

LAND AUCTION

102.5 Acres Emmet County Section 6 Estherville Township



Wednesday - June 30, 2021 - 10:00 am

Elks Lodge #528, 3665 Hwy 9, Estherville, Iowa

Legal: E1/2 NE Fr.1/4 of Section 6, and part Section 5, all in Estherville Township (99-34), Emmet County, Iowa, minus a 3.4 acre acreage. The complete legal will be taken from the survey.

Description: The Reynolds farm is an attractive all tillable gently rolling farm. The farm contains 98.8 FSA crop acres in one field including 1.1 acres of CRP. The 3.4 acre improved acreage located on the southeast part of the farm will be offered separately. The farm is bordered on the north by A20 and on the east by 350th Avenue.

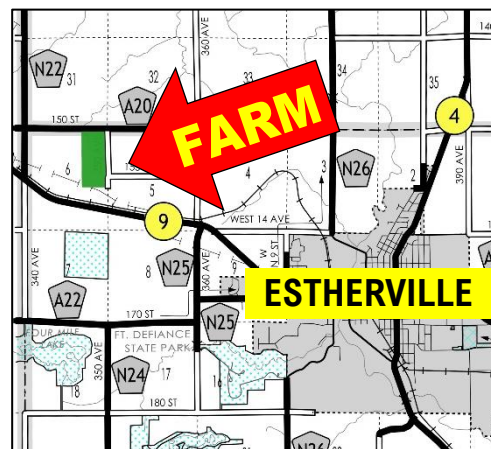
Soils: Webster, Clarion, Nicollet, Canisteo, Clarion-Storden
CSR2 85.6 CSR 70.2

FSA Information	Cropland acres	98.8
Corn Base acres 87.6	Soybean Base acres	9.7
Corn PLC Yield 168	Soybean PLC Yield	43
CRP 1.1 acres @ \$301.20/acre, expires 2023		

RE Taxes: \$3090 annually (est). Taxes prorated to July 1, 2021.

Terms: 10 percent down sale day, balance due at close August 3, 2021. Buyer will receive the second half of the cash rent for 2021. The 3.4 acre acreage will be offered separately.

Possession: At close, subject to a lease for the 2021 crop season.

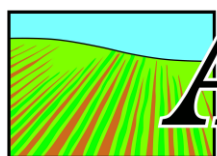


Seller: Michele Reynolds

Attorney: Lynn Fillenwarth

Fillenwarth & Fillenwarth, Estherville, Iowa

Broker's Note: The ACRE Co. is pleased to be selling the Reynolds farm at public auction. Land Buyers, here is an attractive productive farm located west of Estherville right on A20. Whether you're looking farmland or farmland and an acreage, here's a great opportunity to buy an all tillable farm located closed to the grain markets in Superior and Estherville. We look forward to seeing you sale day!



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacreco.com

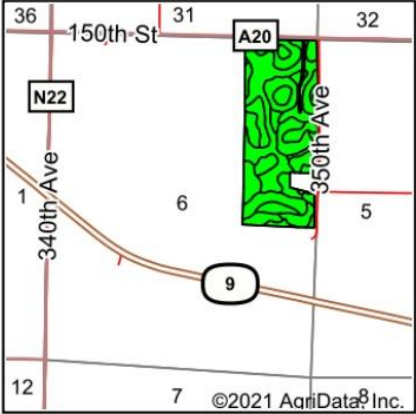
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best!

Soils Map



State: Iowa
County: Emmet
Location: 6-99N-34W
Township: Estherville
Acres: 98.44
Date: 5/25/2021



Area Symbol: IA063, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	32.83	33.4%		IIw	86	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	31.81	32.3%		IIIe	83	59
138B	Clarion loam, 2 to 6 percent slopes	21.84	22.2%		Ile	89	74
55	Nicollet clay loam, 1 to 3 percent slopes	6.09	6.2%		Iw	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	4.00	4.1%		IIw	84	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.42	1.4%		IIIe	75	53
138C	Clarion loam, 6 to 10 percent slopes	0.45	0.5%		IIIe	84	61
Weighted Average						85.6	70.2

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method

Call The ACRE Co. to sell your farm!

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.