

LAND AUCTION

120 Acres Jackson County Sections 8 & 17 Sioux Valley Township

Outstanding all tillable farm

Friday - September 24, 2021 - 10:00 am

Lake Park Community Center, Lake Park, Iowa

Legal: S1/2 S1/2 SE1/4 of Section 8 and N1/2 NE1/4 Section 17, all in Sioux Valley Township (101-37), Jackson County, MN.

Description: The Schroeder farm is an attractive, inside, nearly level to very gently undulating, all tillable farm. The farm contains 116.83 FSA crop acres all in one field. The farm is bordered on the west by 385th Avenue.

Soils: Clarion, Waldorf, Lura, Collinwood, Nicollet, Truman
CPI 89.7 CER 80.7

FSA Information		Cropland acres	116.83
Corn Base acres	67.6	Corn PLC Yield	153
Soybean Base acres	48.4	Soybean PLC Yield	45

RE Taxes: \$4646 annually. Taxes will be 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 12, 2021. Possession is open for the 2022 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Schroeder Trust farm at public auction. Land Buyers, check out this great looking, all tillable farm just north of Sioux Valley. This farm has awesome soils and recently installed tile, all making this high caliber farm an excellent land investment or addition to your family farming operation.

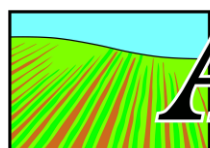
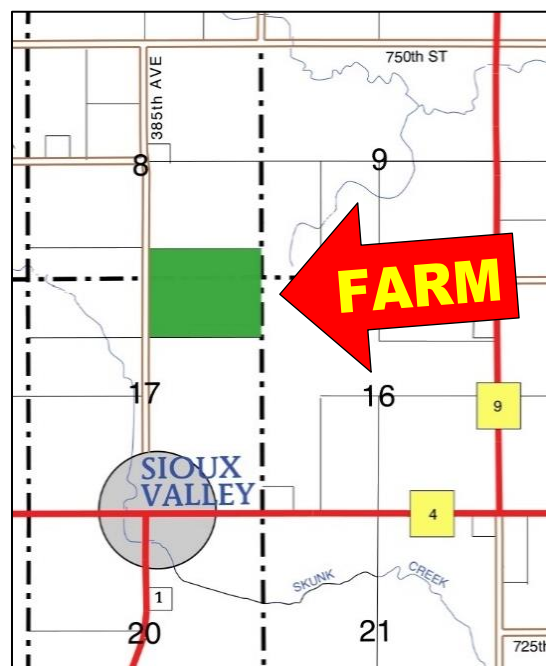
We look forward to seeing you in Lake Park on sale day !

Seller:

Don and Debbie Schroeder Family Trust

Attorney: Earl Maahs

Maahs & Walleck, Spirit Lake, IA



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

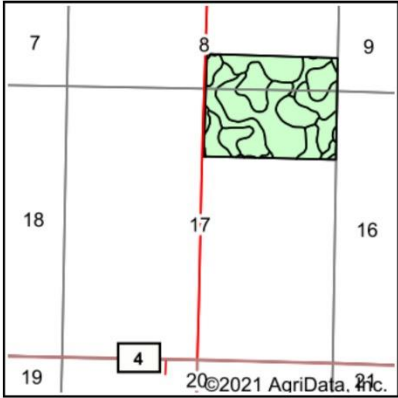
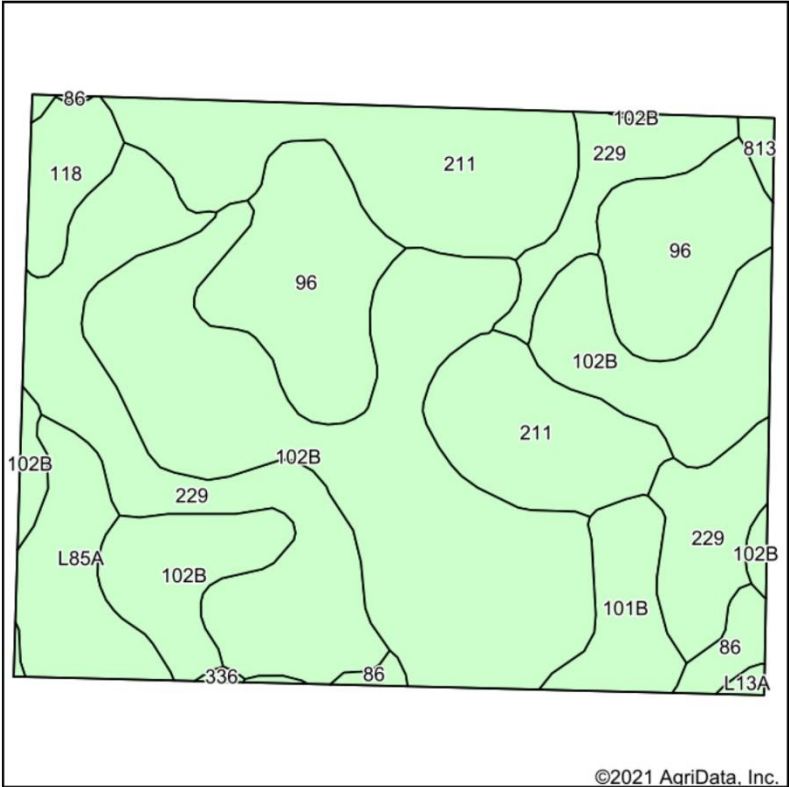
theacreco.com

Jon Hjelm, ALC 712-240-3529
MN Lic 32-21-003

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.

Soils Map



State: **Minnesota**
County: **Jackson**
Location: **8-101N-37W**
Township: **Sioux Valley**
Acres: **116.56**
Date: **8/18/2021**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN063, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
102B	Clarion loam, 2 to 6 percent slopes	41.09	35.3%	Ile	95		
229	Waldorf silty clay loam, 0 to 2 percent slopes	23.57	20.2%	IIlw	85		
211	Lura silty clay, 0 to 1 percent slopes	20.15	17.3%	IIlw	81		
96	Collinwood silty clay loam, 1 to 3 percent slopes	16.03	13.8%	IIlw	86		
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.91	5.1%	Iw	99		
101B	Truman silt loam, 2 to 6 percent slopes	4.15	3.6%	Ile	99		
118	Crippin loam, 1 to 3 percent slopes	2.91	2.5%	Ie	100		
86	Canisteo clay loam, 0 to 2 percent slopes	1.86	1.6%	IIlw	93		
813	Spicer-Lura complex	0.51	0.4%	IIlw	87	164	48
L13A	Klossner muck, 0 to 1 percent slopes	0.25	0.2%	IIlw	77		
336	Delft clay loam, 0 to 2 percent slopes	0.13	0.1%	IIlw	94		
Weighted Average					89.7	0.7	0.2

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



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