

Jay L. Bargman

Thomas C. Geelan

Joseph C. Muller

Matthew Muller

Kossuth County Land Auction **Live & Online Bidding Available**

Thursday December 17th, 2020 @
10:00 am Auction location:
Farm & Home Services
220 E. State St Algona, Iowa

Jay L. Bargman
Cell: (515) 341-5418
Leland L. Metzger
Cell: (515) 341-5402
Office: 515-295-2401
Web site:

www.farmhomeservices.com

This information while believed to be accurate is not
warranted or guaranteed by the Listing Agents of Farm &
Home Services.

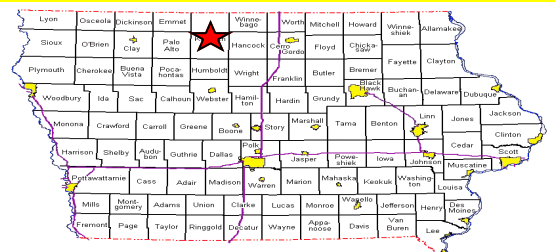
- >100 ACRES M/L
- >94.07 ACRES FARMLAND
- > 88.53 ACRES CROPLAND
- > CORN BASE: 66.37 PLC YIELD: 132
- > SOYBEAN BASE: 22.13 PLC YIELD: 45
- > CSR-2: 80.2
- > TAXES: APPROXIMATE NET ANNUAL
ESTIMATED TAXES ARE \$2,358

PRORATED TO DATE OF CLOSING

**FARM IS UNDER LEASE FOR 2021
CROP YEAR**

**ONLINE BIDDING: To register
& bid on this auction, go to:
[https://
farmhomeservices.nextlot.com](https://farmhomeservices.nextlot.com)**

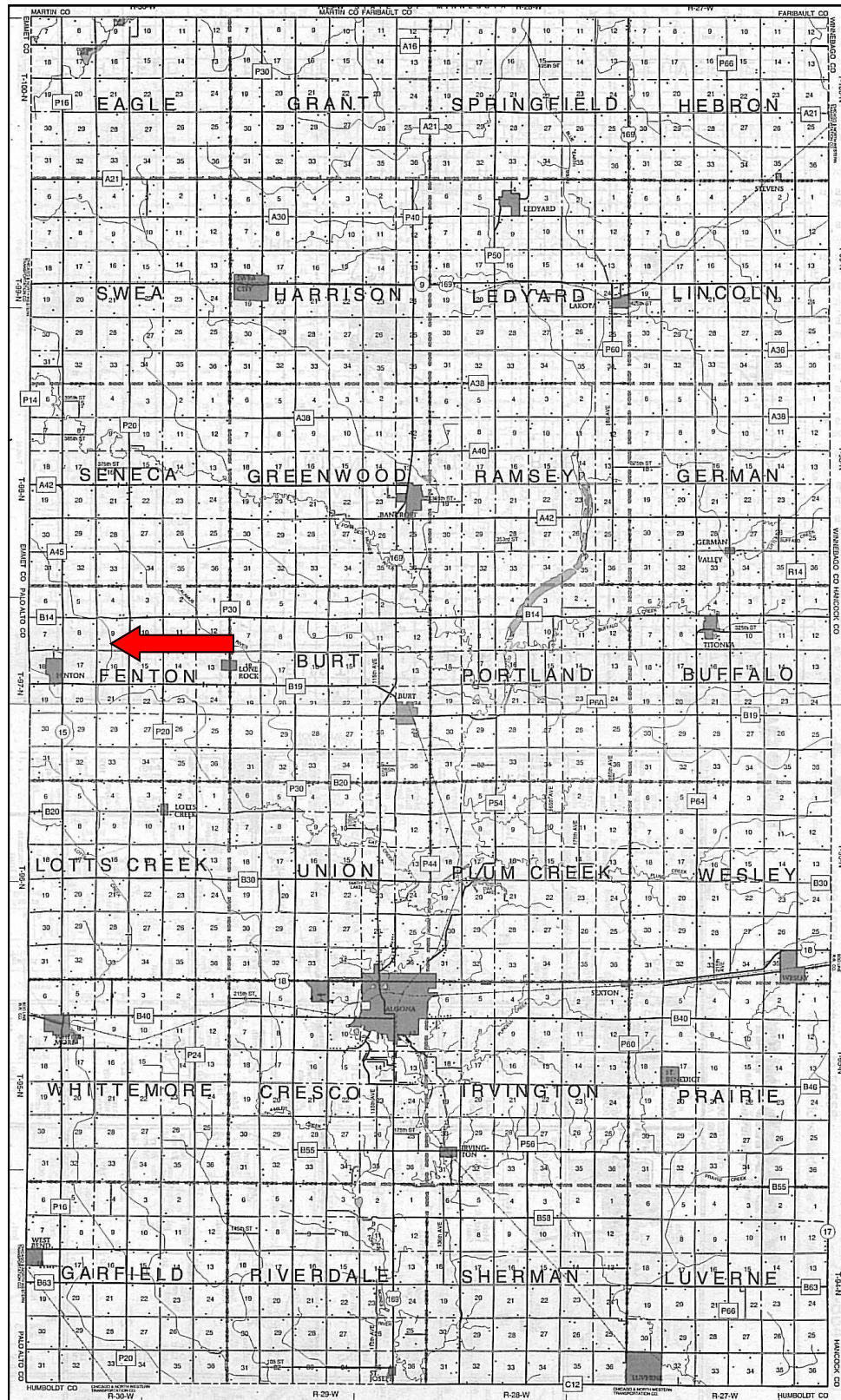
**Owners:
Gary Jentz &
Karen Scarrow**



**ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN
THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP
NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH
P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF
BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¼), SECTION
NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30)
WEST OF THE 5TH P.M., KOSSUTH COUNTY**

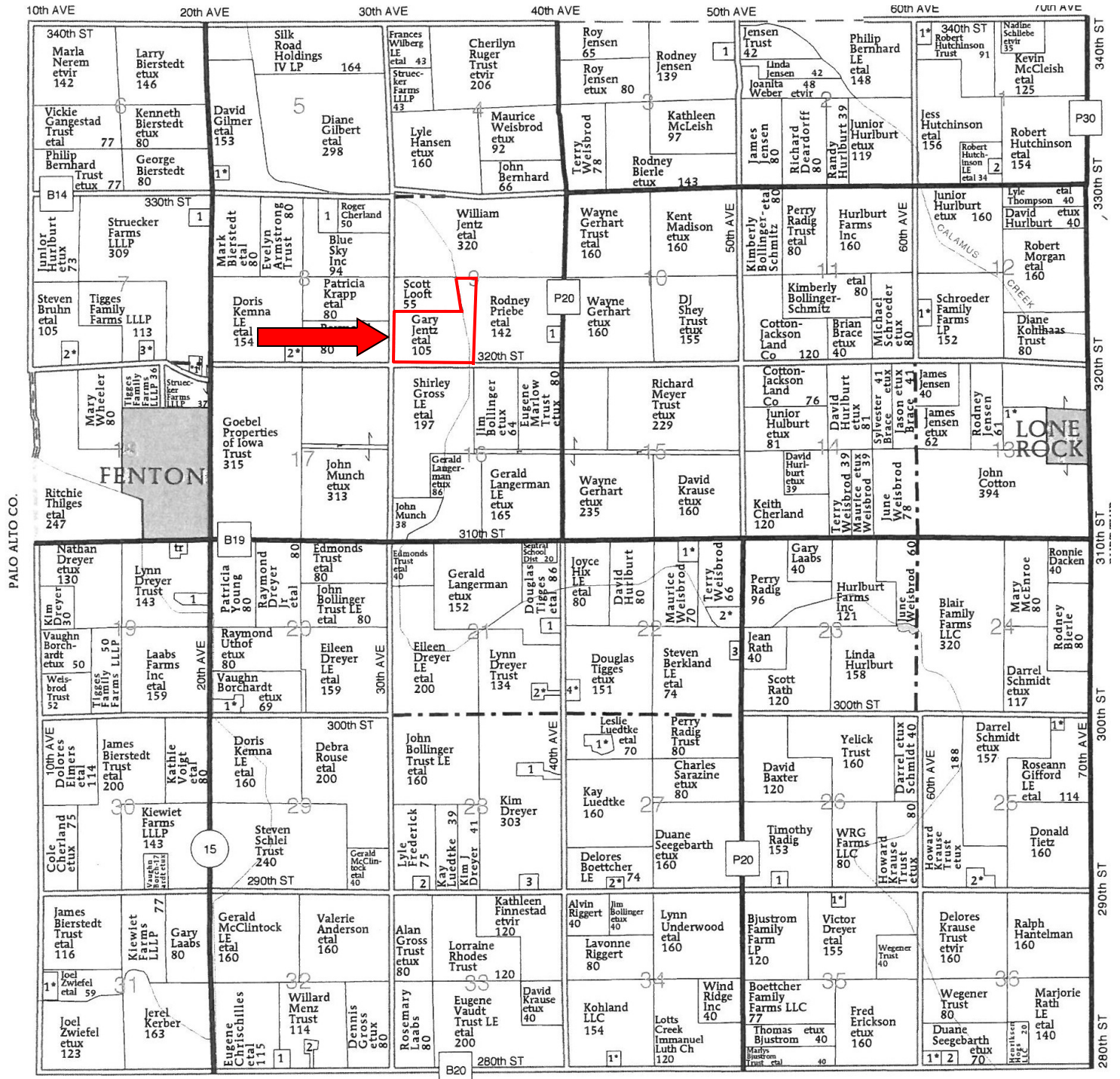
County Map

ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¹/₄), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



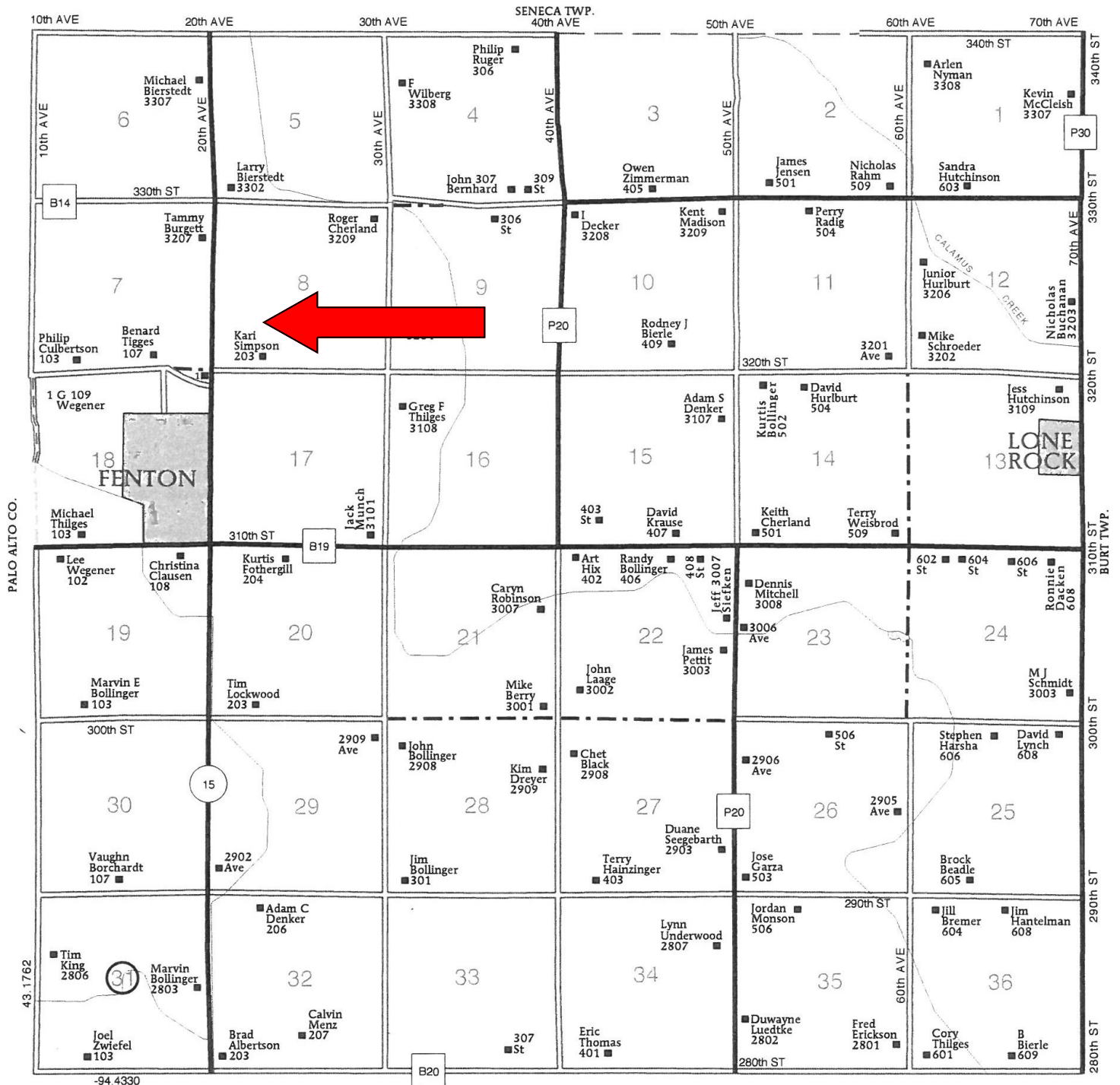
Plat Map

ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¼), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



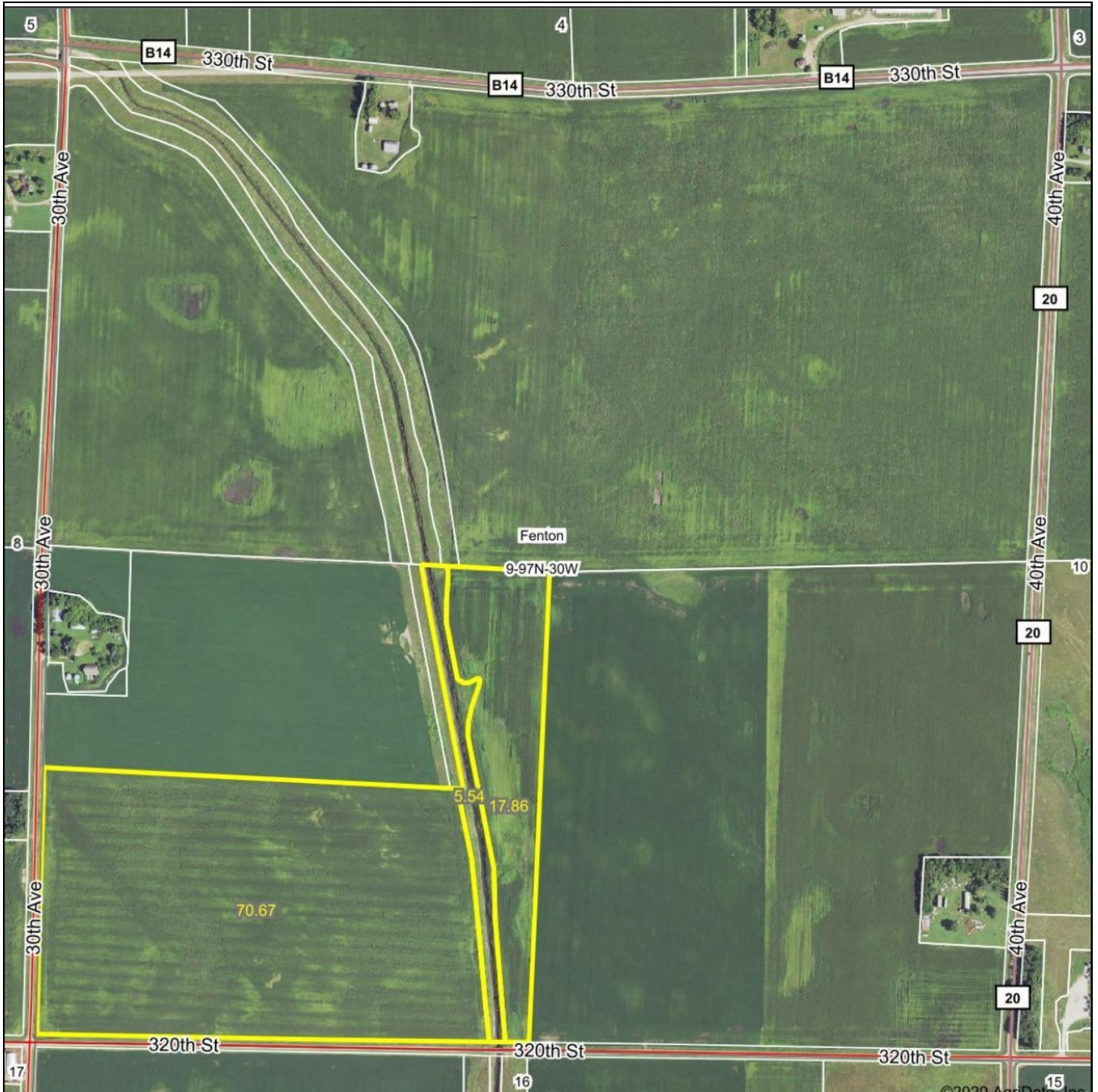
Directory Map

ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¼), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



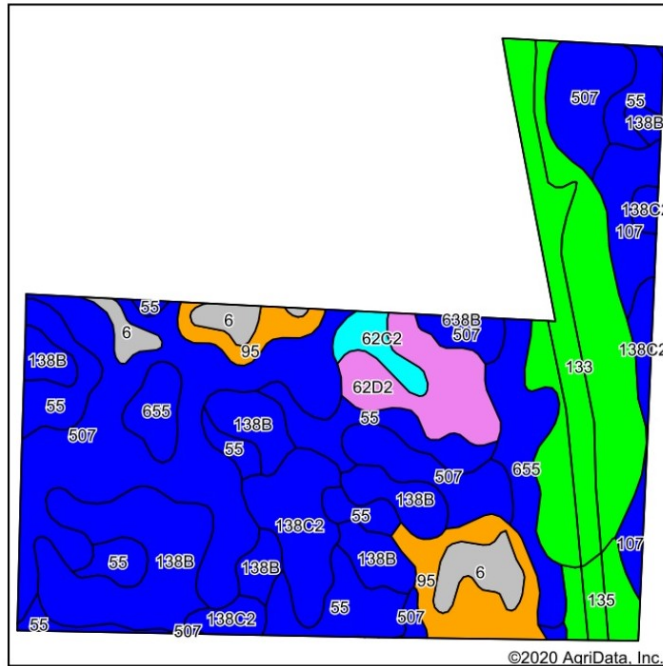
Ariel Photo

ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¼), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



Soil Map

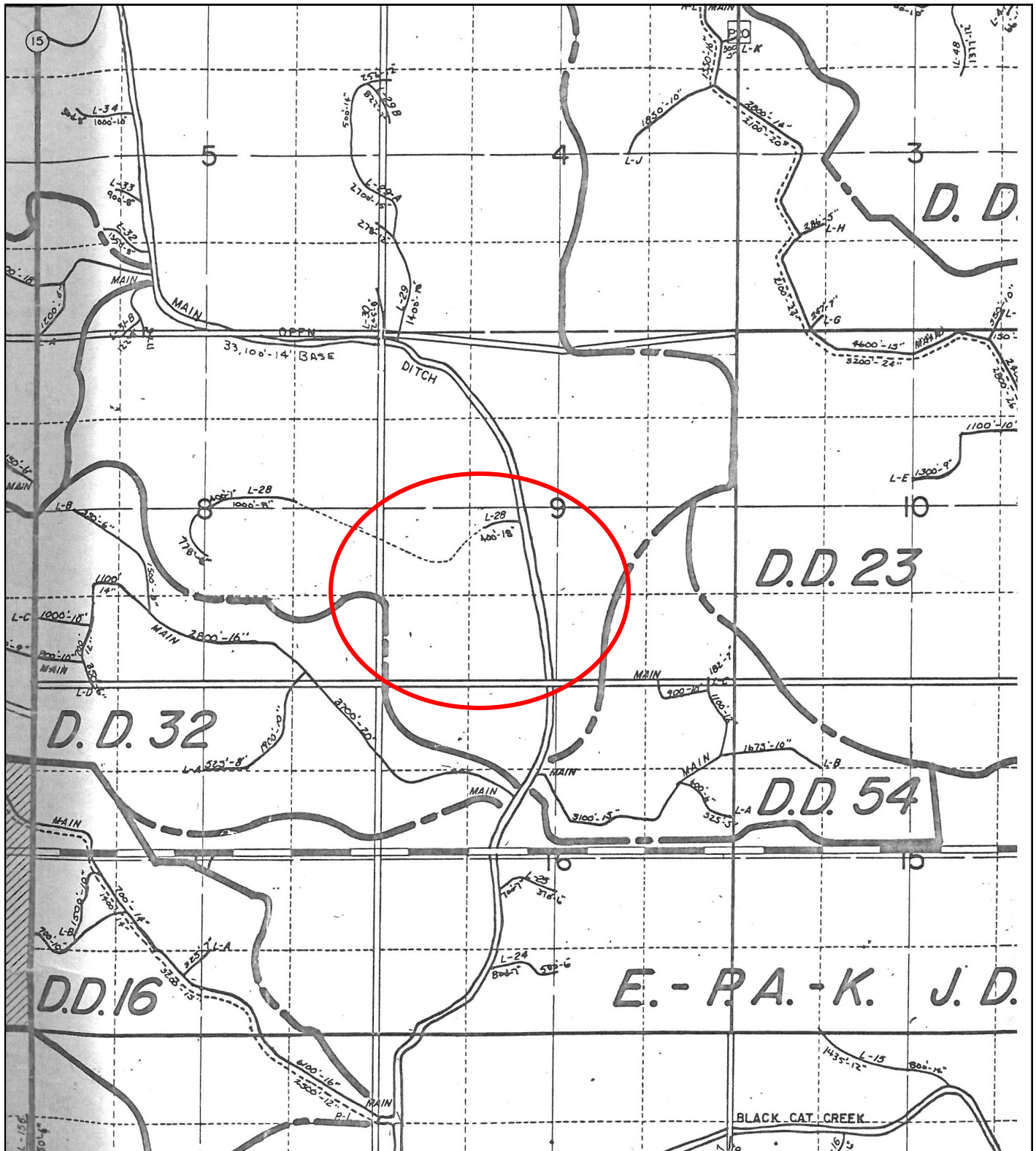
ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTHWEST QUARTER (SW¼) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW¼), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



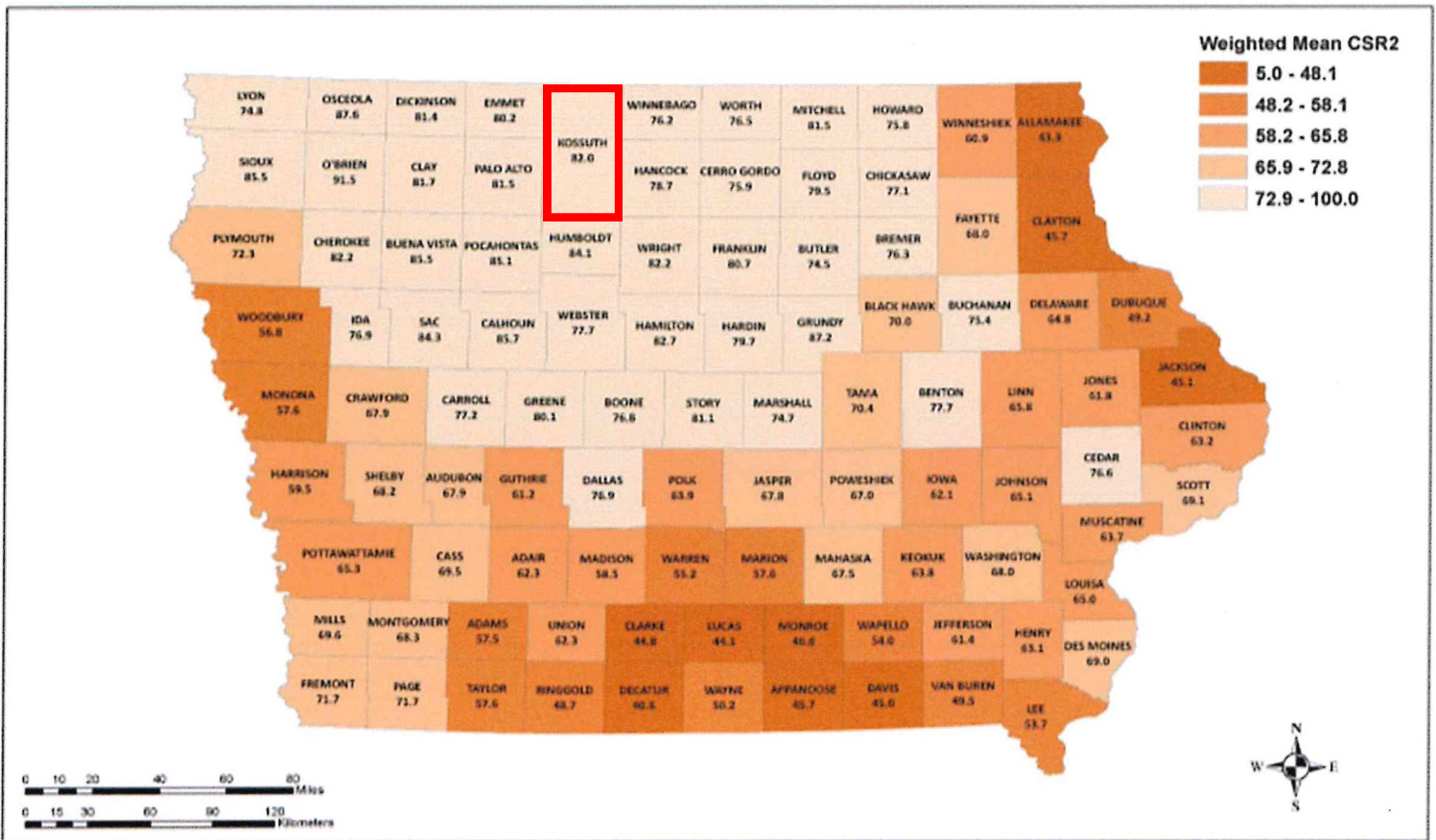
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	22.86	24.3%		IIw	224	4.7	65	84	75	81
133	Colo silty clay loam, 0 to 2 percent slopes	14.92	15.9%		IIw	204.8	4.3	59.4	74	75	79
138B	Clarion loam, 2 to 6 percent slopes	13.54	14.4%		Ile	225.6	6.3	65.4	89	77	84
55	Nicollet clay loam, 1 to 3 percent slopes	11.66	12.4%		Iw	233.6	6.1	67.7	89	85	82
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.05	6.4%		IIle	204.8	5.7	59.4	83	62	73
655	Crippin loam, 1 to 3 percent slopes	5.58	5.9%		Ie	233.6	6.1	67.7	91	80	87
95	Harps clay loam, 0 to 2 percent slopes	5.03	5.3%		IIw	198.4	4.2	57.5	72	60	82
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.33	4.6%		IVe	140.8	3.9	40.8	41	39	67
107	Webster clay loam, 0 to 2 percent slopes	3.33	3.5%		IIw	224	4.7	65	86	80	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.21	3.4%		IIIw	177.6	3.7	51.5	59	54	74
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.27	2.4%		IIw	198.4	4.2	57.5	76	75	83
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.29	1.4%		IIle	177.6	5	51.5	64	49	70
Weighted Average						213.7	5.1	62	80.2	72.6	*n 80.2

Drainage Map

ALL OF THAT REAL ESTATE LYING EAST OF BLACK CAT DITCH IN THE SOUTH-WEST QUARTER (SW $\frac{1}{4}$) OF SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., EXCEPTING THE NORTH FIFTY-FIVE (55) ACRES LYING WEST OF BLACK CAT DITCH OF SAID SOUTHWEST QUARTER (SW $\frac{1}{4}$), SECTION NINE (9), TOWNSHIP NINETY-SEVEN (97) NORTH RANGE THIRTY (30) WEST OF THE 5TH P.M., KOSSUTH COUNTY



Iowa CSR2 Weighted Means by County



Prepared by Aaron Sassman, C. Lee Burras and Gerald Miller
 Department of Agronomy
 Iowa State University
 Ames, IA 50011

Calculated from NRCS acreages and CSR2 values contained
 in ISPAID (Iowa Soil Properties and Interpretations Database)
 version 8.0 as of April 2015