

LAND AUCTION

85 Acres Palo Alto County Sections 20 & 29 Booth Township



Rush Lake Crop Farm

Friday - November 12, 2021 - 10:00 am

Brown Fertilizer, 101 Church Street, Webb, IA

Legal: A tract located in the E1/2 SE1/4 Section 20 and the NE1/4 NW1/4 Section 29, all in Booth Township (94-34), Palo Alto Co., IA

Description: The Joenks farms is a nearly all tillable, gently rolling tract of farmland. The farm contains 84.04 FSA crop acres in one large field. The majority of the soils are Webster, Clarion, Nicollet, Okoboji, and Storden. The farm is bordered on the east by 355th Ave.

Soils: Webster, Clarion, Nicollet, Okoboji, Sotrden **CSR2 78.1**

FSA Information		Cropland acres	84.04
Corn Base acres	40.8	Soybean Base acres	39.6
Corn PLC Yield	152	Soybean PLC Yield	42

RE Taxes: \$2298 annually. Real Estate Taxes will be prorated to January 1, 2022.

Terms: 10% down sale day, balance due at close December 14, 2021.

Possession: Possession is available for the 2022 crop season.

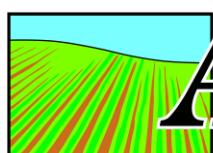
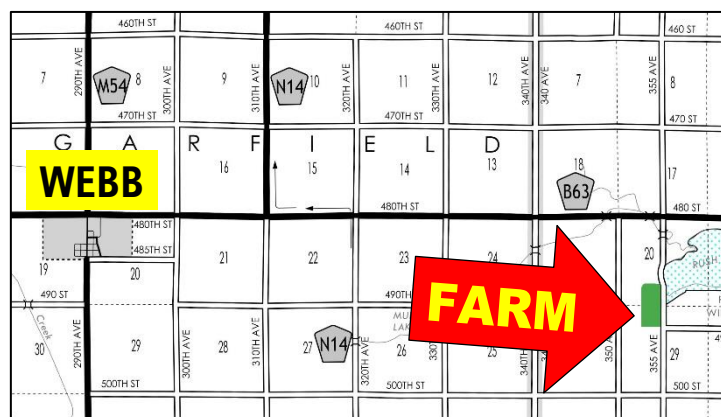


Seller: Barbara L. Joenks

Attorney: Don Hemphill

Hemphill Law Office, Spencer, IA

Broker's Note: The ACRE Co. is pleased to be selling the Joenks farm at public auction. Land Buyers, here is your chance to buy an underrated, good looking, inside, tillable productive crop farm. This farm will have appeal whether you're looking to add to your land holdings or buy a farm your tenant will like. Check out this farm in the Ayrshire-Curlew-Mallard-Laurens-Marathon area. See you at Brown Fertilizer in Webb on sale day!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

Jon Hjelm, ALC 712-240-3529

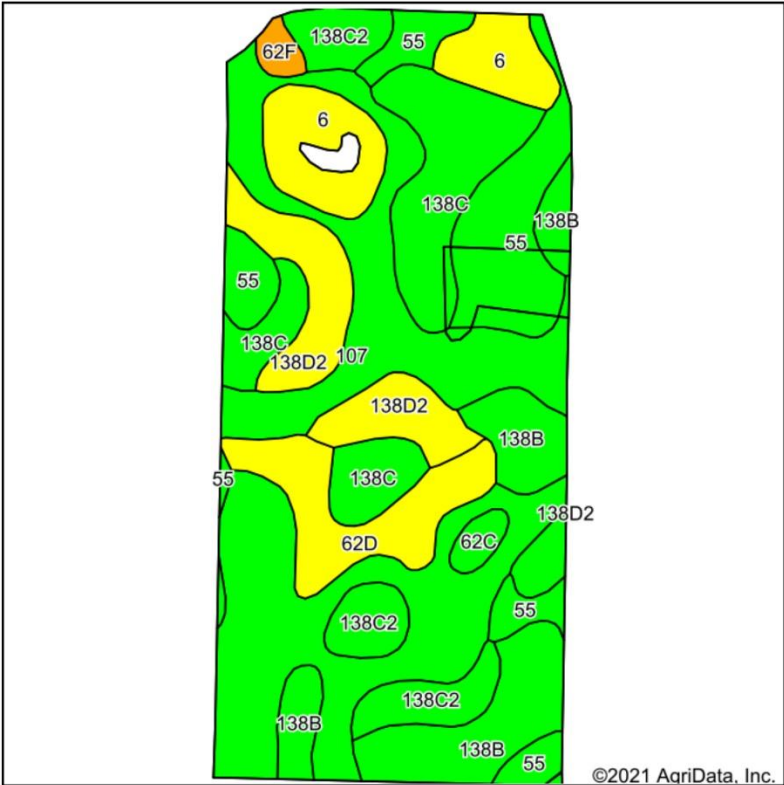
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

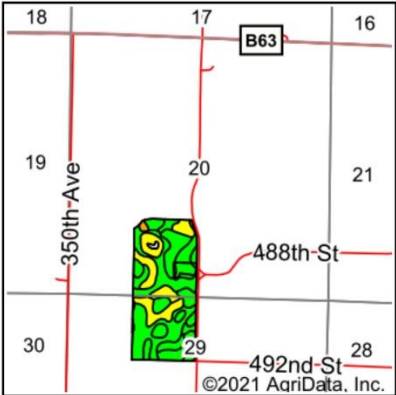
Selling Iowa's Best!

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



Soils data provided by USDA and NRCS.



State: Iowa
County: Palo Alto
Location: 20-94N-34W
Township: Booth
Acres: 84.05
Date: 10/8/2021



712-262-3529 • theacreco.com

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IA147, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	26.97	32.1%		IIw	86	79
138B	Clarion loam, 2 to 6 percent slopes	10.87	12.9%		IIe	89	76
55	Nicollet clay loam, 1 to 3 percent slopes	10.51	12.5%		Iw	89	84
138C	Clarion loam, 6 to 10 percent slopes	10.43	12.4%		IIle	84	61
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.55	7.8%		IIle	54	51
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.19	7.4%		IIlw	59	54
62D	Storden loam, 10 to 16 percent slopes, moderately eroded	5.64	6.7%		IVe	41	39
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.48	6.5%		IIle	83	58
62C	Storden loam, 6 to 10 percent slopes, moderately eroded	0.75	0.9%		IIle	64	48
62F	Belview loam, 16 to 30 percent slopes	0.66	0.8%		VIe	17	11
Weighted Average					2.39	78.1	68.1



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.