

LAND AUCTION

242 Acres Dickinson County Section 12 Center Grove Township

Offered in 2 Tracts

Wednesday - July 14, 2021 - 10:00 am

Arrowwood Resort & Conference Center, 1405 Hwy 71, Okoboji, Iowa

Legal: NW1/4 and N1/2 SW1/4 of Section 12-99-36, Dickinson County, Iowa. Farm has been surveyed and contains 242 acres.

Description: The PB Ellis farm is an attractive, gently rolling, all tillable farm. The farm contains 236.99 FSA crop acres in one large field including 1.2 acres of CRP. The farm is located in Drainage District 27 with several large tiles crossing the farm. The farm is bordered by 160th Street on the north and 270th Avenue on the west.

Soils: Clarion, Clarion-Storden, Webster, Nicollet, Delft-Terril, Crippin, Omsrud-Storden, Terril

	West Tract	East Tract
Total acres	121	121
Net acres	116.73	119.79
CSR2	81.4	83.5
RE Taxes	\$2260	\$2374

FSA Information		Cropland acres	236.99
Corn Base acres	128.10	Soybean Base acres	26.60
Corn PLC Yield	116	Soybean PLC Yield	34
CRP 1.2 acres @ \$188/acre 2019-2029			

Method of Sale: Successful bidder will have the choice of the West Tract, the East Tract, or both tracts.

Terms: 10 percent down sale day, balance due at close on or before November 16, 2021. Taxes will be prorated to January 1, 2022. Sellers will keep all the 2021 rent.

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

Broker's Note: The ACRE Co. is pleased to be selling the PB Ellis farm at public auction. Land Buyers, here is an attractive gently rolling all tillable Northwest Iowa farm. This Lakes-area farm will make a great ag land investment for land buyers looking for a top return. See you sale day!

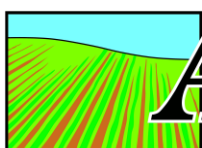
For more information, contact The ACRE Co.



Seller:

PB Ellis Farms, LLC

Attorney: John Bjornstad
Bjornstad Law Firm, Spirit Lake, IA



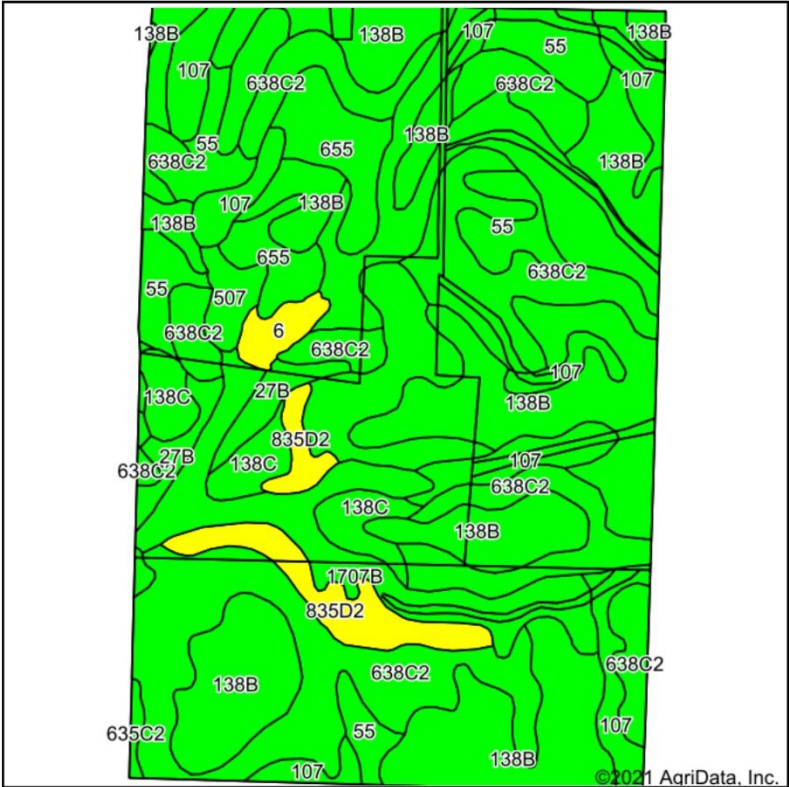
ACRE CO

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

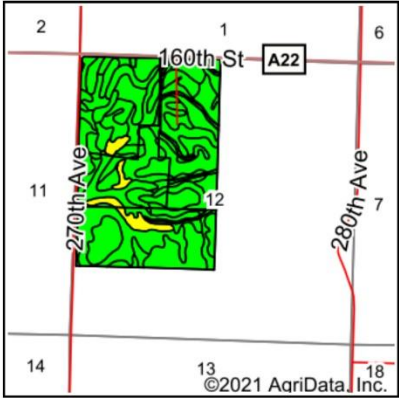
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best !

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Dickinson
Location: 12-99N-36W
Township: Center Grove
Acres: 236.98
Date: 5/20/2021



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IA059, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	64.09	27.0%		Ile	89	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	57.59	24.3%		IIle	75	52
107	Webster clay loam, 0 to 2 percent slopes	37.81	16.0%		IIw	86	70
55	Nicollet clay loam, 1 to 3 percent slopes	17.69	7.5%		Iw	89	73
138C	Clarion loam, 6 to 10 percent slopes	16.73	7.1%		IIle	84	67
1707B	Delft-Terril complex, 1 to 5 percent slopes	15.12	6.4%		IIw	78	59
655	Crippin loam, 1 to 3 percent slopes	9.56	4.0%		Ie	91	71
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	8.35	3.5%		IVe	53	35
27B	Terril loam, 2 to 6 percent slopes	4.82	2.0%		Ile	87	71
507	Canisteo clay loam, 0 to 2 percent slopes	2.43	1.0%		IIw	84	71
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.21	0.9%		IIlw	59	43
635C2	Belview-Storden complex, 5 to 9 percent slopes, moderately eroded	0.58	0.2%		IIle	66	18
Weighted Average						82.4	64.2

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Call The ACRE Co. to 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.