

Jay L. Bargman

Thomas C. Geelan

Joseph C. Muller

Matthew Muller

## Hancock County Land Auction Live & Online Bidding Available

Thursday February 18, 2021 @ 10:00 am Auction location:
Britt Golf Course 2360 James Ave Britt, Iowa

Jay L. Bargman Cell: (515) 341-5418 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.

>150 ACRES M/L

>148.41 TILLABLE ACRES

> CORN BASE: 73.6 PLC YIELD: 168

> SOYBEAN BASE: 73.5 PLC YIELD: 48

CSR-2: 70.1

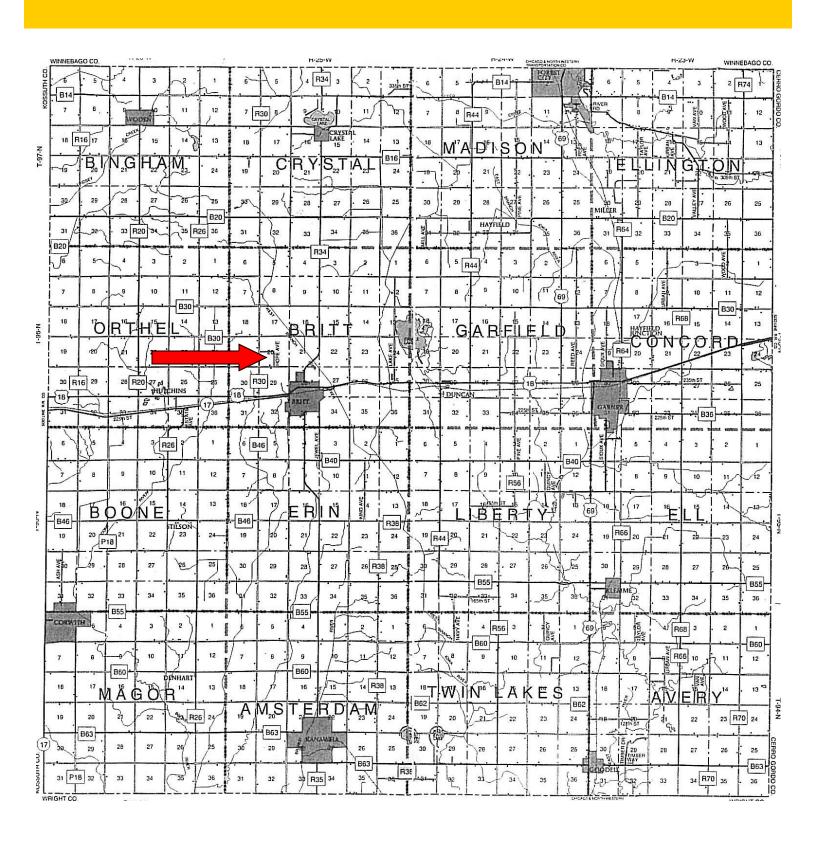
 Taxes: Approximate net annual <u>Estimated</u> taxes are \$3,200/year
 Prorated to date of closing

### OPEN LEASE FOR 2021 CROP YEAR

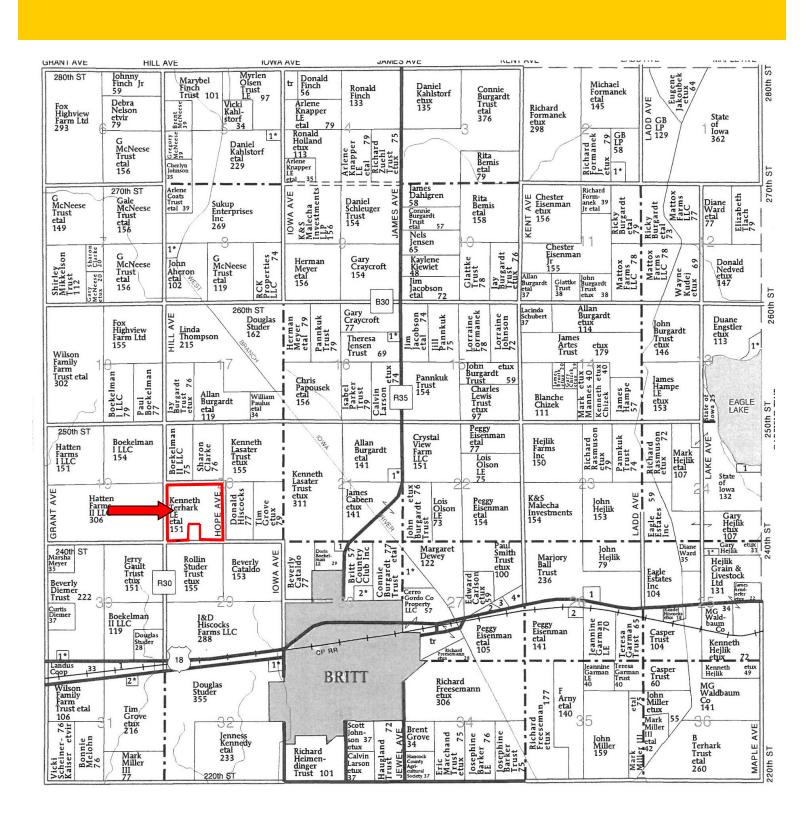
Here is a chance to buy productive Hancock County farm ground that is located close to market outlets and has rare 4 sided road access.

Owners:
Alan Tegtmeyer,
Dean Tegtmeyer &
Karen Terhark

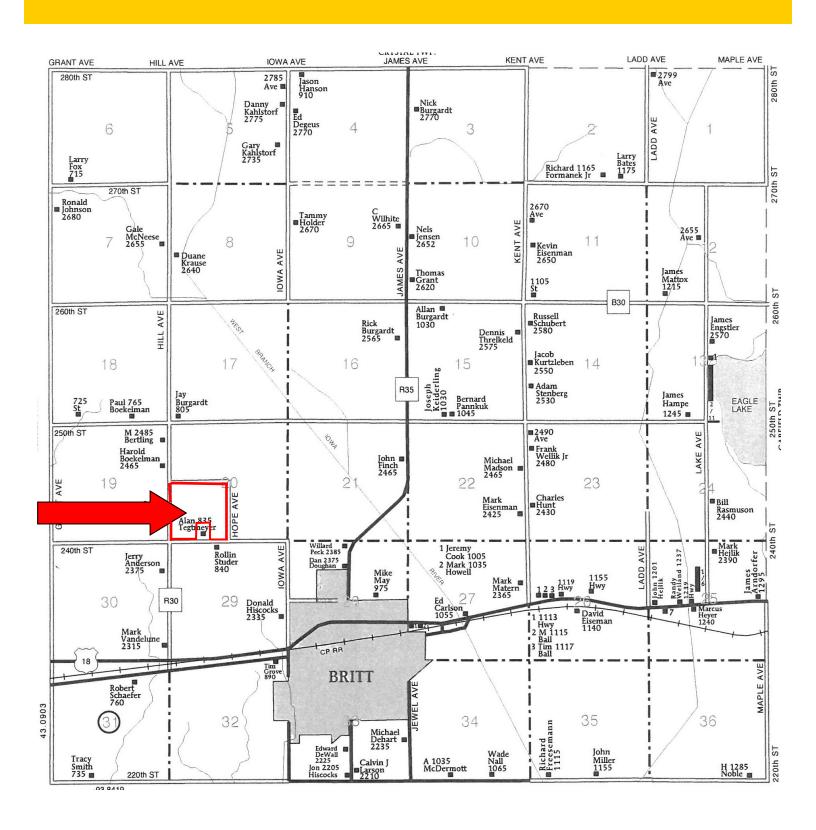


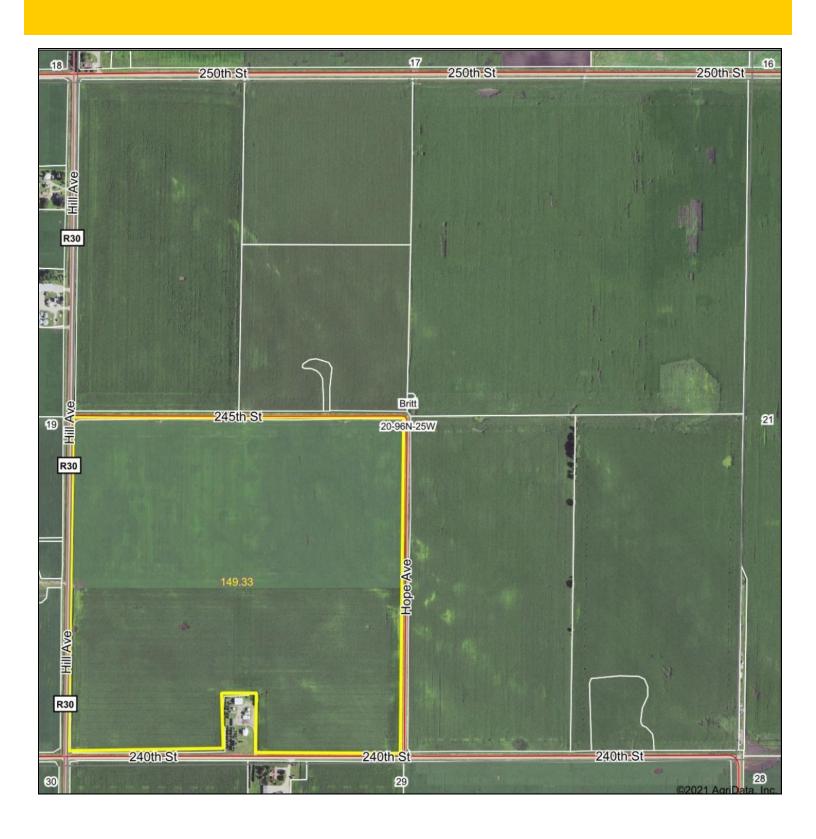


### Plat Map

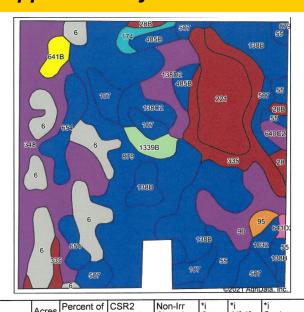


### **Directory Map**

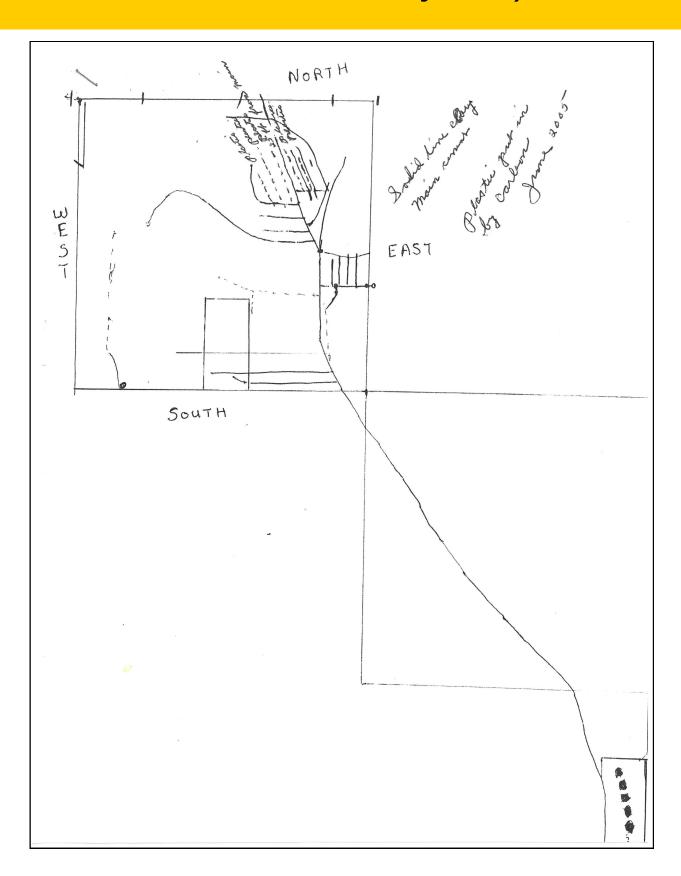


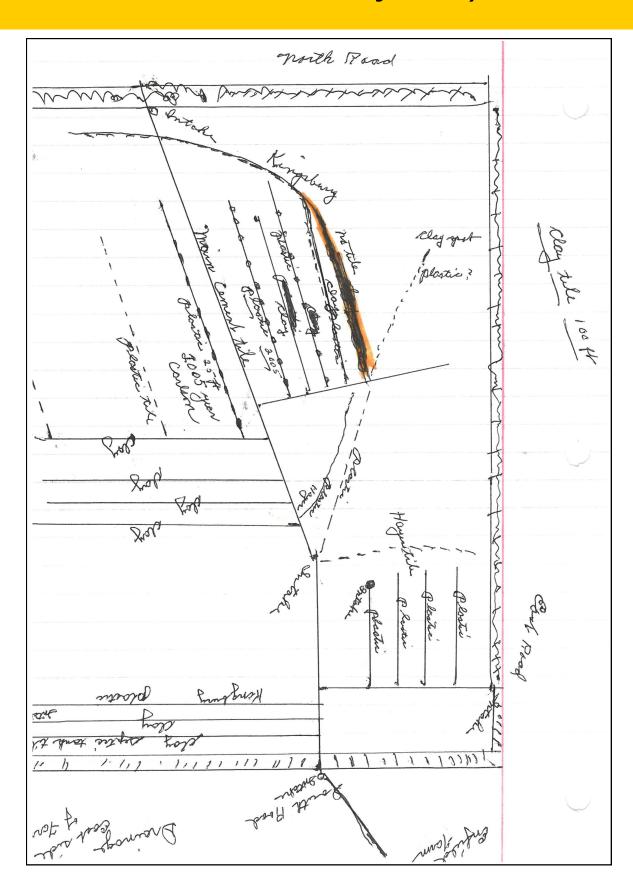


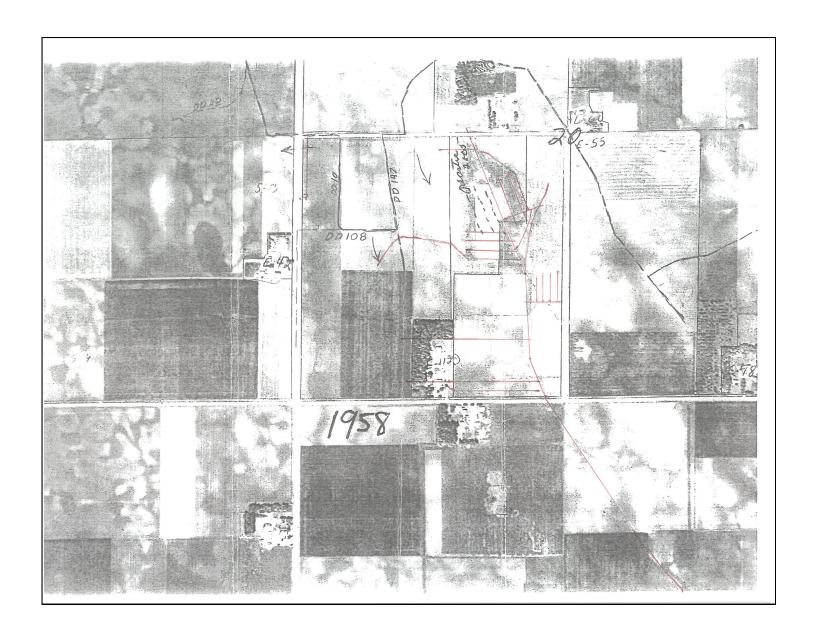
### Soil Map



| Code  | Soil Description   | Acres | Percent of field | CSR2<br>Legend | Non-Irr<br>Class *c | *i<br>Corn | *i<br>Alfalfa | *i<br>Soybeans | CSR2** | CSR  | *n NCCPI<br>Soybeans |
|-------|--|-------|------------------|----------------|---------------------|------------|---------------|----------------|--------|------|----------------------|
| 879   | Fostoria loam, 1 to 3 percent slopes                               | 26.88 | 17.9%            |                | lw                  | 233.6      | 6.1           | 67.7           | 91     | 73   | 78                   |
| 348   | Fieldon loam, 0 to 2 percent slopes                                | 19.24 | 12.8%            |                | llw                 | 80         | 1.7           | 23.2           | 54     | 70   | 57                   |
| 138B  | Clarion loam, 2 to 6 percent slopes                                | 17.55 | 11.7%            | 1531           | lle                 | 225.6      | 6.3           | 65.4           | 89     | 80   | 84                   |
| 6     | Okoboji silty clay loam, 0 to 1 percent slopes                     | 14.55 | 9.7%             | 100000         | IIIw                | 185.6      | 3.9           | 53.8           | 59     | 57   | 74                   |
| 221   | Klossner muck, 0 to 1 percent slopes                               | 10.55 | 7.0%             |                | Illw                | 80         | 1.7           | 23.2           | 32     | 49   | 83                   |
| 335   | Harcot clay loam, 0 to 2 percent slopes                            | 9.49  | 6.3%             | 4550           | llw                 | 80         | 1.7           | 23.2           | 39     | 54   | 55                   |
| 507   | Canisteo clay loam, 0 to 2 percent slopes                          | 6.76  | 4.5%             |                | llw                 | 224        | 4.7           | 65             | 84     | 78   | 81                   |
| 90    | Okoboji mucky silt loam, 0 to 1 percent slopes                     | 6.44  | 4.3%             |                | IIIw                | 168        | 3.5           | 48.7           | 53     | 59   | 61                   |
| 654   | Corwith loam, 1 to 3 percent slopes                                | 6.08  | 4.1%             |                | lw                  | 208        | 5.4           | 60.3           | 84     | 72   | 85                   |
| 107   | Webster clay loam, 0 to 2 percent slopes                           | 5.69  | 3.8%             |                | llw                 | 224        | 4.7           | 65             | 86     | 83   | 82                   |
| 55    | Nicollet clay loam, 1 to 3 percent slopes                          | 5.33  | 3.6%             | 16.55          | lw                  | 233.6      | 6.1           | 67.7           | 89     | 88   | 82                   |
| 138D2 | Clarion loam, 9 to 14 percent slopes, moderately eroded            | 4.88  | 3.3%             |                | IIIe                | 176        | 4.9           | 51             | 55     | 54   | 60                   |
| 485B  | Spillville loam, 2 to 5 percent slopes                             | 2.89  | 1.9%             |                | lle                 | 200        | 5.6           | 58             | 88     | 85   | 87                   |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded            | 2.87  | 1.9%             |                | IIIe                | 204.8      | 5.7           | 59.4           | 83     | 64   | 73                   |
| Code  | Soil Description   | Acres | Percent of field | CSR2<br>Legend | Non-Irr<br>Class *c | *i<br>Corn | *i<br>Alfalfa | *i<br>Soybeans | CSR2** | CSR  | *n NCCPI<br>Soybeans |
| 1339B | Truman silt loam, 2 to 6 percent slopes                            | 2.12  | 1.4%             |                | lle                 | 232        | 6.5           | 67.3           | 95     | 82   | 91                   |
| 641B  | Clarion-Sunburg complex, 2 to 5 percent slopes                     | 1.73  | 1.2%             |                | lle                 | 192        | 5.4           | 55.7           | 79     | 70   | 68                   |
| 1032  | Spicer silty clay loam, 0 to 2 percent slopes                      | 1.63  | 1.1%             |                | llw                 | 230.4      | 4.8           | 66.8           | 91     | 70   | 88                   |
| 174   | Bolan loam, 0 to 2 percent slopes                                  | 1.29  | 0.9%             |                | lls                 | 80         | 2.2           | 23.2           | 66     | 73   | 60                   |
| 640C2 | Sunburg sandy loam, 5 to 9 percent slopes, moderately eroded       | 1.09  | 0.7%             |                | IIIe                | 156.8      | 4.4           | 45.5           | 53     | 39   | 52                   |
| 95    | Harps clay loam, 0 to 2 percent slopes                             | 0.98  | 0.7%             |                | llw                 | 198.4      | 4.2           | 57.5           | 72     | 62   | 82                   |
| 28B   | Dickman sandy loam, 2 to 6 percent slopes                          | 0.86  | 0.6%             |                | IIIe                | 80         | 2.2           | 23.2           | 20     | 36   | 36                   |
| 28    | Dickman sandy loam, 0 to 2 percent slopes                          | 0.66  | 0.4%             |                | IIIs                | 80         | 2.2           | 23.2           | 24     | 41   | 37                   |
| 641D2 | Clarion-Sunburg complex, 9 to 14 percent slopes, moderately eroded | 0.37  | 0.2%             |                | IIIe                | 152        | 4.3           | 44.1           | 44     | 44   | 56                   |
|       |  |       |                  | Weighte        | d Average           | 175.6      | 4.3           | 50.9           | 70.1   | 68.2 | *n 73.4              |

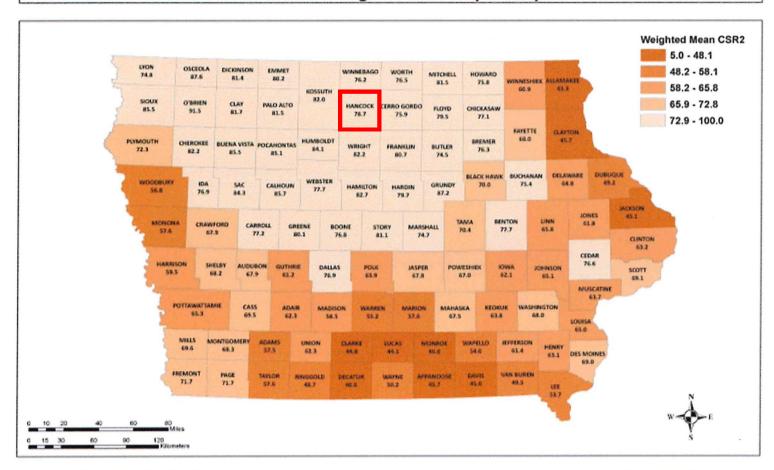








#### **Iowa CSR2 Weighted Means by County**



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