

LAND AUCTION

120 Acres Emmet County Section 9 Center Township



Prime Hwy 9 Location

Thursday - September 4, 2025 - 10:00 am

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

Legal: W1/2 SW1/4 & SE1/4 SW1/4 Section 9-99-33,
Emmet County, Iowa.

Description: The Eide farm is an attractive, inside,
improved farm. The farm contains 111.33 crop acres in
one field. A 5.7-acre acreage is in the southwest corner of
the farm. The acreage includes a house and miscellaneous
outbuildings. The larger grain bin will not be included with
the farm. The farm is located in Drainage District 60 with
district tile crossing the farm providing drainage outlet.
The farm is bordered on the south by Hwy 9.

Soils: Canisteo, Okoboji, Nicollet, Harps, Crippin **CSR2 81**

FSA Information

Cropland Acres 111.33

Corn Base Acres 111.1 Corn PLC Yield 158



RE Taxes: \$4798 annually. Taxes will be prorated to
January 1, 2026.

Terms: 10 percent down the day of the sale. The balance
will be due at close on November 19, 2025.

Possession: At close, subject to the balance of the lease.
The farm is available for the 2026 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the
Eide farm at public auction. Land Buyers, check out this
top caliber farm on Highway 9 west of the Estherville
Municipal Airport. The farm has excellent soils and a great
CSR2 rating. This farm would make an excellent addition
to any farming operation or land portfolio.

Contact Chuck Sikora for more information 712-260-2788

See you at the sale in Estherville!



Sellers:

**Mae Rose Eide Estate &
Cecil Eide Trust**

Attorney: Pelzer Law Firm,
Estherville, IA



Farm Real Estate

Spencer, Iowa 712-262-3529

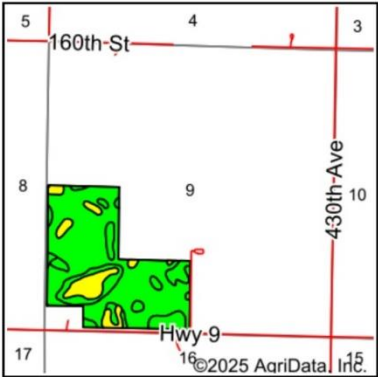
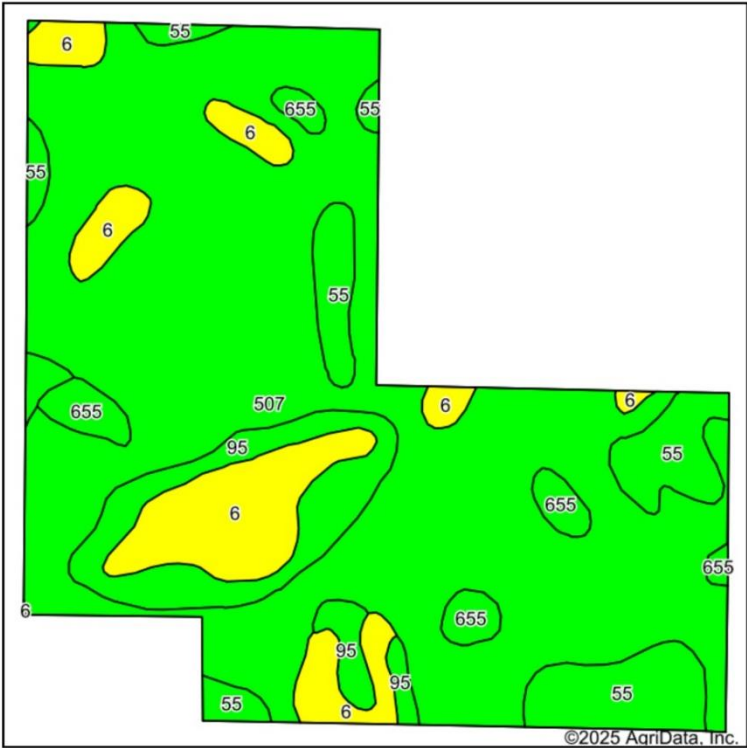
theacresco.com

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



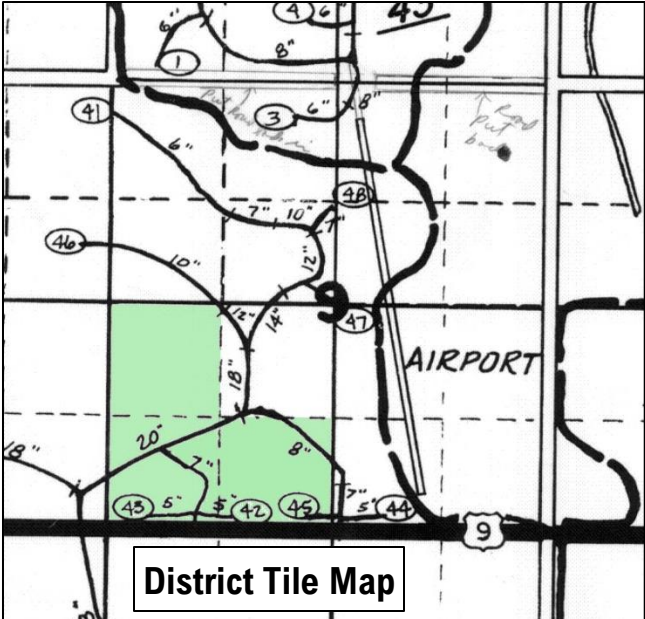
State: Iowa
County: Emmet
Location: 9-99N-33W
Township: Center
Acres: 111.09
Date: 7/23/2025

ACRE CO
712-262-3529 • theacreco.com

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA063, Soil Area Version: 34							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	74.82	67.3%		IIw	84	73
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.52	11.3%		IIIw	59	53
55	Nicollet clay loam, 1 to 3 percent slopes	11.45	10.3%		Iw	89	82
95	Harps clay loam, 0 to 2 percent slopes	8.74	7.9%		IIw	72	57
655	Crippin loam, 1 to 3 percent slopes	3.56	3.2%		Ie	91	77
Weighted Average					1.98	81	70.5



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