

LAND AUCTION

156.4 Acres O'Brien County Section 17 Grant Township

Available for 2023

Top caliber gently rolling farm

Thursday - December 8, 2022 - 10:00 am

R.L. Johannsen Center, 110 Ash Street, Sutherland, Iowa

Legal: The Northwest Quarter (NW1/4) of Section Seventeen (17), Township Ninety-five (95), Range Thirty-nine (39) West of the 5th PM, O'Brien County, Iowa, minus Parcel C.

The improved acreage on M12 is not included with this sale.

Description: The Stamer Trust farm is a productive, gently rolling, tillable farm. The farm contains 146.06 FSA crop acres in 3 fields with divided by a waterway and CRP filter strips. The farm contains 18.37 acres of CRP in 3 contracts. The farm is bordered on the west by M12 and on the north by 410th St.

Soils: Sac, Spillco, Marcus, Primghar, Galva **CSR2 90.1**

FSA Information		Cropland acres	146.06
Corn Base acres	81.8	Soybean Base acres	33.6
Corn PLC Yield	166	Soybean PLC Yield	48
CRP 13.01 acres @ \$336.70/acre 2014-2024			
4.46 acres @ \$224.00/acre 2019-2029			
0.90 acres @ \$234.00/acre 2020-2030			

RE Taxes: \$3938 annually. Taxes prorated to January 1, 2023.

Terms: 10 percent down sale day, balance due at close
January 26, 2023.

Possession: At close, subject to balance of the 2022 lease.

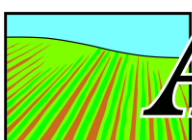
The Stamer Trust farm is available for the 2023 season.

Broker's Note: The ACRE Co. is pleased to be selling the Stamer Family Trust farm at public auction. Land Buyers, here is your chance to buy an attractive gently rolling tillable farm with a top location right on M12 between Sutherland and Hartley. Take a drive--the Sutherland area is known for great looking farms, and here is a prime example.

We look forward to seeing you on sale day !

Seller: Stamer Family Revocable Trust

Attorney: Matthew D. Gardner
Gardner Law Firm, P.C., Urbandale, IA



ACRE CO
Farm Real Estate

Spencer, Iowa 712-262-3529

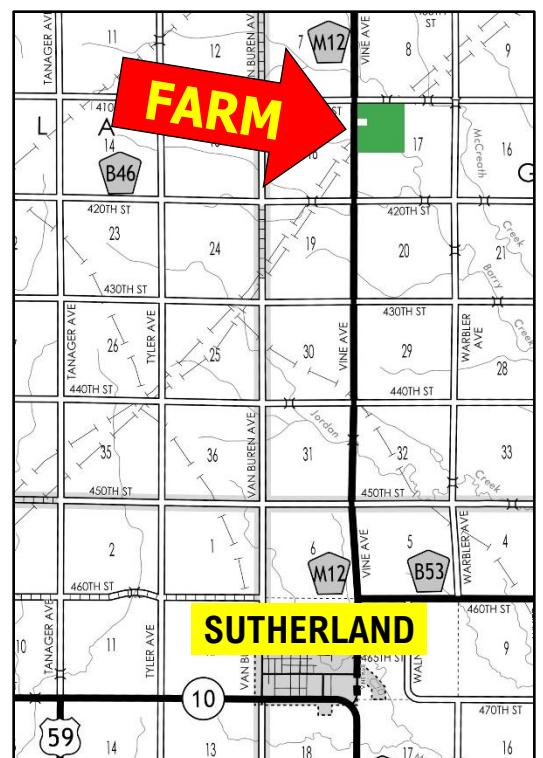
theacresco.com

Jon Hjelm, ALC 712-240-3529

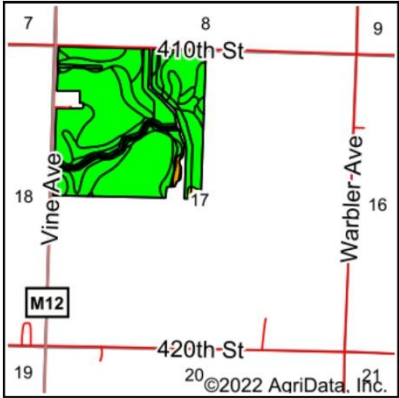
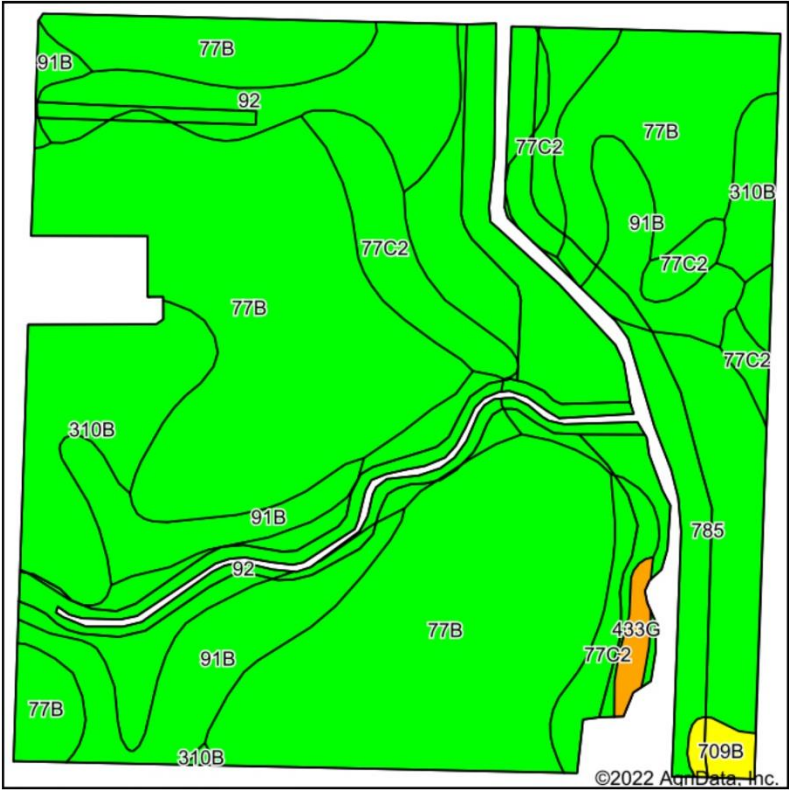
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best !



Soils Map



State: **Iowa**
County: **O'Brien**
Location: **17-95N-39W**
Township: **Grant**
Acres: **146.37**
Date: **11/3/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA141, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	67.83	46.3%		Ile	95	68
785	Spillco loam, 0 to 2 percent slopes, occasionally flooded	22.36	15.3%		IIw	73	74
92	Marcus silty clay loam, 0 to 2 percent slopes	16.08	11.0%		IIw	94	75
91B	Primghar silty clay loam, 2 to 5 percent slopes	15.31	10.5%		Ile	95	78
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	11.67	8.0%		IIIle	88	51
310B	Galva silty clay loam, 2 to 5 percent slopes	11.20	7.7%		Ile	95	70
709B	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	0.98	0.7%		Ile	54	63
433G	Storden loam, 25 to 40 percent slopes	0.94	0.6%		Vlle	5	5
Weighted Average					2.11	90.1	69.1



*Selling Iowa's
Best Farmland*



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.