

LAND AUCTION

119.5 Acres O'Brien County 2 Tracts - Section 3 Hartley Township



Thursday, November 14, 2024 - 10:00 am

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

Tract 1 - 79.5 Acres - S1/2 SW1/4 Sec 3-97-39

Description: A level to very gently undulating, nearly all tillable farm. The farm contains 73.2 (est) crop acres in one large field. The farm is bordered on the west by M18 and on the south by 280th Street.

Soils: Primghar, Sac, Marcus, Galva, Calco **CSR2 95.6**

RE Taxes: \$2644 annually

Tract 2 - 40 Acres m/l - SE1/4 NE1/4 Sec 3-97-39

Description: A gently rolling to rolling, inside all tillable tract of farmland. The farm contains 38.06 FSA crop acres in one field. The farm is bordered on the east by Wilson Ave.

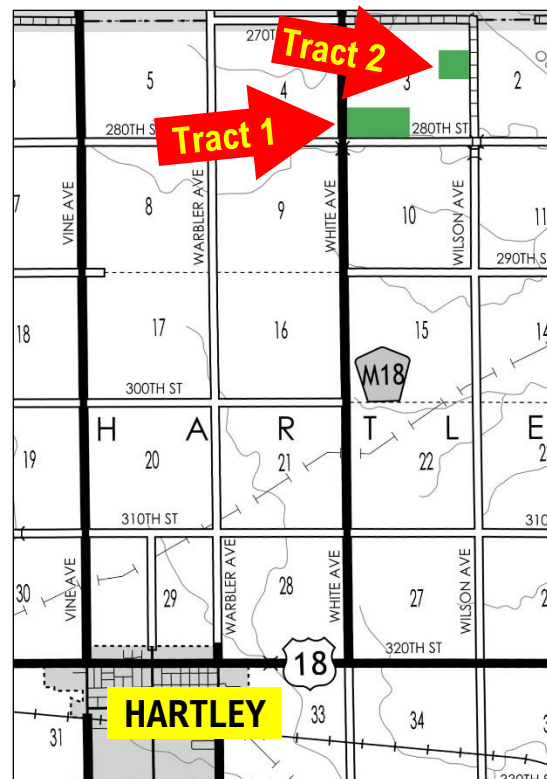
Soils: Sac, Biscay, Terril, Storden, Marcus **CSR2 81.3**

RE Taxes: \$1166 annually

Method of Sale: Farms will be offered and sold individually.

Terms: 10 percent down sale day, balance due at close on December 19, 2024. Real Estate taxes prorated to January 1, 2025.

Possession: Subject to lease for the 2024 crop season.
Farms are available for the 2025 crop season.

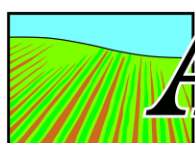


Sellers:

**Jeannene Ryan, Lynn Barnes,
Dale Barnes, and Eileen Albin**

**Attorney: Matthew Sease
Sease Law Office, Hartley, Iowa**

Broker's Note: The ACRE Co. is pleased to be selling the Christiansen farms at public auction. Land Buyers, here is your chance to buy two distinct tracts of O'Brien County farmland. The 79.5 acres has prime soils with a top location. The 40-acre farm is an all tillable tract with lesser rated soils. Both farms will make outstanding ag land investments. Take a drive and check out these two tillable Northwest Iowa farms. We look forward to seeing you in Hartley on sale day!



ACRE CO
Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com

Jon Hjelm, ALC 712-240-3529

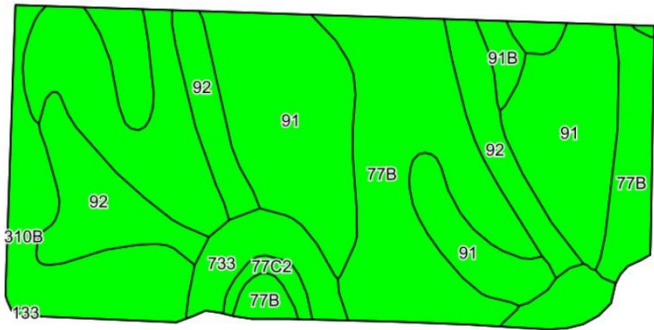
Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Joe Laubenthal 515-368-3815

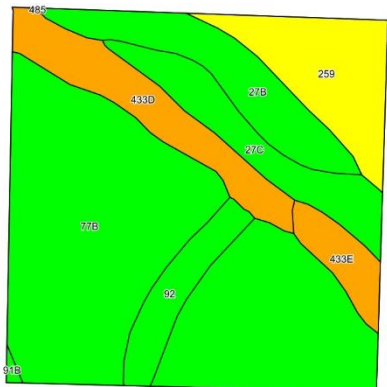
Selling Iowa's Best !

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.



Soils Map – Tract 1

Code	Soil	Acres	% of Field	CSR2
91	Primghar silty clay loam, 0 to 2 percent slopes	28.72	39.1%	100
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	18.14	24.7%	95
92	Marcus silty clay loam, 0 to 2 percent slopes	10.33	14.1%	94
310B	Galva silty clay loam, 2 to 5 percent slopes	9.60	13.1%	95
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.93	6.7%	78
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.87	1.2%	95
77C2	Sac silty clay loam, loam substratum, 5 to 9 percent slopes, eroded	0.81	1.1%	88
Weighted Average				95.6



Soils Map – Tract 2

Code	Soil	Acres	% of Field	CSR2
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	19.87	52.3%	95
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.07	10.7%	54
27B	Terril loam, 2 to 5 percent slopes	3.78	9.9%	90
433D	Storden loam, 9 to 14 percent slopes	3.67	9.6%	39
27C	Terril loam, 5 to 14 percent slopes	3.24	8.5%	83
92	Marcus silty clay loam, 0 to 2 percent slopes	1.97	5.2%	94
433E	Storden loam, 14 to 18 percent slopes	1.37	3.6%	31
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.09	0.2%	95
Weighted Average				81.3

FSA Information		
Tract	79.5 Acres	40 Acres
	<i>includes other land</i>	
Cropland acres	109.71	38.06
Corn Base acres	64.2	19.3
Corn PLC Yield	150	177
Soybean Base acres	45.3	18.76
Soybean PLC Yield	51	51



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