



LAND AUCTION

159 Acres Kossuth County Section 12 Fenton Township

Productive farm north of Lone Rock

Thursday - July 8, 2021 - 10:00 am
American Legion, 202 Front Street, Lone Rock, Iowa

Legal: We will be selling the N1/2 SE1/4 and Parcel B in the S1/2 NE1/4 Section 12-97-30, Kossuth County, Iowa. The farm has been surveyed and contains 159.09 acres.

Description: The Morgan farm is an inside, improved, nearly all tillable farm. The farm contains 151.03 FSA crop acres in two fields divided by Calamus Creek. Two CRP filter strips containing 3 acres and 1.89 acres border the creek. A 4.12-acre improved building site is located on the east side of the farm. The farm is bordered by county road P30 on the east.

Soils: Canisteo, Klossner, Clarion, Nicollet, Crippin, Webster
CSR2 71.6 CSR 69.5

FSA Information	Cropland acres	151.03
Corn Base acres 83.5	Soybean Base acres	61.82
Corn PLC Yield 155	Soybean PLC Yield	46
CRP 3.00 acres @ \$300/acre 2017-2032		
CRP 1.89 acres @ \$235/acre 2018-2033		

RE Taxes: \$3570 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close November 18, 2021. Sellers will keep the 2021 farm income. Buyer will be responsible for septic system updates.

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

Broker's Note: Cotton-Grave Farm Management is pleased to be working with The ACRE Co. and Central States Agency selling this Kossuth County quarter section. Land Buyers, here is your opportunity to purchase a productive farm in the Fenton/Bancroft/Burt area. Here's a good looking quarter section with a top location on P30 north of Lone Rock.

For more information, Call John Cotton or Mike Koenecke at Cotton-Grave Farm Management & Realty

**John Morgan, Thomas Morgan, and
the Morgan Family Trust - owners**
Attorney: Todd Stowater, Algona, Iowa



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

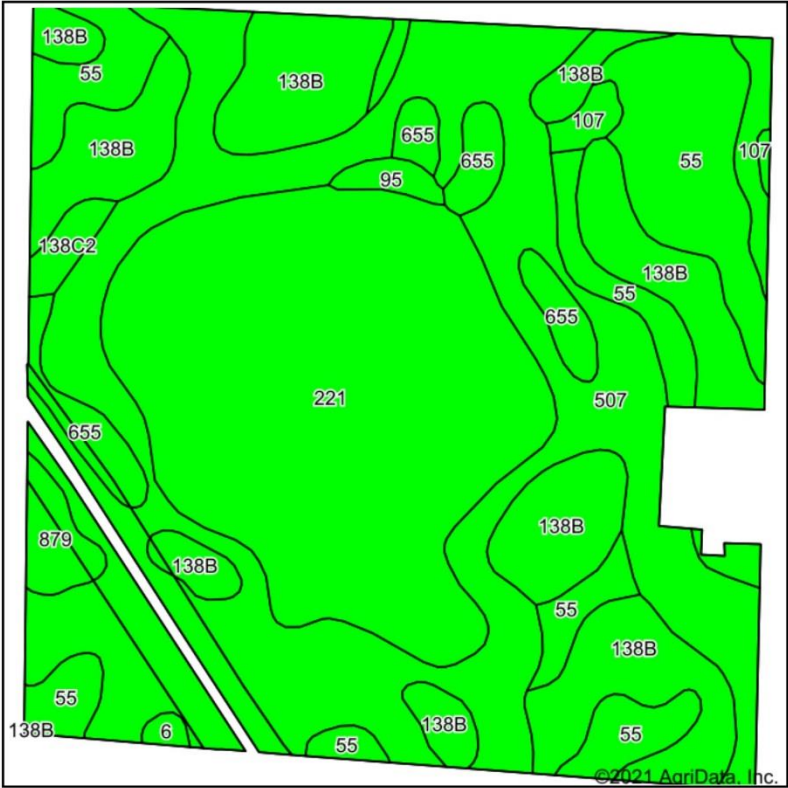


Bancroft, IA 515-885-2649
centralstatesagency.com

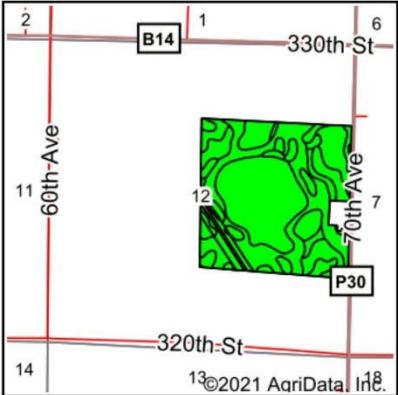
John Cowin - Broker

The Owner reserves the right to reject any and all bids. Cotton Grave Farm Management, The ACRE Co., and Central States Agency represent the 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.

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Kossuth
Location: 12-97N-30W
Township: Fenton
Acres: 151.05
Date: 6/2/2021



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA109, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	47.57	31.5%		IIw	84	75
221	Klossner muck, 0 to 1 percent slopes	41.64	27.6%		IIIw	32	48
138B	Clarion loam, 2 to 6 percent slopes	29.20	19.3%		Ile	89	77
55	Nicollet clay loam, 1 to 3 percent slopes	20.61	13.6%		Iw	89	85
655	Crippin loam, 1 to 3 percent slopes	5.30	3.5%		Ie	91	80
107	Webster clay loam, 0 to 2 percent slopes	2.46	1.6%		IIw	86	80
879	Fostoria loam, 0 to 2 percent slopes	1.90	1.3%		Iw	95	85
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.13	0.7%		IIIe	83	62
95	Harps clay loam, 0 to 2 percent slopes	0.89	0.6%		IIw	72	60
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.35	0.2%		IIIw	59	54
Weighted Average						71.6	69.5

**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.



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