



LAND AUCTION

302.8 Acres Woodbury County 4 Tracts - Sections 27 & 28 Liberty Township

LIVE AUCTION

Great Level Soils – Top Location!

Wednesday - February 23, 2022 - 10:00 am

Auction Location: American Legion Post 662, Sergeant Bluff, IA

Legal Description: A tract of land in Section 27 and 28 Liberty Township (87-47), Woodbury County, Iowa. The farm has been recently surveyed and contains a total of 302.8 acres.

Description: The Reynolds farm is an attractive, level, nearly all tillable farm. The farm contains 262.74 crop acres plus a triangular area of non-tillable land included with Tract 1. The farm contains highly productive soils with excellent ratings. The farm is bordered on the west by Interstate 29, on the north by D51 (260th Street), and on the east by Buchanan Avenue, a minimum maintenance road. The improved acreage between Tracts 3 and 4 is not included in this auction.

Soils: Modale, Blend, Salix, Cooper, Keg, Albaton, Onawa-Albaton

	Surveyed acres	Net acres	RE Taxes	CSR2
Tract 1	110.45	108.45	\$2898	81.7
Tract 2	79.29	77.49	\$2600	78.7
Tract 3	69.9	66.12	\$2278	80.1
Tract 4	43.17	39.76	\$1224	83.2

Method of Sale: Successful Bidder will have choice of any tract or combination of tracts. Auction will continue until all tracts are sold.

Terms: 10% down sale day, balance due at close April 6, 2022.

Possession: Possession is available for the 2022 crop season.



Broker's Note: The ACRE Co. and Helvig Ag Service are pleased to be selling the Reynolds farm at public auction. Land Buyers, here is your opportunity to purchase four tracts of productive Woodbury County farmland with a high-profile Interstate 29 and D51 location at Exit 135 between Sergeant Bluff and Salix, Iowa. This farm is one of the largest offerings of quality land currently available in the area. These good-looking tracts would be a great farmland investment or addition to any farming operation.

Call Jon Hjelm ALC 712-240-3529 or Doug Helvig 712-276-4130

We look forward to seeing you at the sale!

Seller: Laurence V. Reynolds Trust

Attorney: Dan Hartnett, Crary Huff Law Firm, Sioux City, IA

The ACRE Company - Spencer, Iowa

Jon Hjelm, ALC 712-240-3529

theacresco.com 712-262-3529

Helvig Ag Service Co. - Sioux City, Iowa

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