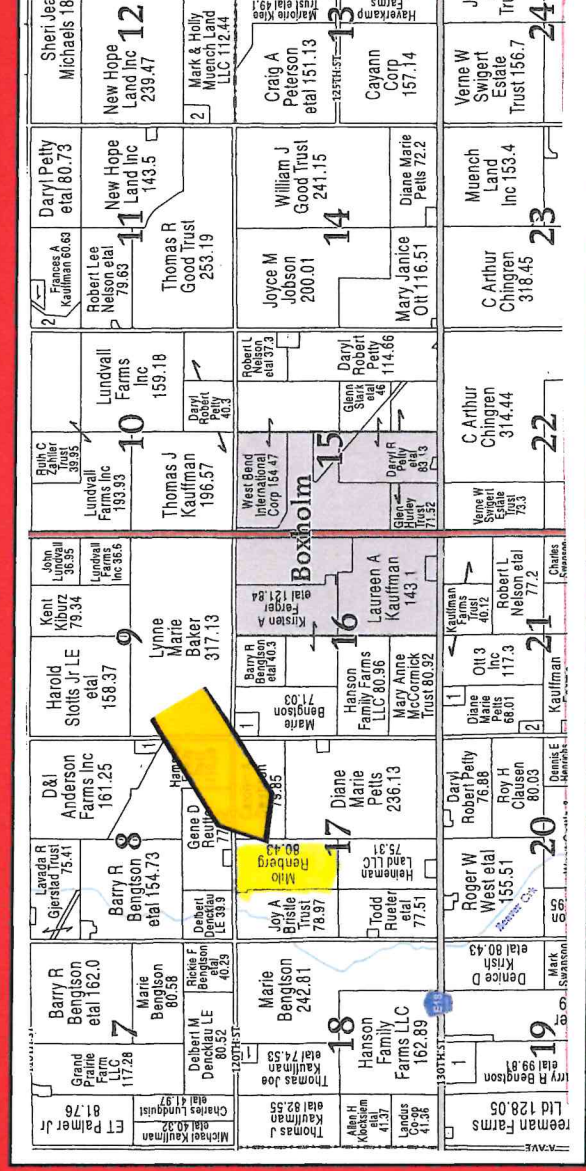


75.85 Acres More or Less of Land To Be Sold At Auction

Boone County, Iowa
 December 12, 2024~10:30 A.M.
 Auction Location: Grand Community Center Boxholm Iowa
 LIVE and ONLINE
 ONLINE Bidding Thru Equipmentfacts



Grant 17

Directions to the farm from north edge of Boxholm Iowa go west on 120th street for 1 1/2 miles farm is located on south side of road

Legal Description - SW 1/4 NE 1/4 Part of the SE 1/4 NE 1/4 of Section 17, Township 85 North, 28 West, Boone County Iowa, Excluding approximately a 4 acre building site.

General Description - The Farm has an average CSR 2 Rating of 84.88 according to Beacon for Boone County, Iowa. Taxes on the farm are approximately \$4196.00 for a full year but these will be adjusted once acreage is surveyed from this portion. Property taxes will be prorated to date of closing.

Method of Sale: The farm will be offered as 75.85 acres M/L with bidding on a per-acre basis. Bidding increments will be determined by auctioneers. All announcements made day of sale take precedence over any advertised material. All information is believed to be correct but is not guaranteed, Bidders are urged to do their own verification. **Online Bidding thru equipmentfacts.**

Terms of Sale: Successful bidder will be required to sign an Iowa State Bar Association approved real estate contract and pay 10% of the purchase price as down payment at the time of the sale with down payment to be held in Johnson, Mulholland, Cochran, Cochran, Yung & Engler Law Firm Trust Account. The contract will not be contingent on obtaining financing. Balance of the purchase price is due at closing to be held on or before January 22, 2025 in the office of Nicholas Cochran attorney for the Sellers. Sellers will prorate taxes to date of closing based upon current Real Estate Taxes. Possession will be given at closing. Farm is Sold Subject to Sellers Confirmation and farm has an open lease for 2025.

Attorney For Sellers Nicholas Cochran – Fort Dodge Iowa 515-573-2181
 Johnson, Mulholland, Cochran, Cochran, Yung and Engler Law Firm

The Sale Barn Realty & Auction Are Agents For The Sellers.

Renberg Family - OWNER

Andrew and David Renberg

Another Auction By

Sale Barn Realty & Auction

Pocahontas, Ia~ 712-335-3117

Rick Winegarden ~ Auctioneer/Real Estate Broker 712-358-0974

Websites: salebarn.ncn.net

Online Thru Equipmentfacts

Operator Name : ██████████

CRP Contract Number(s) : None

Recon ID : 19-015-2018-27

Transferred From : None

ARCPLC G//IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.15	75.85	75.85	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	75.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	37.82	0.00	164	
Soybeans	37.86	0.00	46	
TOTAL	75.68	0.00		

NOTES

Tract Number : 7608

Description :

FSA Physical Location : IOWA/BOONE

ANSI Physical Location : IOWA/BOONE

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : MILO E RENBERG

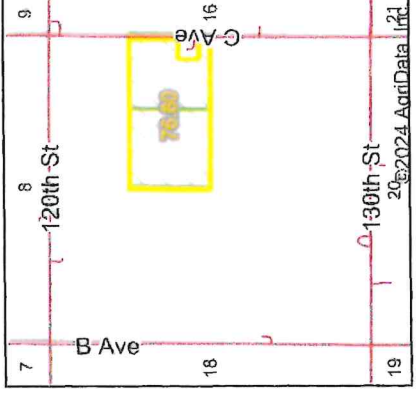
Other Producers : None

Recon ID : 19-015-2018-26

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.15	75.85	75.85	0.00	0.00	0.00	0.00	0.0

PLSS Legal Description



Acres: 76.8
 Date: 11/5/2024
 Township: Grant
 County: Boone
 State: Iowa



Maps Provided By: **surety**
 © AgriData, Inc. 2023
 www.AgrDataInc.com
 PLSS Source: Bureau of Land Management (BLM)
 PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

Short Legal:

SWNE; PT SENE 17-85N-28W

Long Legal:

SW1/4 NE1/4; PART OF THE SE1/4 NE1/4 OF SECTION 17, TOWNSHIP 85 NORTH, 28 WEST, BOONE COUNTY, IOWA



United States
Department of
Agriculture

Boone County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation

Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Tract Cropland Total: 75.85 acres

2024 Program Year

Map Created April 01, 2024

Farm 7538

Tract 7608

Boone County, IA

CSL 2

Summary

Parcel ID 088528172400001
 Gross Acres 40.00
 ROW Acres 0.00
 Gross Taxable Acres 40.00
 Exempt Acres 0.00
 Net Taxable Acres 40.00
 Average Unadjusted CSR2 83.44
 (Gross Taxable Acres - Exempt Land)
 (3337.5 CSR2 Points / 40 Gross Taxable Acres)

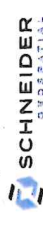
AgLand Active Config 3023

Soil Summary

Description	SMS	Soil Name	Adjusted Acres	Spot Acres	Line Acres	Unadjusted CSR Points	Adjusted CSR Points
100% Value	1388	Clarion loam, 2 to 6 percent slopes	8.24	0.00	0.00	89.00	733.36
100% Value	55	Nicollet clay loam, 1 to 3 percent slopes	5.86	0.00	0.00	89.00	521.54
100% Value	507	Canisteo clay loam, 0 to 2 percent slopes	22.18	0.00	0.00	84.00	1,863.12
100% Value	6	Okoboji silty clay loam, 0 to 1 percent slopes	3.72	0.00	0.00	59.00	219.48
Total			40.00	0.00	0.00	3,337.50	3,337.50

Soil Sub

Description	Acres	Spot and Line Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points	CSR	Adjusted CSR Points	Taxable Adjusted CSR Points
100% Value	40.00	0.00	3,337.50	3,337.50	83.44	3,337.50	3,337.50
Non-Crop	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	40.00	0.00	3,337.50	3,337.50	3,337.50	3,337.50	3,337.50



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Boone County, IA

CSR 2

Summary

Parcel ID	088528172100001
Gross Acres	39.47
ROW Acres	0.00
Gross Taxable Acres	39.47
Exempt Acres	0.00
Net Taxable Acres	39.47
Average Unadjusted CSR2	86.33

(Gross Taxable Acres - Exempt Land)
(3407.48 CSR2 Points / 39.47 Gross Taxable Acres)

Adjusted Acres: 39.47

Soil Summary

Description	SMS	Soil Name	Adjusted Acres	Spot Acres	Line Acres	CSR	Unadjusted CSR Points	Adjusted CSR Points
100% Value	138B	Clarion loam, 2 to 6 percent slopes	3.58	0.00	0.00	89.00	318.62	318.62
100% Value	55	Nicollet clay loam, 1 to 3 percent slopes	12.23	0.00	0.00	89.00	1,088.47	1,088.47
100% Value	507	Canisteo clay loam, 0 to 2 percent slopes	20.56	0.00	0.00	84.00	1,727.04	1,727.04
Non-Crop	138B	Clarion loam, 2 to 6 percent slopes	1.86	0.00	0.00	89.00	165.54	90.81
Non-Crop	55	Nicollet clay loam, 1 to 3 percent slopes	0.73	0.00	0.00	89.00	64.97	35.64
Non-Crop	507	Canisteo clay loam, 0 to 2 percent slopes	0.51	0.00	0.00	84.00	42.84	24.44
Total			39.47	0.00	0.00		3,407.48	3,285.02

Soil Sub

Description	Acres	Spot and Line Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points	CSR	Adjusted CSR Points	Taxable Adjusted CSR Points
100% Value	36.37	0.00	3,134.13	3,134.13	86.17	3,134.13	3,134.13
Non-Crop	3.10	0.00	273.35	150.89	88.18	273.35	150.89
Total	39.47	0.00	3,407.48	3,285.02		3,407.48	3,285.02



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