

LAND AUCTION

Woodbury County - Two 80 Acre Farms *Sections 26 & 27 Kedron Township*



2 top caliber tracts

Wednesday, February 8, 2023 - 10:00 am
American Legion Post 389, Anthon, IA

East Farm - 80 Acres Woodbury County

Legal: N1/2 NW1/4 Section 26-88N-43W

Description: An attractive, nearly all tillable, terraced farm with 76.47 FSA crop acres. The east Buresh farm includes a 10,000 bu grain bin.

Soils: Monona, Judson, Napier **CSR2 74.3**

RE Taxes: \$2762 annually

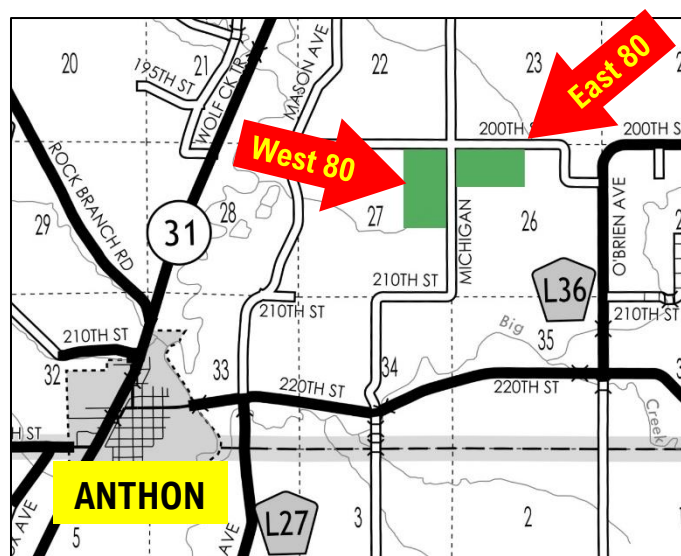
West Farm - 80 Acres Woodbury County

Legal: E1/2 NE1/4 Section 27-88N-43W

Description: An attractive, nearly all tillable productive tract with 72.51 FSA crop acres. The west Buresh farm is crossed by several waterways.

Soils: Monona, Napier **CSR2 76.7**

RE Taxes: \$2722 annually



Method of Sale: Choice Method, the successful bidder will have the choice of either or both farms.

Terms: 10 percent down sale day, balance due at close on March 15, 2023. The farms are leased for 2023 and the Buyer will receive 100% of the cash rent for the 2023 crop season. Real Estate taxes will be prorated to January 1, 2023.

Possession: At close, subject to a flex cash farm lease for the 2023 crop season.

Seller: James and Doris Buresh Revocable Trust

Auctioneer: Jon Hjelm ALC
The ACRE Co. - Spencer, IA
theacreco.com 712-262-3529

Broker: Doug Helvig
Helvig Ag Service - Sioux City, IA
712-276-4130

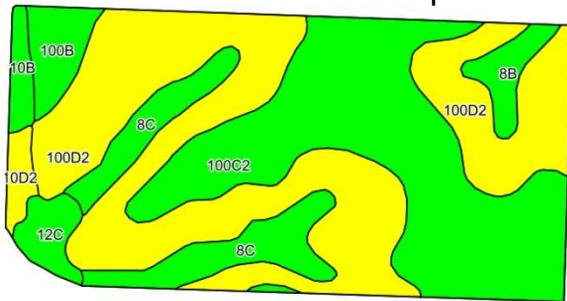
The Owner reserves the right to reject any and all bids. The ACRE Co. and Helvig Ag Service represent the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed.

BURESH TRUST LAND AUCTION

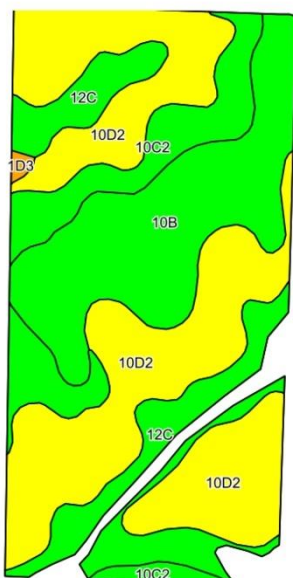
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Soils Map - East Farm

Sec 26 Kedron Twp



Code	Soil	Acres	% of Field	CSR2
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	34.54	45.2%	60
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	25.42	33.2%	85
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	7.45	9.7%	87
100B	Monona silty clay loam, 2 to 5 percent slopes	2.61	3.4%	95
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.03	2.7%	92
12C	Napier silt loam, 5 to 9 percent slopes	1.97	2.6%	89
10B	Monona silt loam, 2 to 5 percent slopes	1.27	1.7%	95
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	1.18	1.5%	60
Weighted Average				74.3



Soils Map - West Farm

Sec 27 Kedron Twp



Code	Soil	Acres	% of Field	CSR2
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	33.05	45.6%	60
10B	Monona silt loam, 2 to 5 percent slopes	17.86	24.6%	95
12C	Napier silt loam, 5 to 9 percent slopes	11.38	15.7%	89
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	9.99	13.8%	86
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.24	0.3%	32
Weighted Average				76.7

FSA Information – Tracts combined

Cropland acres	148.94
Corn Base acres	122.7
Corn PLC Yield	158
Soybean Base acres	26.2
Soybean PLC Yield	45

Selling Iowa's Best



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