

LAND AUCTION

2 Farms Palo Alto County

Sections 29 & 34 Vernon Township

Thursday, September 21, 2023 - 10:00 am

The Shores at Five Island, 14 North Lawler St, Emmetsburg, IA

Tract 1 - 150.81 Surveyed Acres Section 34 Vernon Township

- Outstanding all tillable farm
- 147.66 surveyed crop acres CSR2 87.5
- Soils: Nicollet, Webster, Clarion, Colo
- RE Taxes: \$4808 annually (est)



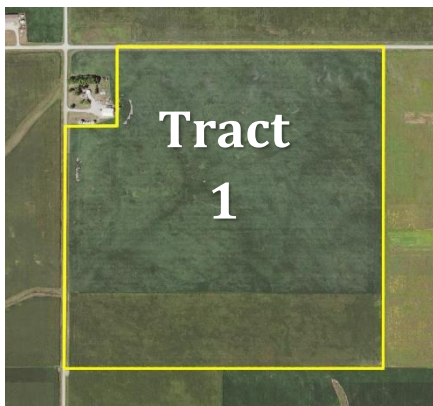
Tract 1

Tract 2 - 80 Acres m/l Section 29 Vernon Township

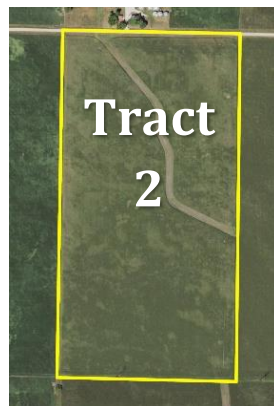
- Good looking all tillable farm
- 78.64 FSA crop acres CSR2 83.6
- Soils: Canisteo, Clarion, Nicollet, Webster
- CRP: 2.65 acres @ \$204/ac, 2019-2030
- RE Taxes: \$2436 annually



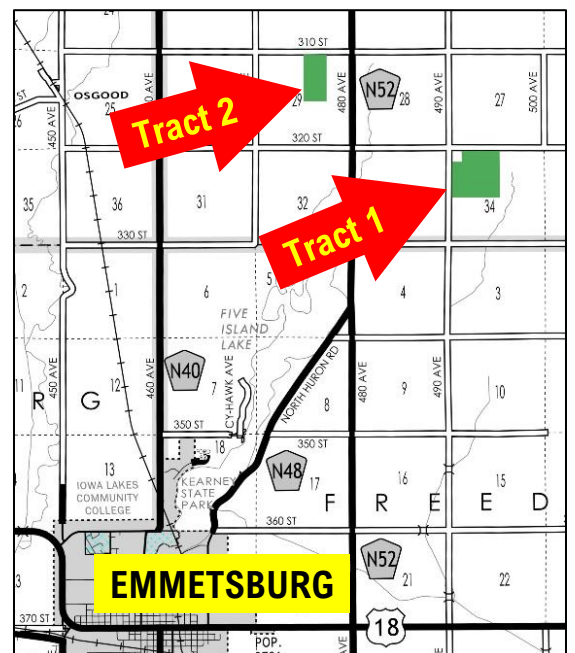
Tract 2



Tract 1



Tract 2



Method of Sale: Successful Bidder will have choice of either or both tracts.

Terms: 10 percent down sale day, balance due at close on November 21, 2023. The buyer on the 80-acre tract will receive the October 2024 CRP payment. Real Estate taxes will be prorated to January 1, 2024.

Possession: At close. The Thiel farms are available for the 2024 crop season.

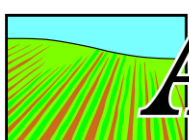
Immediately following this sale, we will auction the Shryock 80 acres in Section 34 Vernon Township.

Seller:

Clarence "Dick" Thiel Estate

Attorney: Dalton Kidd
Berkland & Brown, Emmetsburg, IA

Broker's Note: The ACRE Co. is pleased to be selling the Thiel Estate farms at public auction. These farms have been in the family for a long time and have been well cared for. Either one of these farms would be an excellent addition to your farming operation. We look forward to seeing you on sale day!

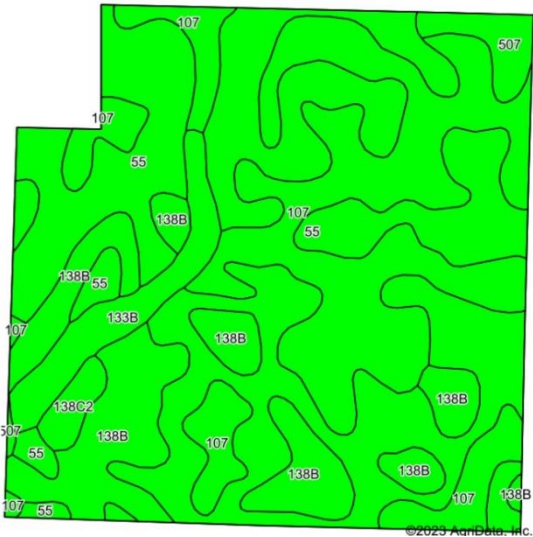


ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacrecos.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

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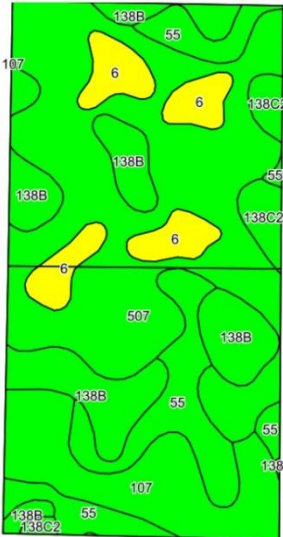
The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from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



Soils Map - Tract 1



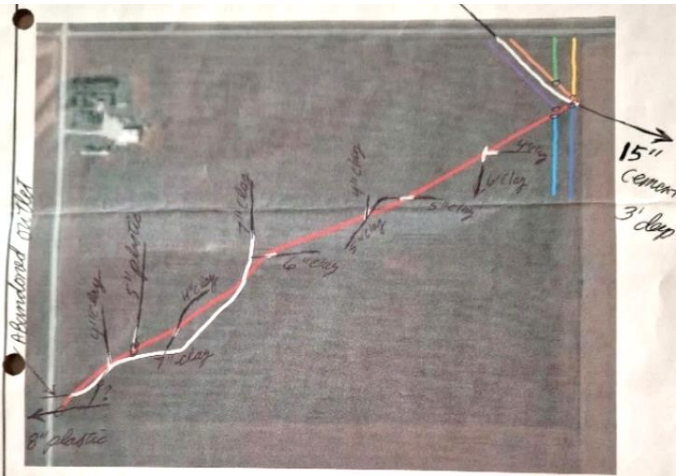
Code	Soil	Acres	% of Field	CSR2
55	Nicollet clay loam, 1 to 3 percent slopes	66.41	45.5%	89
107	Webster clay loam, 0 to 2 percent slopes	44.1	30.2%	86
138B	Clarion loam, 2 to 6 percent slopes	23.89	16.4%	76
133B	Colo silty clay loam, 2 to 4 percent slopes	6.74	4.6%	80
507	Canisteo clay loam, 0 to 2 percent slopes	3.01	2.1%	84
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.85	1.3%	83
Weighted Average				87.5



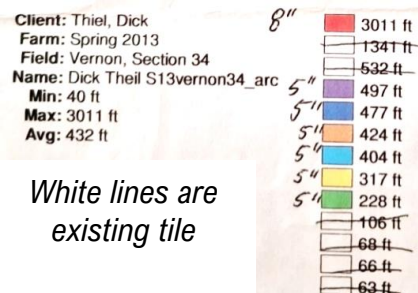
Soils Map - Tract 2



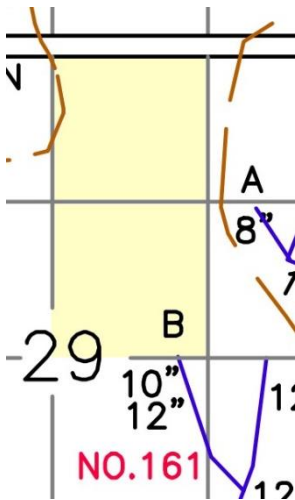
Code	Soil	Acres	% of Field	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	33.76	42.9%	84
138B	Clarion loam, 2 to 6 percent slopes	13.3	16.9%	89
55	Nicollet clay loam, 1 to 3 percent slopes	11.4	14.5%	89
107	Webster clay loam, 0 to 2 percent slopes	10.66	13.6%	86
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.8	8.6%	59
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.72	3.5%	83
Weighted Average				83.6



Tract 1 Tile Map



Tract 2 Tile Map



Selling Iowa's Best !

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