

# LAND AUCTION

40 Acres +/- • Section 14 • Elm Grove Twp  
Calhoun County

Wednesday, October 5 • 10:00 AM

Lake City Country Club | 1300 E. Main St., Lake City, IA

**ONLINE BIDDING AVAILABLE**

## Farm Location From Lake City:

Go 6 miles north on N37, west .4 miles on 300th Street. The farm is on the south side of the road.

## Legal Description:

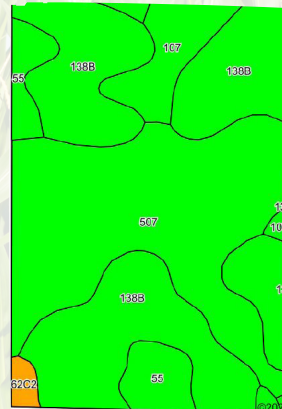
The West 32 acres of the NW1/4 of the NE 1/4 and the West 8 acres of the North 10 acres of the SW1/4 of the NE 1/4, all in Section 14-87-34, Calhoun County.

FSA Cropland Acres	40 acres*
Tillable Acres	39.1 acres
Corn Base	22.3acres*
PLC Yield	133 bu/acre
Soybean Base	16.8 acres*
PLC Yield	36 bu/acre
Cropland CSR-2	86.3
Primary Soils	Clarion loam, Nicollet & Canisteo
Secondary Soils	Webster
Real Estate Taxes	\$1,900
Lease	Open for 2023

\*estimated

## Walters Family Farm, Owner/Seller

Here is a beautiful laying farm with outstanding soil quality and excellent drainage. The farm drains to the center of the property into a county drainage tile that was recently built with capacity for expanding drainage systems. This is a very productive farm with good fertility and no obstacles to farm around.



ELM GROVE PLAT												R-34-W
GARFIELD TWP												
Cory Agr Inc 115.5	Lela Mae Titus LE 115.7	Rae Wagner etal 41.9	Carole Moore 194.36	Carole Moore 194.36	Douglas L Klocke Trust etal 118.42	Keith R Klocke etal 60.06	David Souder etal 42.23	Fogelman Brice LLC 181.88				
Laura Jane Biedermann Trust 160.73	Sara Jane Carlson etal 79.97	Michael Carlson etal 77.17	Carol Jo Wold Trust 159.08	Ralph Titus etal 159.75	Lela M Titus LE 115.94	Lambert Klocke Trust etal 402.53	Raymond L Sunder etal 77.53	Gary Steiner Trust etal 158.93				
Rodney Randy O Probst etal 38.93 29.41	Linda Jansen etal 158.57	Michael A Carlson etal 159.03	Sharon Kent etal 305.67	Verle Batz etal 115.78	Susan Matz LE 157.16	Lake Crest LLC 78.54	Gary Steiner Trust etal 78.16	Michelle Blair 78.7	Michelle Blair LE 115.52	Robert L Black etal 78.16	Gary Steiner Trust etal 78.51	
Yanet Collison 155.29	Kevin Poon 156.23	Lela Mae Titus LE etal 158.18	Patricia J Larson LE 48.38	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	James E Rae etal 31.25	
Verle Batz												

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The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.