

Terms: 15% down day of sale. Buyer to sign a real estate purchase agreement on the day of the sale. Balance due on or before April 28th, 2023.
Possession to be given on April 10th, 2023.

Leroy Hoffman

Thomas C. Geelan

Jimmy Geelan

Matthew Muller

Humboldt County Land Auction **Live & Online Bidding Available**

Tuesday March 28th, 2023 @

10:00 am

Auction location:

Bode Community Center

107 Humboldt Avenue Bode, Iowa

>137.67 ACRES M/L

>132.9 TILLABLE ACRES M/L

- > CORN BASE: 110.6 PLC YIELD: 160
- > SOYBEAN BASE: 19.60 PLC YIELD: 45
- > CSR-2: 79.7

- > CRP 2.54 ACRES \$762 ANNUAL
PMT \$300/ACRE EXP: 9-30-2032
- > PROPERTY ALSO FEATURES A 41' X
100' QUONSET W/2 OVERHEAD
DOORS

- > TAXES: APPROXIMATE NET ANNUAL
ESTIMATED TAXES ARE \$3,602/YEAR
PRORATED TO DATE OF CLOSING

OPEN LEASE FOR 2023 CROP YEAR

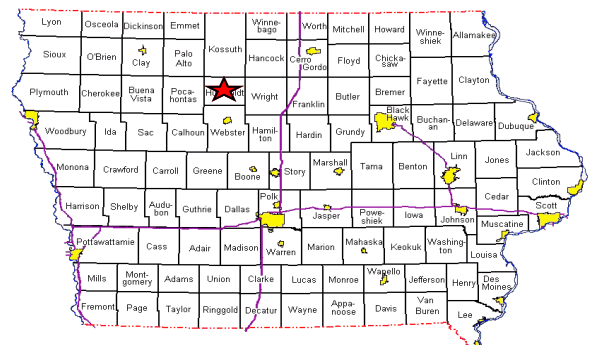
Leroy Hoffman
Cell: (515) 341-0874
Office: 515-295-2401
Jay Bargman
Cell: (515) 341-5418
Web site:

www.farmhomeservices.com

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

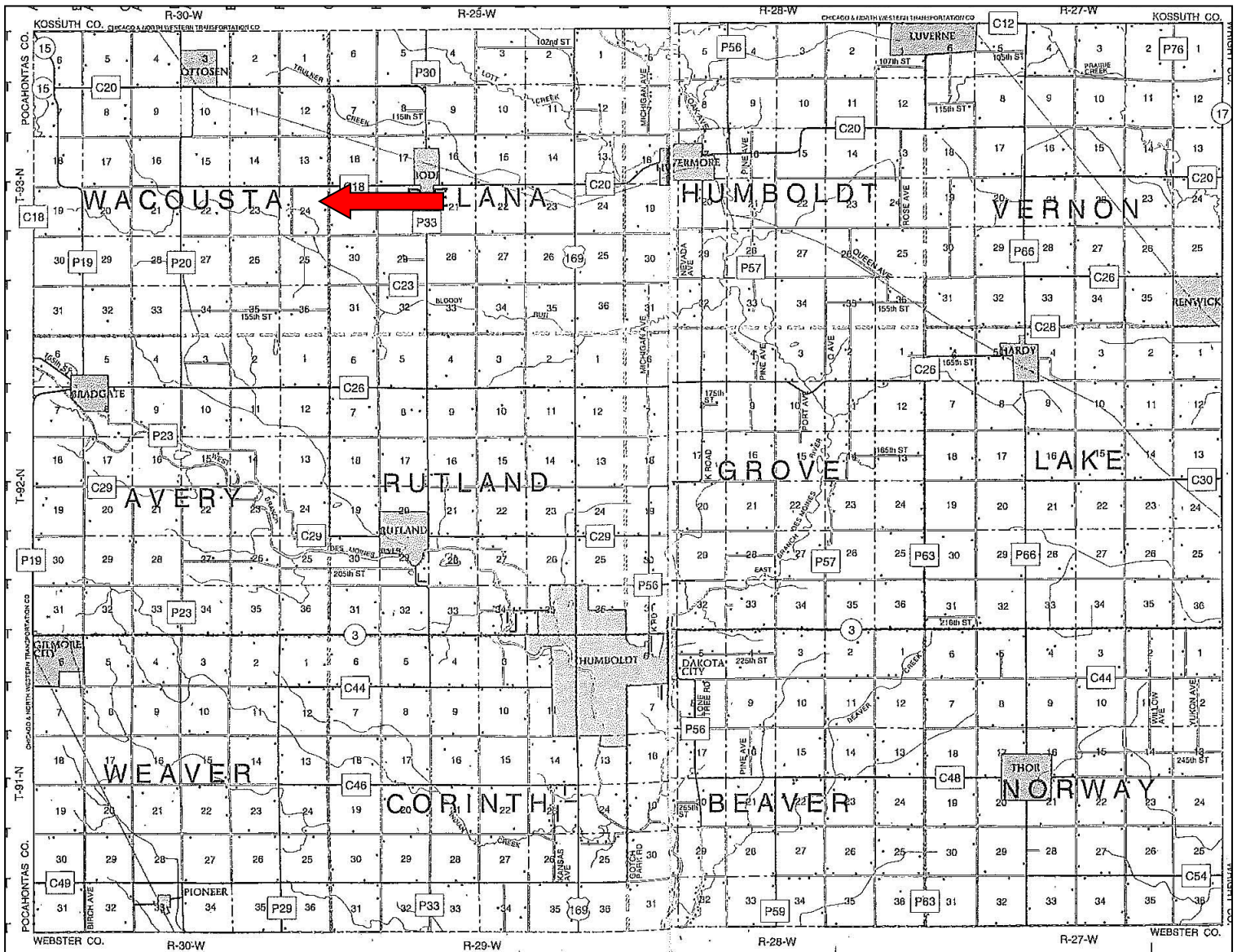
**ONLINE BIDDING: To register
& bid on this auction, go to:
[https://
farmhomeservices.nextlot.com](https://farmhomeservices.nextlot.com)**

**Owners:
Walter (Garry) Kraft
Estate-Kraft Family**



**Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE
Sect. 24 T-93-N R-30-W Wacousta Twp,
Humboldt Co, Iowa**

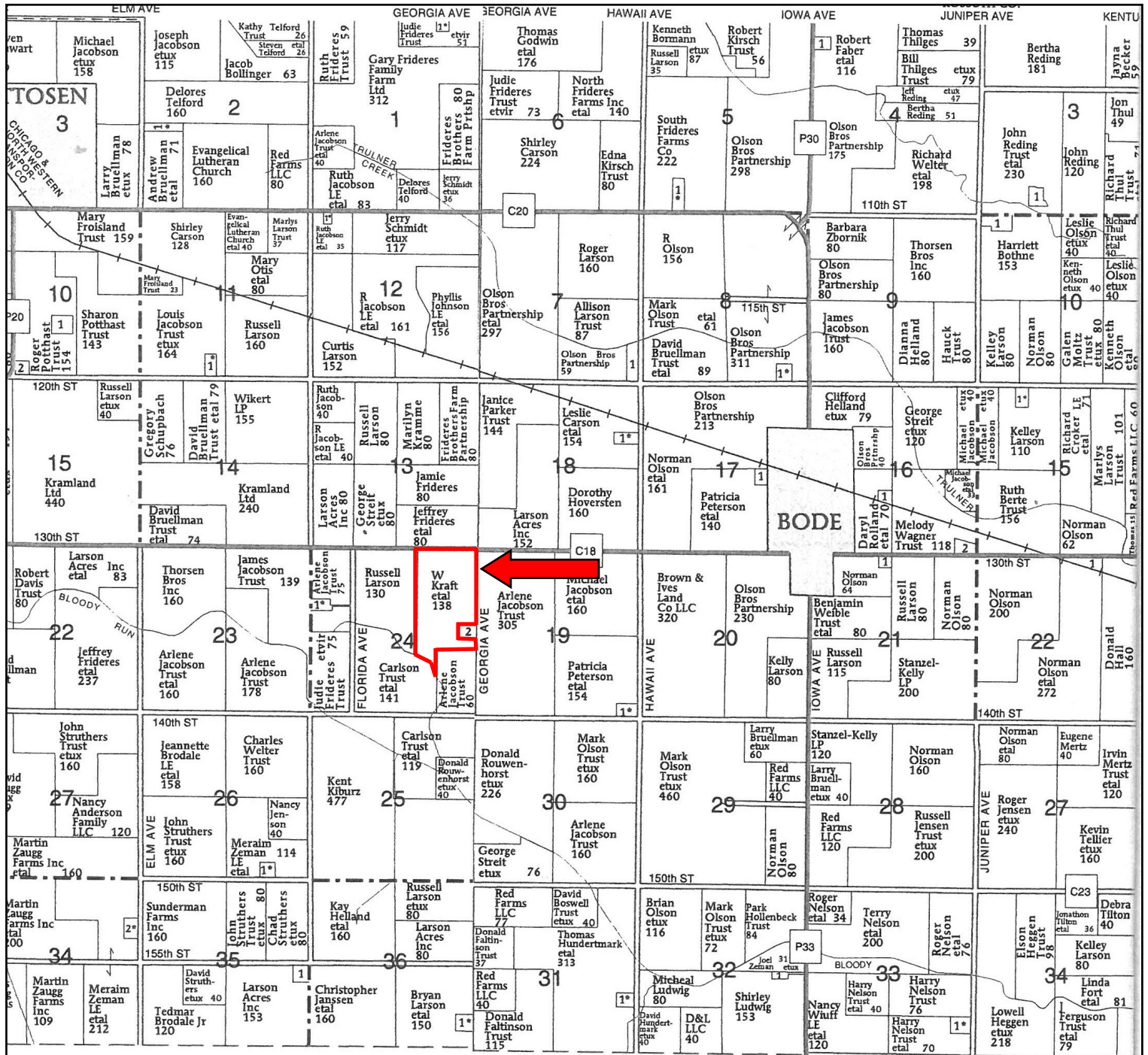
County Map
Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE
Sect. 24 T-93-N R-30-W Wacousta Twp,
Humboldt Co, Iowa



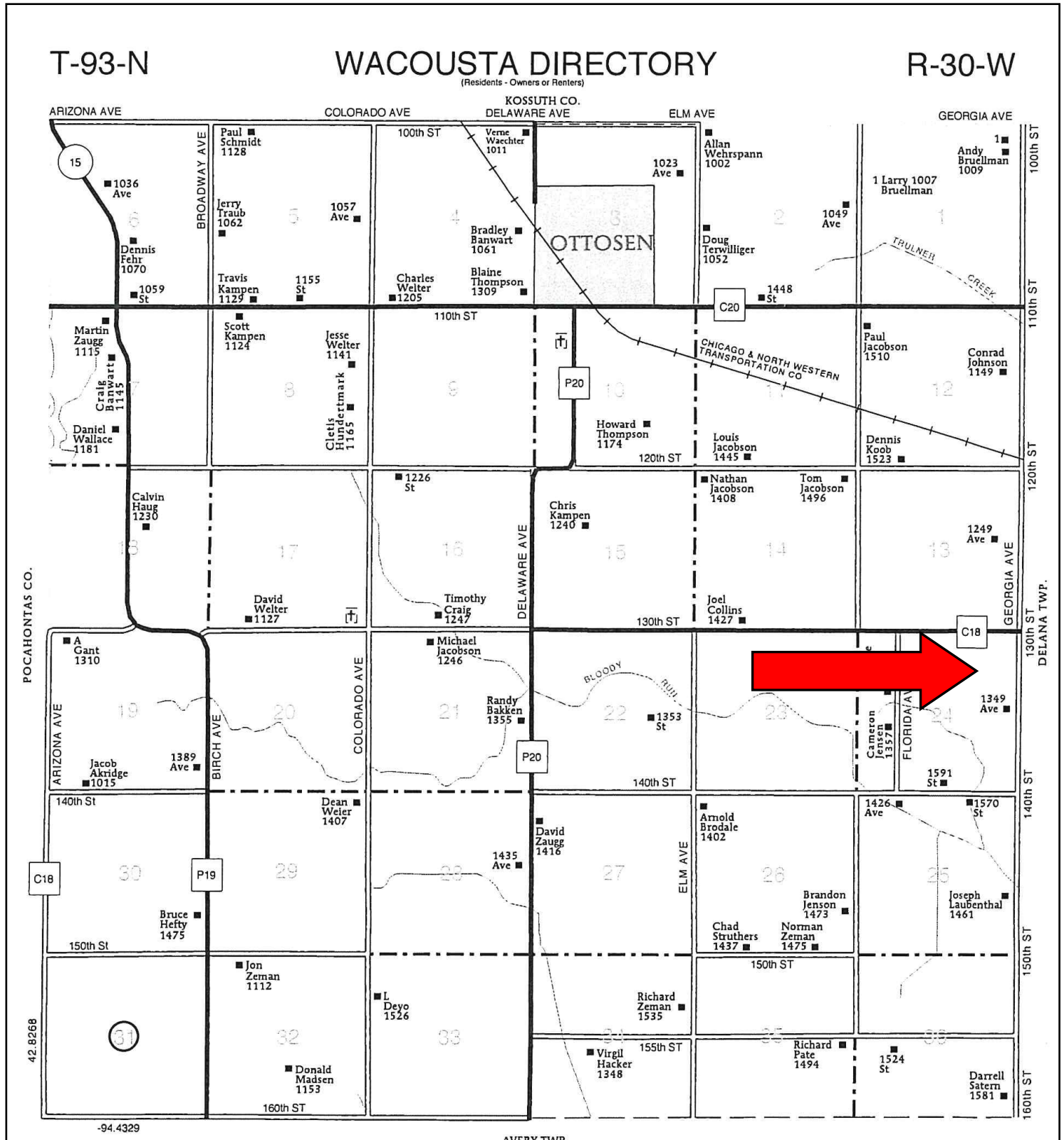
Plat Map

Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE

Sect. 24 T-93-N R-30-W Wacousta Twp, Humboldt Co, Iowa



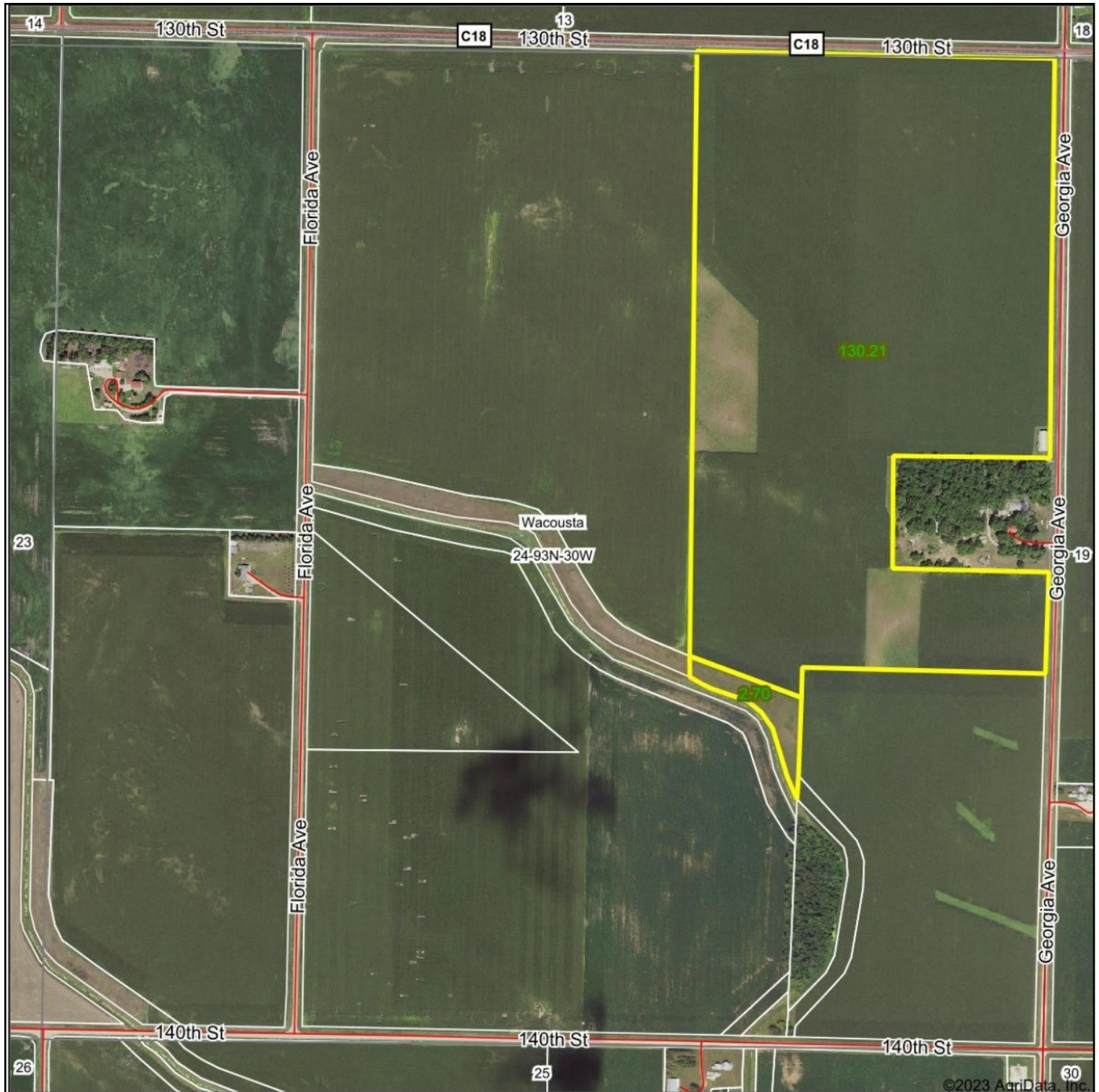
Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE
Sect. 24 T-93-N R-30-W Wacousta Twp,
Humboldt Co, Iowa



41' x 100' Quonset



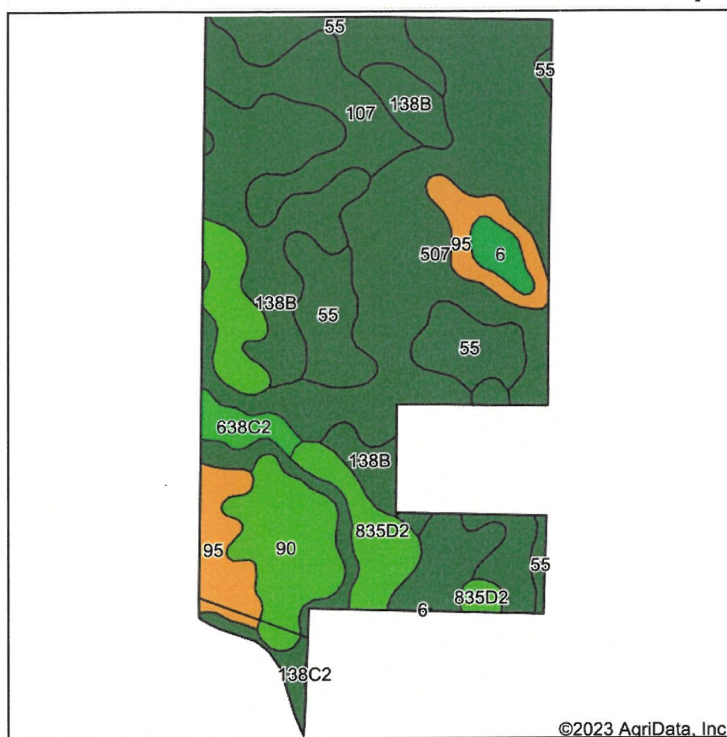
Aerial Photo
Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE
Sect. 24 T-93-N R-30-W Wacousta Twp,
Humboldt Co, Iowa



Soil Map

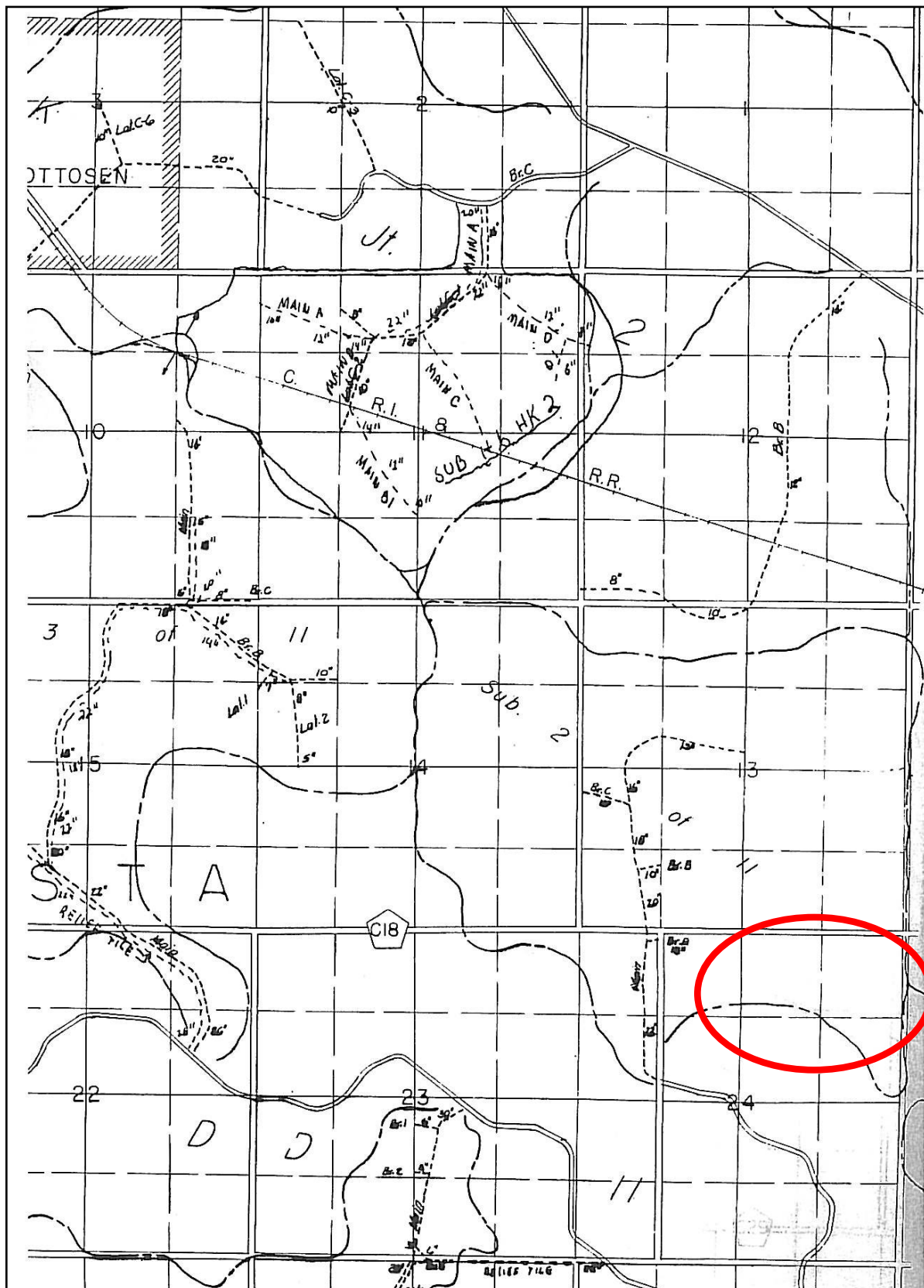
Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE

Sect. 24 T-93-N R-30-W Wacousta Twp, Humboldt Co, Iowa

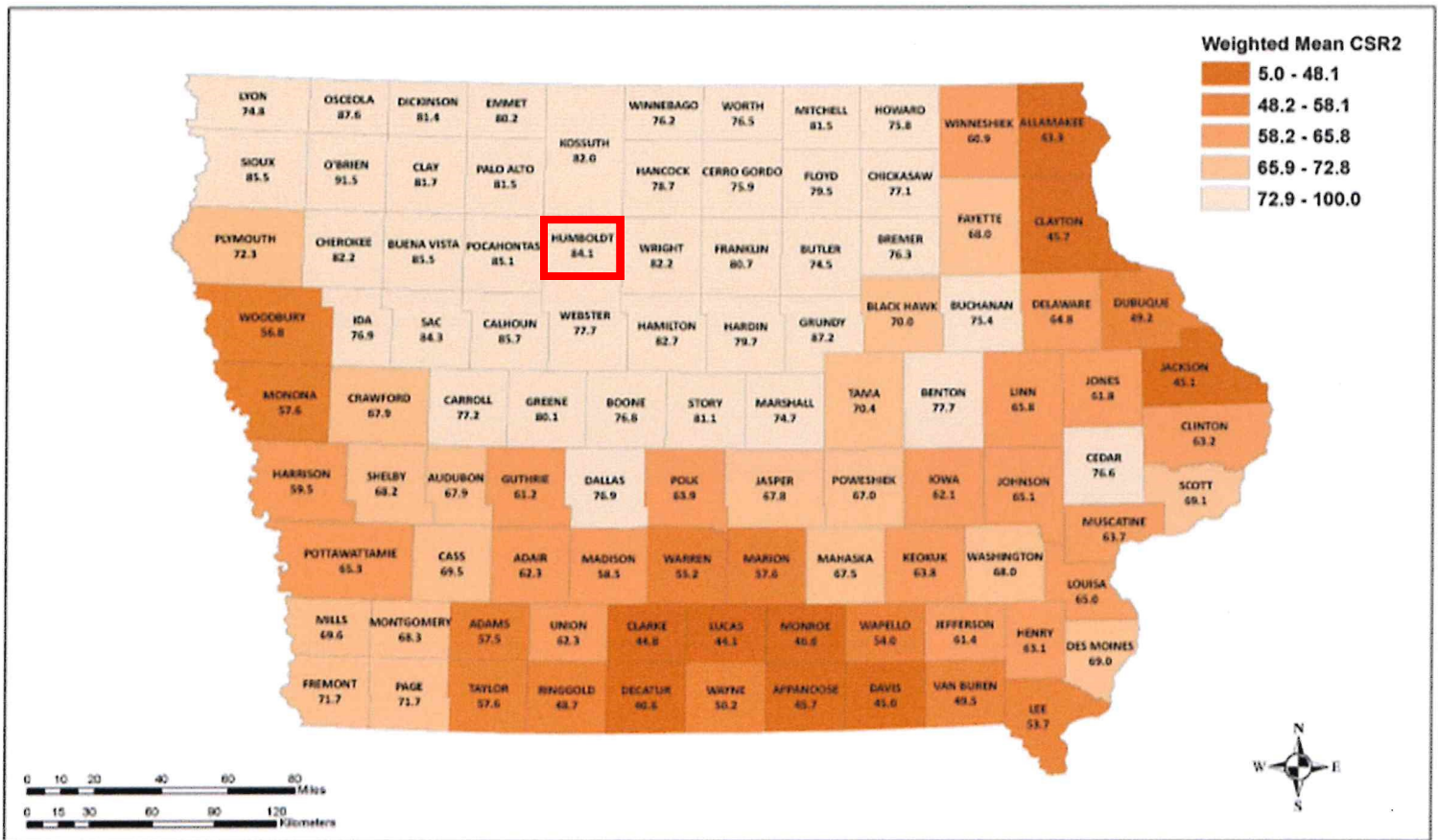


Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	46.89	35.3%		IIw	224.0	4.7	65.0	84	78	81
138B	Clarion loam, 2 to 6 percent slopes	21.21	16.0%		Ile	225.6	6.3	65.4	89	80	83
55	Nicollet clay loam, 1 to 3 percent slopes	17.24	13.0%		Iw	233.6	6.1	67.7	89	88	81
107	Webster clay loam, 0 to 2 percent slopes	10.96	8.2%		IIw	224.0	4.7	65.0	86	83	82
835D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.96	8.2%		IVe	163.2	4.6	47.3	53	46	67
90	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	9.42	7.1%		IIIw	185.6	3.9	53.8	56	59	71
95	Harps clay loam, 0 to 2 percent slopes	8.76	6.6%		IIw	198.4	4.2	57.5	72	62	82
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.32	2.5%		IIIe	204.8	5.7	59.4	83	63	70
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.22	1.7%		IIIe	176.0	4.9	51.0	75	58	71
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.93	1.5%		IIIw	185.6	3.9	53.8	59	57	74
Weighted Average					2.16	214.2	5.1	62.1	79.7	74	*n 79.1

Drainage Map
Pt NW NE; Pt SE NE; Pt NE SE; Pt NW SE
Sect. 24 T-93-N R-30-W Wacousta Twp,
Humboldt Co, 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