

LAND AUCTION

119.5 Acres Clay County Section 24 Summit Township

Great looking all tillable farm

Thursday - July 22, 2021 - 10:00 am
Fostoria City Hall, 10 3rd Avenue SW, Fostoria, IA

Legal: The Northeast Quarter (NE1/4) lying west of the bike trail in Section Twenty-four (24), Township Ninety-seven (97), Range Thirty-seven (37) west of the 5th PM, Clay County, Iowa, minus a 2.5-acre acreage.

Description: The Heikens/Bippus farm is an inside all tillable farm. The farm contains 118.53 FSA crop acres. The farm is located in Drainage District #28. A large district tile crosses the farm under the grass strip in the center of the farm. The farm is bordered by 300th Street on the north.

Primary Soils: Biscay, Calco, Wilmonton, Everly **CSR2 69.8**

FSA Information		Cropland acres		118.53
Corn Base acres	58.4	Soybean Base acres	58.4	
Corn PLC Yield	166	Soybean PLC Yield	47	

RE Taxes: \$2858 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close
November 18, 2021. Sellers to keep 2021 cash rent.

Possession: At close, subject to the current lease for 2021.

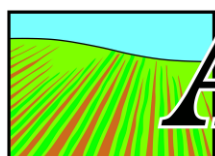
Broker's Note: The ACRE Co. is pleased to be selling the Heikens/Bippus farm at public auction. Land Buyers, here is your opportunity to purchase a great looking farm that will make a great farmland investment or addition to your farming operation. The Heikens/Bippus farm has a great location just off Hwy 71 between Fostoria and Spencer. Take a drive and check out this farm, you won't be disappointed. See you sale day!

Sellers:

Kohnne Bippus Estate & Bernard Heikens Trust

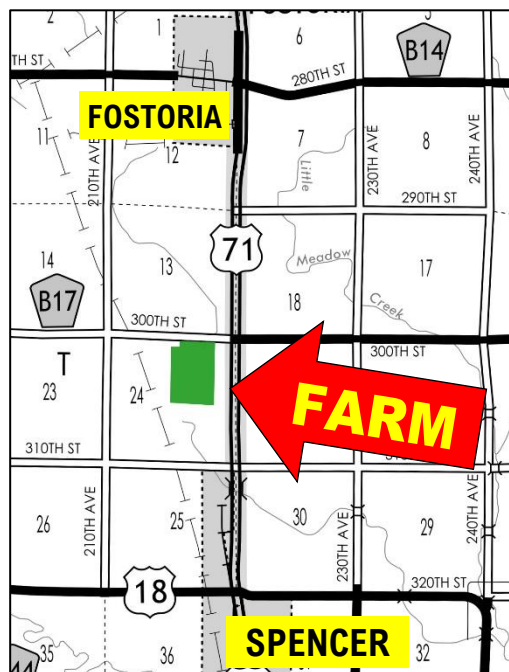
Attorney: Michael Bovee, Spencer, IA
Montgomery, Barry, Bovee & Davis

For more information, contact The ACRE Co.



ACRE CO

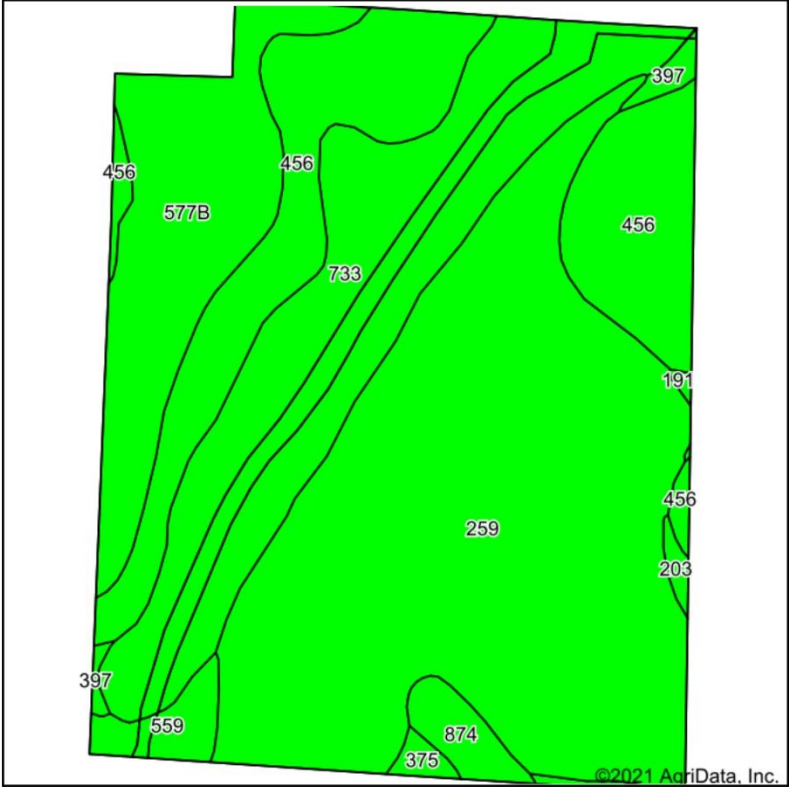
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com



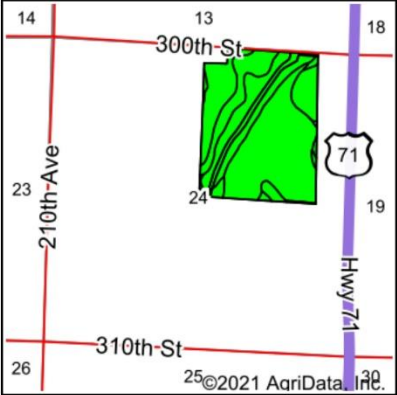
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Selling Iowa's Best !

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Clay
Location: 24-97N-37W
Township: Summit
Acres: 118.53
Date: 6/16/2021



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA041, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
259	Biscay clay loam, 0 to 2 percent slopes	51.71	43.6%		IIw	52	70
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.18	21.2%		IIw	79	68
456	Wilmington silty clay loam, 1 to 3 percent slopes	21.20	17.9%		Ie	91	75
577B	Everly clay loam, 2 to 5 percent slopes	14.61	12.3%		Ile	88	68
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.94	1.6%		IIw	52	65
874	Dickinson sandy loam, lacustrine substratum, 0 to 2 percent slopes	1.80	1.5%		Iw	60	46
397	Letri clay loam, 0 to 2 percent slopes	0.78	0.7%		IIw	90	72
375	Fostoria clay loam, lacustrine substratum, 1 to 3 percent slopes	0.53	0.4%		Ile	83	70
203	Cylinder loam, 0 to 2 percent slopes	0.38	0.3%		Ils	58	71
1508	Belmann clay loam, 0 to 2 percent slopes	0.27	0.2%		IIw	74	64
191	Rushmore silty clay loam, 0 to 2 percent slopes	0.13	0.1%		IIw	95	76
Weighted Average						69.8	69.8

**IA has updated the CSR values for each county to CSR2.
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



The ACRE Co. can 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.