

LAND AUCTION

58 Acres Emmet County Section 16 Estherville Township



Great farm – Prime location !

Thursday - August 19, 2021 - 10:00 am

Elks Lodge #528, 3665 Hwy 9, Estherville, Iowa

Legal: S1/2 NE1/4 SE1/4 and SE1/4 SE1/4 all in Section 16 Estherville Township (99-34), Emmet County, Iowa.

Description: The Lonneman farm is an attractive, very gently undulating, all tillable farm. The farm contains 53.93 FSA crop acres in one large field including 2.3 acres of CRP along the north side. The farm is bordered by N26 on the east and 180th Street on the south.

Soils: Clarion-Storden, Clarion, Nicollet, Canisteo, Webster, Lester, Okoboji, Omsrud-Storden **CSR2 81.9**

FSA Information	Cropland acres	53.93
Corn Base acres	50.3	Corn PLC Yield 145
CRP 2.3 acres @ \$298.70/acre 2016-2026		

RE Taxes: \$1820 annually. Taxes prorated to January 1, 2022.

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

Seller will keep the rent for the 2021 crop season.

Possession: At close November 30, 2021. Possession is open for the 2022 crop season.

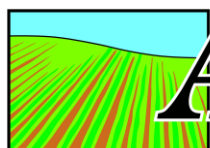
Broker's Note: The ACRE Co. is pleased to be selling the Lonneman farm at public auction. Land Buyers, here is a great looking, small, productive farm with a prime location adjoining Estherville and the wooded Fort Defiance State Park. The Lonneman farm is a perfect fit if you're looking for a farm investment or a great place to build your new house.

Take a look, you'll like this farm.

Sellers: Ronald and Kay Lonneman

Attorney: Lonnie Saunders

Saunders Law Office, Spirit Lake, IA

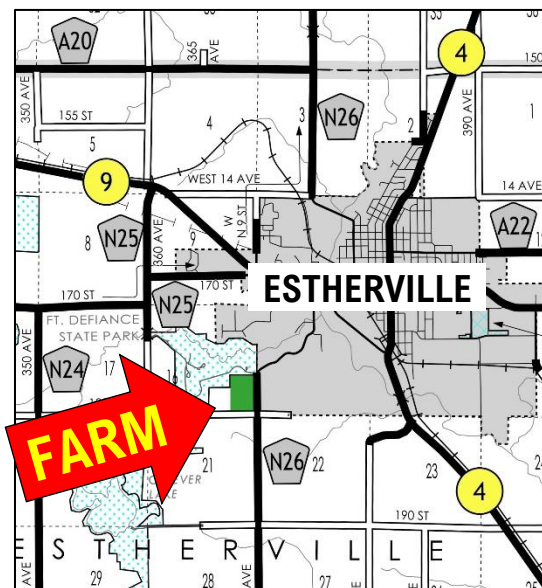


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

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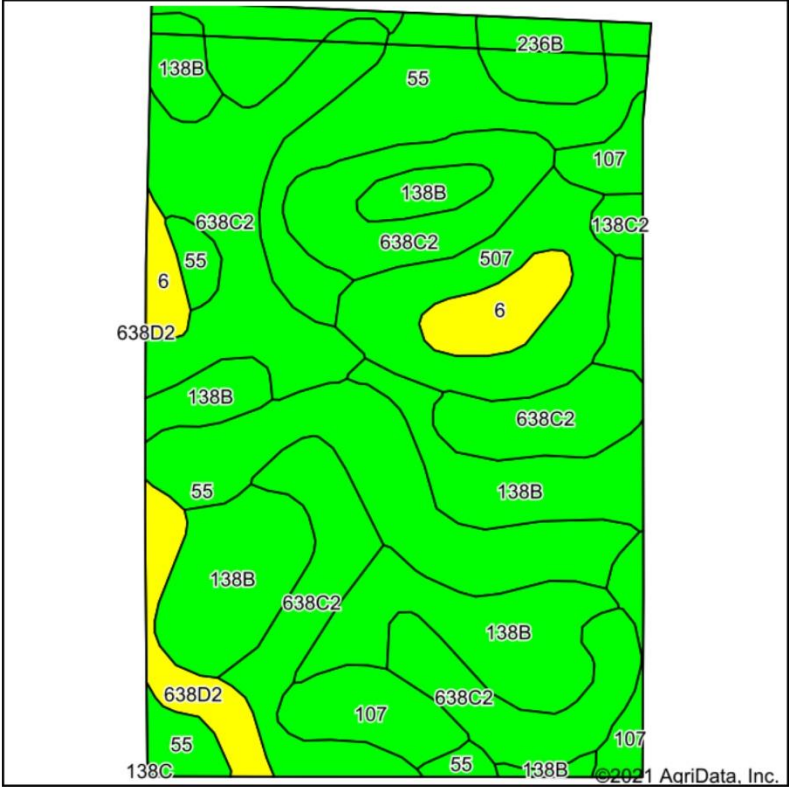
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

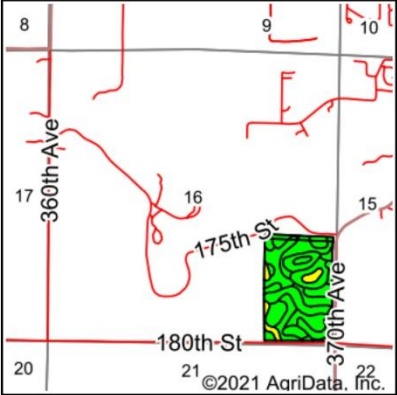
Austin Peterson 712-260-3678

Selling Iowa's Best !

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Emmet
Location: 16-99N-34W
Township: Estherville
Acres: 53.93
Date: 7/14/2021

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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA063, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.04	29.7%		IIle	75	53
138B	Clarion loam, 2 to 6 percent slopes	12.31	22.8%		Ile	89	74
55	Nicollet clay loam, 1 to 3 percent slopes	11.40	21.1%		Iw	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	4.20	7.8%		IIw	84	73
107	Webster clay loam, 0 to 2 percent slopes	3.17	5.9%		IIw	86	77
236B	Lester loam, 2 to 6 percent slopes	2.94	5.5%		Ile	85	70
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.94	3.6%		IIIw	59	53
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.53	2.8%		IVe	53	44
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.40	0.7%		IIle	83	59
Weighted Average						81.9	67.6

**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.



Call The ACRE Co. 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.