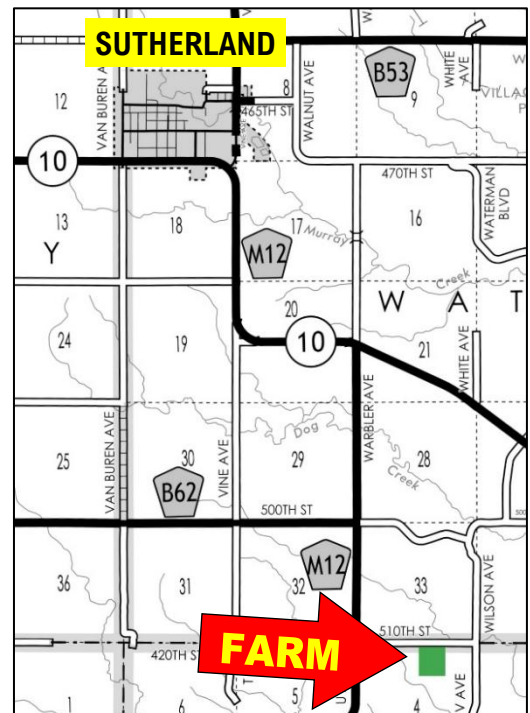


LAND FOR SALE BY BID

43.1 Acres Cherokee Co. Section 4 Spring Township



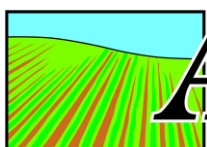
BID BY TUESDAY, FEBRUARY 10



Top quality very gently rolling inside all tillable farm
Reputation soils: Galva, Sac, Marcus Average CSR2 92.9

The south adjoining 5.81 acres is available to purchase with the 43.1-acre tract
Land Buyers, take a drive. Here is your chance to buy a prime Cherokee County farm.

Contact The ACRE Co. for more information and to place your bid!



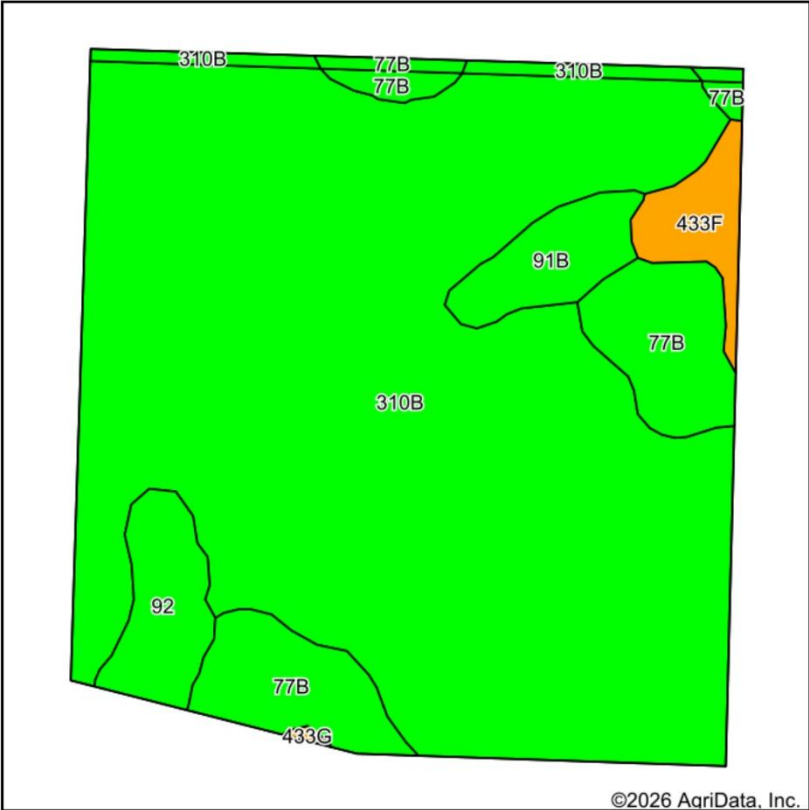
ACRE CO

Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
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.



State: Iowa
County: Cherokee
Location: 4-93N-39W
Township: Spring
Acres: 42.1
Date: 1/7/2026

712-262-3529 • theacreco.com

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA035, Soil Area Version: 35 Area Symbol: IA141, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
310B	Galva silty clay loam, 2 to 5 percent slopes	33.31	79.1%		Ile	95	71
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	4.03	9.6%		Ile	95	69
92	Marcus silty clay loam, 0 to 2 percent slopes	1.55	3.7%		Ilw	94	76
91B	Primghar silty clay loam, 2 to 5 percent slopes	1.35	3.2%		Ile	95	79
433F	Storden loam, 14 to 25 percent slopes	1.07	2.5%		Vle	14	5
310B	Galva silty clay loam, 2 to 5 percent slopes	0.55	1.3%		Ile	95	70
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.24	0.6%		Ile	95	68
Weighted Average					2.10	92.9	69.5



RE Taxes (est): 43.1 ac - \$1170 5.81 ac - \$160
RE taxes prorated to January 1, 2026.

Terms: Bids must be submitted by February 10, 2026. The bidding process will be determined by the auctioneers. Successful Bidder will pay 10 percent down. Balance due at close March 12, 2026.

Possession: At close. Farm is available for 2026.

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