

# LAND AUCTION

## 111 Acres Palo Alto County 2 Tracts - Section 30 Highland Township

**Cropland and CRP**

**Tuesday - November 30, 2021 - 10:00 am**

**American Legion, 1602 Main Street, Ruthven, IA**

*Farm Location: From Ruthven – 1 mile west on Hwy 18 & 1 mile south on N18*

### **Tract 1 – 76.68 Acres**

**Description:** An inside, all tillable tract of farmland. The farm contains 73.96 FSA crop acres including 4.1 acres of CRP in the southeast corner. The CRP contract pays \$399.60 per acre 2016-2031. The farm is bordered on the west by N18.

**RE Taxes:** \$2093 annually (est)

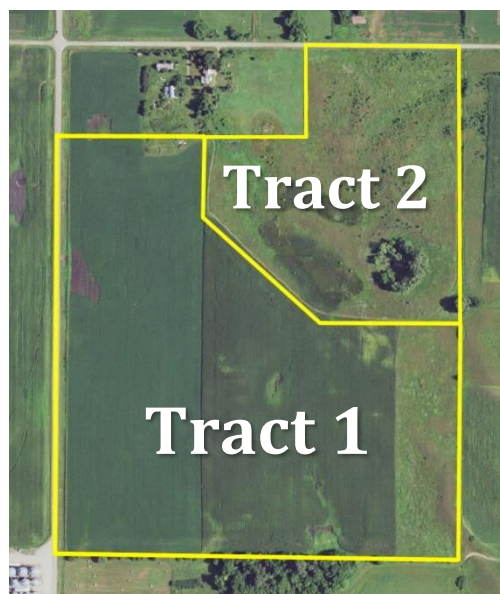
**Soils:** Webster, Clarion, Nicollet, Okoboji **CSR2 79**

### **Tract 2 – 34.17 Acres**

**Description:** An inside nearly all tillable tract currently enrolled in CRP. The farm contains 32.7 FSA crop acres in CRP. The CRP contract pays \$399.60 per acre 2016-2031. The farm is bordered on the north by 370<sup>th</sup> Street.

**RE Taxes:** \$933 annually (est)

**Soils:** Clarion, Nicollet, Webster, Okoboji **CSR2 79.4**



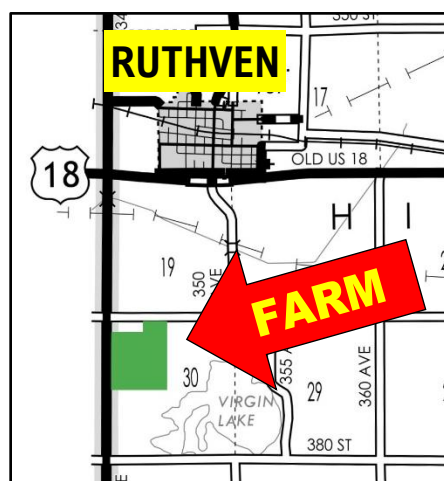
#### **FSA Information**

|                                     |                |        |
|-------------------------------------|----------------|--------|
| Tracts 1 & 2 combined               | Cropland acres | 106.66 |
| Corn Base acres 63                  | Corn PLC Yield | 151    |
| CRP 36.8 acres @ \$399.60 2016-2031 |                |        |

**Method of Sale:** Successful bidder will have choice of Tract 1, Tract 2, or both Tracts.

**Terms:** 10 percent down sale day, balance due at close December 28, 2021. Taxes will be prorated to January 1, 2022. Buyers will assume the current CRP contracts.

**Possession:** Available for the 2022 crop season.

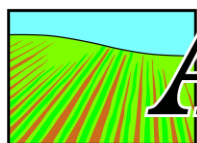


**Broker's Note:** The ACRE Co. is pleased to be selling the Snittjer farm at public auction. Here is an opportunity to purchase a great tract of tillable land and a small tract of CRP offering excellent income and prime private hunting. We will be selling the MJK Finnegan Brothers farm located north of Ruthven just prior to this sale. We look forward to seeing you at the auction!

**Seller:** Betty L. Snittjer Estate

**Attorney:**

Michael Bovee, Spencer, IA



**ACRE CO**  
Farm Real Estate  
Spencer, Iowa 712-262-3529  
[theacreco.com](http://theacreco.com)

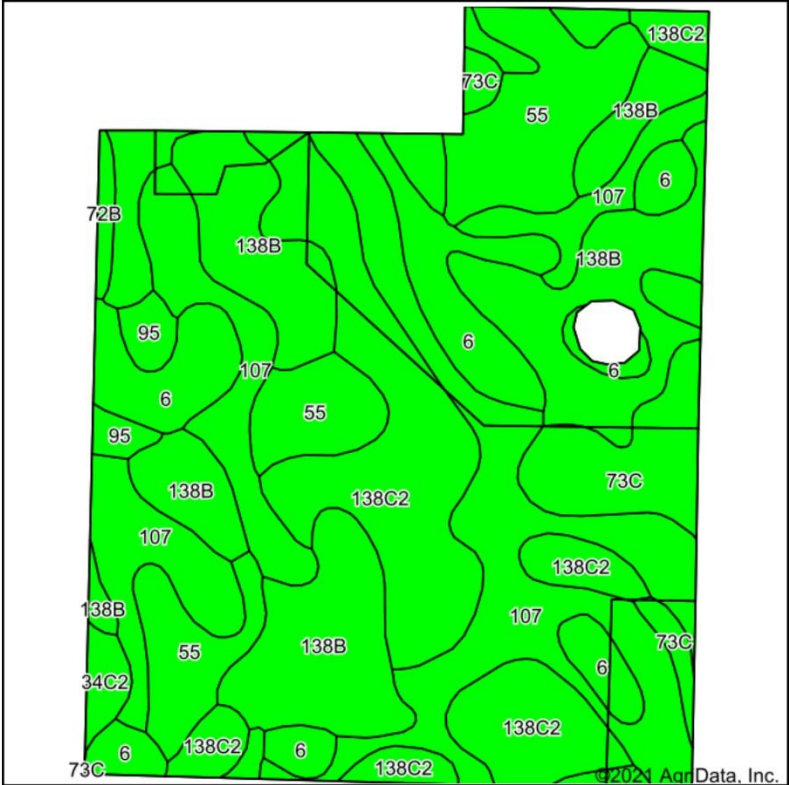
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

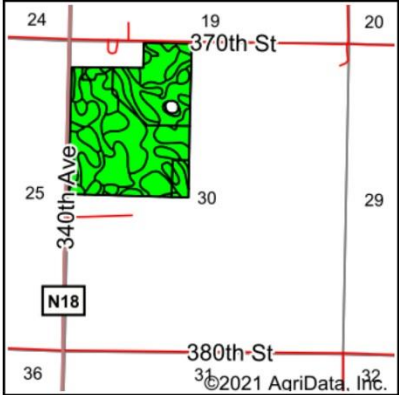
Austin Peterson 712-260-3678

**Call us to sell your farm !**

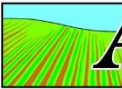
Soils Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Palo Alto  
Location: 30-96N-34W  
Township: Highland  
Acres: 107.31  
Date: 10/21/2021



**ACRE CO**  
712-262-3529 • theacreco.com

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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| 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                        | 26.76 | 24.9%            |             | llw              | 86     | 79   |
| 138B                                      | Clarion loam, 2 to 6 percent slopes                             | 24.65 | 23.0%            |             | lle              | 89     | 76   |
| 138C2                                     | Clarion loam, 6 to 10 percent slopes, moderately eroded         | 20.12 | 18.7%            |             | llle             | 83     | 58   |
| 55                                        | Nicollet clay loam, 1 to 3 percent slopes                       | 14.82 | 13.8%            |             | lw               | 89     | 84   |
| 6                                         | Okoboji silty clay loam, 0 to 1 percent slopes                  | 11.49 | 10.7%            |             | lllw             | 59     | 54   |
| 73C                                       | Hawick gravelly sandy loam, 6 to 12 percent slopes              | 6.42  | 6.0%             |             | IVs              | 31     | 5    |
| 95                                        | Harps clay loam, 0 to 2 percent slopes                          | 1.44  | 1.3%             |             | llw              | 72     | 59   |
| 34C2                                      | Estherville sandy loam, 5 to 9 percent slopes, moderately erode | 0.98  | 0.9%             |             | IVe              | 10     | 5    |
| 72B                                       | Estherville loam, 2 to 5 percent slopes                         | 0.63  | 0.6%             |             | llls             | 18     | 48   |
| Weighted Average                          |                                                                 |       |                  |             | 2.30             | 79.1   | 66.8 |



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.