

LAND AUCTION

79 Acres Palo Alto County Section 34 Vernon Township



Outstanding Emmetsburg area farm

Thursday - September 21, 2023 - 10:00 am
The Shores at Five Island, 14 North Lawler St, Emmetsburg, IA

Legal: West Half of the Southwest Quarter (W1/2 SW1/4) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5th PM, Palo Alto County, Iowa. The farm has been surveyed and contains 79 acres.

Description: The Shryock farm is an all tillable very gently rolling farm. The farm contains 76.04 surveyed crop acres all in one field. The farm is bordered on the west by 490th Avenue and on the south by 330th Street.

Soils: Nicollet, Clarion, Webster, Colo **CSR2 88.1**

FSA Information

Cropland acres		76.04 (per survey)	
Corn Base acres	36.75	Soybean Base acres	36.92
Corn PLC Yield	184	Soybean PLC Yield	49

RE Taxes: \$2486 annually. Taxes prorated to January 1, 2024.

Terms: 10 percent down sale day, balance due at close
November 21, 2023.

Possession: At close, subject to the balance of the 2023 lease.
The Shryock farm is available for the 2024 crop season.

*Prior to this sale, we will auction the Thiel farms in Sections
29 and 34 Vernon Township.*

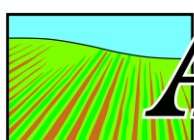
Broker's Note: The ACRE Co. is pleased to be selling the Shryock farm at public auction. This outstanding farm would sure have the quality to fit into anyone's farming operation.

We look forward to seeing you on sale day at The Shores!

Sellers:

Dennis Shryock and Vineta Shryock

Attorney: David Forsyth, Forsyth Law Office, Estherville, Iowa

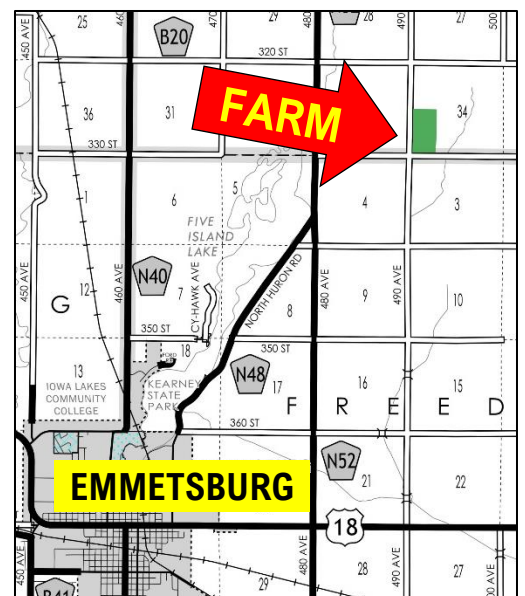


ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com



Jon Hjelm, ALC 712-240-3529

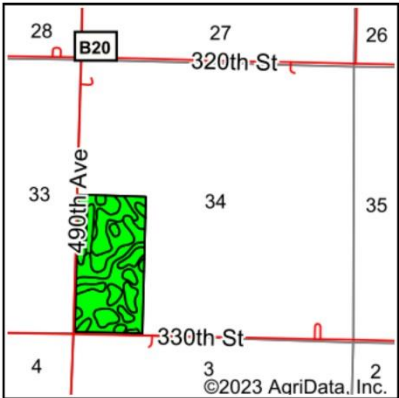
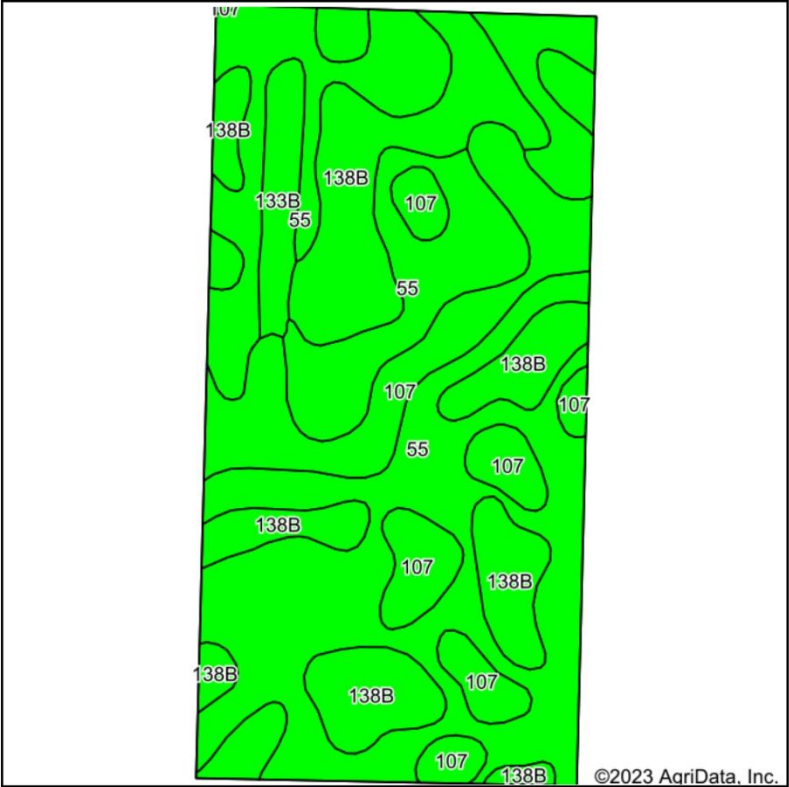
Chuck Sikora 712-260-2788

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



State: **Iowa**
County: **Palo Alto**
Location: **34-97N-32W**
Township: **Vernon**
Acres: **76.04**
Date: **8/31/2023**



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

Area Symbol: IA147, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	38.69	50.9%		Iw	89	84
138B	Clarion loam, 2 to 6 percent slopes	19.22	25.3%		Ile	89	76
107	Webster clay loam, 0 to 2 percent slopes	15.66	20.6%		Ilw	86	79
133B	Colo silty clay loam, 2 to 4 percent slopes	2.47	3.2%		Ilw	80	64
Weighted Average					1.49	88.1	80.3

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Selling Iowa's Best Farmland

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