

LAND AUCTION

40 Acres Buena Vista County Section 14 Poland Township

Inside all tillable farm

Wednesday - February 9, 2022 - 10:00 am

Marathon Community Center, Marathon, IA

Legal Description: Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Fourteen (14), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th PM, Buena Vista County, Iowa.

Description: The Wells farm is an inside, all tillable, nearly level to gently rolling tract of farmland. The farm contains 39 FSA crop acres all in one field. The farm is in Drainage District #49 with a large 22" tile main crossing the farm. The farm is bordered on the south by 450th Street.

Soils: Blue Earth, Canisteo, Clarion, Harps **CSR2 73.4**

FSA Information		Cropland acres	39
Corn Base acres	20	Corn PLC Yield	138
Soybean Base acres	19	Soybean PLC Yield	31

RE Taxes: \$924 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close March 16, 2022.

Possession: Farm is available for the 2022 crop season.



Broker's Note: The ACRE Co. is pleased to be selling the Wells Estate farm at public auction. Land Buyers, here is a great opportunity to buy a great looking, inside, all tillable farm in the Marathon/Webb/Laurens area. Investing in farmland has been a smart strategy. Here is a chance to purchase a small tract of high percentage tillable farmland.

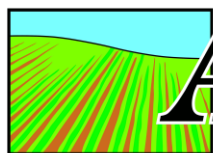
We look forward to seeing you in Marathon on sale day!

Call Jon Hjelm for more information 712-240-3529

Seller: Marie Wells Estate

Attorney:

Neven Conrad, Conrad & Lemmenes
Laurens, IA



ACRE CO

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

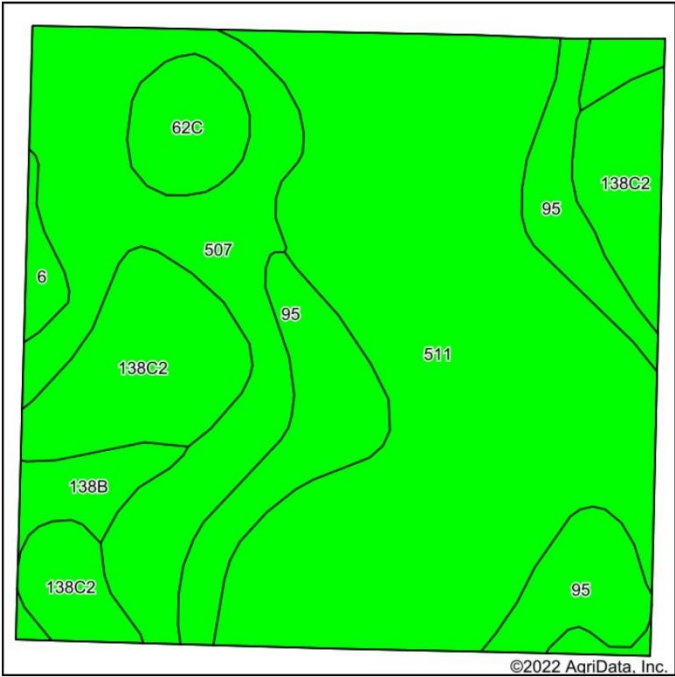
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Call us to sell your farm !

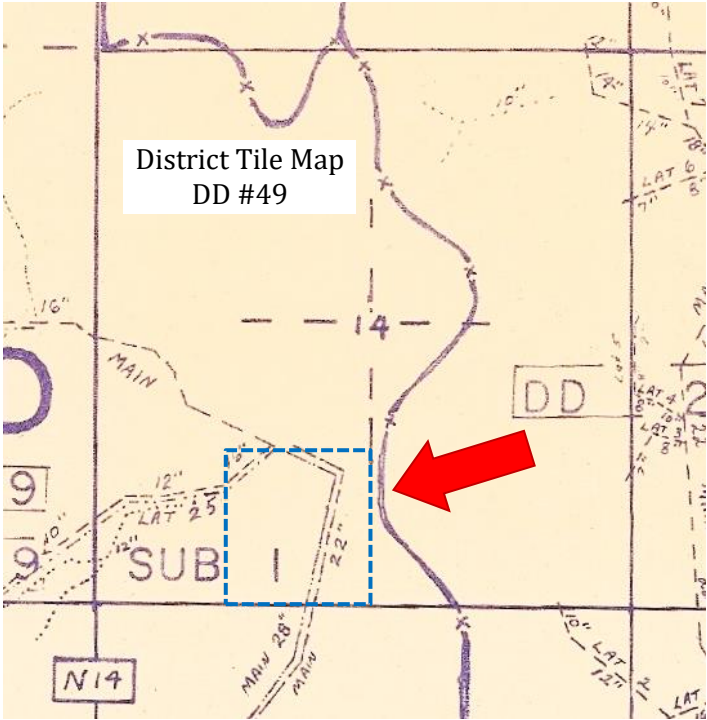
Soils Map



State: **Iowa**
County: **Buena Vista**
Location: **14-93N-35W**
Township: **Poland**
Acres: **39**
Date: **1/3/2022**



Area Symbol: IA021, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	17.21	44.1%		IIIw	66	51
507	Canisteo clay loam, 0 to 2 percent slopes	8.01	20.5%		IIw	84	74
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.65	14.5%		IIIe	83	60
95	Harps clay loam, 0 to 2 percent slopes	5.33	13.7%		IIw	72	59
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	1.35	3.5%		IIIe	64	48
138B	Clarion loam, 2 to 6 percent slopes	1.03	2.6%		Ile	89	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.42	1.1%		IIw	59	54
Weighted Average					2.63	73.4	58.7



Selling Iowa's Best Farmland

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.