

Jay L. Bargman

Thomas C. Geelan

Jimmy Geelan

Matthew Muller

Winnebago County Land Auction

Live & Online Bidding Available

Tuesday August 16th, 2022 @

10:00 am

Auction location:

Buffalo Heritage Center

Buffalo Center, Iowa

**>77.4 ACRES M/L-TO BE SOLD BY
SURVEYED ACRES**

>74.36 TILLABLE

- CORN BASE: 47.92 PLC YIELD: 163
- SOYBEAN BASE: .45 PLC YIELD: 39
- CRP 25.99 ACRES ANNUAL PMT \$6,995
- 18.8 ACRES @ \$300/ACRE EXP: 2027
- 7.2 ACRES @ \$188.64/ACRE EXP: 2022
- CSR: 77 CSR-2: 83.6
- TAXES: APPROXIMATE NET ANNUAL
ESTIMATED TAXES ARE \$2,636/YEAR
PRORATED TO DATE OF CLOSING

OPEN LEASE FOR 2023 CROP YEAR

**Seller to retain 2022 rent &
2022 CRP payment**

Jay L. Bargman
Cell: (515) 341-5418
Office: 515-295-2401
Leroy Hoffman
Cell: (515) 341-0874
Web site:

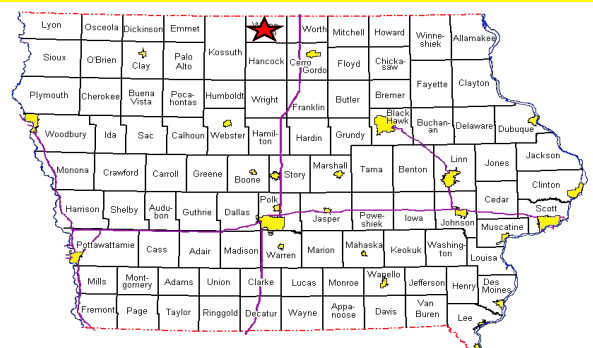
www.farmhomeservices.com

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

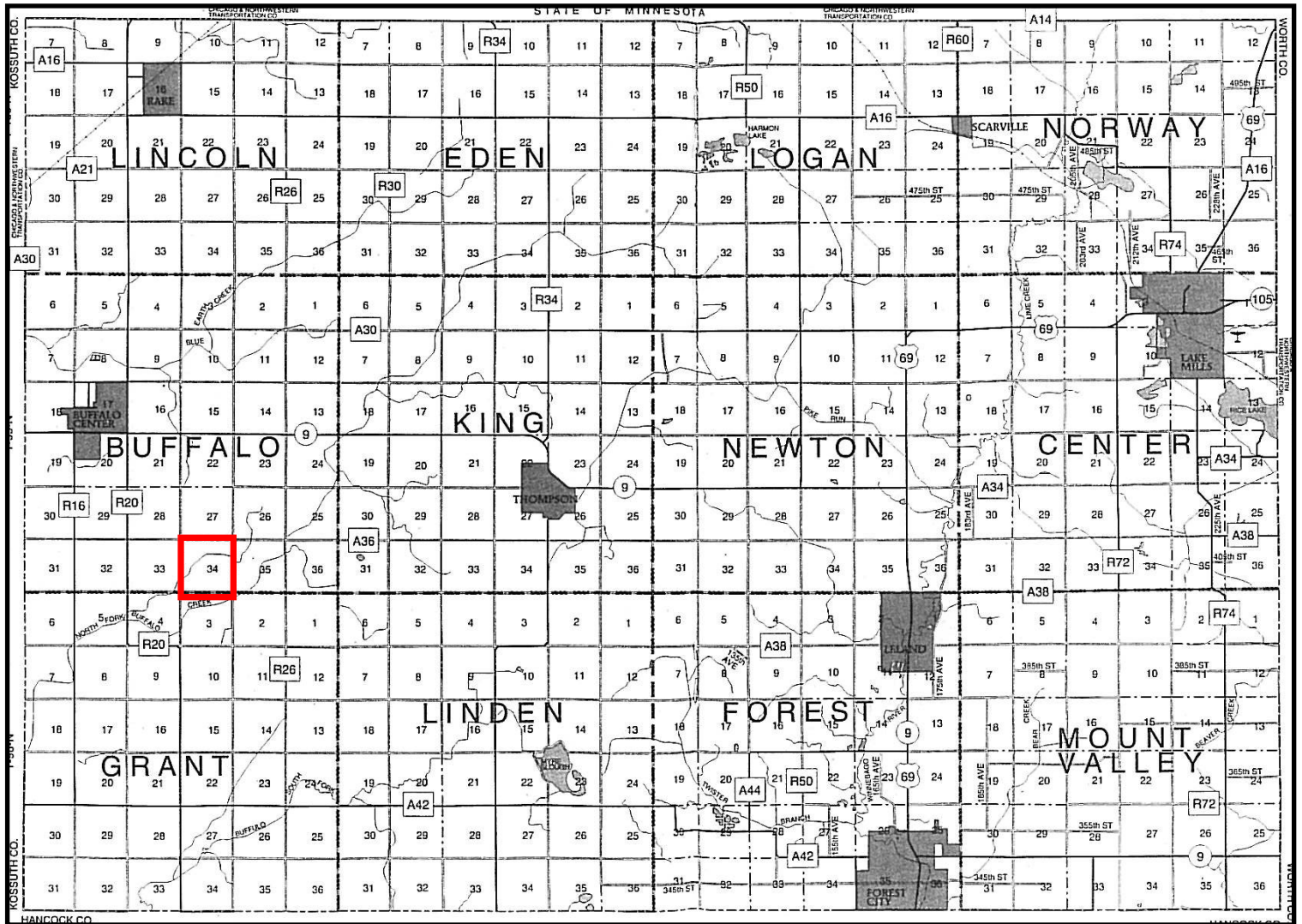
Owners:

**Lickteig Farm Partnership
Catherine Foster &
Helen Paulsen**



**S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W
Winnebago County, Iowa**

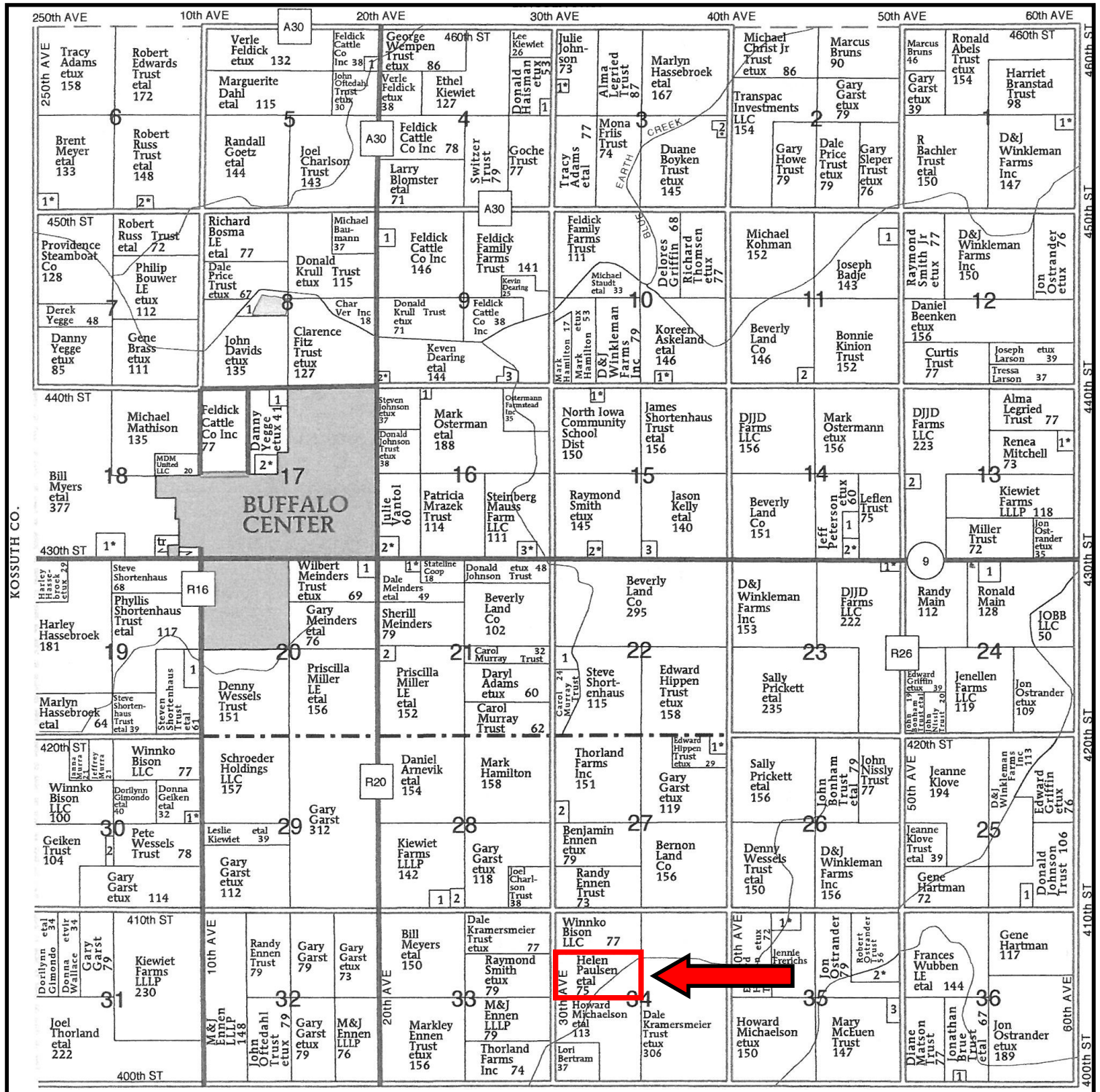
County Map
S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W
Winnebago County, Iowa



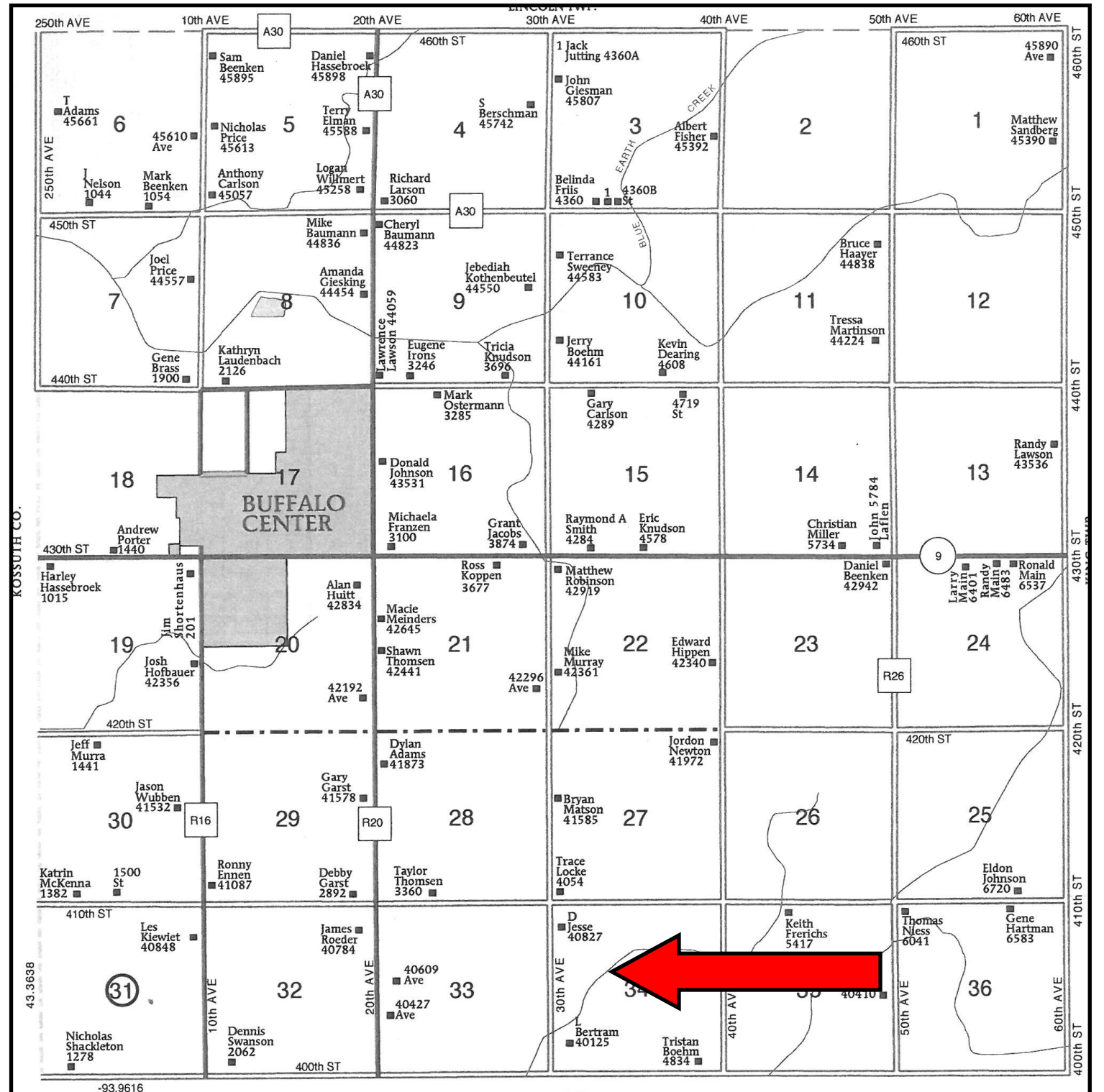
Plat Map

S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W

Winnebago County, Iowa



Directory Map
S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W
Winnebago County, Iowa



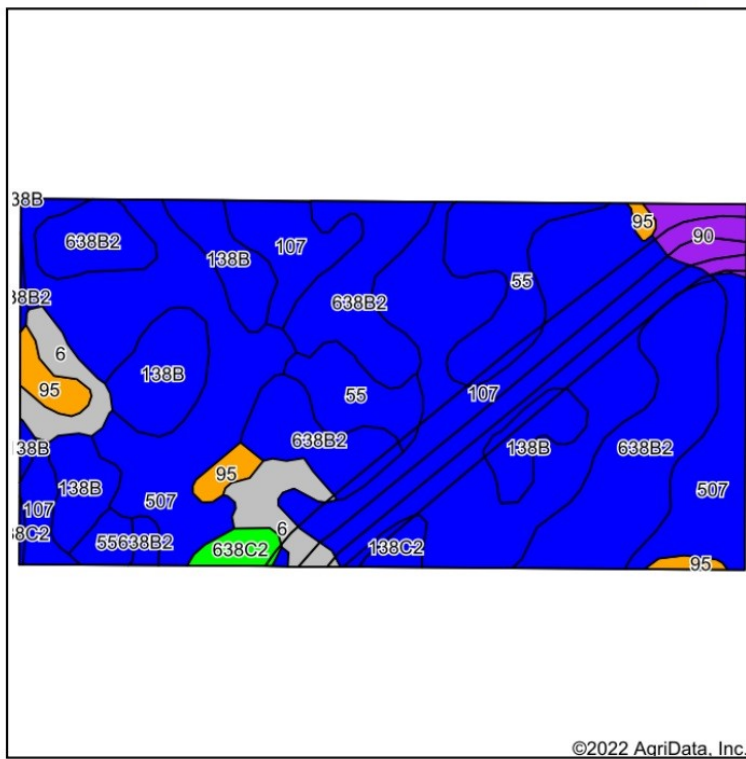
Ariel Photo
S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W
Winnebago County, Iowa



Soil Map

S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W

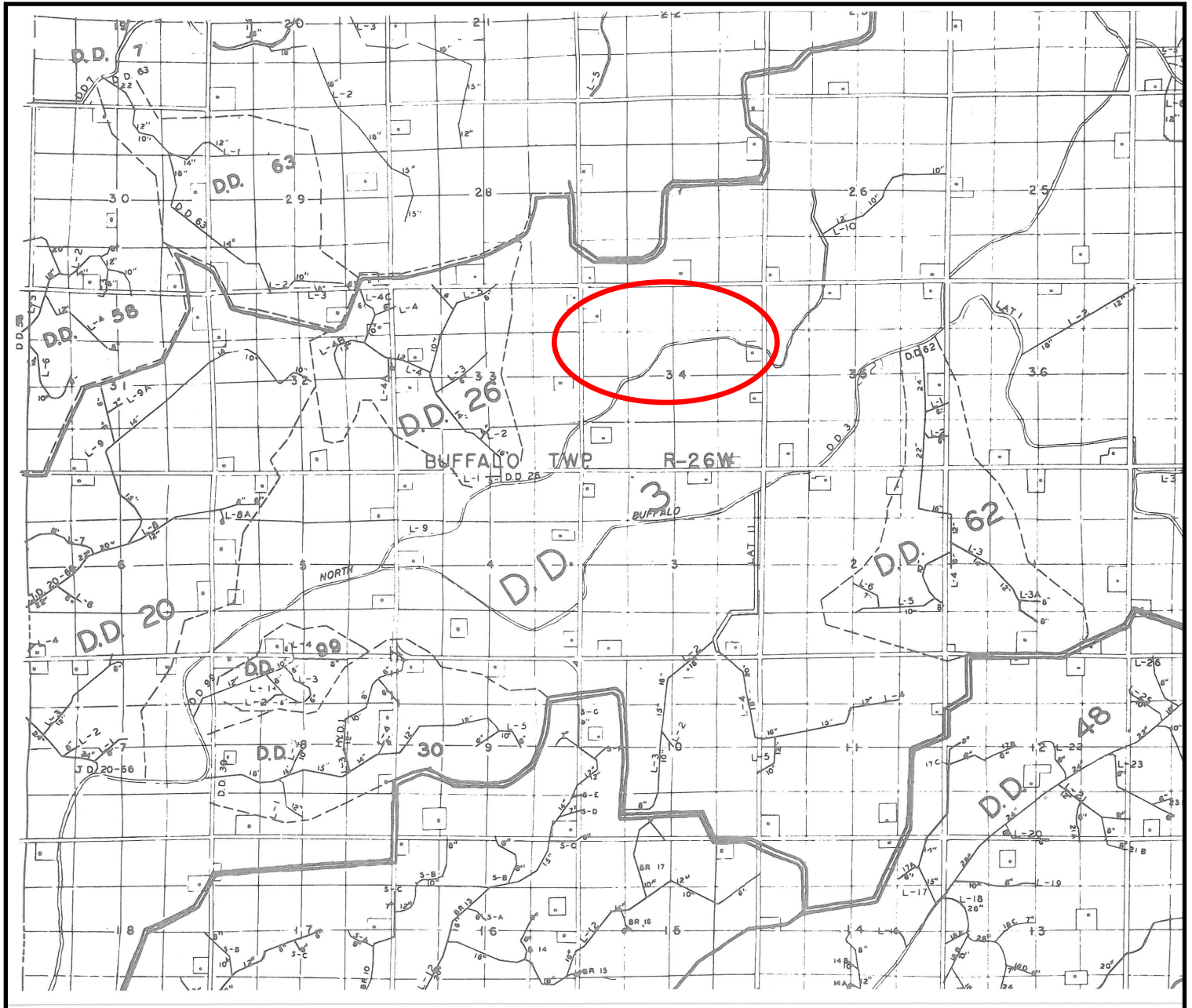
Winnebago County, Iowa



Area Symbol: IA189, Soil Area Version: 31

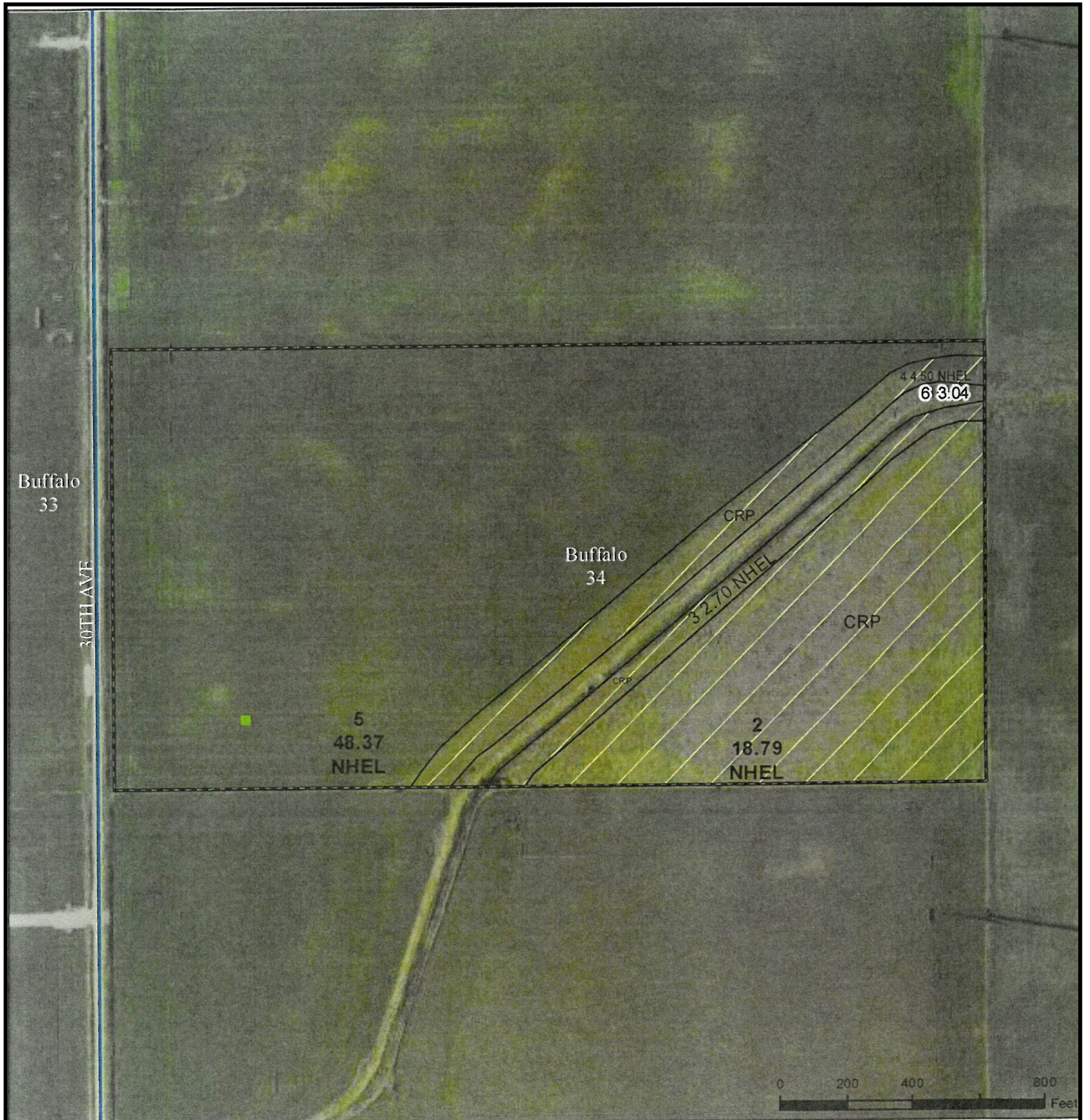
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	22.61	29.2%		IIw	224.0	4.7	65.0	86	83	82
638B2	Clarion-Swanlake complex, 2 to 6 percent slopes	16.40	21.2%		Ile	80.0	2.2	23.2	85	71	84
507	Canisteo clay loam, 0 to 2 percent slopes	15.19	19.6%		IIw	224.0	4.7	65.0	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	7.91	10.2%		Ile	225.6	6.3	65.4	89	80	84
55	Nicollet clay loam, 1 to 3 percent slopes	6.79	8.8%		Iw	233.6	6.1	67.7	89	88	82
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.31	4.3%		IIIw	168.0	3.5	48.7	59	57	74
95	Harps clay loam, 0 to 2 percent slopes	1.87	2.4%		IIw	198.4	4.2	57.5	72	62	82
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.71	2.2%		IIIw	185.6	3.9	53.8	55	59	67
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.83	1.1%		Ile	204.8	5.7	59.4	83	63	73
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.78	1.0%		IIIe	80.0	2.2	23.2	75	57	72
Weighted Average					2.00	189	4.4	54.8	83.6	77	*n 81.6

Drainage Map
S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W
Winnebago County, Iowa

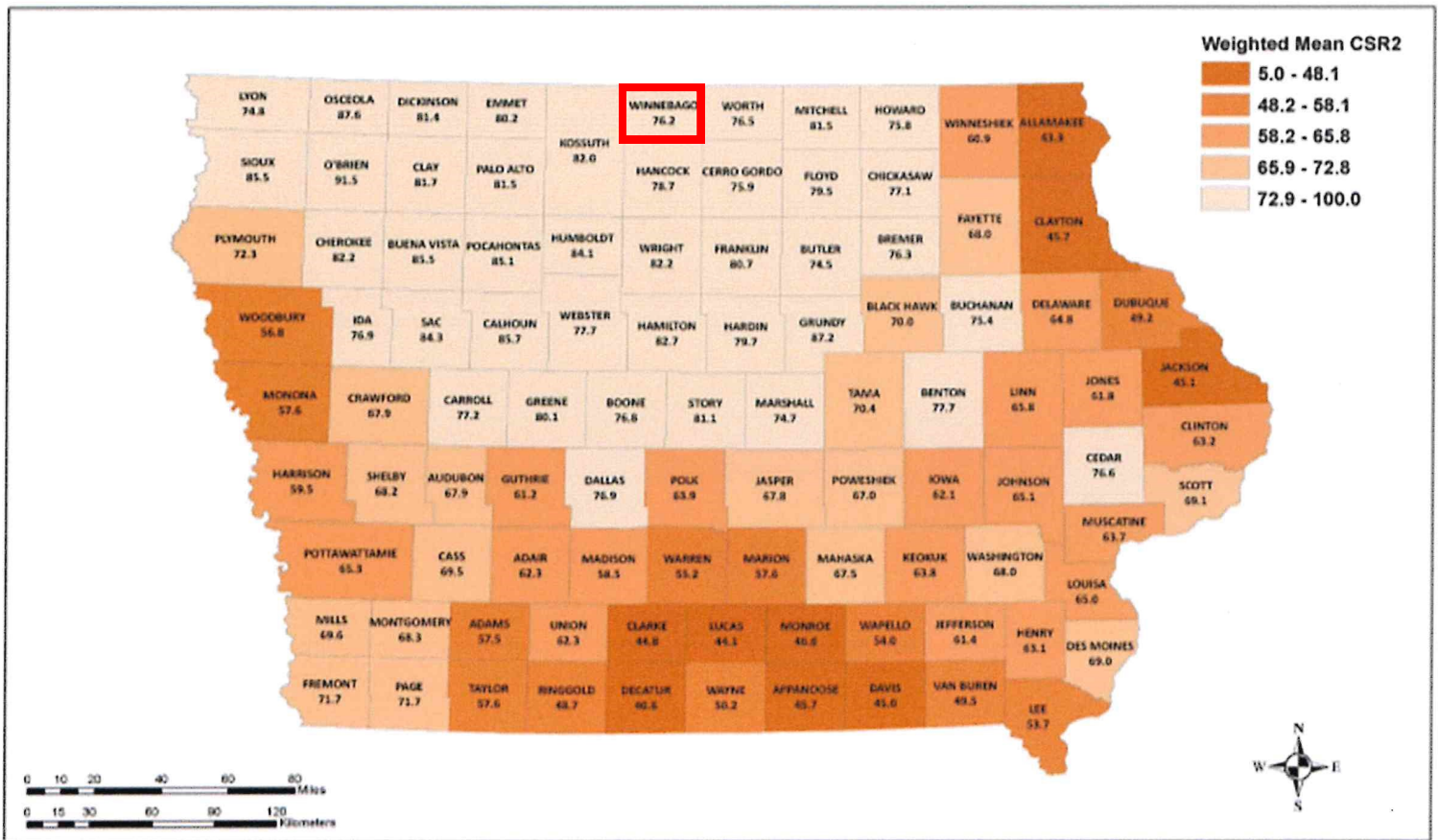


CRP MAP

S1/2 NW1/4 Sect 34 Buffalo Twp T-99-N R-26-W Winnebago County, Iowa



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