE Fr. 1/4) of Section Six (6), Township Ninety-nine (99) North, Range Forty-two (42) West of the 5th PM, Osceola County, Iowa, minus an acreage. The acreage is not included in this sale.

Description: The Kruger farm is an attractive nearly level productive tract of Iowa farmland. The farm contains 143.32 FSA crop acres. A shallow shaped grass waterway crosses the center of the farm from north to south. The farm is bordered on the north by Highway 9 and on the east by Monroe Avenue.

Soils: Ransom, Sac, Spicer, Everly, Wilmonton
CSR2 95.5 CSR 79.6

FSA Information		Cropland acres	143.32
Corn Base acres	70.5	Soybean Base acres	70.5
Corn PLC Yield	183	Soybean PLC Yield	52

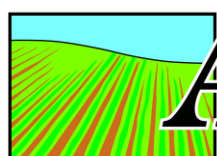
RE Taxes: \$5186 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close
November 16, 2021. Sellers to keep 2021 cash rent.

Possession: At close, subject to a lease for 2021.

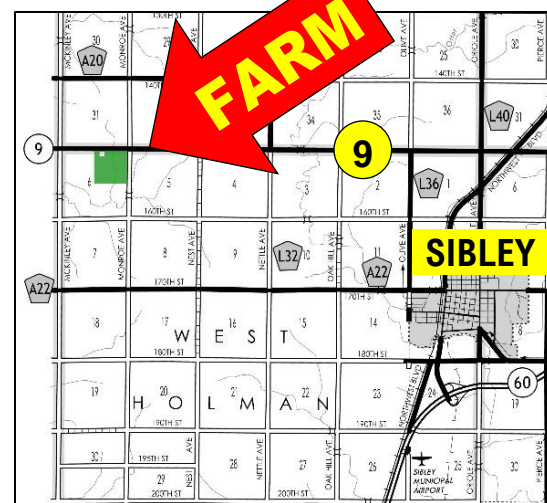
Broker's Note: The ACRE Co. is pleased to be selling the Kruger farm at public auction. Land Buyers, here is great looking, high profile farm right on Highway 9 between Sibley and Little Rock. With highly rated soils, this farm will make a great land investment or addition to your farming operation. The Kruger farm is worth a look, the tenant has done an excellent job. You'll notice the care and upkeep this farm has received over the years. I really like this farm. Give us a call.

We look forward to seeing you in Little Rock on sale day!



ACRE CO

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

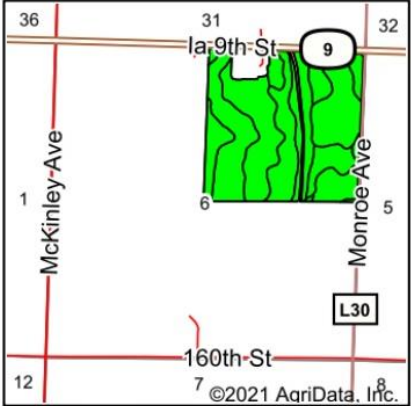
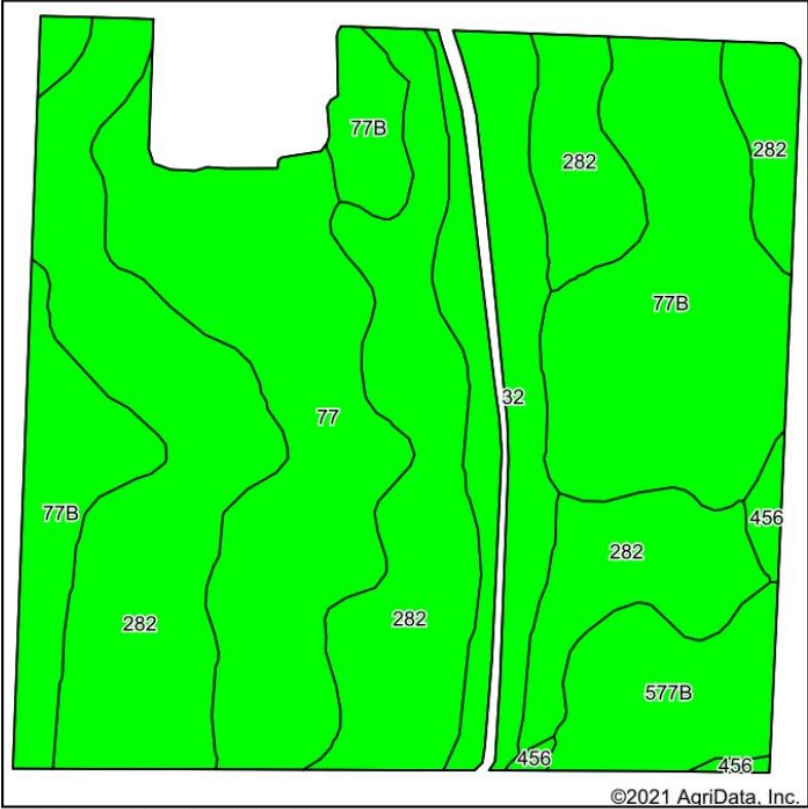


Seller: Kruger Family Heirs
Attorney: Joseph Feller
Koopman, Kennedy & Feller, Sibley, IA

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

Selling Iowa's Best !

Soils Map



State: Iowa
County: Osceola
Location: 6-99N-42W
Township: Holman
Acres: 143.32
Date: 4/26/2021



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA143, Soil Area Version: 31									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
282	Ransom silty clay loam, 0 to 3 percent slopes	58.40	40.7%		Iw	95	82		
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	34.31	23.9%		Ile	95	77		
77	Sac silty clay loam, loam substratum, 0 to 2 percent slopes	26.30	18.4%		I	100	82	8	2
32	Spicer silty clay loam, 0 to 2 percent slopes	14.33	10.0%		Ilw	94	76		
577B	Everly clay loam, 2 to 5 percent slopes	8.51	5.9%		Ile	90	72		
456	Wilmonton silty clay loam, 0 to 3 percent slopes	1.47	1.0%		Iw	91	78		
Weighted Average						95.5	79.6	1.5	0.4

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



The ACRE Co. can 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.