

LAND AUCTION



79.41 AC± | 1 TRACT | FREMONT CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/21/23 | **AUCTION TIME:** 10:00 AM

AUCTION LOCATION: FREMONT COUNTY FAIRGROUNDS
MC ELROY BUILDING | 1004 LEGION PARK ROAD
SIDNEY, IOWA 51652

Ranch & Farm Auctions is proud to offer this highly tillable farm located just south of Percival, IA. This farm consists of 75.07 FSA tillable acres carrying a weighted average CSR2 of 82.9 which is well above the county average of 72.1. The soils consist mainly of Lakeport silty clay loam, Salix silty clay loam and Modale silt loam with slope ratings between 0 - 3 percent. This is a quality farm that will produce strong yields year after year. This farm would make for a solid investment to diversify your portfolio or be a great addition to your current operation.



TRACT 1: 79.41 +/- ACRES

Deeded acres: 79.41

DCP Cropland Acres: 75.7 acres

Soil Types: Lakeport silty clay loam, Salix silty clay loam, Modale silt loam

Soil PI/NCCPI/CSR2: 82.9 average CSR2

CRP Acres/payment: 12.63 acres in CRP with annual payment \$3509.00

Taxes: \$2,974.40

Lease Status: Tenant in place for 2023, open tenancy 2024. Buyer to receive 2023 rent

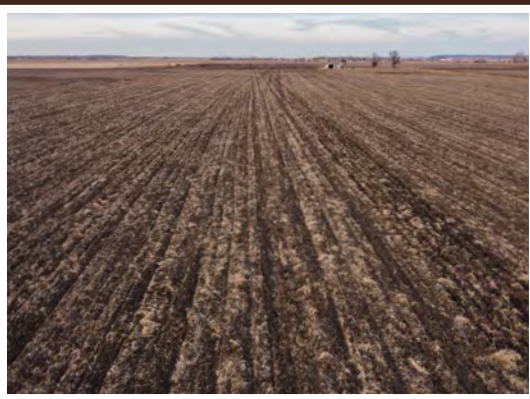
Possession: Immediate possession subject to current tenants rights for 2023

Survey needed?: No survey needed

Brief Legal: 79.41 located NW ¼ S18 T68N R43W Fremont Co, IA

Lat/Lon: 40.7152,-95.8205

Zip Code: 51648



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

GARRET ARMSTRONG, AGENT: 641.757.9156 | Garret.Armstrong@whitetailproperties.com

KYLE KARCHER, AGENT: 712.308.2444 | Kyle.Karcher@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

SELLER'S ATTORNEY | ERIC REINHART OF BRUNER, BRUNER, REINHART & MORTON LLP
207 N. 5TH ST. GUTHRIE CENTER, IA 50115 (641) 332-2216

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F. Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9456 | Kyle Karcher, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.308.2444 | Cody Lowderman, IA Auctioneer, B64012000