

LAND AUCTION

80 Acres Buena Vista County Section 17 Scott Township

Good looking inside 80

Thursday - June 24, 2021 - 10:00 am

Vaudt Distributing, 105 West Main Street, Rembrandt, Iowa

Legal: South Half of the Northwest Quarter (S1/2 NW1/4) of Section Seventeen (17), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th PM, Buena Vista County, Iowa.

Description: The Van Voorhis farm is an inside gently undulating nearly all tillable farm. The farm contains 77.5 FSA crop acres, 76.2 acres are in one large field. Fox Run Creek runs along the south border and crosses the southeast corner of the farm providing drainage outlet. The farm is bordered on the west by 80th Avenue, a gravel road.

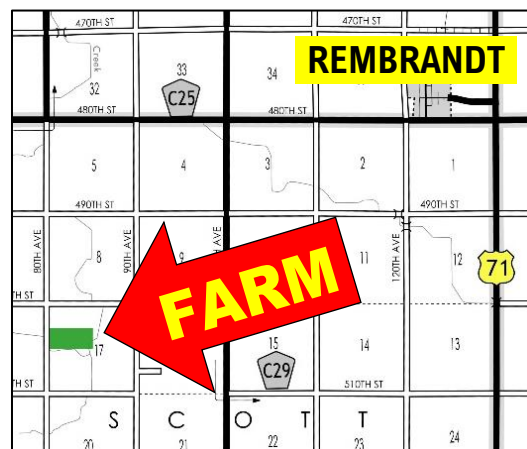
Soils: Clarion, Nicollet, Webster, Colo
CSR2 87.7 CSR 76.6

FSA Information		Cropland acres	77.5
Corn Base acres	53.2	Soybean Base acres	23
Corn PLC Yield	125	Soybean PLC Yield	39

RE Taxes: \$2104 annually. Taxes prorated to July 1, 2021.

Terms: 10 percent down will be due sale day, with the balance due at close July 29, 2021. Buyer will receive the 2nd half of the cash rent for 2021.

Possession: At close, subject to the balance of the 2021 lease.

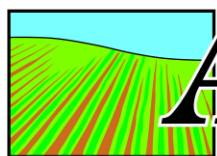


Broker's Note: The ACRE Co. is pleased to be selling the Van Voorhis farm at public auction. Land Buyers, here is a great looking inside Buena Vista County farm in the Rembrandt/Linn Grove/ Alta area. These nearly all tillable tracts are hard to find. The Van Voorhis farm is one of those tracts where the surface water seems to flow in all directions from the middle of the farm, giving the farm great natural drainage. Take a look. We look forward to seeing you in at Vaudt's in Rembrandt on sale day!

Seller: Ruth Van Voorhis Trust

Attorney: Gary Schmit

Phelan Tucker Law, Iowa City, Iowa



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

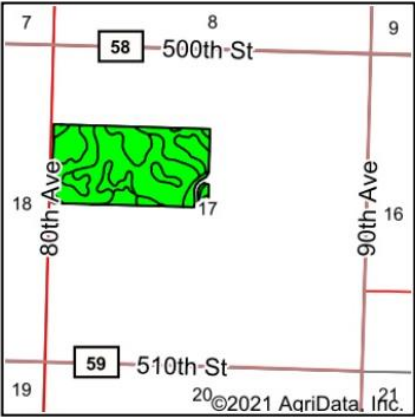
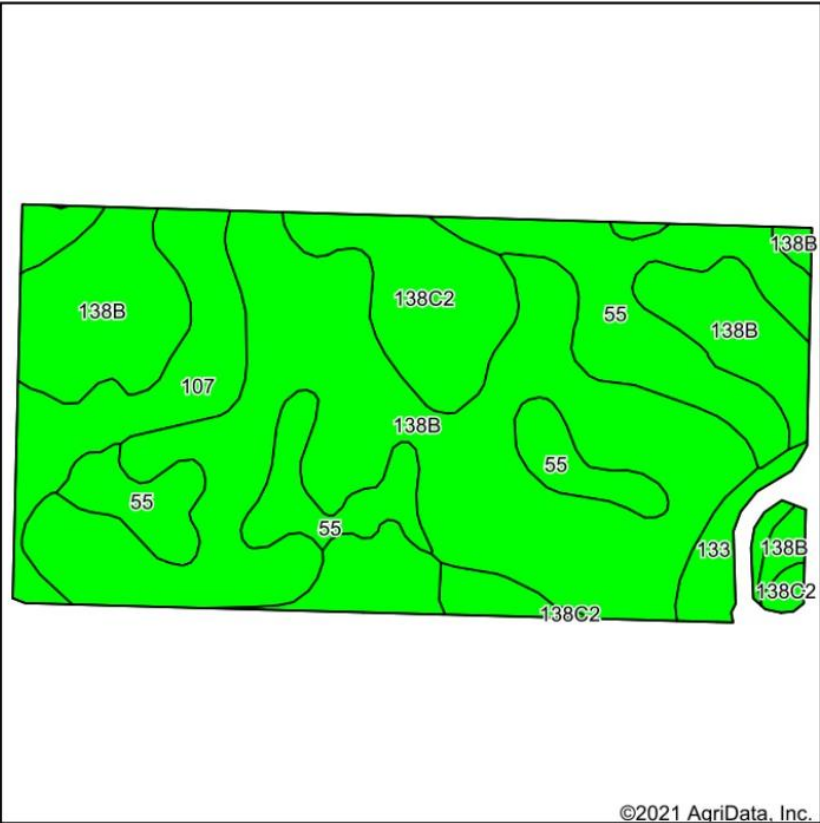
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best !

Soils Map



State: Iowa
County: Buena Vista
Location: 17-92N-37W
Township: Scott
Acres: 77.5
Date: 5/10/2021



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	42.45	54.8%		Ile	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	15.24	19.7%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	10.09	13.0%		Ilw	86	79
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.57	8.5%		Ille	83	60
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	3.15	4.1%		Ilw	78	76
Weighted Average						87.7	76.6

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



Call The ACRE Co. to sell you 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.