

# LAND AUCTION

## 160 Acres Emmet County Section 9 Twelve Mile Lake Township

**Offered in 2 all tillable tracts**

**Thursday - December 16, 2021 - 10:00 am**  
**Elks Lodge #528, 3665 Hwy 9, Estherville, Iowa**

**Legal:** Northwest Quarter (NW1/4) of Section Nine (9), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5<sup>th</sup> PM, Emmet County, Iowa.

**Description:** The Kalar trust farm is an attractive, gently rolling, all tillable farm. The farm contains 155.58 FSA crop acres in one field. The farm is in Drainage Districts 87 & 96 with large tile providing outlet for the farm. The farm is bordered on the north by 200<sup>th</sup> Street and on the west by 360<sup>th</sup> Avenue.

**Soils:** Clarion, Nicollet, Clarion-Storden, Okoboji, Canisteo, Delft, Collinwood, Omsrud-Storden, Waldorf, Webster

|                   | North Tract | South Tract |
|-------------------|-------------|-------------|
| Acres m/l         | 80          | 80          |
| Net taxable acres | 77          | 79          |
| CSR2              | 85.2        | 77.4        |
| RE Taxes          | \$2414      | \$2250      |

|                        |                |                         |
|------------------------|----------------|-------------------------|
| <b>FSA Information</b> | Cropland acres | 155.58                  |
| Corn Base acres        | 77.5           | Soybean Base acres 77.5 |
| Corn PLC Yield         | 160            | Soybean PLC Yield 42    |

**Terms:** Buyer will have the option to put 10% down and close this year or put 20% down and close January 26, 2022. Real Estate taxes will be prorated to January 1, 2022.

**Possession:** The farm is subject to a lease for the 2022 crop season. The buyer will assume the lease and will receive all the cash rent for the 2022 crop season.

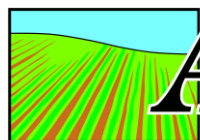
**Broker's Note:** The ACRE Co. is pleased to be selling the Kalar Trust farm at public auction. Land Buyers, here is your opportunity to purchase an attractive, gently rolling, all tillable farm with an excellent tenant in place for 2022.

We look forward to seeing you sale day!

**Seller: Blaine & Marilyn Kalar Trust**

**Attorney: Michael Gabor**

Buchanan, Bibler, Gabor & Meis, Algona, IA

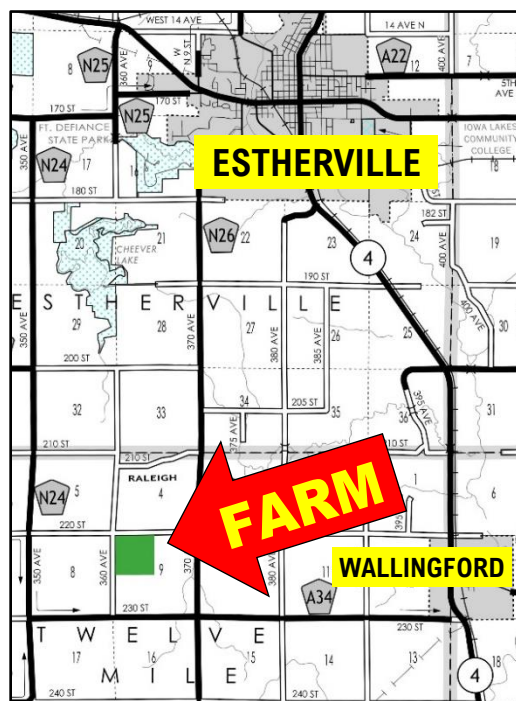


# ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

[theacreco.com](http://theacreco.com)

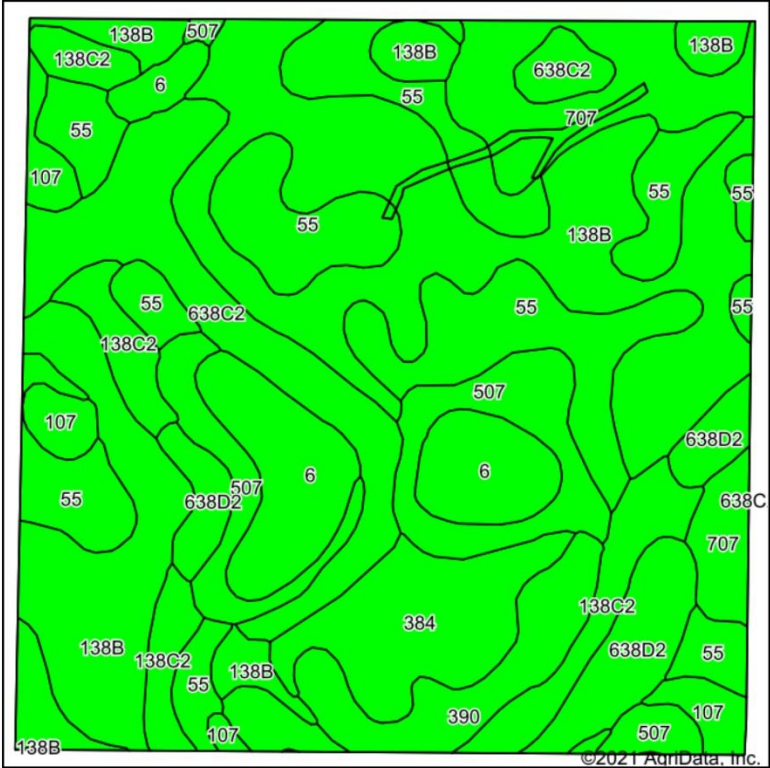


Jon Hjelm, ALC 712-240-3529  
Chuck Sikora 712-260-2788  
Austin Peterson 712-260-3678

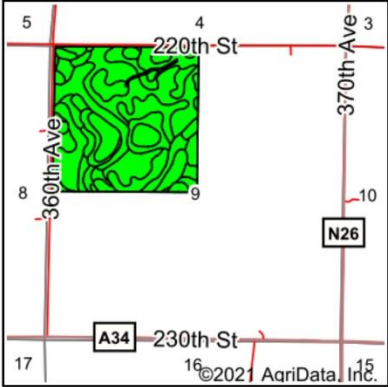
***Selling Iowa's Best!***

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.

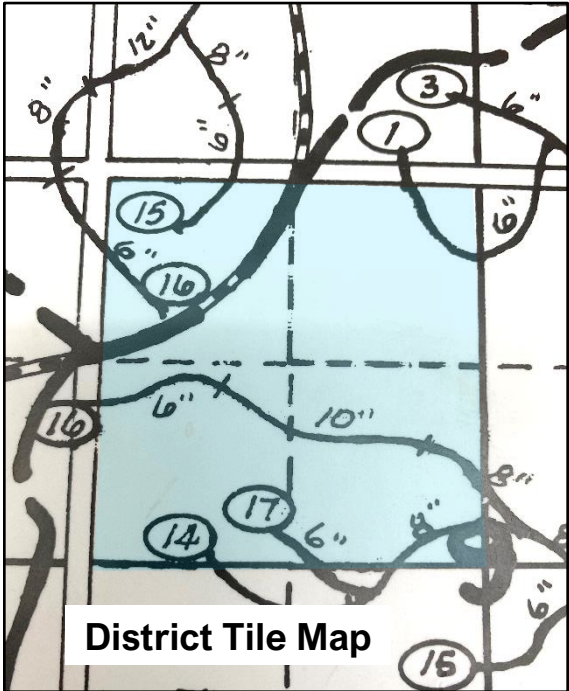


State: Iowa  
County: Emmet  
Location: 9-98N-34W  
Township: Twelve Mile Lake  
Acres: 155.58  
Date: 11/17/2021



Area Symbol: IA063, Soil Area Version: 31

| Code             | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|--------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 138B             | Clarion loam, 2 to 6 percent slopes                                | 41.97 | 27.0%            |             | Ile              | 89     | 74   |
| 55               | Nicollet clay loam, 1 to 3 percent slopes                          | 31.16 | 20.0%            |             | Iw               | 89     | 82   |
| 638C2            | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 13.06 | 8.4%             |             | IIle             | 75     | 53   |
| 6                | Okoboji silty clay loam, 0 to 1 percent slopes                     | 11.25 | 7.2%             |             | IIlw             | 59     | 53   |
| 507              | Canisteo clay loam, 0 to 2 percent slopes                          | 10.96 | 7.0%             |             | IIw              | 84     | 73   |
| 138C2            | Clarion loam, 6 to 10 percent slopes, moderately eroded            | 10.78 | 6.9%             |             | IIIle            | 83     | 59   |
| 707              | Delft clay loam, 0 to 2 percent slopes                             | 10.37 | 6.7%             |             | IIw              | 79     | 73   |
| 384              | Collinwood silty clay loam, 1 to 3 percent slopes                  | 8.31  | 5.3%             |             | IIw              | 82     | 69   |
| 638D2            | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 7.56  | 4.9%             |             | IVe              | 53     | 44   |
| 390              | Waldorf silty clay loam, 0 to 2 percent slopes                     | 5.97  | 3.8%             |             | IIw              | 69     | 63   |
| 107              | Webster clay loam, 0 to 2 percent slopes                           | 4.19  | 2.7%             |             | IIw              | 86     | 77   |
| Weighted Average |                                                                    |       |                  |             | 2.12             | 81.2   | 69.1 |



Call ACRE Co. to sell your farm!

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