

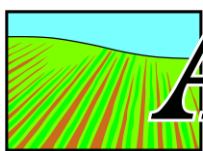
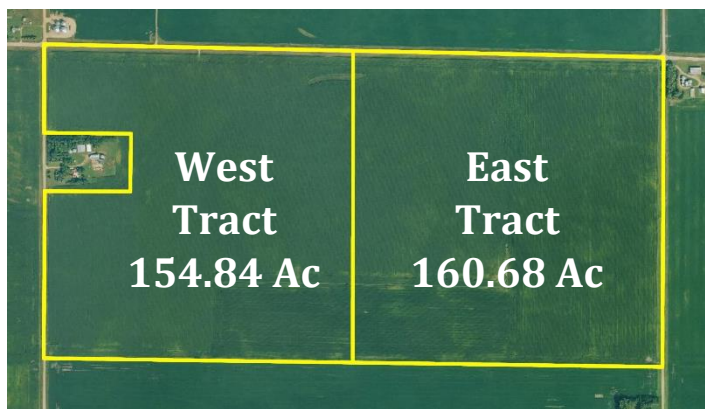
LAND AUCTION

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



ACRE CO

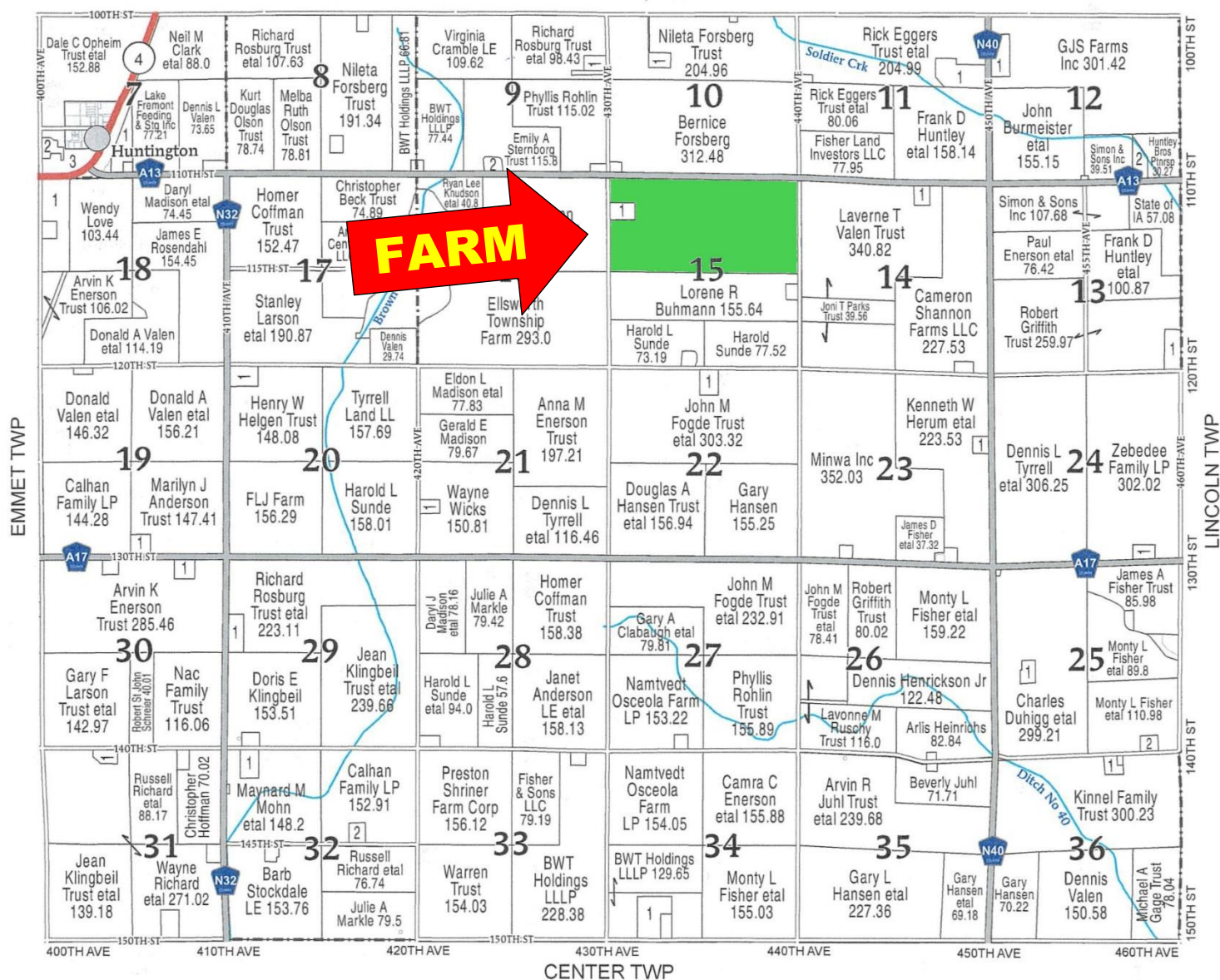
Farm Real Estate
Spencer, Iowa 712-262-3529
theacreco.com

Jon Hjelm, ALC	712-240-3529
Chuck Sikora	712-260-2788
Austin Peterson	712-260-3678
Joe Laubenthal	515-368-3815

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers in 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.

R-33-W

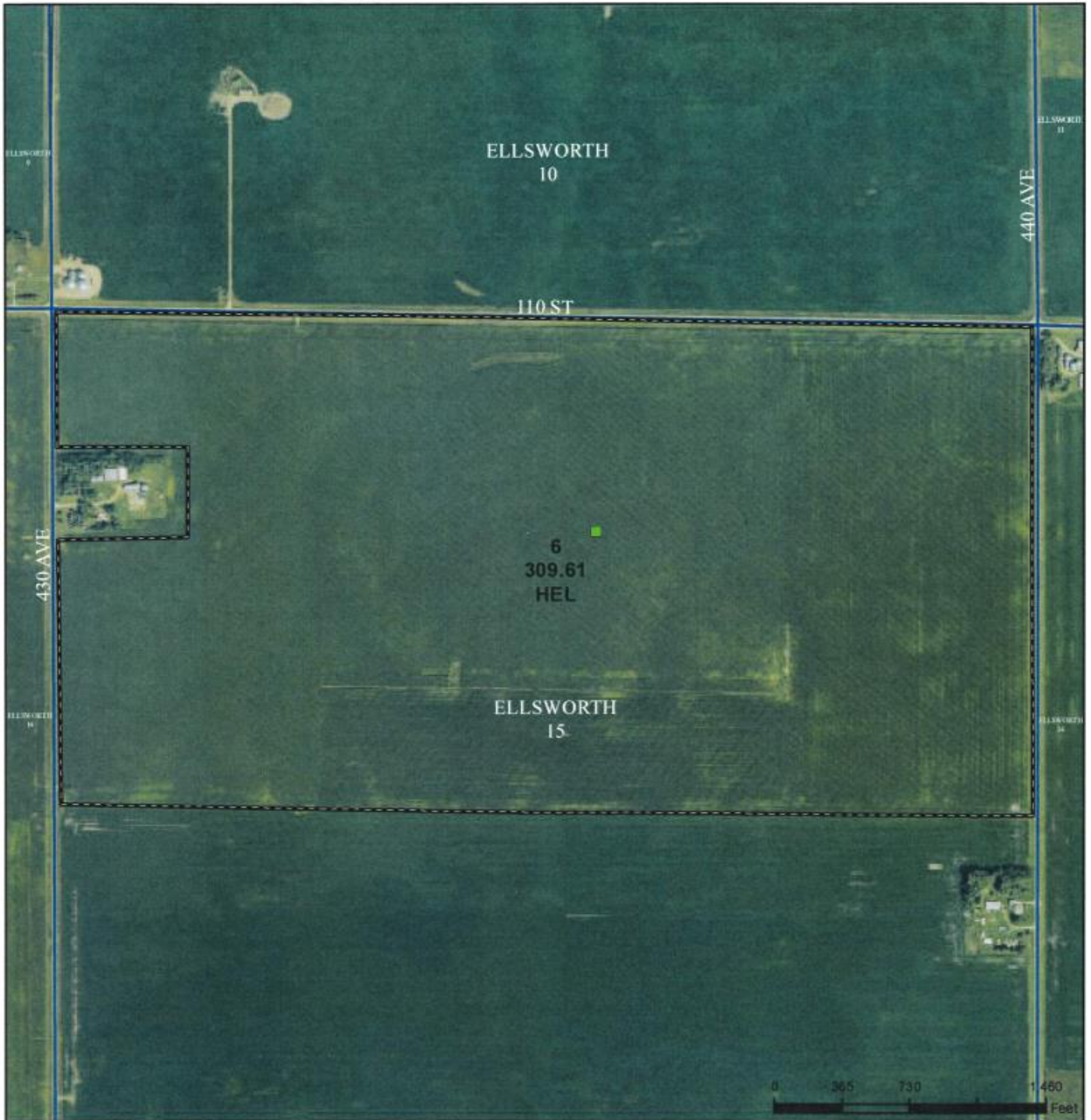
MARTIN CO. MN





United States
Department of
Agriculture

Emmet County, Iowa



Wetland Determination Identifiers

Non-Cropland CRP Iowa PLSS
Restricted Use Tract Boundary Iowa Roads

Limited Restrictions

Exempt from Conservation
Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

2024 Program Year

Map Created April 04, 2024

Farm 5009

Tract 12250

Tract Cropland Total: 309.61 acres

IOWA

EMMET

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5009

Prepared : 6/7/24 2:00 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-063-2022-12
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
309.61	309.61	309.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	309.61	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	152.56	0.00	159	
Soybeans	152.56	0.00	41	
TOTAL	305.12	0.00		

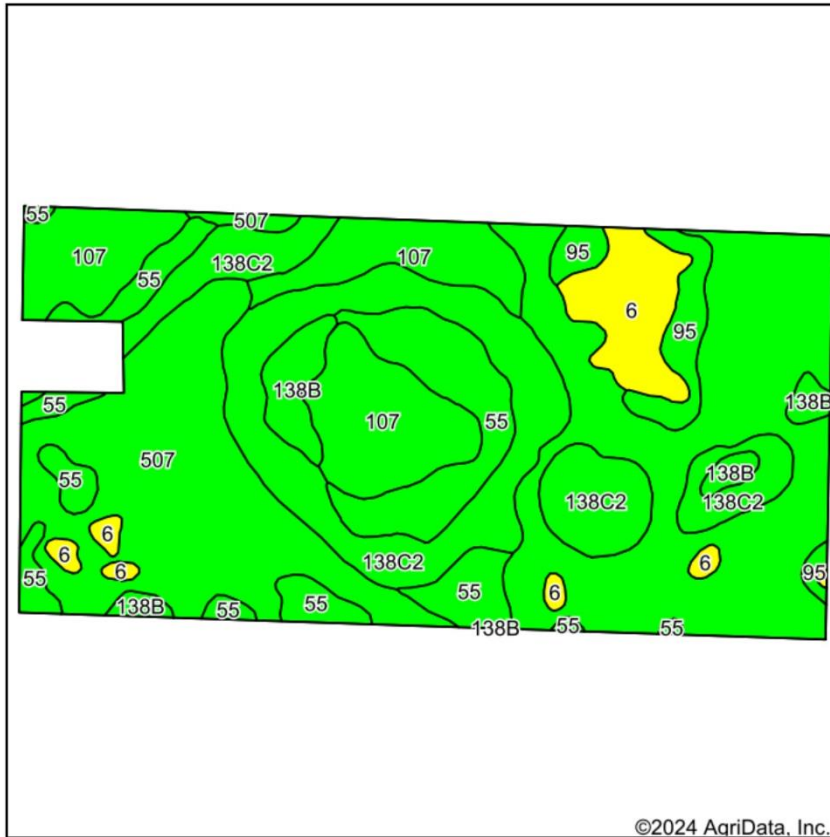
NOTES

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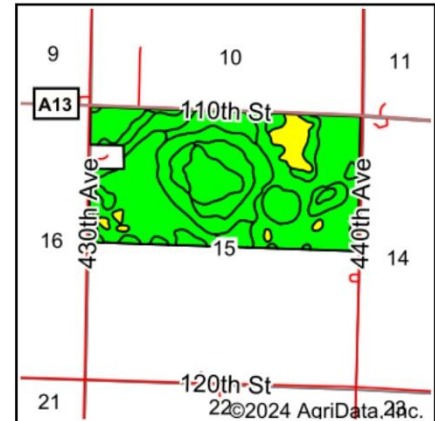
	West Tract	East Tract
Surveyed acres	154.84	160.68
Net acres	150.5	154.67
CSR2	84.8	81.6
RE Taxes	\$5374	\$5402

Soils Map - Whole Farm



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



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



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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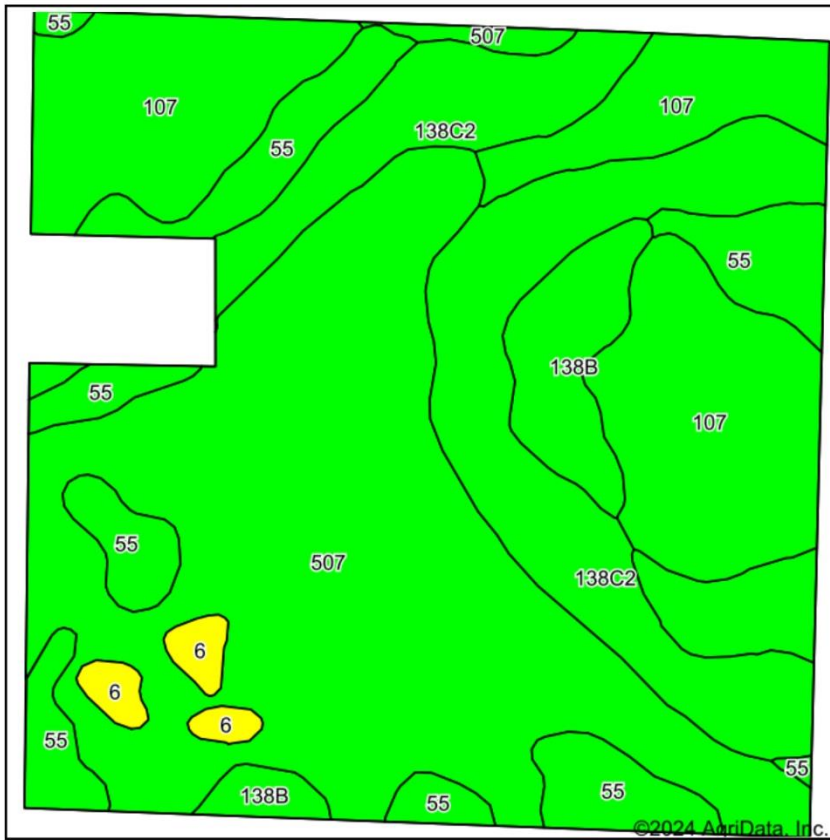


Area Symbol: IA063, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	133.38	43.1%		IIw	84	73
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	59.19	19.1%		IIIe	83	59
107	Webster clay loam, 0 to 2 percent slopes	43.27	14.0%		IIw	86	77
55	Nicollet clay loam, 1 to 3 percent slopes	37.30	12.0%		Iw	89	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	16.63	5.4%		IIIw	59	53
138B	Clarion loam, 2 to 6 percent slopes	9.99	3.2%		Ile	89	74
95	Harps clay loam, 0 to 2 percent slopes	9.85	3.2%		IIw	72	57
Weighted Average					2.12	83.1	70.4

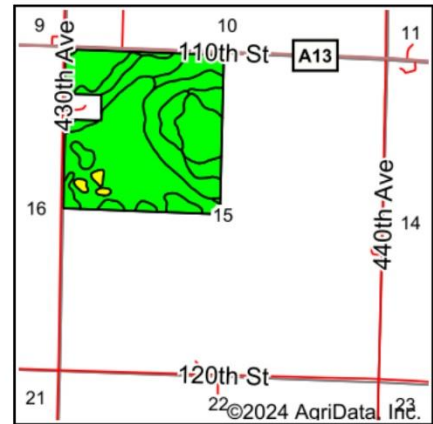
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map - West Tract



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Emmet**
 Location: **15-100N-33W**
 Township: **Ellsworth**
 Acres: **150.5**
 Date: **7/5/2024**



Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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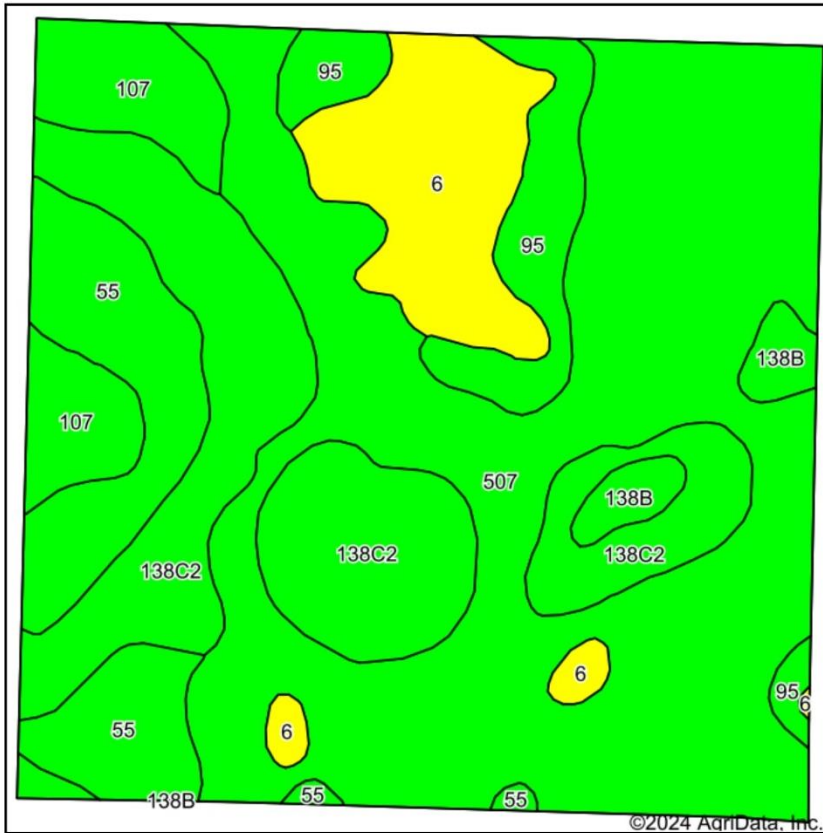
Area Symbol: IA063, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	58.47	38.9%		IIw	84	73
107	Webster clay loam, 0 to 2 percent slopes	32.96	21.9%		IIw	86	77
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	28.36	18.8%		IIIe	83	59
55	Nicollet clay loam, 1 to 3 percent slopes	21.46	14.3%		Iw	89	82
138B	Clarion loam, 2 to 6 percent slopes	7.07	4.7%		Ile	89	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.18	1.4%		IIIw	59	53
Weighted Average					2.06	84.8	72.3

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

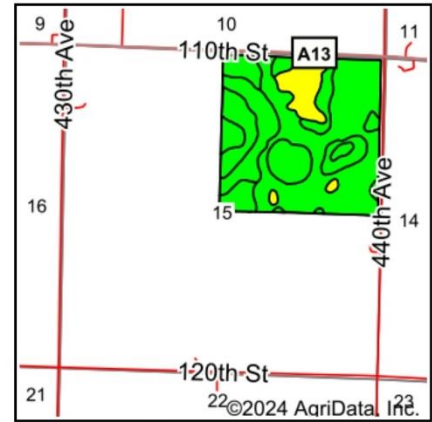
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map - East Tract



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Emmet**
 Location: **15-100N-33W**
 Township: **Ellsworth**
 Acres: **154.67**
 Date: **7/5/2024**



Maps Provided By:



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	71.99	46.5%		IIw	84	73
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	31.08	20.1%		IIIe	83	59
55	Nicollet clay loam, 1 to 3 percent slopes	16.37	10.6%		Iw	89	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.05	9.1%		IIw	59	53
107	Webster clay loam, 0 to 2 percent slopes	9.17	5.9%		IIw	86	77
95	Harps clay loam, 0 to 2 percent slopes	9.10	5.9%		IIw	72	57
138B	Clarion loam, 2 to 6 percent slopes	2.91	1.9%		Ile	89	74
Weighted Average					2.19	81.6	68.6

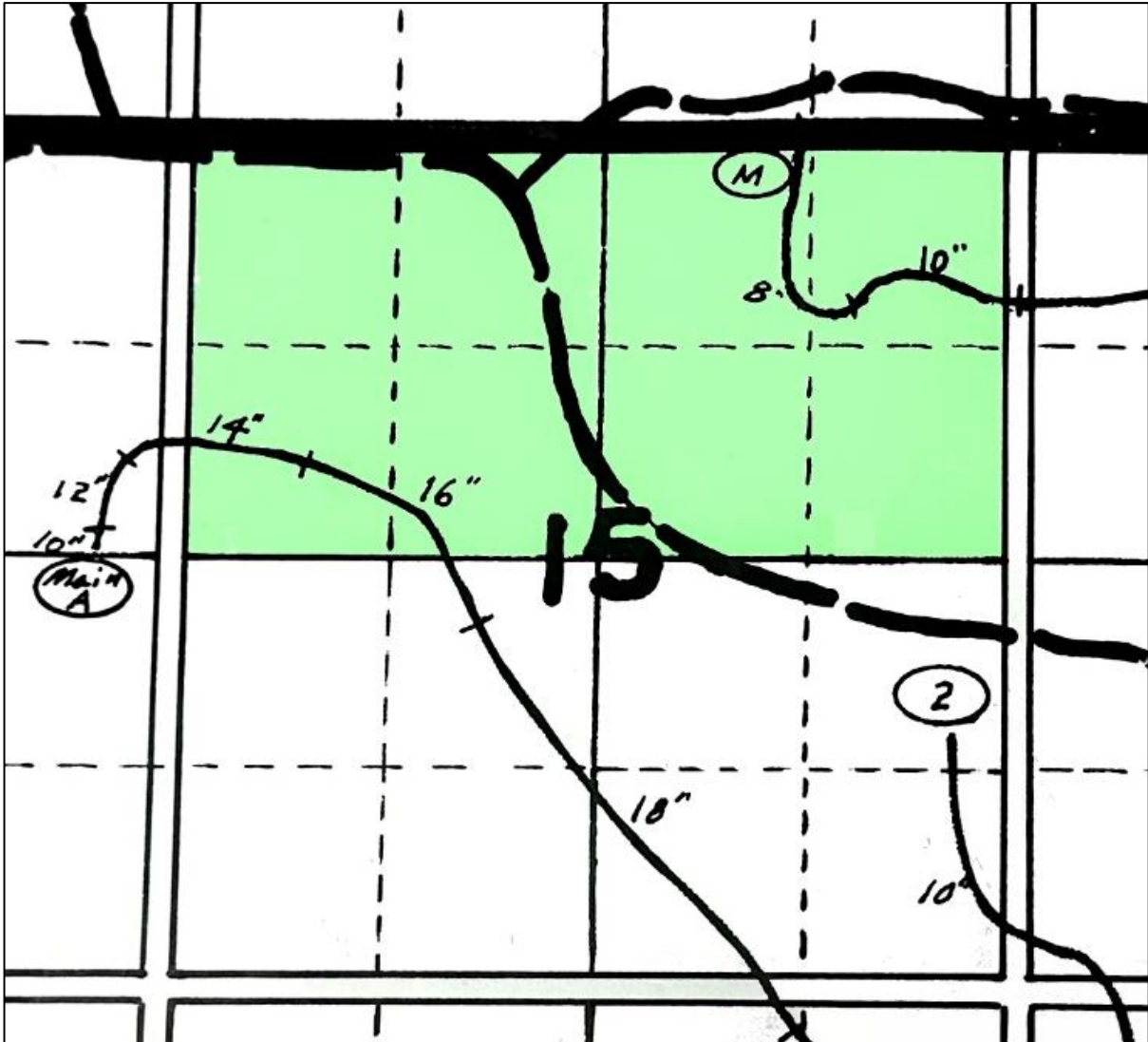
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

District Tile Map

Drainage Districts #40 & #41

Section 15 Ellsworth Township, Emmet County

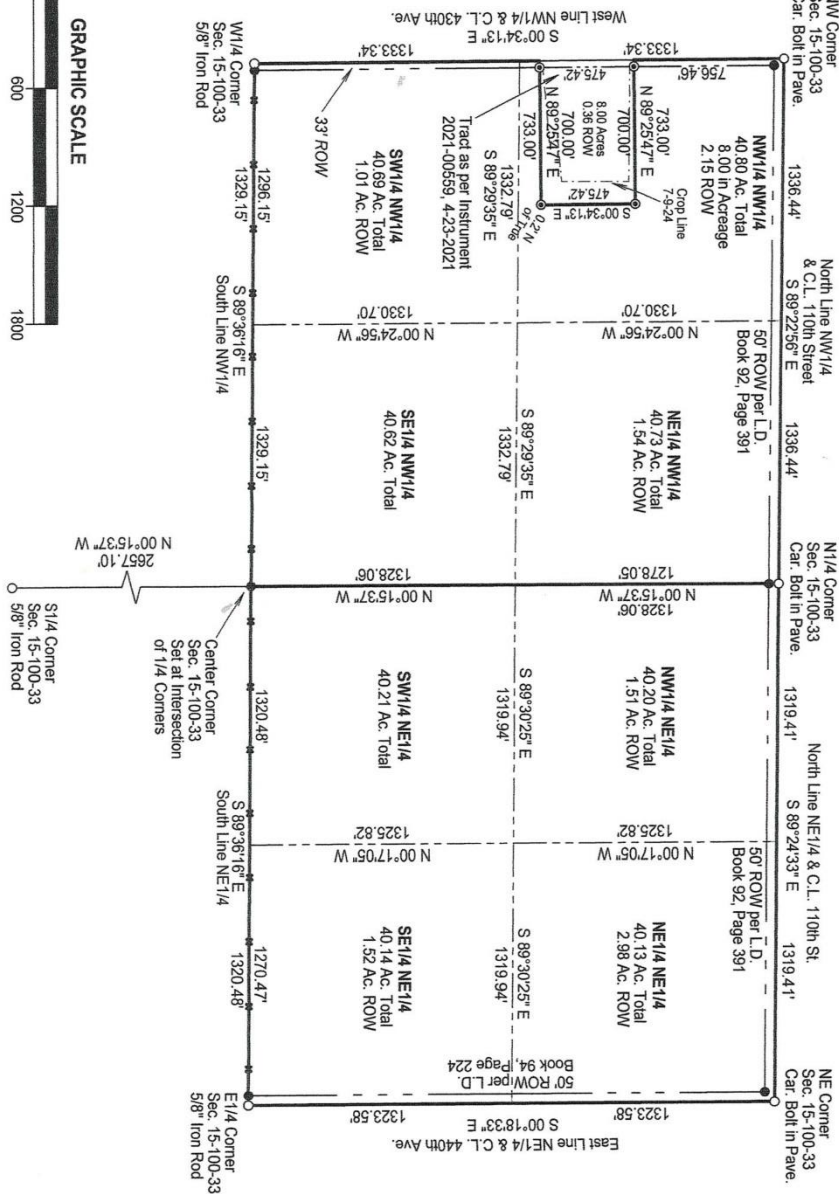


INDEX LEGEND

LOCATION: N1/2 Sec. 15-100-33 Exc. Acreage, Emmet Co., IA
 REQUESTOR: The Acre Co., P.O. Box 833, Spencer, IA 51301
 OWNER: Krosshell - Petersen, 986 Westminster Cir. #423,
 West Lafayette, IN 47906
 SURVEYOR: E. JOHN WITTEBEN SURVEY: 06/11/2024
 SURVEY COMPANY: WITTEBEN SURVEYING, INC. DRAWN: 07/10/2024
 303 W. 2nd St. N. SCALE: 1" = 600'
 ESTHERVILLE, IA 51334
 712-362-4797



GRAPHIC SCALE



PLAT OF SURVEY

THE NORTHWEST QUARTER EXCEPT AN 8.00 ACRE TRACT AS PER A 2021 SURVEY, INSTRUMENT NUMBER 2021-00559, SECTION 15, TOWNSHIP 100 NORTH, RANGE 33 WEST OF THE 5th P.M., EMMET COUNTY, IOWA, AND CONTAINING 154.84 ACRES INCLUSIVE OF 4.70 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE WESTERLY 33.00 FEET AND ALONG THE NORTHERLY 50.00 FEET THEREOF.

AND

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 100 NORTH, RANGE 33 WEST OF THE 5th P.M., EMMET COUNTY, IOWA, AND CONTAINING 160.68 ACRES INCLUSIVE OF 6.01 ACRES OF PUBLIC ROAD RIGHTS-OF-WAY ALONG THE EASTERLY 50.00 FEET AND ALONG THE NORTHERLY 50.00 FEET THEREOF.

LEGEND

- Found Monument As Noted
 ● Set 5/8"x30" Yellow C.I.P. #14810
 △ Found Yellow C.I.P. #9179
 ◇ Found PK-Nail in Pavement
 ▲ Set PK-Nail in Pavement
 66' Record Dimension
 — Existing Fenceline
 OGM Original Government Measure
 ROW Right-of-Way
 POB Point of Beginning

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signed: _____ Date: _____

Signed: E. John Witteben Date: 7-10-24
E. John Witteben, L.S. No. 14810
My License Renewal Date Is: 12/31/2024
Sheets Covered By This Seal: 1

