

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.

ONLINE BIDDING: To register & bid on this auction, go to:
<https://farmhomeservices.nextlot.com>

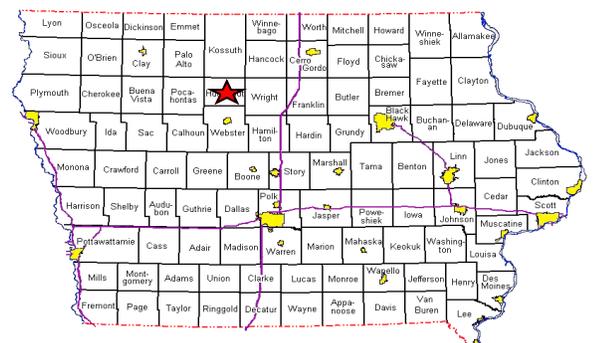
- >220 ACRES M/L
- >218.26 TILLABLE ACRES
- > CORN BASE: 131.87 PLC YIELD: 170
- > SOYBEAN BASE: 79.71 PLC YIELD: 41
- > CSR-2: 76.6
- > TAXES: APPROXIMATE NET ANNUAL ESTIMATED TAXES ARE \$6,300/YEAR PRORATED TO DATE OF CLOSING

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.

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
hogsite 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:

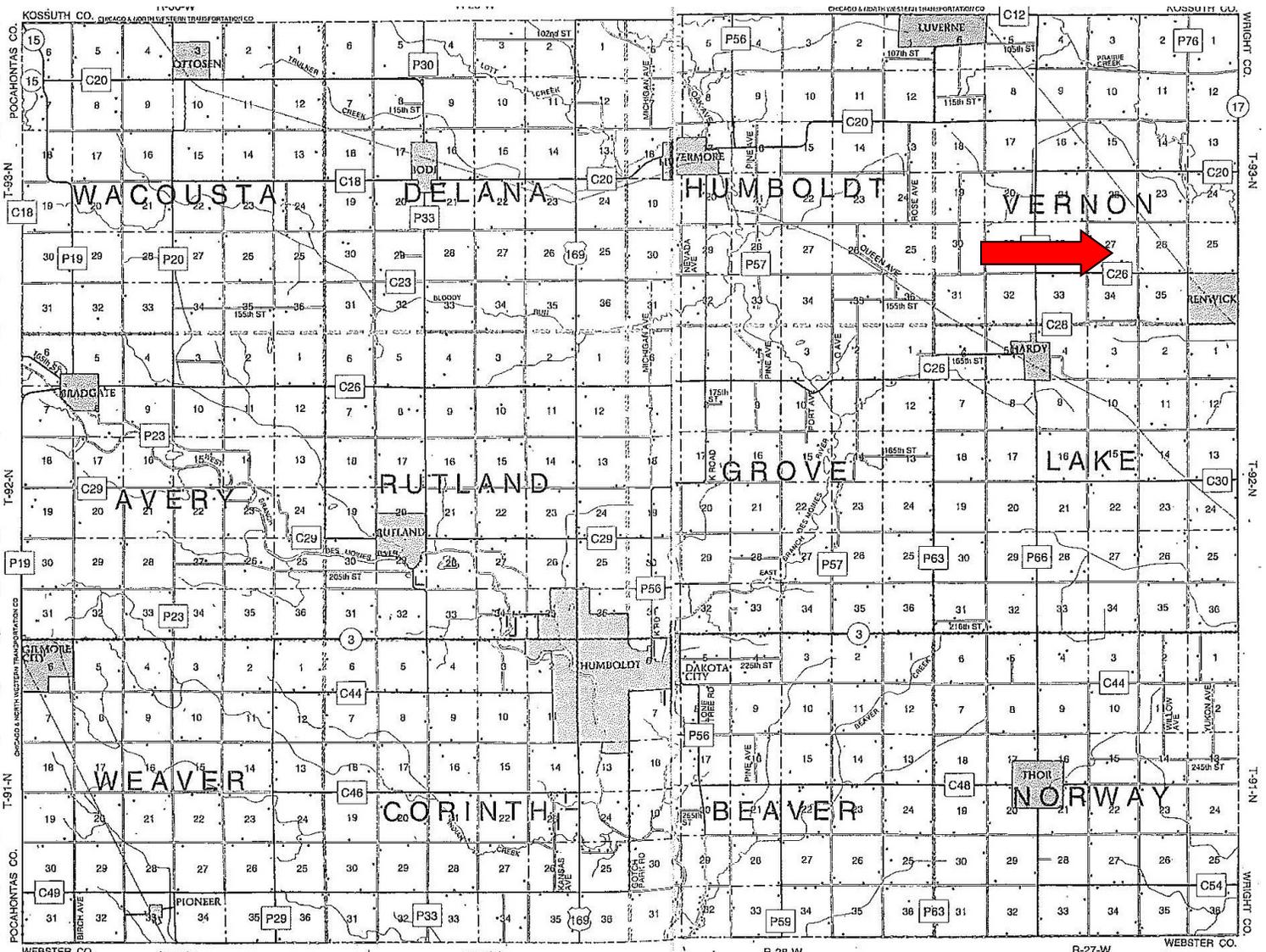
Manure application invoice: \$3,677.58
237,263 gallons

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

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

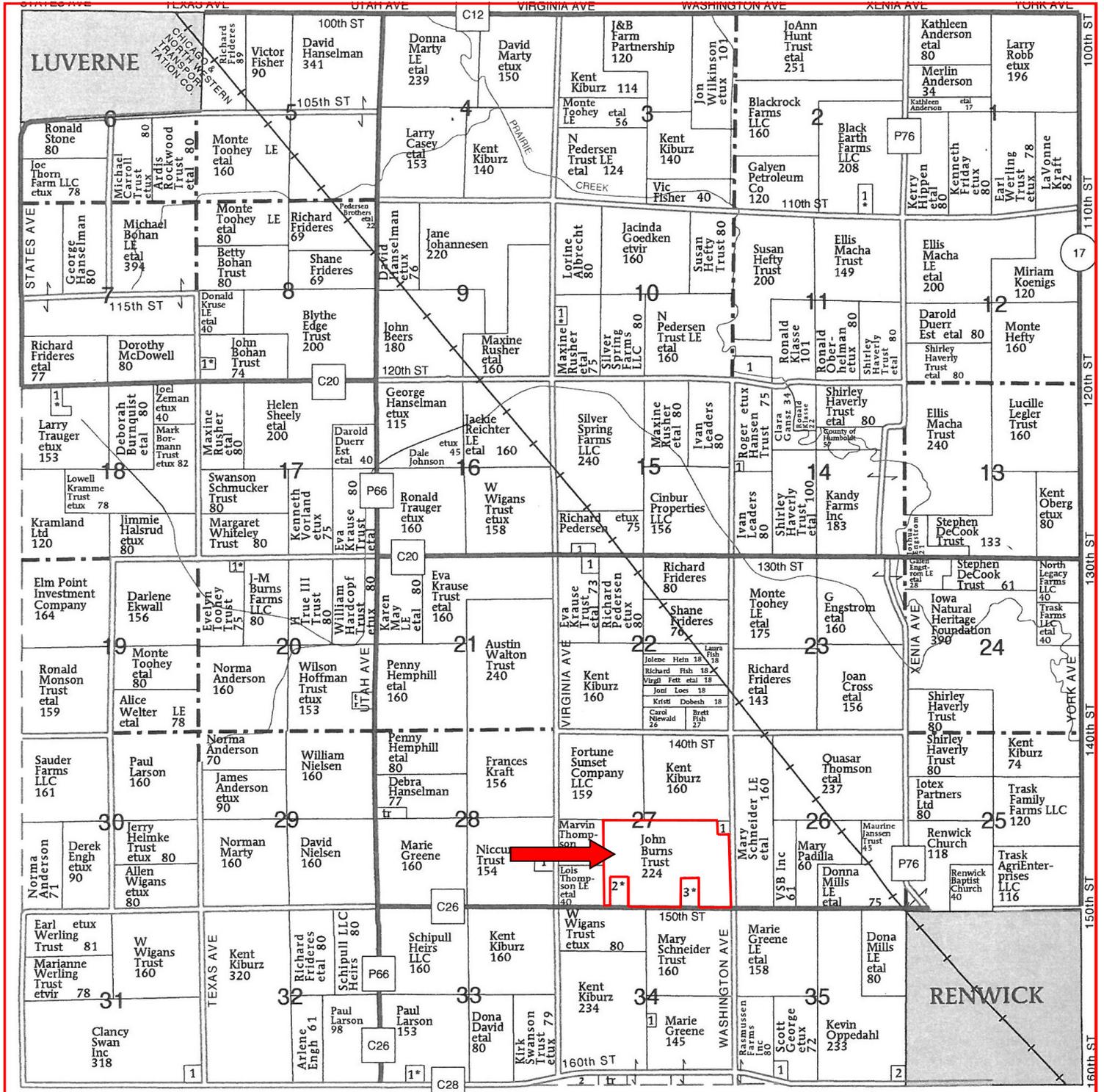
County Map

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 approximately 16.45 acres M/L



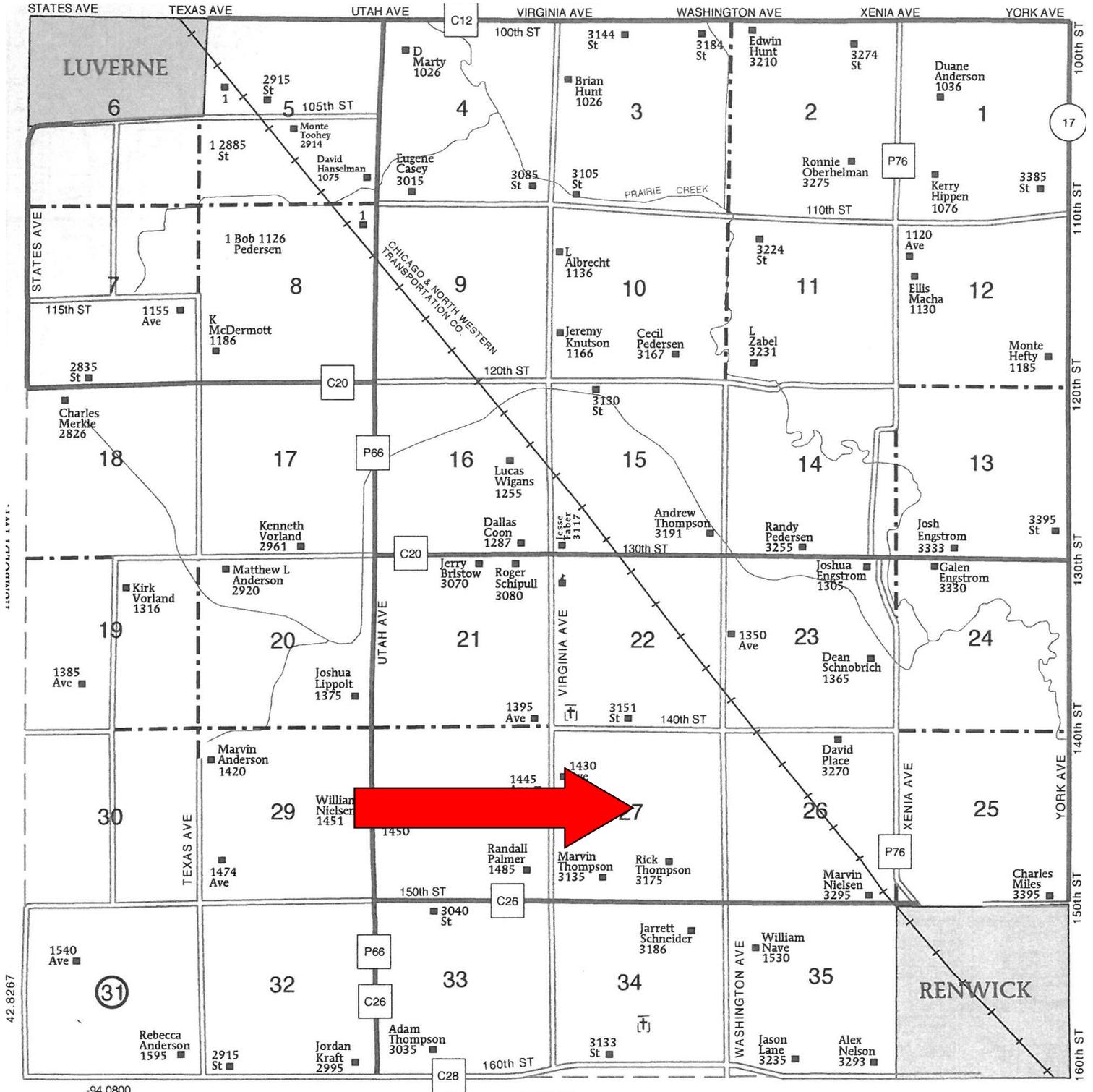
Plat Map

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



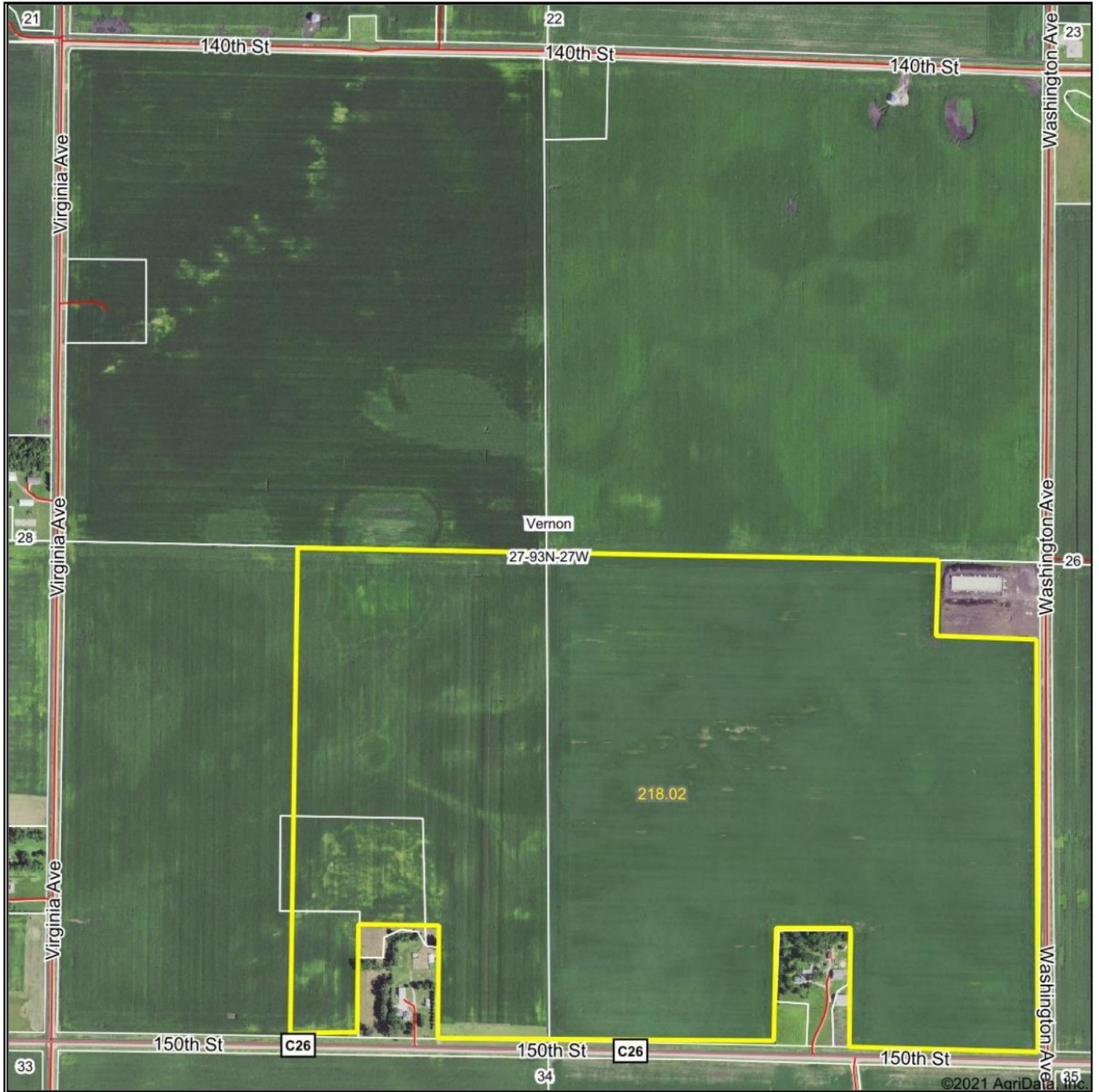
Directory Map

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 approximately 16.45 acres M/L



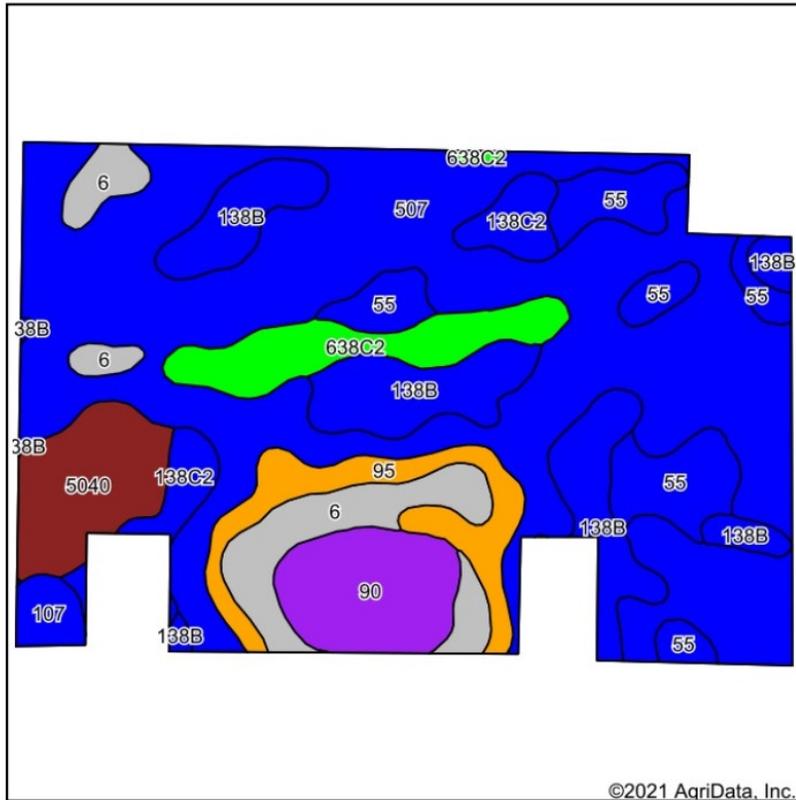
Ariel Photo

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



Soil Map

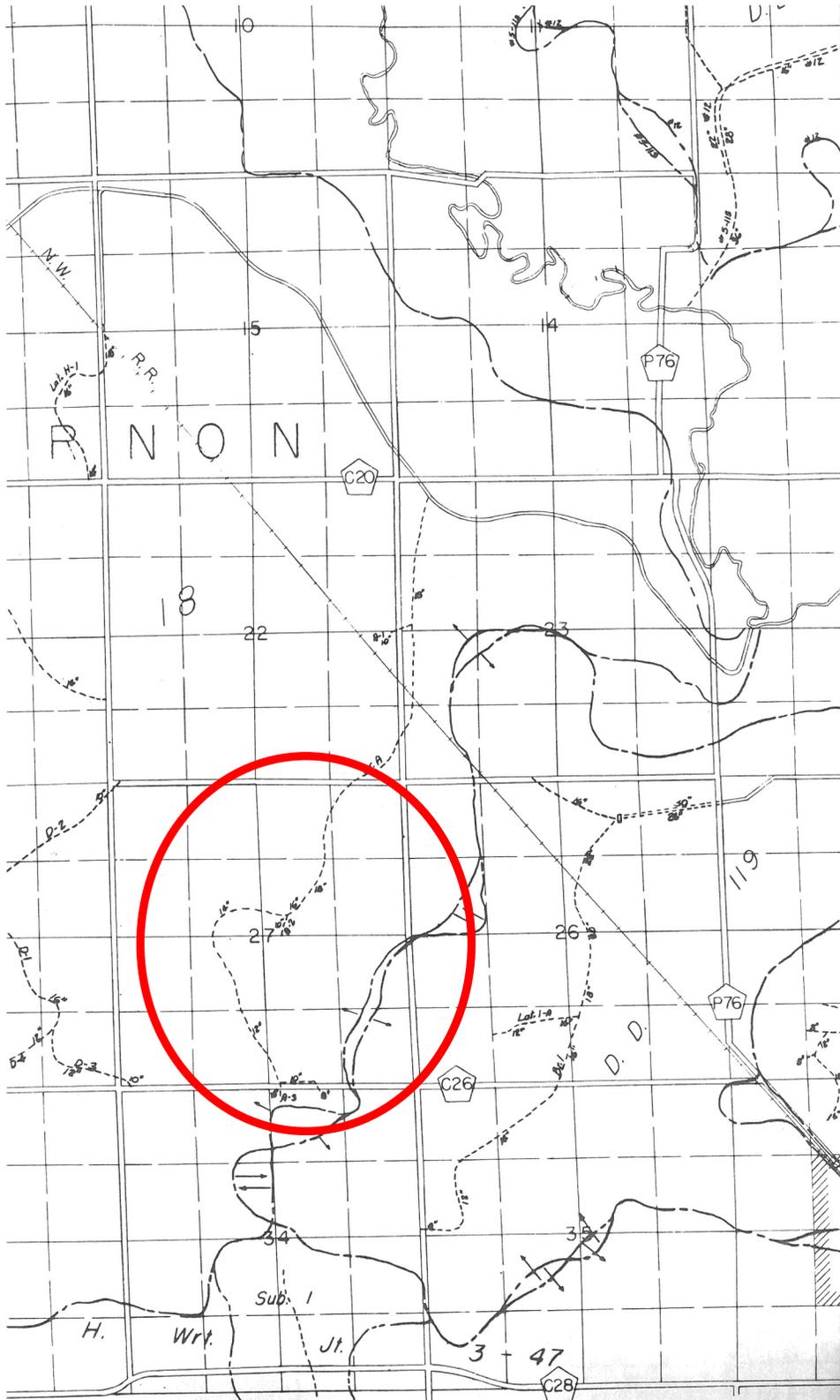
SE1/4 and E1/2 SW1/4 Sect 27 T-93-N R-27-W Vernon
Twp, Humboldt Co, IA LESS 2 acreages & 1 hogsite of
approximately 16.45 acres M/L



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%		llw	224	4.7	65	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	25.25	11.6%		lle	225.6	6.3	65.4	89	80	84
55	Nicollet clay loam, 1 to 3 percent slopes	17.71	8.1%		lw	233.6	6.1	67.7	89	88	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.72	6.8%		lllw	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%		lllw	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%		llw	198.4	4.2	57.5	72	62	82
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.67	4.9%		llle	176	4.9	51	75	58	73
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.80	3.1%		llle	204.8	5.7	59.4	83	63	73
107	Webster clay loam, 0 to 2 percent slopes	2.61	1.2%		llw	224	4.7	65	86	83	82
Weighted Average						208.9	4.7	60.6	76.6	70.6	*n 75.6

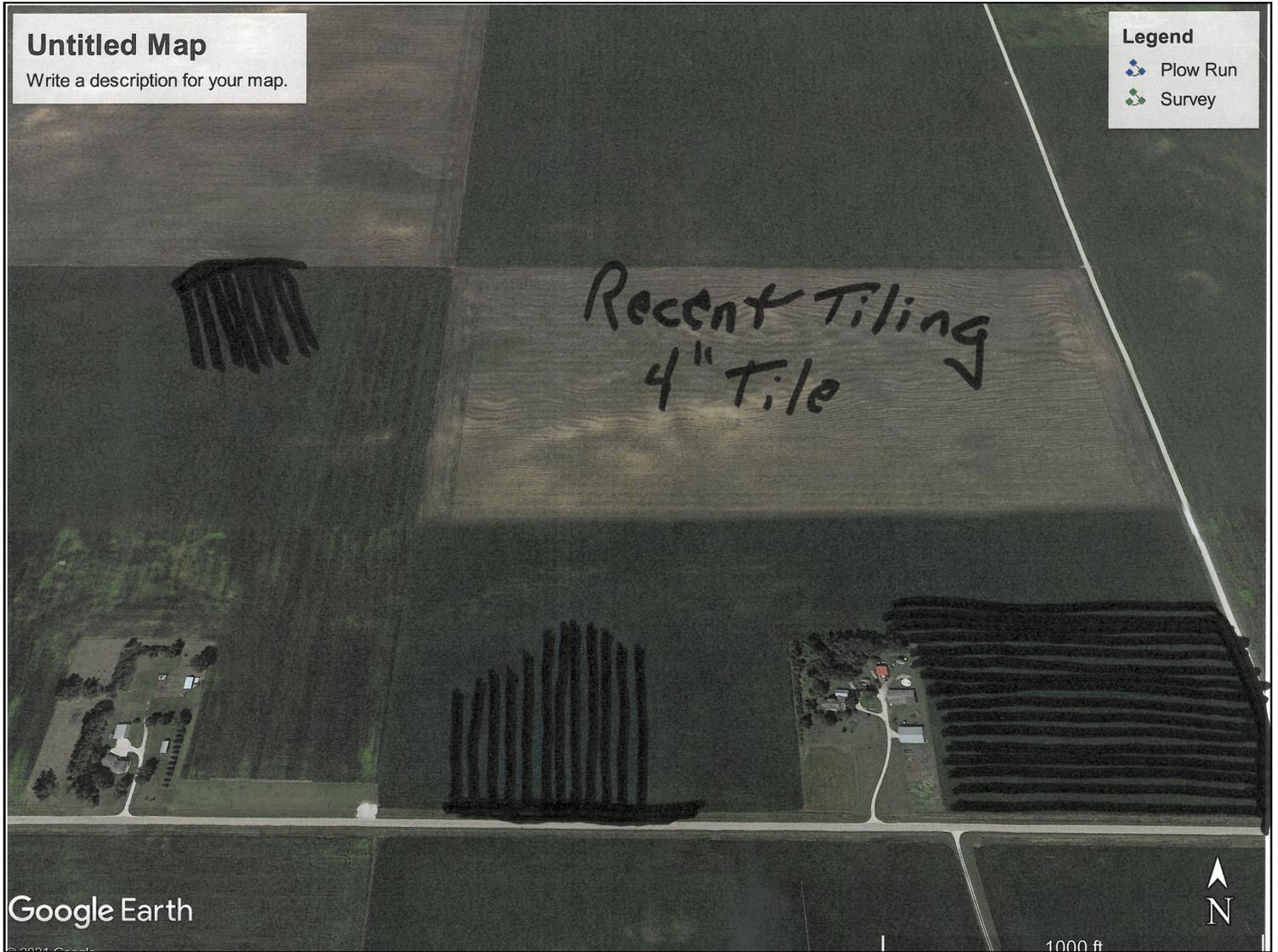
Drainage Map

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

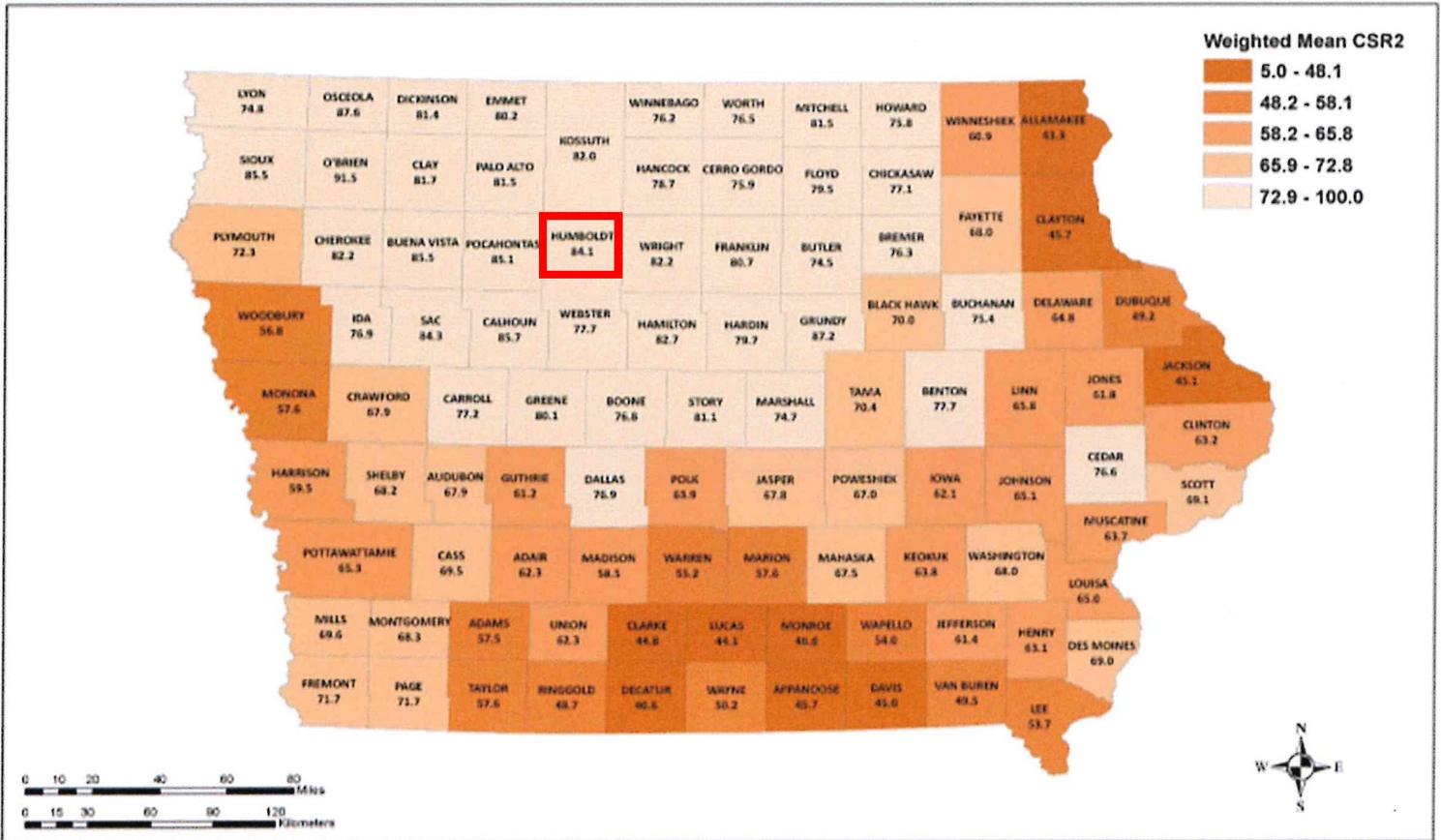


Drainage Map

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 approximately 16.45 acres M/L



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