

Jay L. Bargman

Thomas C. Geelan

Joseph C. Muller

Matthew Muller

Humboldt County Land Auction

Live & Online Bidding Available

Thursday March 4, 2021 @
10:00 am Auction location:
Renwick Community Center
511 Main Street Renwick, 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.

- >220 ACRES M/L
- >218.26 TILLABLE ACRES
- > CORN BASE: 131.87 PLC YIELD: 170
- > SOYBEAN BASE: 79.71 PLC YIELD: 41
- > CSR-2: 76.6
- > TAXES: APPROXIMATE NET ANNUAL
ESTIMATED TAXES ARE \$6,300/YEAR
PRORATED TO DATE OF CLOSING

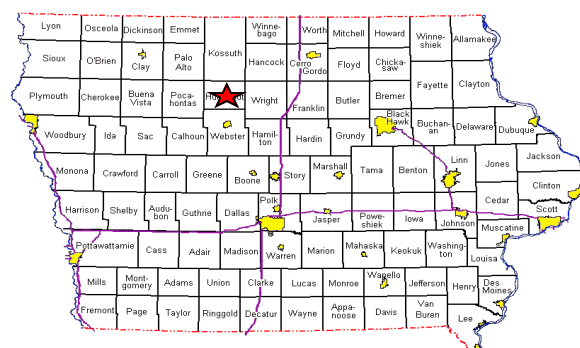
OPEN LEASE FOR 2021 CROP YEAR

Here is a chance to buy productive
Humboldt County farm ground that is
located close to market outlets and is
located on a hard surface road.

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

Owner:
**John R. Burns
Trust**

**Tillage and manure input costs to be
reimbursed to sellers at closing.**



SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W
Vernon Twp, Humboldt Co, IA LESS 2 acreages & 1
hogsites of approximately 16.45 acres M/L

SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
Twp, Humboldt Co, IA LESS 2 acreages & 1 hogsite of
approximately 16.45 acres M/L

To be paid at closing:

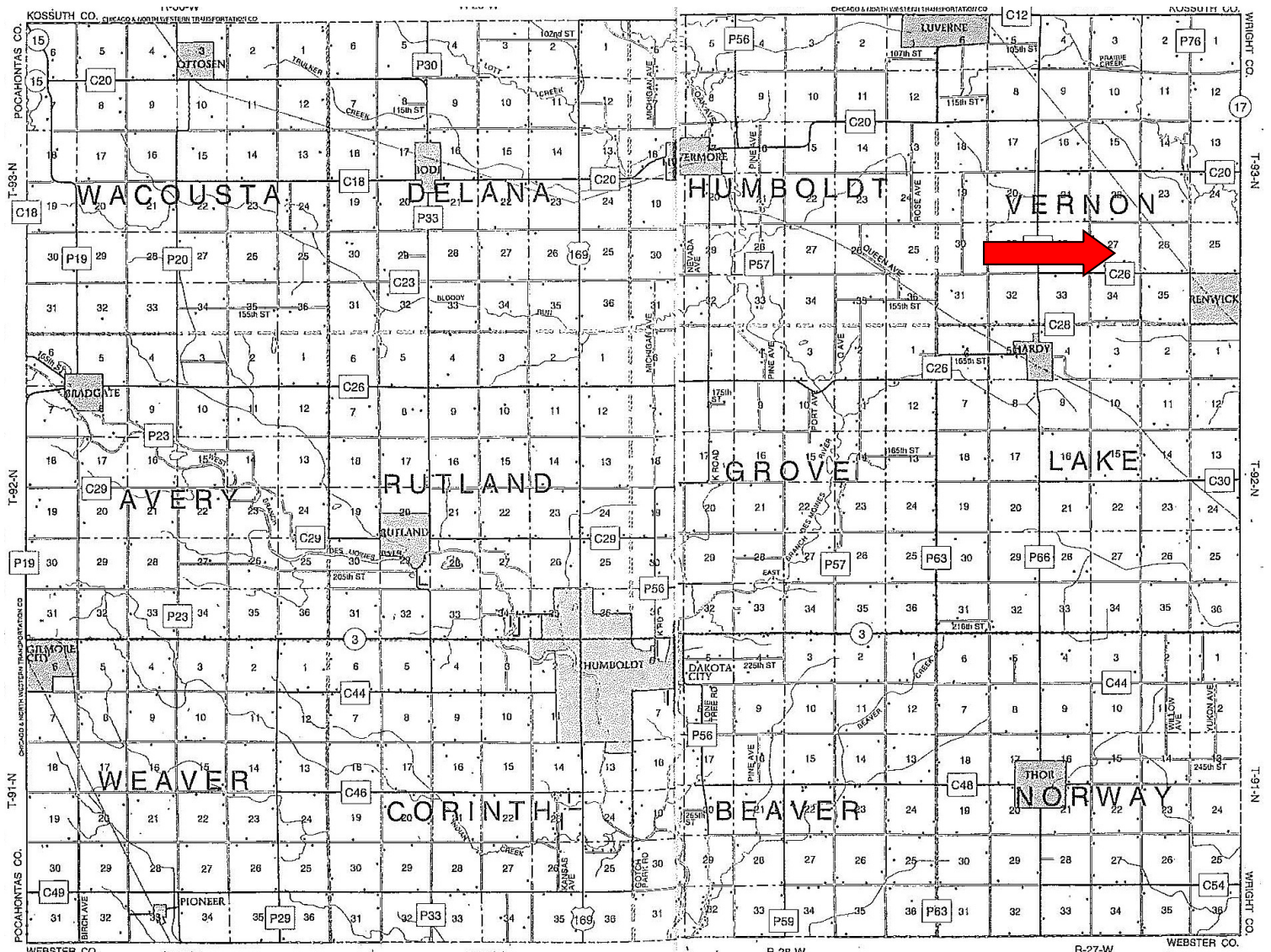
Manure application invoice: \$3,677.58
237,263 gallons

Commercial fertilizer invoice: \$12,728.26
Applied by Gold Eagle Cooperative

Tillage invoice: 220 acres @ \$22.60/acre:
\$4,972.00

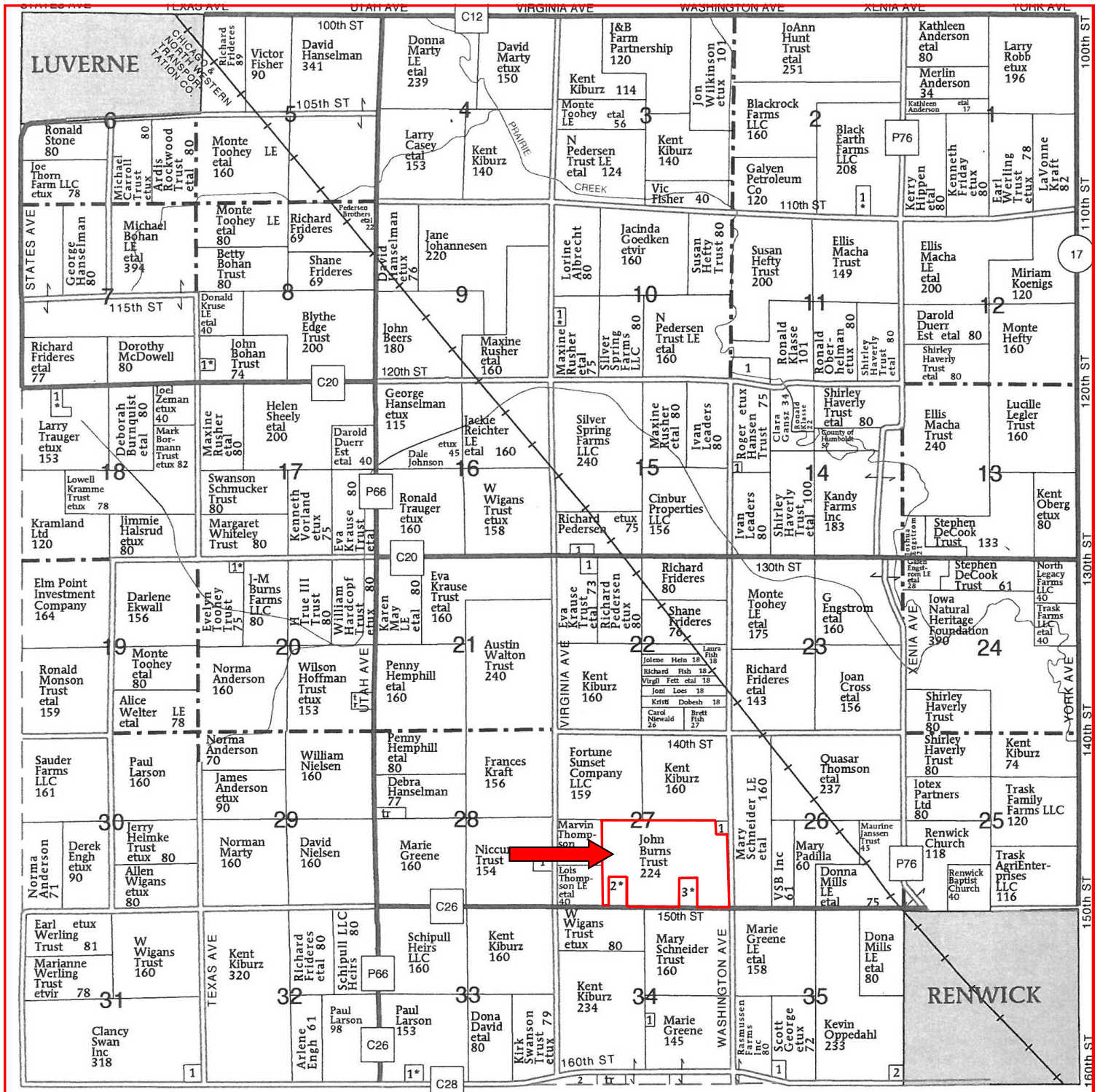
County Map

SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
Twp, Humboldt Co, IA LESS 2 acreages & 1 hogsite of
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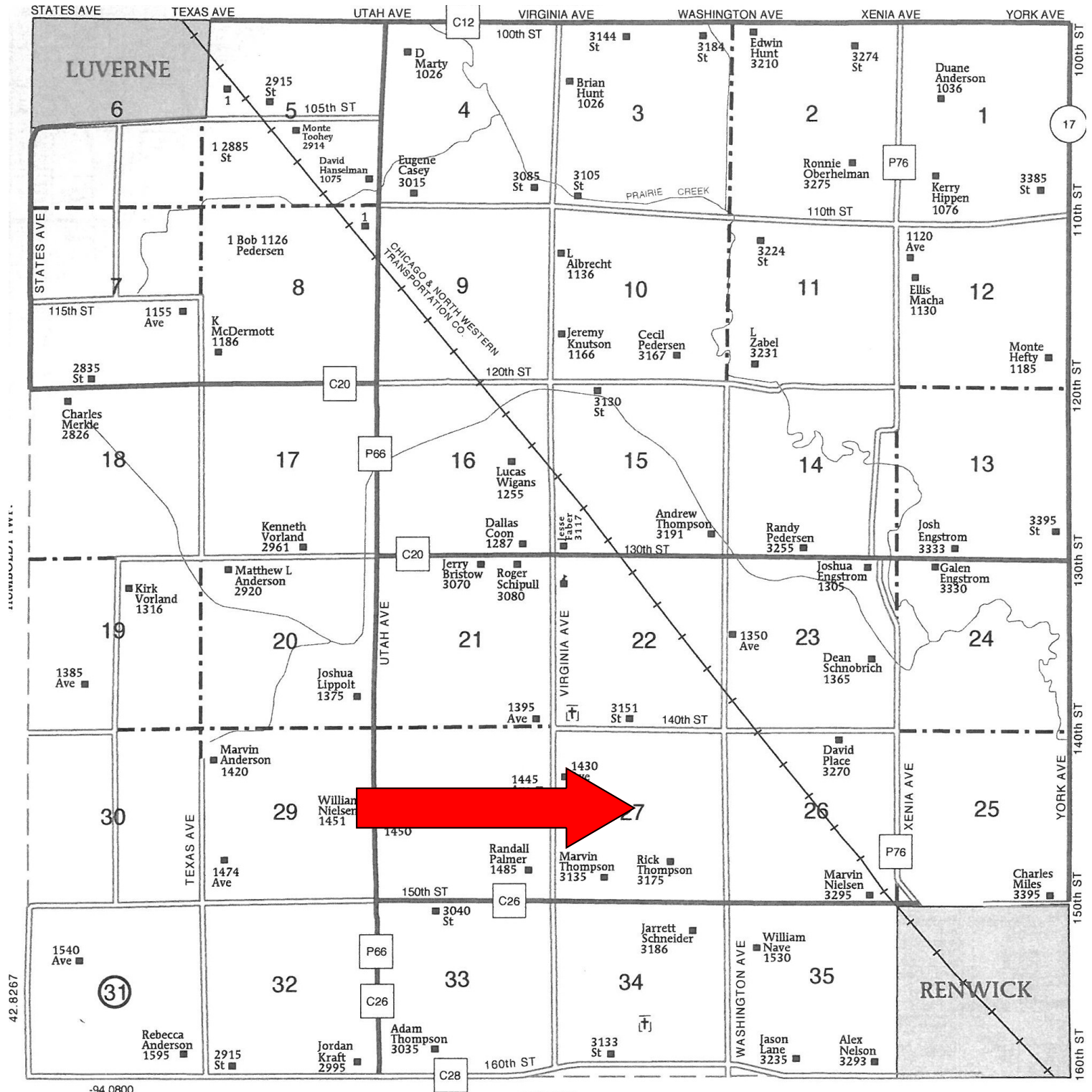


Plat Map

SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
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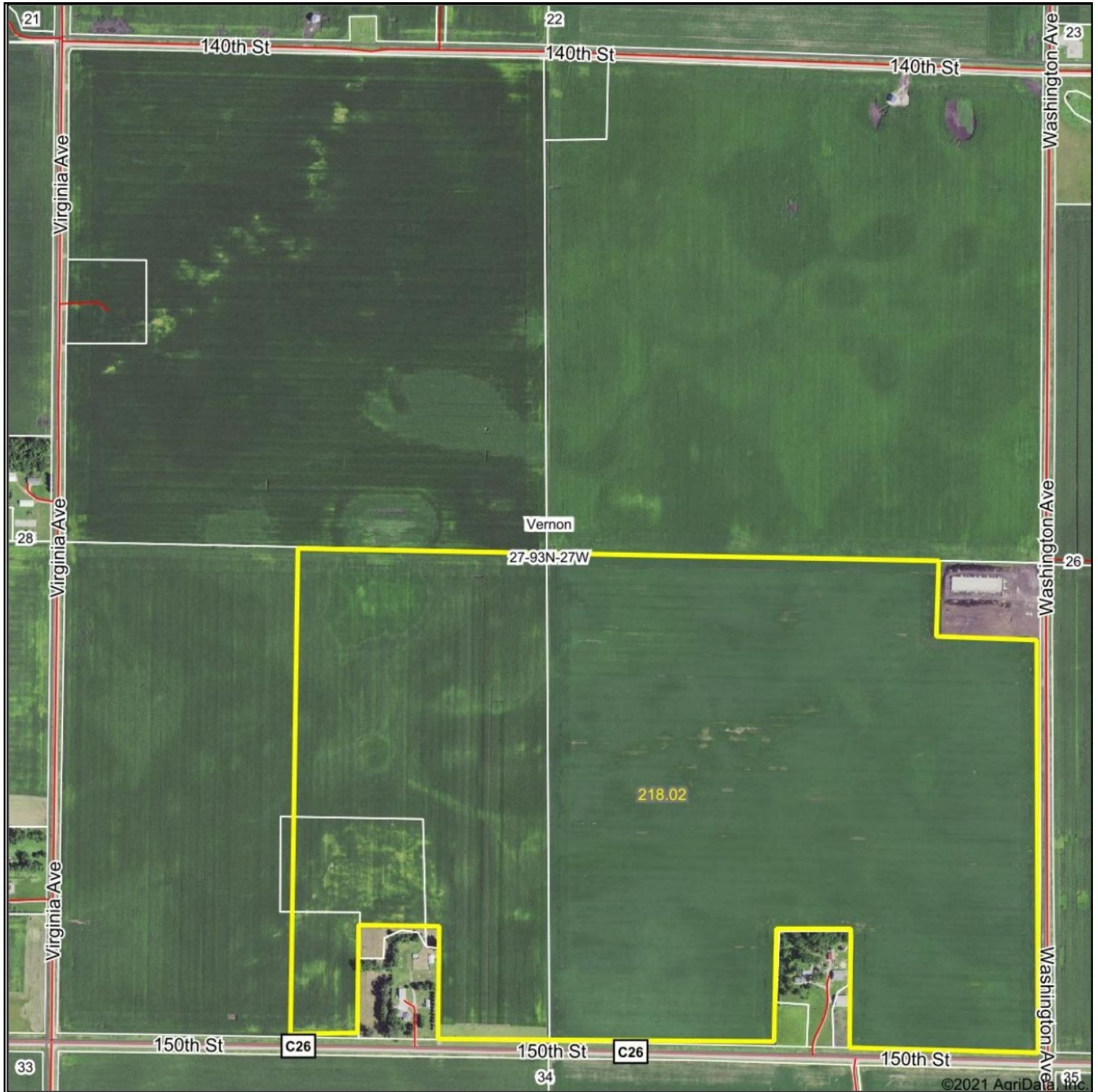


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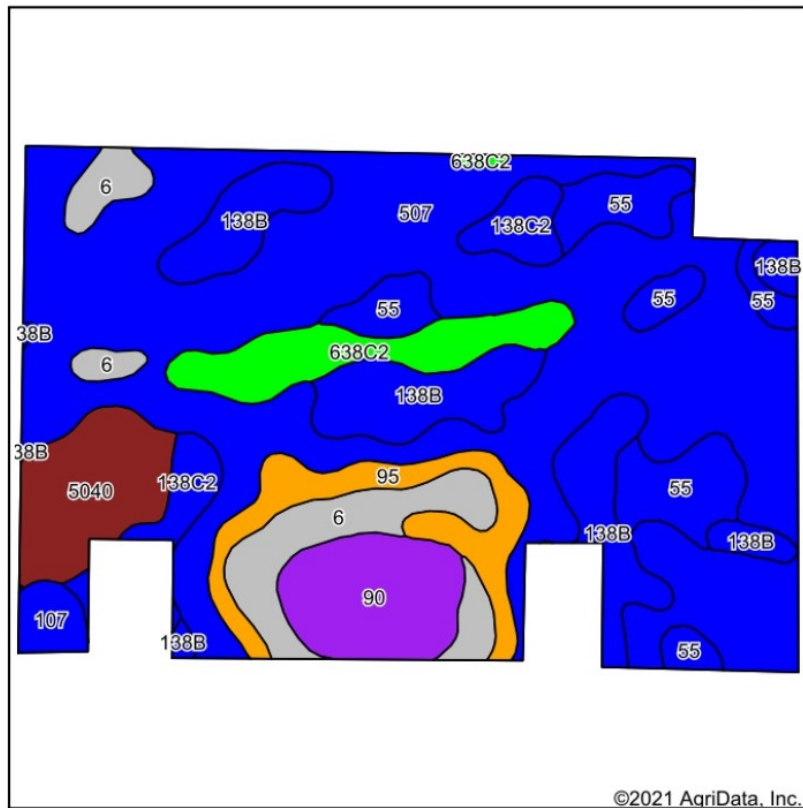
Ariel Photo

SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
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Soil Map

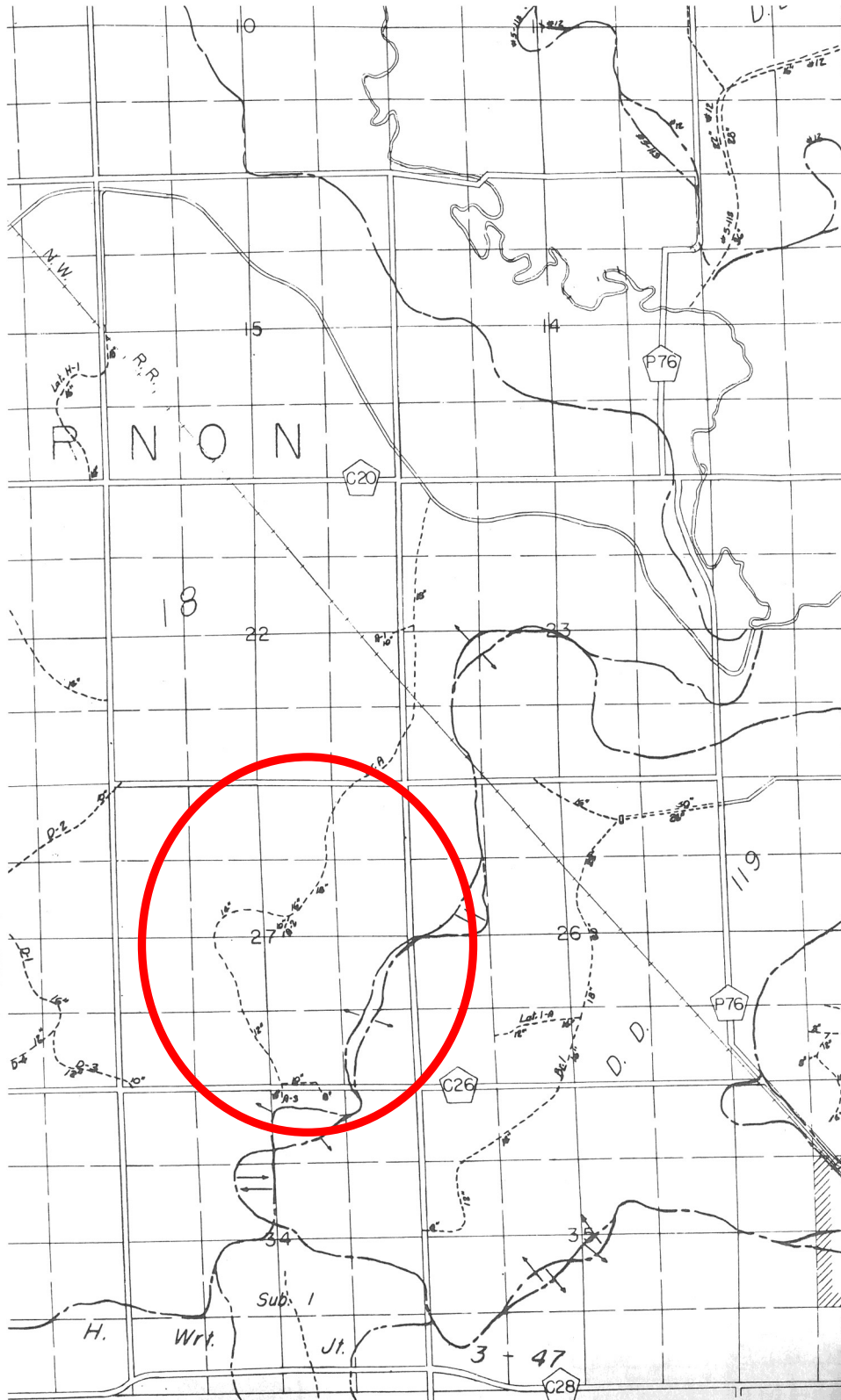
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	106.11	48.7%		IIw	224	4.7	65	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	25.25	11.6%		Ile	225.6	6.3	65.4	89	80	84
55	Nicollet clay loam, 1 to 3 percent slopes	17.71	8.1%		Iw	233.6	6.1	67.7	89	88	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.72	6.8%		IIIw	185.6	3.9	53.8	59	57	74
90	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	11.97	5.5%		IIIw	185.6	3.9	53.8	56	59	71
5040	Udorthents, loamy (cut and fill land)	11.41	5.2%			88	0	25.5	5	5	
95	Harps clay loam, 0 to 2 percent slopes	10.77	4.9%		IIw	198.4	4.2	57.5	72	62	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.67	4.9%		IIIe	176	4.9	51	75	58	73
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.80	3.1%		IIIe	204.8	5.7	59.4	83	63	73
107	Webster clay loam, 0 to 2 percent slopes	2.61	1.2%		IIw	224	4.7	65	86	83	82
Weighted Average						208.9	4.7	60.6	76.6	70.6	*n 75.6

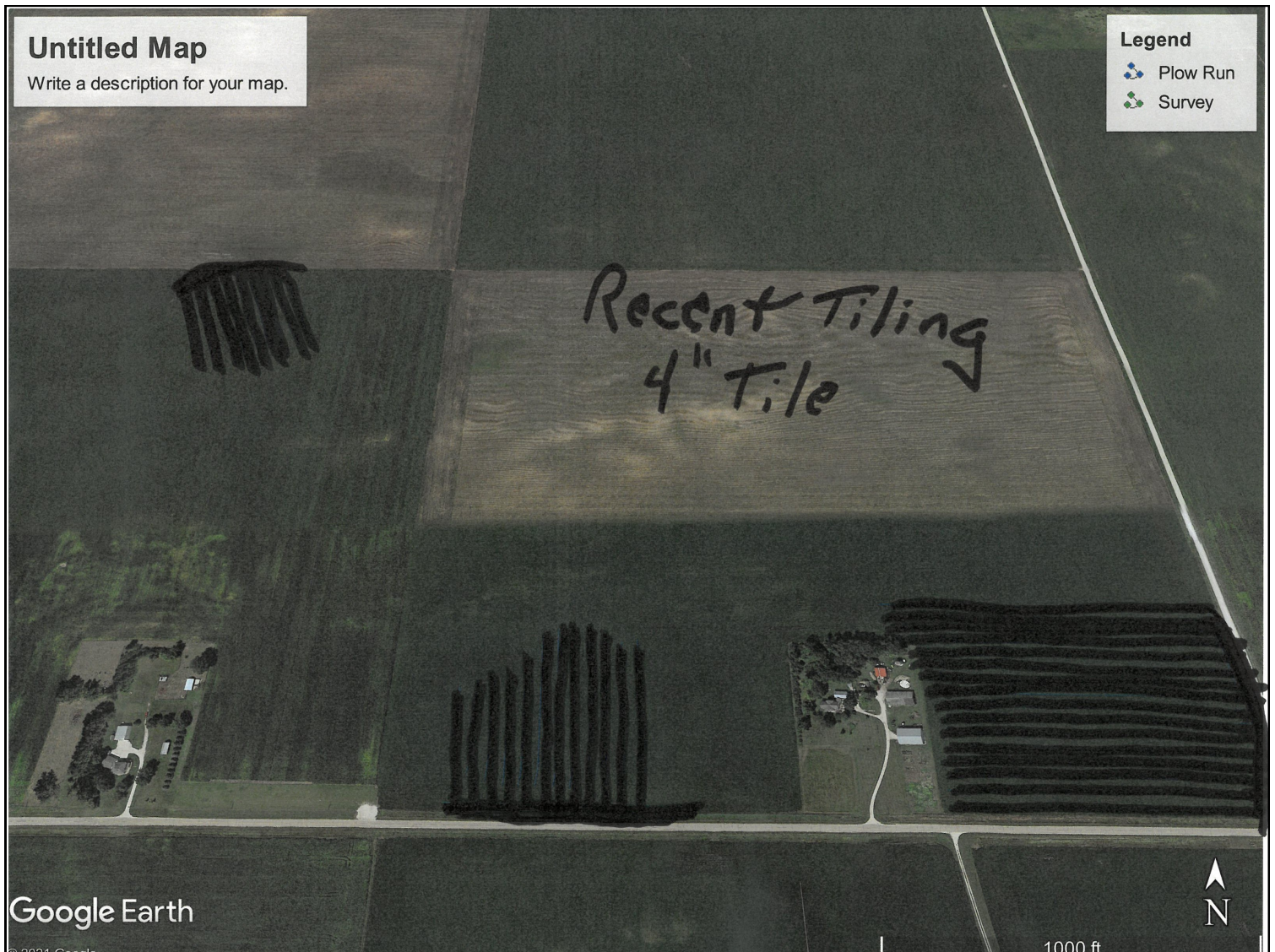
Drainage Map
SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
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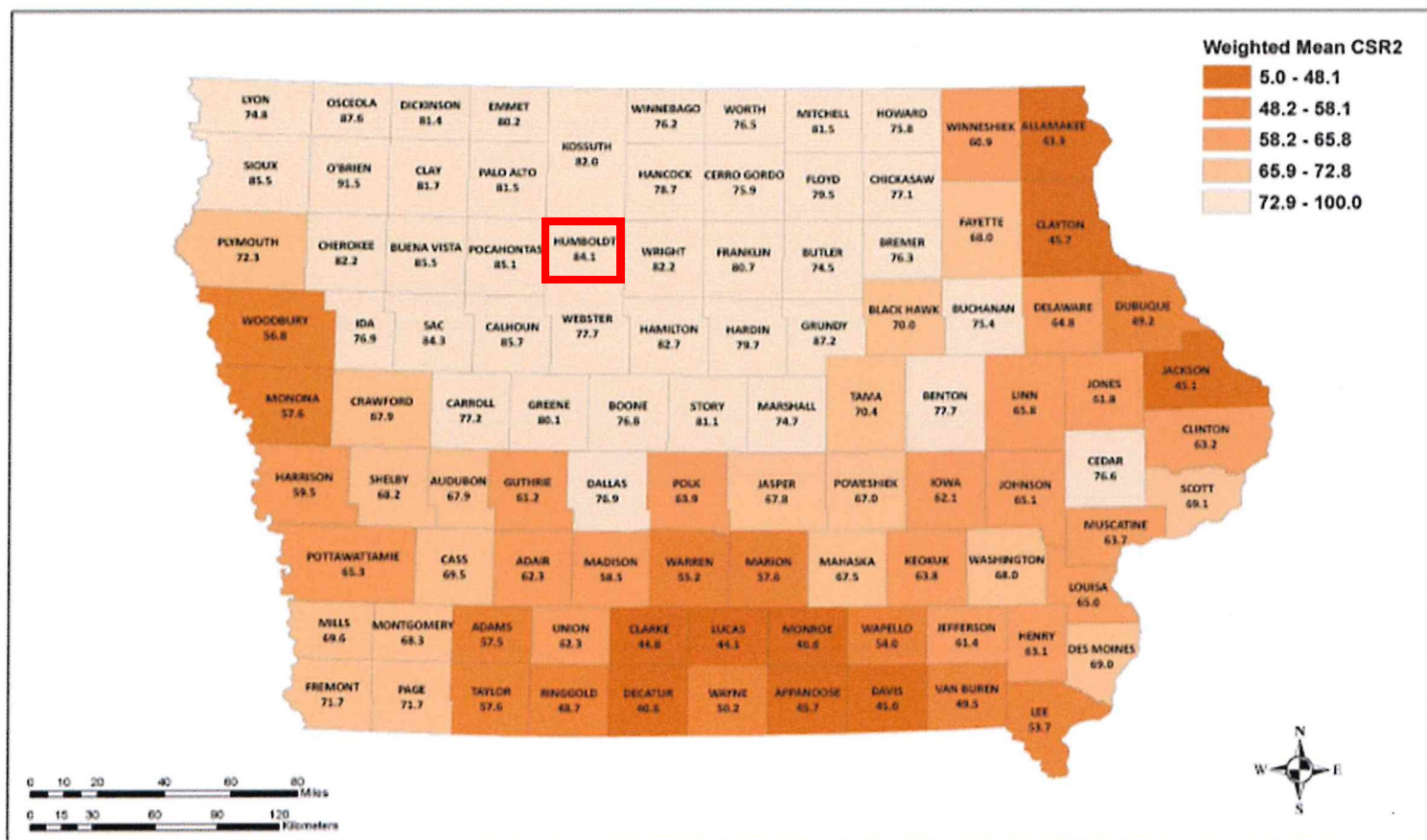


Drainage Map

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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