

LAND AUCTION

40 Acres Osceola County Section 29 Viola Township

Great looking farm with excellent soils

Wednesday - January 18, 2017 - 10:00 am

Little Rock Town & Country Club Building, Little Rock, IA

Legal: North 1/2 of the NE1/4 of the NE1/4 and the North 1/2 of the NW1/4 of the NE1/4 of Section 29, Viola Township (100-42), Osceola County, IA

Description: Selling will be an attractive nearly level to very gently undulating all tillable farm containing 39.56 FSA crop acres all in one rectangular field. The Duis farm has reputation soils with excellent soil ratings. The farm is bordered on the north by 130th Street and on the east by Nest Avenue.

Soils: Everly, Wilmonton **CSR2 90.1 CSR 72.5**

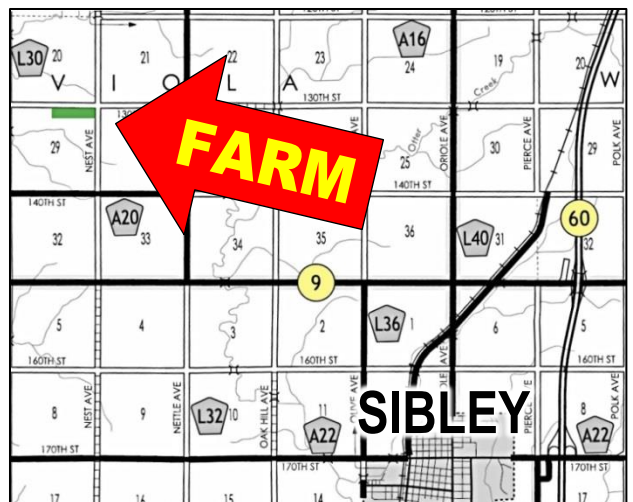
FSA Information

Cropland acres	39.56
Corn Base acres	19.5
Corn PLC Yield	191
Soybean Base acres	19.5
Soybean PLC acres	48

RE Taxes: \$1064 annually. Taxes prorated to 1-1-17.

Terms: 10 percent down sale day, balance due at close February 22, 2017.

Possession: Possession will be given at close. Farm is available for the 2017 crop season.



Donald Duis Estate - owner

Attorney: Kyle McGinn

McGinn Law Firm, Council Bluffs, IA

Broker's Note: The ACRE Co. is pleased to be working with Midwest Ag Services offering the Donald Duis Estate farm at public auction. Land Buyers, looking for a great farmland investment in the Sibley/Little Rock/Bigelow area? Here is a rare opportunity to purchase a smaller quality tract of Osceola County farmland that not only looks good, but also has excellent soils with top ratings. Contact Midwest Ag Services or The ACRE Co. for more information. We look forward to seeing you sale day!

Broker:



Council Bluffs, IA 712-323-5353

midwestagservices.com

Auctioneer: Jon Hjelm, ALC

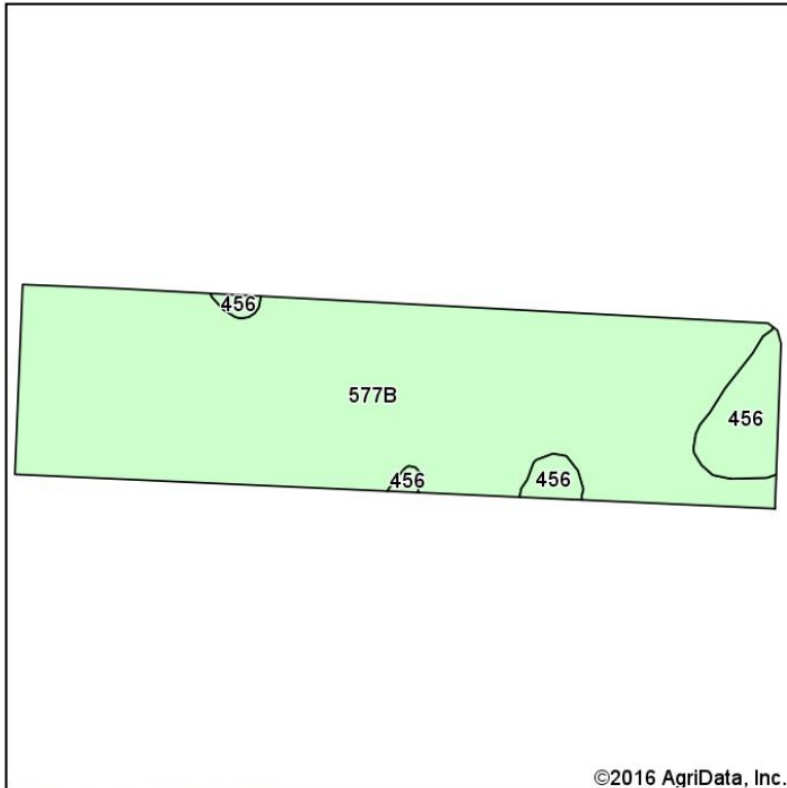


Farm Real Estate

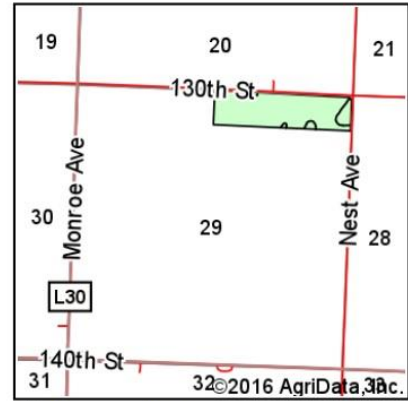
Spencer, IA 712-262-3529

theacresco.com

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Osceola
 Location: 29-100N-42W
 Township: Viola
 Acres: 39.56
 Date: 12/7/2016



Area Symbol: IA143, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
577B	Everly clay loam, 2 to 5 percent slopes	36.25	91.6%		Ile	90	72
456	Wilmington silty clay loam, 0 to 3 percent slopes	3.31	8.4%		Iw	91	78
Weighted Average						90.1	72.5



The Owner reserves the right to reject any and all bids. The ACRE Co. and Midwest Ag Services represent the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co. or Midwest Ag Services.