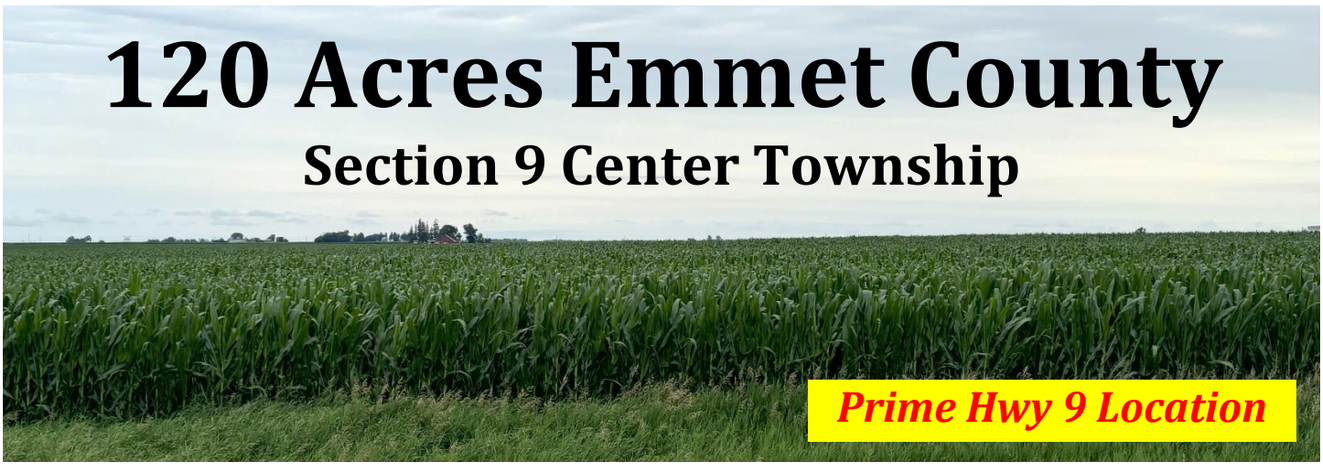
LAND AUCTION



120 Acres Emmet County

Section 9 Center Township

Thursday - September 4, 2025 - 10:00 am

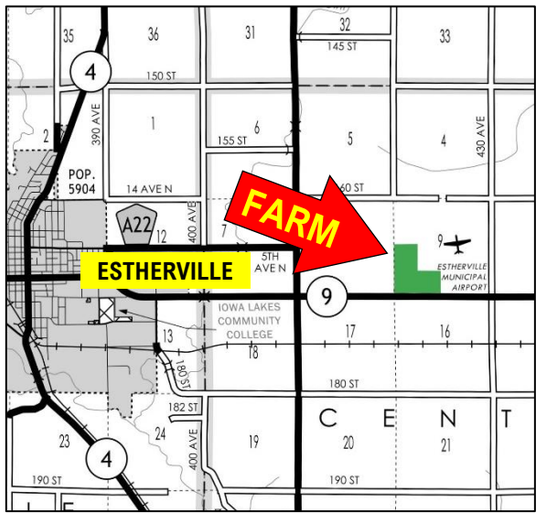
Farm Bureau Building, 421 1st Avenue North, Estherville, IA

Legal: W1/2 SW1/4 & SE1/4 SW1/4 Section 9-99-33, Emmet County, Iowa.

Description: The Eide farm is an attractive, inside, improved farm. The farm contains 111.33 crop acres in one field. A 5.7-acre acreage is in the southwest corner of the farm. The acreage includes a house and miscellaneous outbuildings. The larger grain bin will not be included with the farm. The farm is located in Drainage District 60 with district tile crossing the farm providing drainage outlet. The farm is bordered on the south by Hwy 9.

Soils: Canisteo, Okoboji, Nicollet, Harps, Crippin **CSR2 81**

FSA Information			
Cropland Acres	111.33		
Corn Base Acres	111.1	Corn PLC Yield	158



RE Taxes: $4798 annually. Taxes will be prorated to January 1, 2026.

Terms: 10 percent down the day of the sale. The balance will be due at close on November 19, 2025.

Possession: At close, subject to the balance of the lease. The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Eide farm at public auction. Land Buyers, check out this top caliber farm on Highway 9 west of the Estherville Municipal Airport. The farm has excellent soils and a great CSR2 rating. This farm would make a prime addition to any farming operation or land investment portfolio.

Contact Chuck Sikora for more information 712-260-2788

See you at the sale in Estherville!

Sellers:
Mae Rose Eide Estate &
Cecil Eide Trust

Attorney: Pelzer Law Firm, Estherville, IA

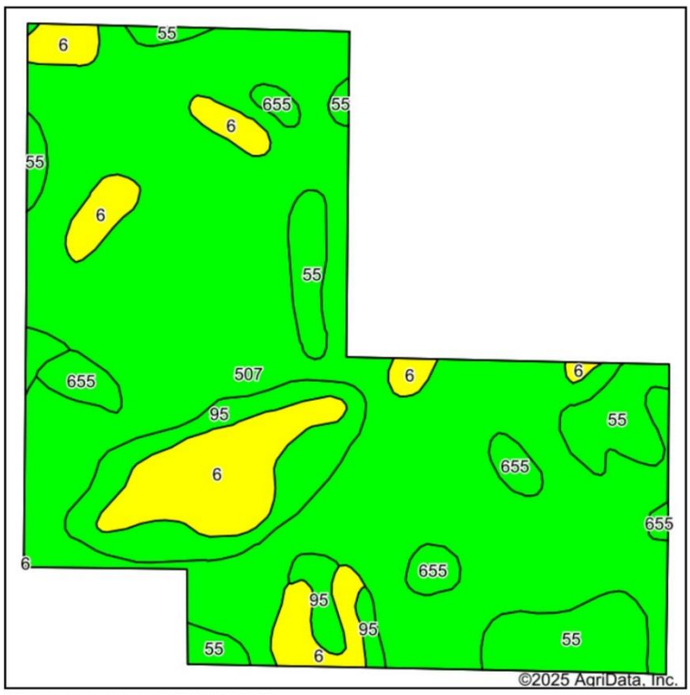
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Chuck Sikora	712-260-2788
Jon Hjelm, ALC	712-240-3529
Joe Laubenthal	515-368-3815

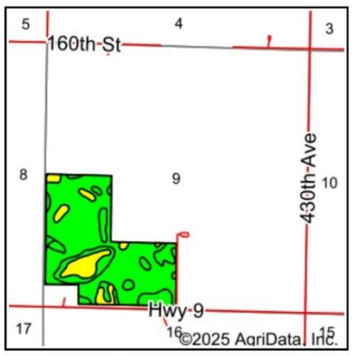
Selling Iowa's Best !

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 by The ACRE Co.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Emmet**
Location: **9-99N-33W**
Township: **Center**
Acres: **111.09**
Date: **7/23/2025**

ACRE CO
712-262-3529 • theacreco.com

Maps Provided By:
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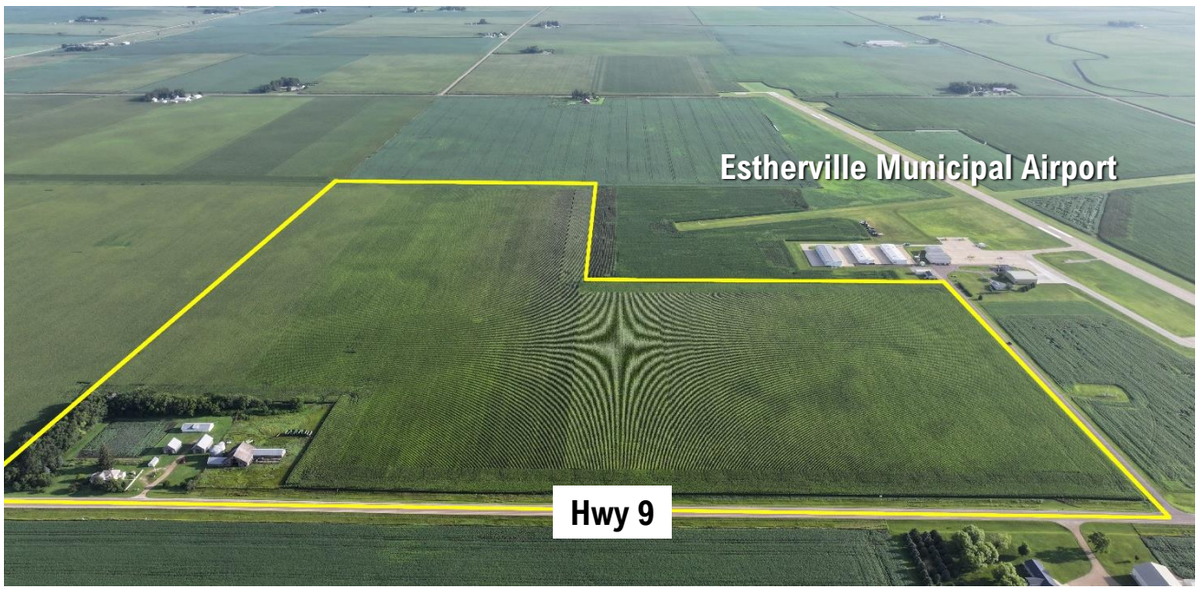
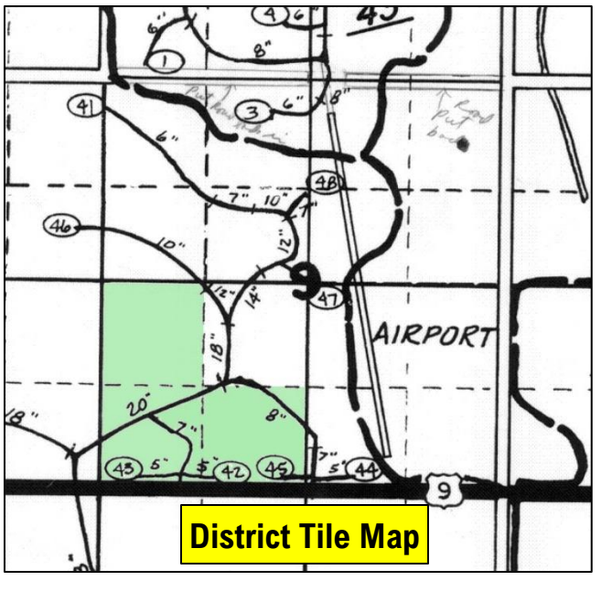
N W E S

Area Symbol: IA063, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	74.82	67.3%		IIw	84	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.52	11.3%		IIIw	59	53
55	Nicollet clay loam, 1 to 3 percent slopes	11.45	10.3%		Iw	89	82
95	Harps clay loam, 0 to 2 percent slopes	8.74	7.9%		IIw	72	57
655	Crippin loam, 1 to 3 percent slopes	3.56	3.2%		Ie	91	77
				Weighted Average	**1.98**	**81**	**70.5**





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