

LAND AUCTION

157.9 Acres Palo Alto County Section 36 Highland Township



*Good looking
Ruthven/Ayrshire/Emmetsburg area farm*

Wednesday - January 26, 2022 - 10:00 am

American Legion, 1602 Main Street, Ruthven, IA

Farm Location: From Ruthven – 3 miles east on Hwy 18, then 2 miles south on N28, then 1 mile east on 380th Street

Legal Description: Northwest Quarter (NW1/4) of Section Thirty-six (36), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa. The farm has been surveyed and contains 157.9 acres.

Description: The Brown farm is a nearly all tillable, level to gently rolling farm. The farm contains 143.58 FSA crop acres in one large field. An 11.4-acre tract of trees is located on the south property line of the farm. A 6000 bu. dryer bin and two smaller bins are located along 380th Street, which borders the north side of the farm.

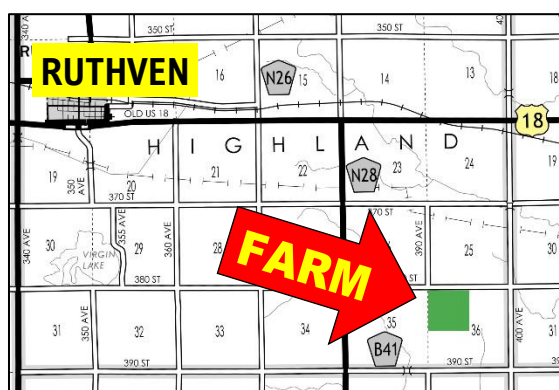
Soils: Clarion, Canisteo, Nicollet, Webster **CSR2 82.1**

FSA Information	Cropland acres	143.58
Corn Base acres	72.79	Corn PLC Yield 155
Soybean Base acres	70.79	Soybean PLC Yield 45

RE Taxes: \$4276 annually. Taxes prorated to Jan. 1, 2022.

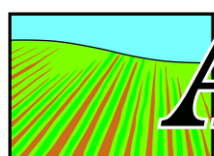
Terms: 10 percent down sale day, balance due at close March 10, 2022. Buyer to receive 100% of the cash rent for 2022 crop season.

Possession: Possession is subject to a cash lease for the 2022 crop season. Buyer to receive 100% of the cash rent.



Broker's Note: The ACRE Co. is pleased to be selling the Brown farm at public auction. Land Buyers, here is a great opportunity to buy a productive, nearly all tillable farm located centrally between grain markets in Ruthven, the ethanol plant in Emmetsburg, and the feed mill at Ayrshire. This farm would make a great addition to any farming operation or land investment portfolio.

We look forward to seeing you in Ruthven on sale day!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

Seller:

Shirley J. Brown Revocable Trust

Attorney:

Tara Higgins, Des Moines, IA

Jon Hjelm, ALC 712-240-3529

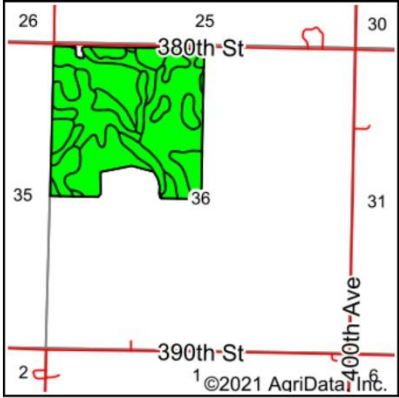
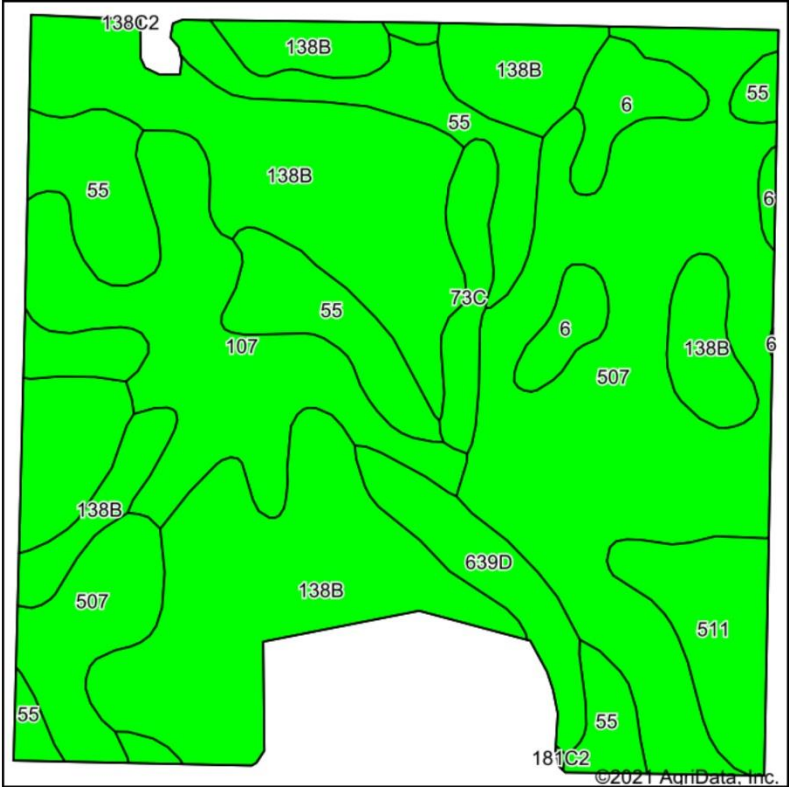
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Call us 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.

Soils Map



State: Iowa
County: Palo Alto
Location: 36-96N-34W
Township: Highland
Acres: 143.58
Date: 12/27/2021



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA147, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	47.30	32.9%		Ile	89	76
507	Canisteo clay loam, 0 to 2 percent slopes	43.58	30.4%		IIw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	18.26	12.7%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	15.78	11.0%		IIw	86	79
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	5.96	4.2%		IIIw	66	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.87	3.4%		IIIw	59	54
639D	Storden-Salida complex, 9 to 14 percent slopes	4.76	3.3%		IIle	34	20
73C	Hawick gravelly sandy loam, 6 to 12 percent slopes	3.07	2.1%		IVs	31	5
Weighted Average					2.02	82.1	71.8

**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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