

LAND AUCTION

231.2 Acres O'Brien County 2 Farms - Hartley Township

78.9 & 152.3 acres

Top Caliber Black Dirt Farms

Thursday - November 4, 2021 - 10:00 am

Hartley Community Center, 820 2nd Street NE, Hartley, IA

78.9 Surveyed Acres - Section 27 Hartley Township

Legal: S1/2 NE1/4 Section 27-97-39, O'Brien County, IA

Description: The south Nagel farm is an inside nearly level all tillable prime farm. The farm contains 78.2 FSA crop acres in one field. The farm is bordered on the east by Wilson Avenue. The farm will be surveyed by sale day.

Soils: Primghar, Galva, Marcus, Sac, Afton **CSR2 97**

RE Taxes: \$2664 annually

78.9 Acres

152.3 Surveyed Acres - Section 9 Hartley Township

Legal: NW1/4 Section 9-97-39, O'Brien County, IA, minus an acreage

Description: The north Nagel farm is a nearly level, rectangular, nearly all tillable farm. The farm contains 143.55 FSA crop acres in two fields divided by a shaped waterway providing drainage access. The farm is bordered on the north by 280th Street and on the west by Warbler Avenue. The farm will be surveyed by sale day.

Soils: Sac, Primghar, Colo, Marcus, Galva, Afton **CSR2 93.2**

RE Taxes: \$5004 annually (est)

152.3 Acres

Method of Sale: The 78.9-acre tract and 152.3-acre tract will be sold separately.

Terms: 10 percent down sale day, balance due at close December 14, 2021. Real Estate taxes will be prorated to January 1, 2022. The farms have been surveyed and will be sold times surveyed acres.

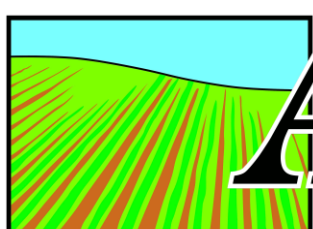
Possession: At close. Farms are available for the 2022 crop season.

Broker's Note: The ACRE Co. is pleased to be selling these two Nagel farms at a live public auction in Hartley. O'Brien County is known for quality farmland, and here are two prime examples. Rarely do tracts of this quality come up for sale. These two farms will make a great addition to your farming operation or any land investment holdings. Take a drive and you'll agree. See you in Hartley sale day!

For more information on these two farms, contact The ACRE Co.

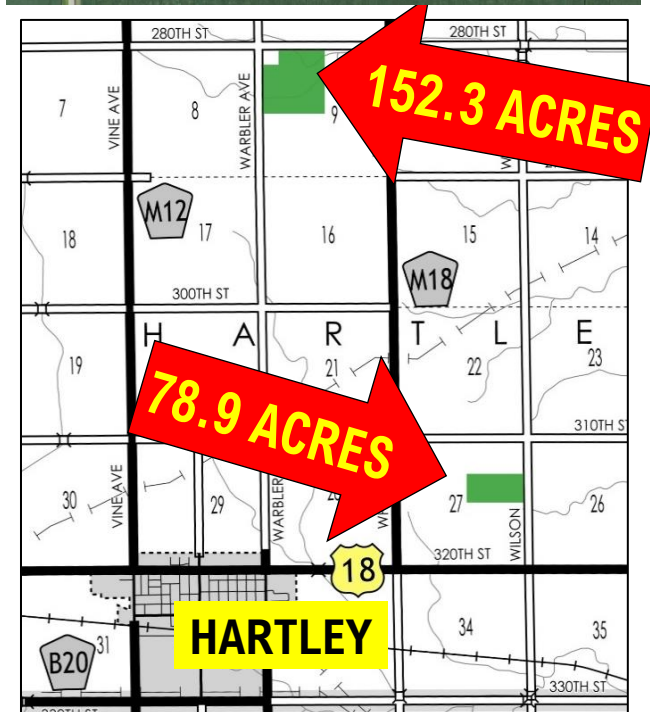
Sellers: Joan Brown, Connie Ebel, Barb Ahrenstorff, Lori Towne

Attorney: Dennis Cmelik, Hartley, Iowa



ACRE CO

Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com



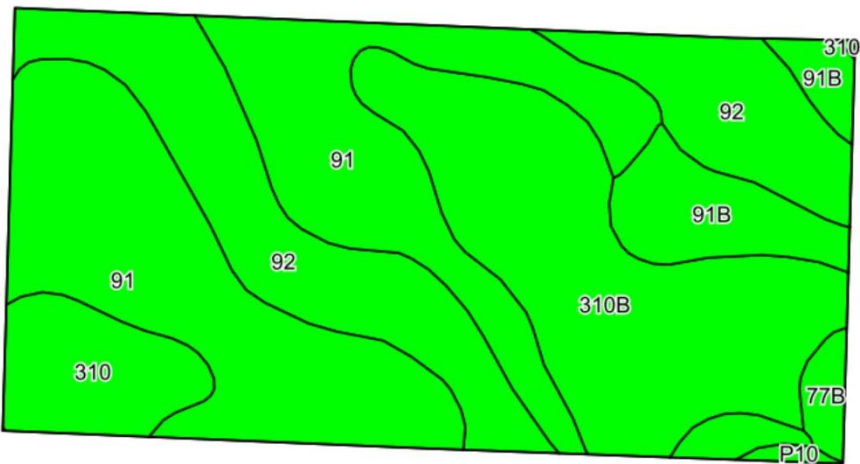
Jon Hjelm, ALC 712-240-3529

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.

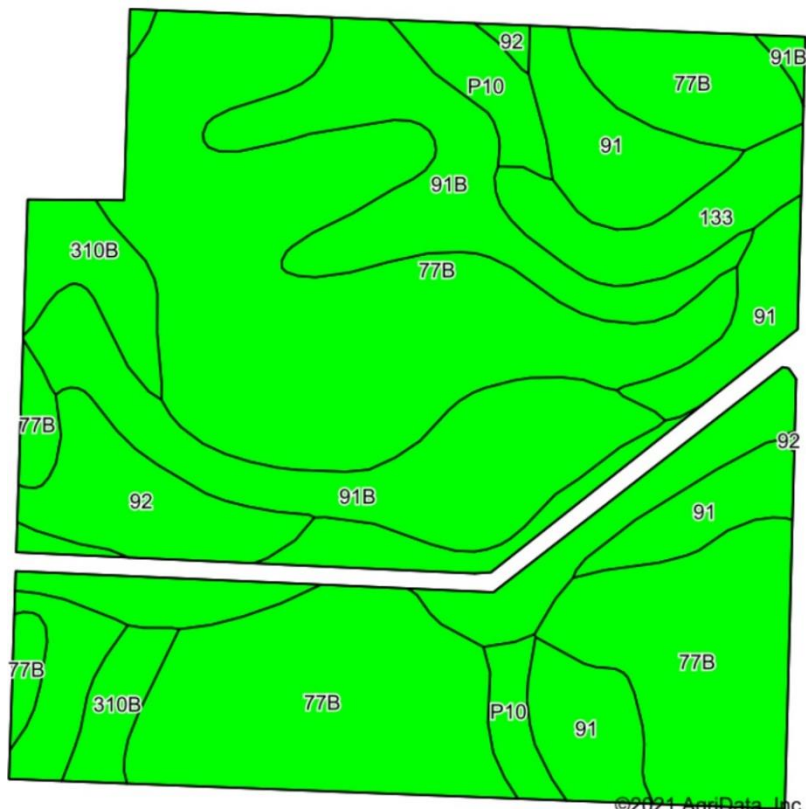


78.9 Acres Section 27 Hartley Township



FSA Information		Cropland Acres	78.2
Corn Base Acres	39	Soybean Base Acres	36.2
Corn PLC Yield	165	Soybean PLC Yield	50

Code	Soil Description	Acres	CSR2	CSR
91	Primghar silty clay loam, 0 to 2 percent slopes	30.27	100	80
310B	Galva silty clay loam, 2 to 5 percent slopes	18.77	95	70
92	Marcus silty clay loam, 0 to 2 percent slopes	17.63	94	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	5.28	95	78
310	Galva silty clay loam, 0 to 2 percent slopes	4.97	100	75
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	1.00	95	68
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	0.28	82	74
Weighted Average			97	75.8



152.3 Acres Section 9 Hartley Township



FSA Information		Cropland Acres	143.55
Corn Base Acres	72.8	Soybean Base Acres	67.5
Corn PLC Yield	165	Soybean PLC Yield	50

Code	Soil Description	Acres	CSR2	CSR
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	68.16	95	68
91B	Primghar silty clay loam, 2 to 5 percent slopes	27.46	95	78
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	15.87	78	73
91	Primghar silty clay loam, 0 to 2 percent slopes	15.25	100	80
92	Marcus silty clay loam, 0 to 2 percent slopes	6.39	94	75
310B	Galva silty clay loam, 2 to 5 percent slopes	6.10	95	70
P10	Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded	4.37	82	74
Weighted Average			93.2	72.3