

LAND AUCTION

80 Acres Palo Alto County Section 26 Vernon Township

Available for
2017!

Attractive all tillable farmland

Friday - April 21, 2017 - 10:00 am

The Shores at Five Island, 14 N Lawler St, Emmetsburg, IA

Legal: The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5th PM, Palo Alto County, Iowa.

Description: Selling will be an attractive level to very gently undulating tract of farmland. The RAR Farm contains 75.3 FSA crop acres all in one large field. The farm has outstanding outlet for drainage. Tile maps available upon request. The farm is bordered on the north by 310th St and on the east by 510th Ave.

Soils: Canisteo, Nicollet, Webster, Clarion, Crippin, Okoboji
CSR2 85.7 CSR 77.7

FSA Information		Cropland acres	75.3
Corn Base acres	46.8	Soybean Base acres	28.2
Corn PLC Yield	186	Soybean PLC Yield	51

RE Taxes: \$2244 annually. Taxes prorated to January 1, 2017.

Terms: 10 percent down sale day, balance at close June 1, 2017.

Buyer will pay for fall tillage, applied manure and fertilizer.

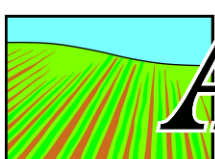
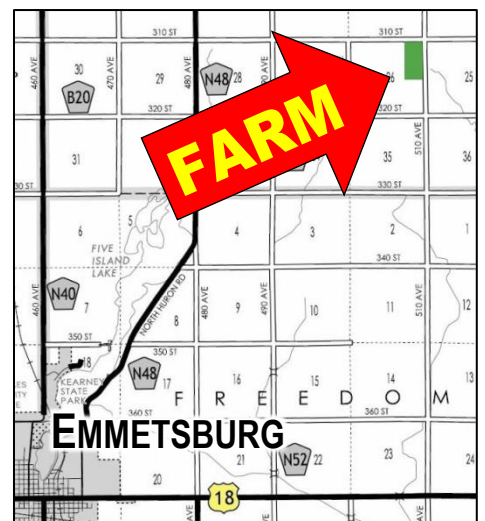
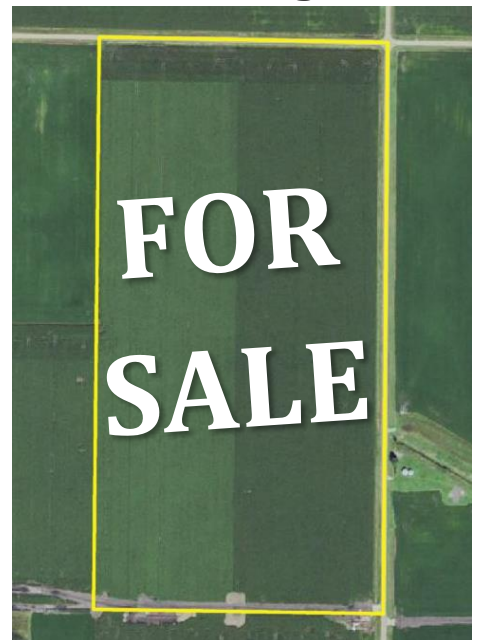
Possession: Possession available for 2017 crop season.

Possession will be given sale day with 10 percent down payment.

Broker's Note: The ACRE Co. is pleased to be selling this great 80 acre Palo Alto County farm. Located between Emmetsburg, Graettinger, Ringsted, Fenton, and Cylinder, this farm is in the heart of a diverse ag farming area known for quality productive farmland. Take a look at this outstanding farm available for the 2017 crop year. We look forward to seeing you sale day at the Shores in Emmetsburg!

RAR Farm - owner

Attorney: John Brown, Berkland & Brown, Emmetsburg, IA



ACRE CO

Farm Real Estate

Spencer, IA 712-262-3529

Auctioneers:

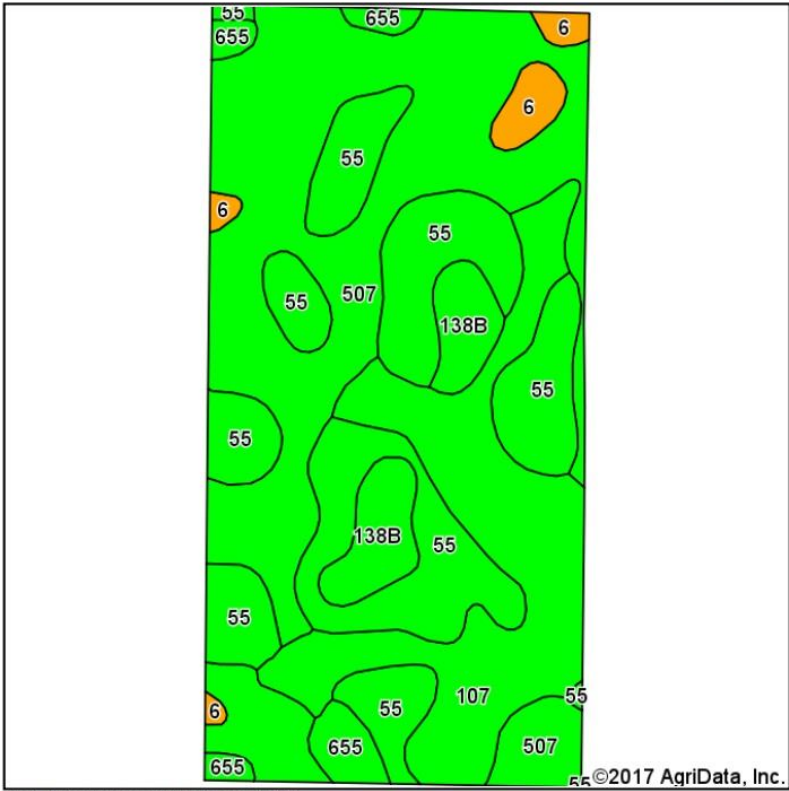
Jon Hjelm, ALC
712-240-3529

Chuck Sikora
712-260-2788

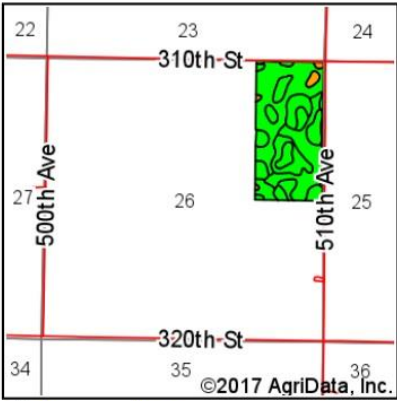
theacreco.com

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: Palo Alto
Location: 26-97N-32W
Township: Vernon
Acres: 75.3
Date: 3/29/2017



Area Symbol: IA147, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	29.85	39.6%		IIw	84	74
55	Nicollet clay loam, 1 to 3 percent slopes	21.76	28.9%		Iw	89	84
107	Webster clay loam, 0 to 2 percent slopes	15.50	20.6%		IIw	86	79
138B	Clarion loam, 2 to 6 percent slopes	4.07	5.4%		Ile	89	76
655	Crippin loam, 1 to 3 percent slopes	2.28	3.0%		Ie	91	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.84	2.4%		IIIw	59	54
Weighted Average						85.7	77.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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