LAND AUCTION

111 Acres Pocahontas County
Section 29 Lizard Township

Thursday - February 6, 2020 - 10:00 am
Auction Location: Manson Ag Services, Manson, IA

Legal: North Half of the Northeast Quarter (N1/2 NE1/4) and the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Twenty-nine (29), Township Ninety (90), North, Range Thirty-one (31) West of the 5th PM, Pocahontas County, Iowa, minus a 3.64 acre acreage.

Description: The Peterson farm is a productive, gently rolling, nearly all tillable farm. The farm contains 103.8 FSA crop acres in two fields, including 9.4 acres of CRP filter strips. The farm is bordered by C66 on the north and 300th Avenue on the east.

Soils: Webster, Clarion, Nicollet, Havelock, Storden, Coland

CSR2 81

FSA Information
- Cropland acres: 103.8
- Corn Base acres: 59.25
- Soybean Base acres: 34.81
- Corn PLC Yield: 167
- Soybean PLC Yield: 44
- CRP 9.4 acres @ $300/acre 2017-2027

Crop acres include a small triangle in SE1/4 NE1/4

RE Taxes: $2876 annually. Real Estate Taxes will be prorated to January 1, 2020.

Terms: 10 percent down sale day, balance due at close March 12, 2020.

Possession: At close. Possession is available for the 2020 season, or Seller will give a $400 per acre rent credit.

Broker’s Note: The ACRE Co. is pleased to be selling the Peterson Trust farm at public auction. Land Buyers, here is your chance to buy a good looking, gently rolling farm with a big rent credit for 2020. Note: the farmer on this tract and the farm to east have been farming swapped acres for many years. Take a look at this farm with a great location and good outlet. We look forward to seeing you sale day!

Owner: Gertrude Virginia Peterson
Revocable Trust

Attorney: Jeff Johnson
Crary Huff Law Firm, Sioux City, 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

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.
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**Soils Map**

- **State:** Iowa
- **County:** Pocahontas
- **Location:** 29°30'N-31W
- **Township:** Lizard
- **Acres:** 108.79
- **Date:** 1/10/2020

**Owned acres**

<table>
<thead>
<tr>
<th>Area Symbol</th>
<th>Soil Type</th>
<th>Acres</th>
<th>Percent of Field</th>
<th>CSR2 Legend</th>
<th>NDCR Class %</th>
<th>CSR2***</th>
<th>CSR</th>
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<tbody>
<tr>
<td>107</td>
<td>Webster clay loam, 0 to 2 percent slopes</td>
<td>34.11</td>
<td>31.4%</td>
<td>102</td>
<td>85</td>
<td>81</td>
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<td>138C2</td>
<td>Clarion loam, 6 to 10 percent slopes, moderately eroded</td>
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<td>IIE</td>
<td>83</td>
<td>82</td>
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**Weighted Average:** 81 72.7

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