



Hawkeye Farm
Mgmt & Real Estate

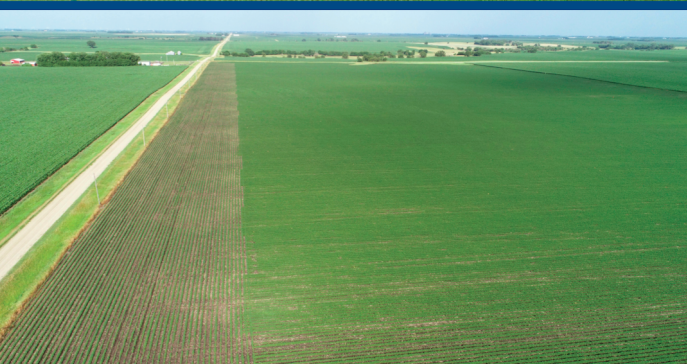
11am on Thursday, September 15, 2022

**LOHRVILLE COMMUNITY BUILDING
605 Second Street | Lohrville, IA 51453**

FARMLAND AUCTION

JAMES AND DARLA BARTELS

**76.2 +/- ACRES OFFERED IN 1 TRACT
LOGAN TOWNSHIP | CALHOUN COUNTY, IOWA**



PRODUCTIVE AG LAND

- 76.2 +/- ACRES
- 75.22 +/- TILLABLE ACRES
- 87.3 CSR2
- QUALITY LOCAL TENANT IN PLACE FOR 2022 SEASON
- PRIMARY SOIL TYPES: NICOLLET, WEBSTER, CLARION
- S36-T87N-R32W
- TAXES: 2 PARCELS | \$2,138 ANNUAL

NOTE

- JUST OUTSIDE LOHRVILLE, IOWA
- CENTRALLY LOCATED BETWEEN LAKE CITY, LOHRVILLE, ROCKWELL CITY, SOMERS, RANDS, RINARD, SLIFER, FARNHAMVILLE, GOWRIE, ADAZA, CHURDAN, LANESBORO

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent James & Darla Bartels' Calhoun County, Iowa farmland sale. This 76.20 +/- acre Logan Township Tract will be sold as a single unit at live public auction on Thursday, September 15, 2022. This 98.7% tillable farm displays an impressive 87.3 CSR2 which has been well maintained by a quality local tenant for many years. In 2013, roughly 6,820 ft. of tile was added to this tract to help improve drainage throughout the entire farm. Nicollet, Webster, and Clarion are the three predominant soil types supporting its quality yields on an annual basis.

We look forward to seeing everyone 11:00 AM at the Community Building located in Lohrville, Iowa. For more information contact Iowa Land Specialist Luke Nissen at 712-304-4827 or email luke@uciowa.com.



United Country Hawkeye Farm Mgmt. & Real Estate
1010 S. Clinton | Albia, IA 52531
Alan Ammons-Broker | All Agents Licensed in the state of Iowa

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supersede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.

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