

LAND AUCTION

315.5 Acres Emmet County Section 15 Ellsworth Township

Offered in 2 Surveyed Tracts

Wednesday - September 4, 2024 - 10:00 am

Farm Bureau Building, 421 1st Avenue North, Estherville, IA

Legal: N1/2 Section 15-100-33, Emmet County, IA, minus an acreage. Farm contains 315.52 surveyed acres.

Description: The Sunde farm is an attractive all tillable farm. The farm contains 309.61 FSA crop acres all in one large field. District tile are located in both tracts (map on back). The farm is bordered on the north by A13, on the west by 430th Avenue, and on the east by 440th Avenue.

Soils: Canisteo, Clarion, Webster, Nicollet, Okoboji, Harps

	West Tract	East Tract
Surveyed acres	154.84	160.68
Net acres	150.5	154.67
CSR2	84.8	81.6
RE Taxes	\$5374	\$5402

FSA Information (tracts combined)

	Cropland acres	309.61
Corn Base acres	152.56	Soybean Base acres 152.56
Corn PLC Yield	159	Soybean PLC Yield 41

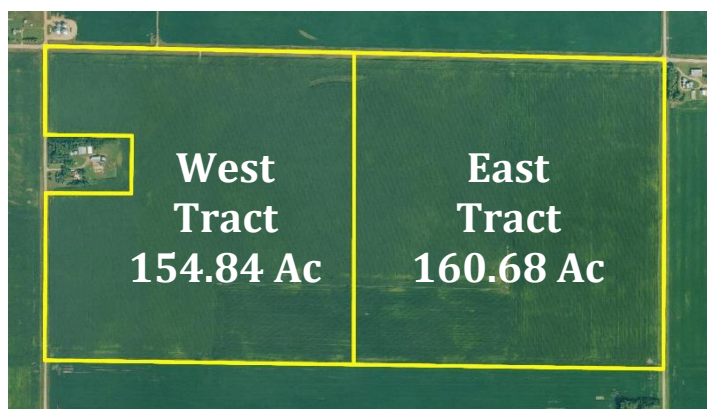


Method of Sale: Successful bidder will have the choice to purchase either tract or both tracts.

Terms: 10 percent down sale day, balance due at close November 20, 2024. Real Estate taxes will be prorated to January 1, 2025.

Possession: At close. The farm is available for the 2025 crop season.

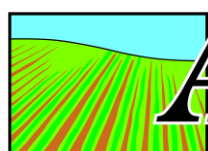
Broker's Note: The ACRE Co. is pleased to be selling the Sunde farm at public auction. With a prime location on A13, this high profile farm will make a top farmland investment to add to your farming operation or land holdings. Take a drive and check out this all tillable Emmet County farm. We look forward to seeing you sale day!
Call Chuck or Jon for more information.



Sellers:

**Connie Sunde Krosschell &
Jean Sunde Peterson**

Attorney: David Forsyth,
Forsyth Law Office, Estherville, IA



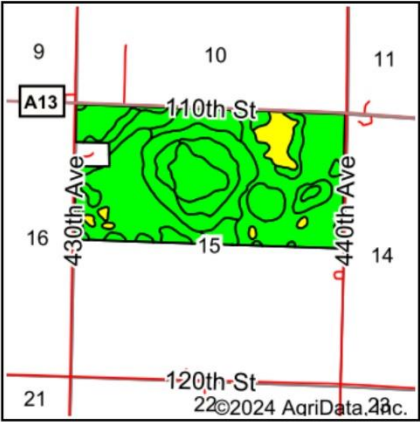
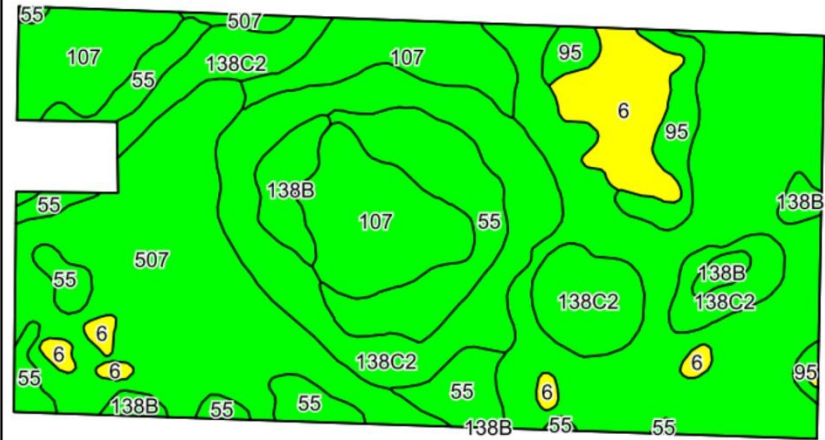
ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

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

Soils Map



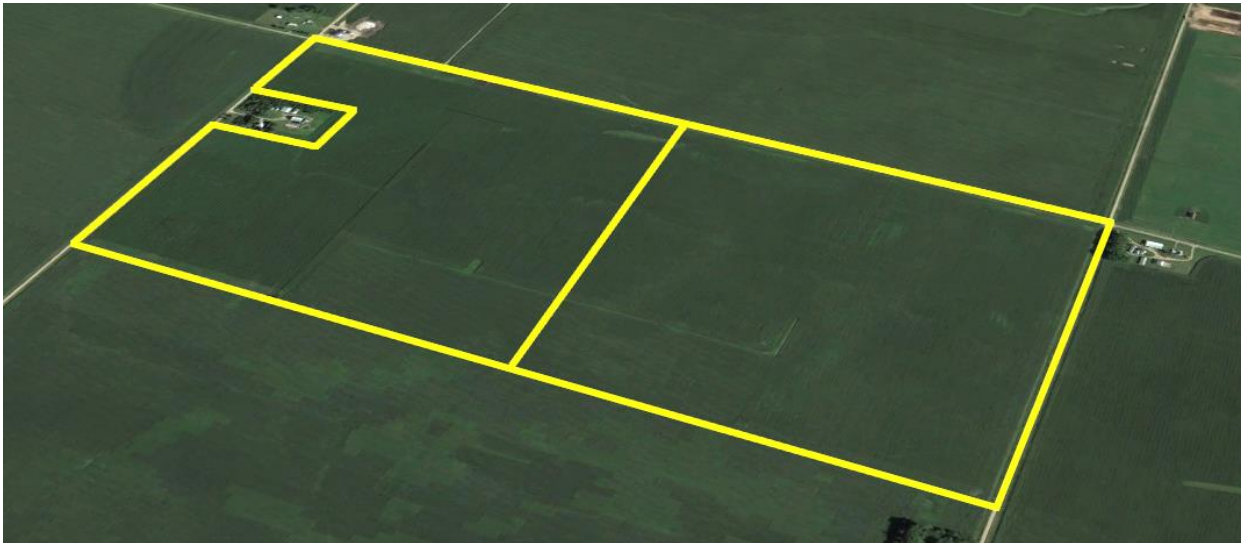
State: Iowa
County: Emmet
Location: 15-100N-33W
Township: Ellsworth
Acres: 309.61
Date: 6/12/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	133.38	43.1%		Ilw	84	73
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	59.19	19.1%		Ille	83	59
107	Webster clay loam, 0 to 2 percent slopes	43.27	14.0%		Ilw	86	77
55	Nicollet clay loam, 1 to 3 percent slopes	37.30	12.0%		lw	89	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	16.63	5.4%		Illw	59	53
138B	Clarion loam, 2 to 6 percent slopes	9.99	3.2%		lle	89	74
95	Harps clay loam, 0 to 2 percent slopes	9.85	3.2%		Ilw	72	57
Weighted Average					2.12	83.1	70.4



Selling Iowa's Best !

