

Jay L. Bargman

Thomas C. Geelan

Joseph C. Muller

Matthew Muller

Simultaneous Live & Online Kossuth Co. Land Auction

**Thursday September 2nd, 2021
10:00 a.m.**

**Lakota Eagle Center
401 Smith Street Lakota, IA**

- >80 ACRES M/L
- >76.26 TILLABLE ACRES
- > CORN BASE: 57.13 • PLC YIELD: 163
- > SOYBEAN BASE: 19.13 • PLC YIELD: 48
- > CSR-2: 78.6
- > TAXES: APPROXIMATE NET ANNUAL
ESTIMATED TAXES ARE \$1,912
PRORATED TO DATE OF CLOSING
- > TERMS: 10% DOWN DAY OF SALE.
- > BALANCE DUE AT CLOSING ON OR BEFORE
NOVEMBER 1ST, 2021.

Leland L. Metzger
Cell: (515) 341-5402
Office: 515-295-2401

Web site:

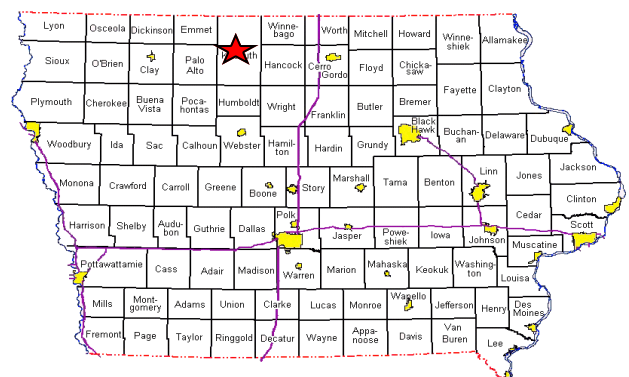
www.farmhomeservices.com

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

**TO REGISTER AND BID ON
THIS AUCTION GO TO:**

**[https://
farmhomeservices.nextlot.com](https://farmhomeservices.nextlot.com)**

**Owner:
Patty Foster**

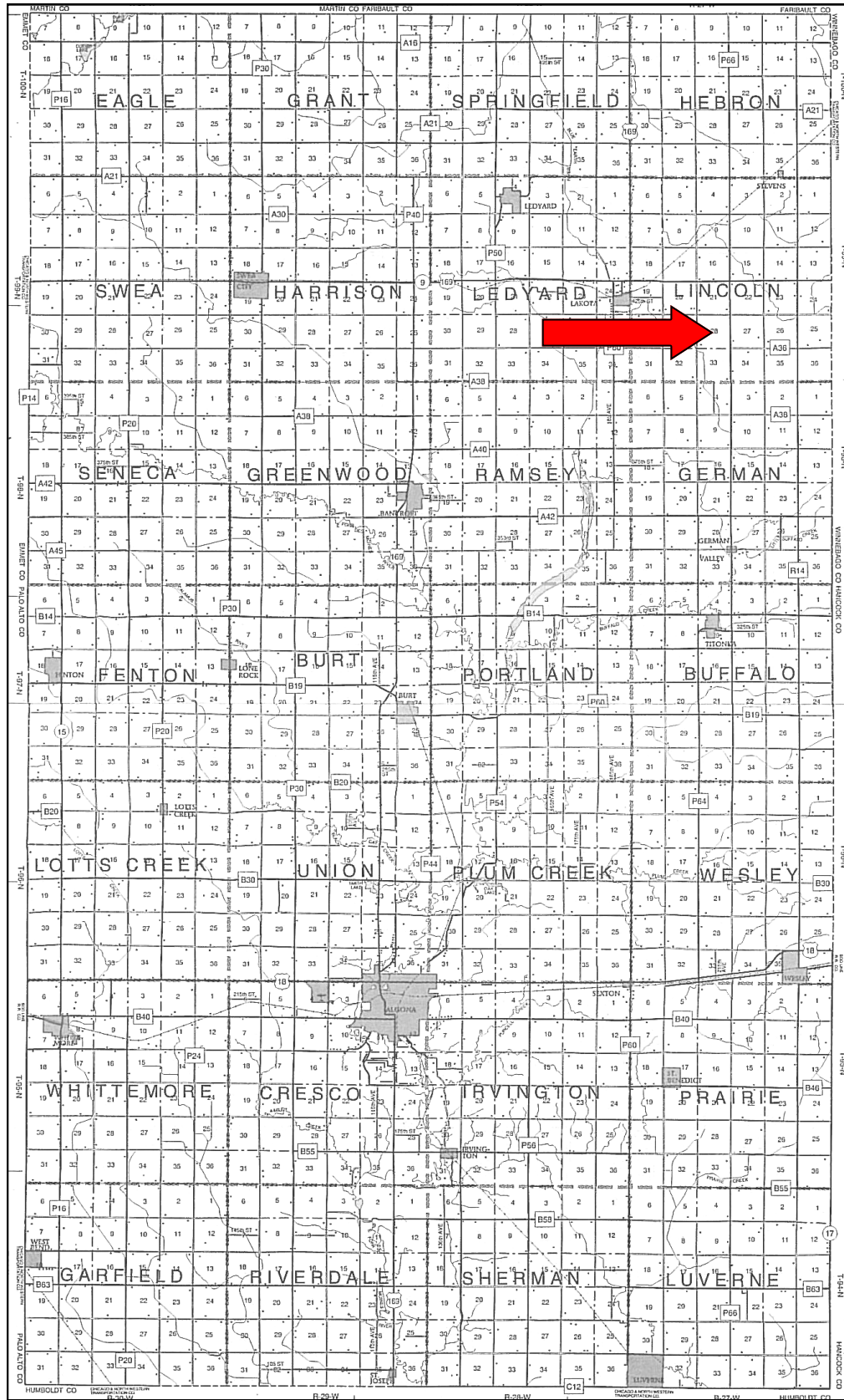


**N1/2 NW1/4 Section 28 T-99-N R-27-W
Lincoln Township, Kossuth County, Iowa**

County Map

N1/2 NW1/4 Section 28 T-99-N R-27-W

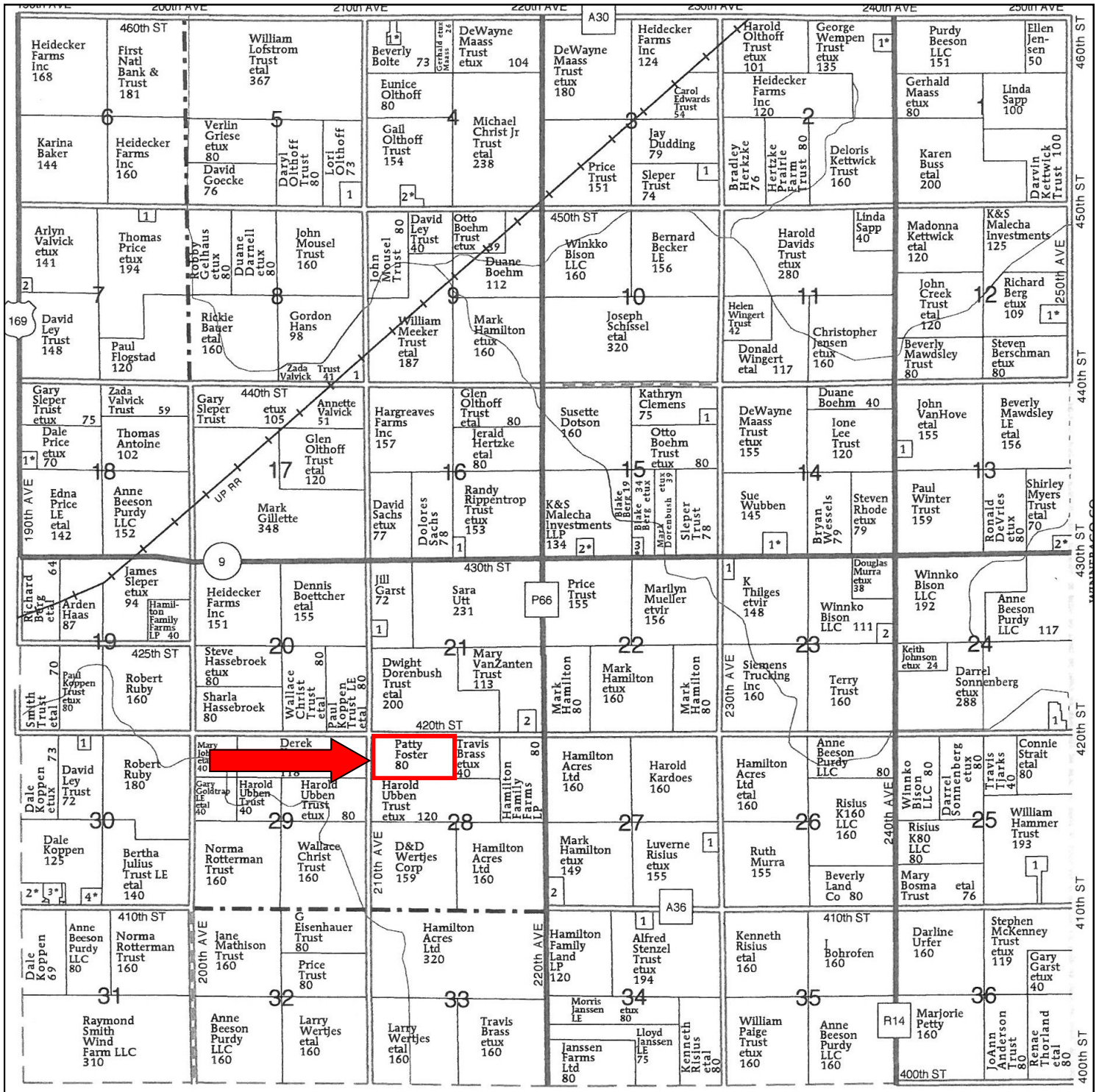
Lincoln Township, Kossuth County, Iowa



Plat Map

N1/2 NW1/4 Section 28 T-99-N R-27-W

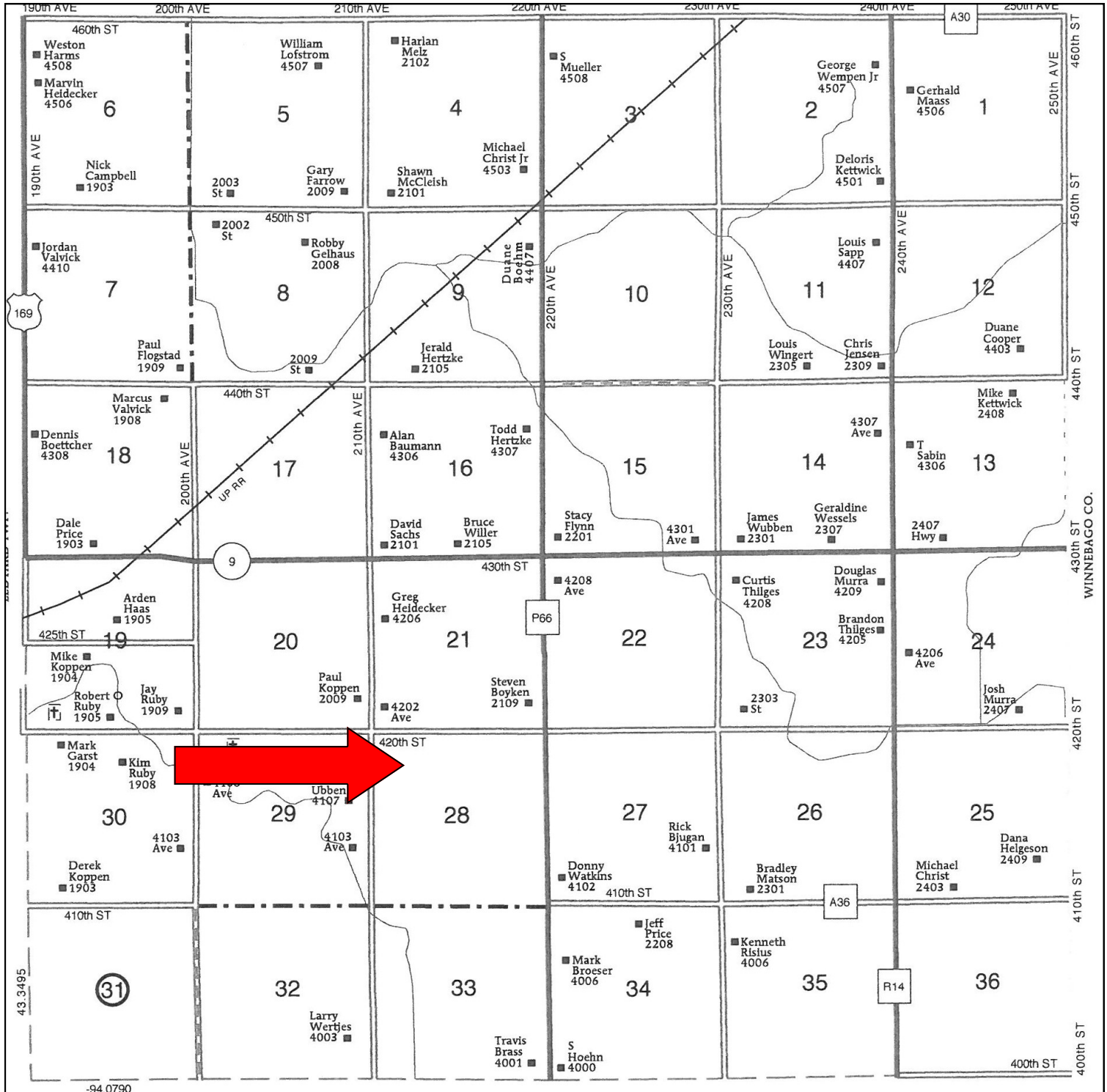
Lincoln Township, Kossuth County, Iowa



Directory Map

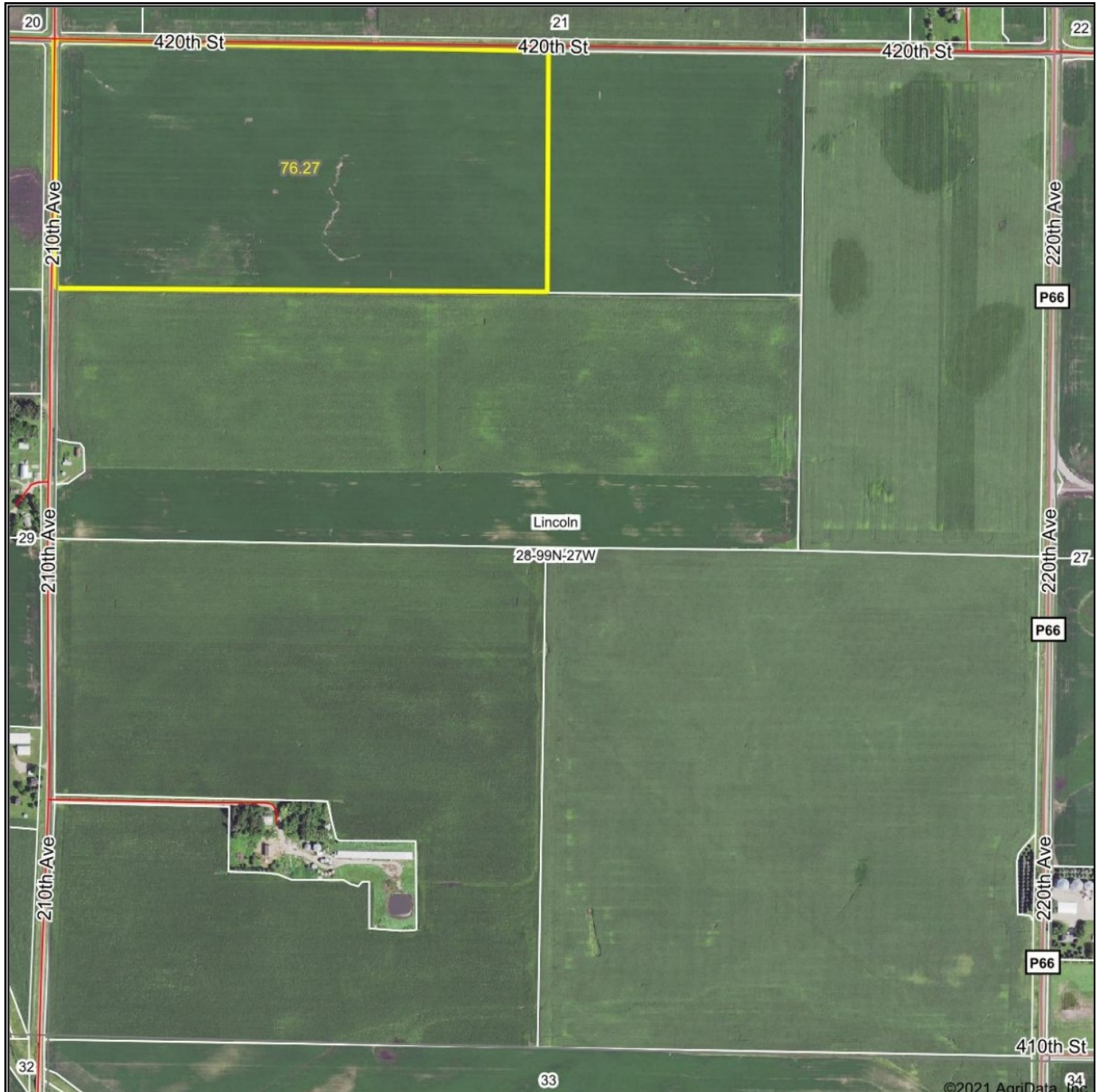
N1/2 NW1/4 Section 28 T-99-N R-27-W

Lincoln Township, Kossuth County, Iowa

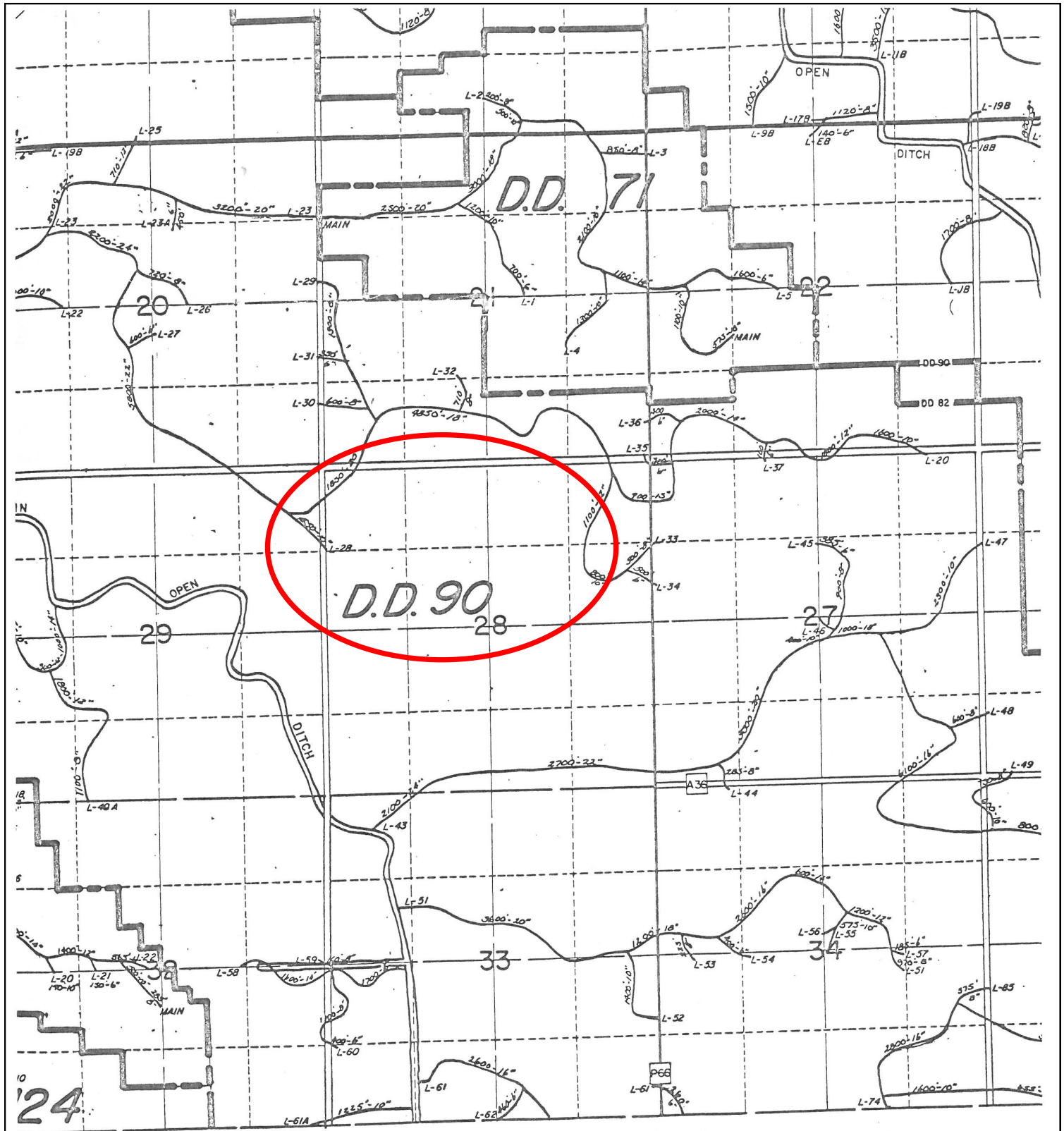


Ariel Photo

N1/2 NW1/4 Section 28 T-99-N R-27-W Lincoln Township, Kossuth County, Iowa

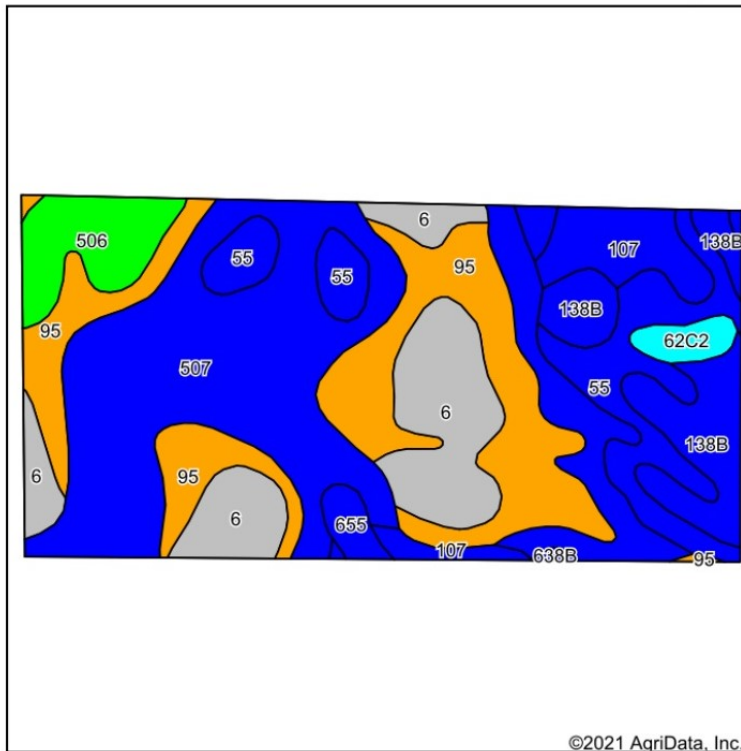


Drainage Map
N1/2 NW1/4 Section 28 T-99-N R-27-W
Lincoln Township, Kossuth County, Iowa



Soil Map

N1/2 NW1/4 Section 28 T-99-N R-27-W Lincoln Township, Kossuth County, Iowa



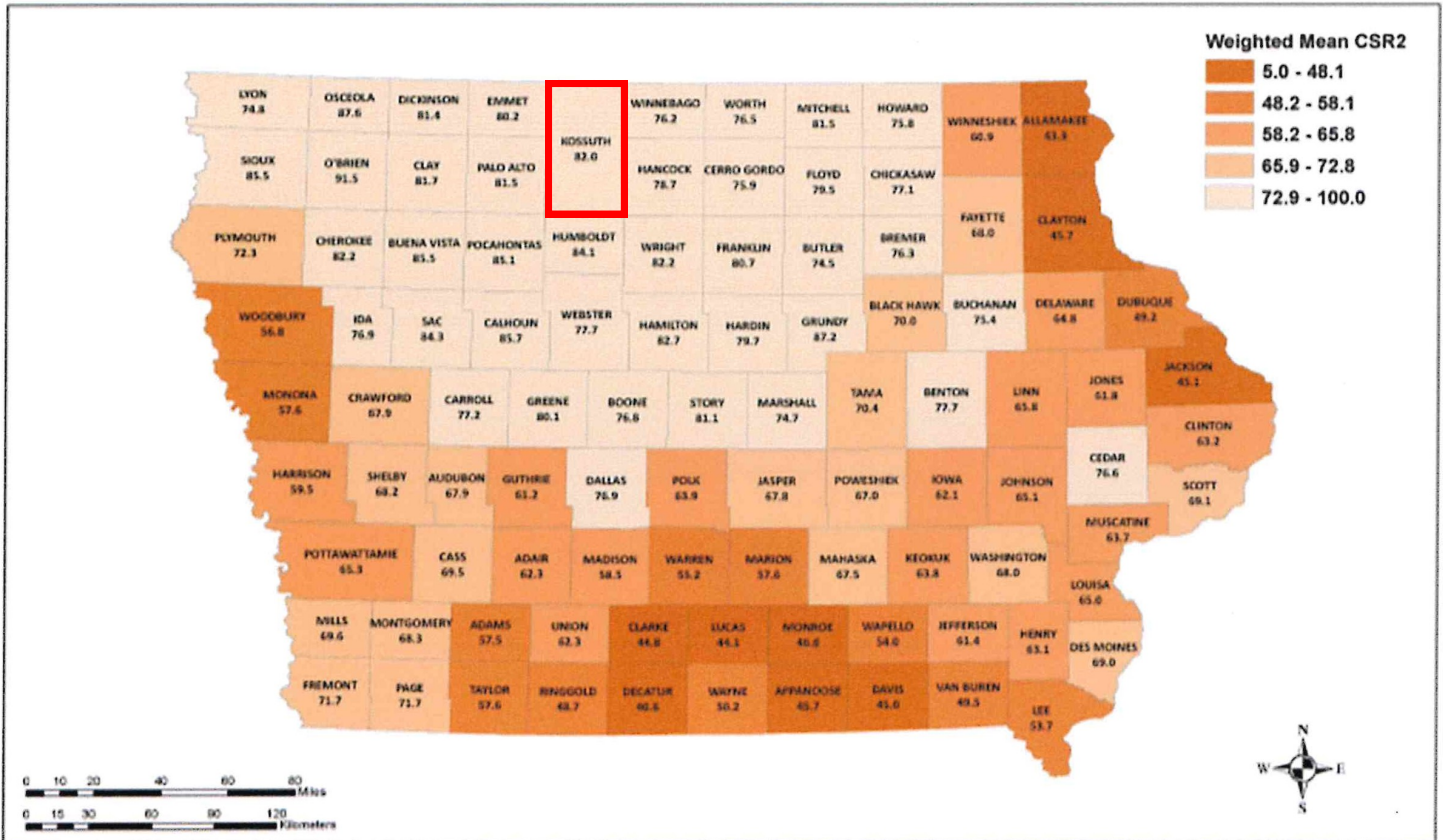
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Alfalfa	*i Soybeans	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	25.53	33.5%		Ilw	224	4.7	65	84	75	81
95	Harps clay loam, 0 to 2 percent slopes	15.82	20.7%		Ilw	198.4	4.2	57.5	72	60	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.25	13.4%		Illw	177.6	3.7	51.5	59	54	74
55	Nicollet clay loam, 1 to 3 percent slopes	8.72	11.4%		lw	233.6	6.1	67.7	89	85	82
138B	Clarion loam, 2 to 6 percent slopes	6.06	7.9%		Ile	225.6	6.3	65.4	89	77	84
107	Webster clay loam, 0 to 2 percent slopes	3.92	5.1%		Ilw	224	4.7	65	86	80	82
506	Wacousta silty clay loam, 0 to 1 percent slopes	3.82	5.0%		Illw	198.4	4.2	57.5	74	72	85
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.09	1.4%		Ille	177.6	5	51.5	64	49	70
655	Crippin loam, 1 to 3 percent slopes	0.94	1.2%		le	233.6	6.1	67.7	91	80	87
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.12	0.2%		Ile	80	2.2	23.2	85	71	83
Weighted Average						211.6	4.7	61.4	78.5	70.2	*n 80.8

Iowa

Mean Corn Suitability Ratings

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