



Offers Due by
Tuesday, September 17, 2024
at 12 PM (Noon)
See page 2 for submission process

FARMLAND
AVAILABLE FOR BID

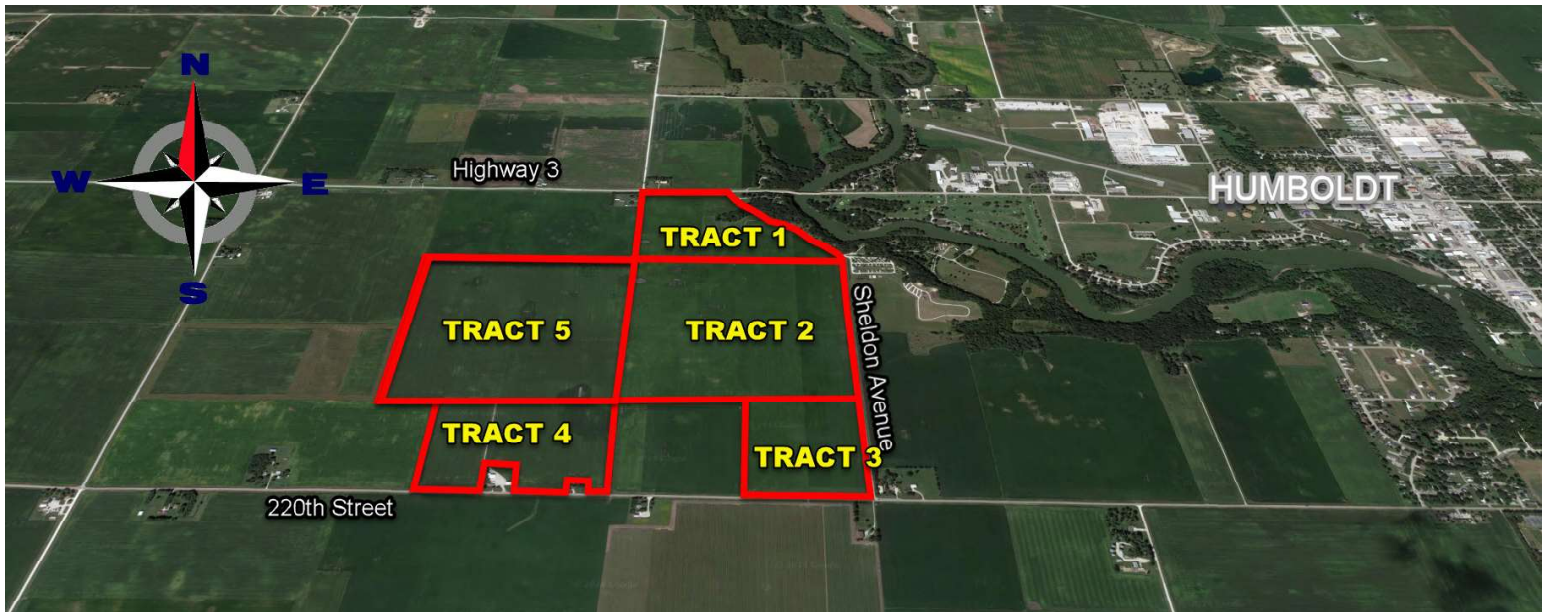
Tract 1 - 65 Acres M/L
Tract 2 - 158 Acres M/L
Tract 3 - 38 Acres M/L
Tract 4 - 55 Acres M/L
Tract 5 - 160 Acres M/L

Humboldt County, IA
476 Acres M/L

Bid on one tract, any combination of
tracts or all five combined

Schulze Farm

Located in Sections 3 & 4 of Corinth Township



Farms with this quality of soils of larger size rarely become available. Paved access on three sides and a close proximity to elevators and ethanol plants! Available for the 2025 crop year. Tile maps available by contacting agent. Ask agent for bid form.



BRIAN SKOW
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Office: 515-332-1863



Offer Submission Process

Humboldt County, IA

Offer Process

- Prospects will submit offers via customized bid form by **Tuesday, September 17, 2024, at 12 PM CST. Ask Agent for bid form.**
- Prospects can bid on one tract, any combination of tracts or all five combined.
- The farm will be sold in the combination that achieves the highest price; the sum of the bids offered on the five tracts or the combination of the five tracts.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid **by Tuesday, September 17, 2024, at 12 PM CST. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

The highest bid for each tract or combination of tracts will be disclosed to the remaining bidders for the final round of bidding without disclosing the identity of the bidders.

- Bidders will be asked to submit highest and final bid **by September 18, 2024, at 12 PM CST.**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **September 18, 2024, at 5 PM CST.**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Closing

Ideally close within 45 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). Seller to retain all of 2024 rental income. Current lease has been terminated. The farm is available for the 2025 crop season. Prior to closing and where needed, boundary lines may be located and identified by surveyor.

Agency Disclaimer

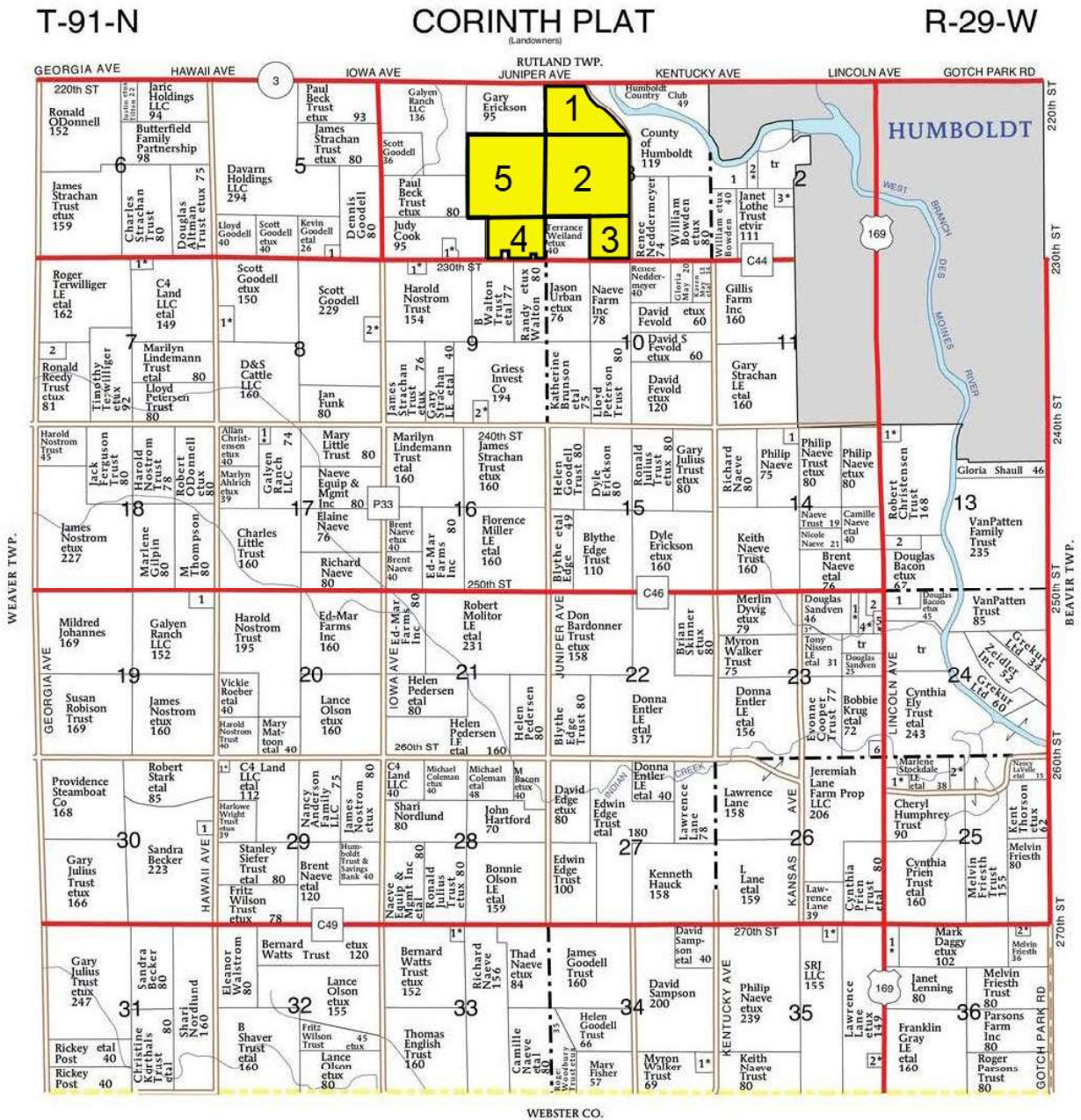
Growthland and their associates are agents of the Seller.

Growthland

Appraisals, Management, Brokerage, & Advising

Plat Map

Humboldt County, IA



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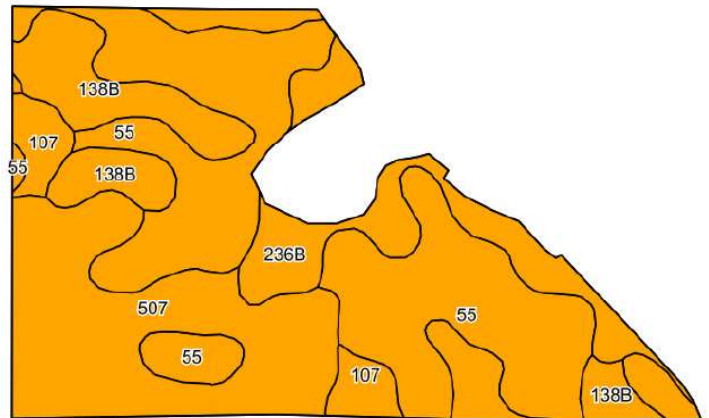
Tract 1

Humboldt County, IA
65 Acres M/L

Acreage Breakdown:

Taxable Acres:	64.63
Estimated Tillable Acres:	58.35*
Soil Productivity:	Tillable CSR2: 87.0
Property Taxes:	\$2,230.00
Parcel Numbers:	1003100001 1003100004

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	24.69	42.4%		89
507	Canisteo clay loam, 0 to 2 percent slopes	14.61	25.0%		84
138B	Clarion loam, 2 to 6 percent slopes	7.24	12.4%		89
236B	Lester loam, 2 to 6 percent slopes	6.77	11.6%		85
107	Webster clay loam, 0 to 2 percent slopes	5.04	8.6%		86
Weighted Average					87

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Tract 2

Humboldt County, IA
158 Acres M/L

Acresage Breakdown:

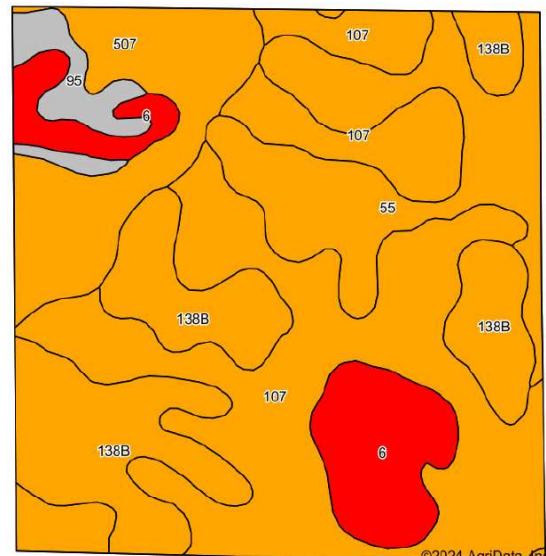
Taxable Acres: 157.58
Estimated Tillable Acres: 153.12*

Soil Productivity: Tillable CSR2: 83.8

Property Taxes: \$5,364.00

Parcel Numbers: 1003100005 1003100006
1003300001 1003300002

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	59.64	39.1%		86
138B	Clarion loam, 2 to 6 percent slopes	31.85	20.8%		89
55	Nicollet clay loam, 1 to 3 percent slopes	24.08	15.7%		89
507	Canisteo clay loam, 0 to 2 percent slopes	18.13	11.8%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	14.76	9.6%		59
95	Harps clay loam, 0 to 2 percent slopes	4.66	3.0%		72
Weighted Average					83.8

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Tract 3

Humboldt County, IA
38 Acres M/L

Acreage Breakdown:

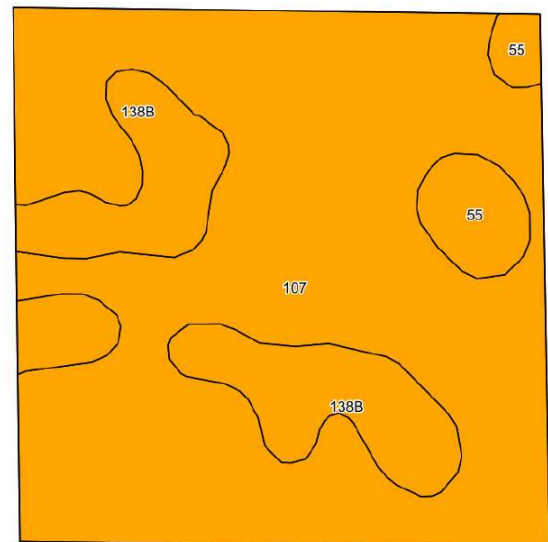
Taxable Acres: 37.44
Estimated Tillable Acres: 36.20*

Soil Productivity: Tillable CSR2: 86.7

Property Taxes: \$1,318.00

Parcel Numbers: 1003300004

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



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Area Symbol: IA091, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	27.80	76.8%		86
138B	Clarion loam, 2 to 6 percent slopes	6.61	18.3%		89
55	Nicollet clay loam, 1 to 3 percent slopes	1.79	4.9%		89
Weighted Average					86.7

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Tract 4

Humboldt County, IA
55 Acres M/L

Acresage Breakdown:

Taxable Acres: 54.83
Estimated Tillable Acres: 52.13*

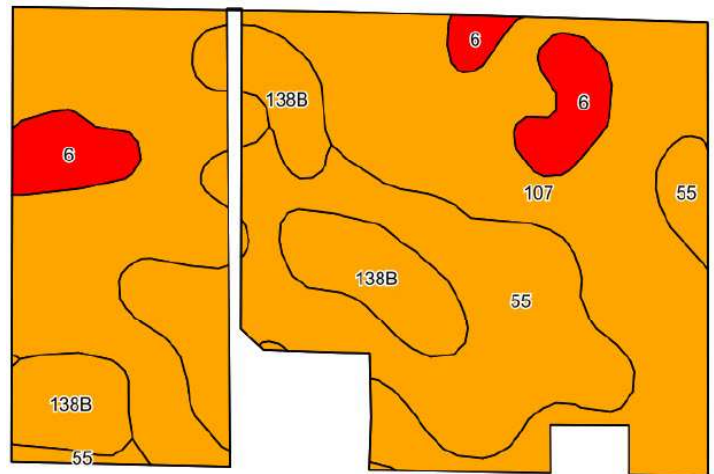
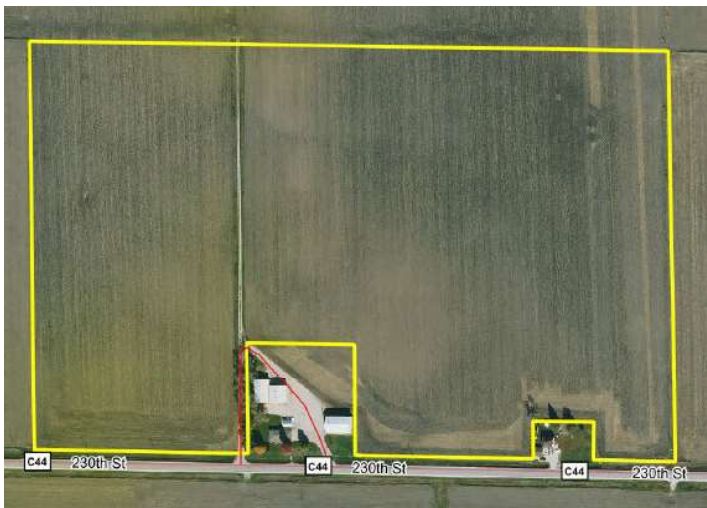
Soil Productivity: Tillable CSR2: 85.3

Property Taxes: \$3,670.00

Parcel Numbers: 1004400005 1004400006

*Pending FSA reconstitution after sale completion. The figures listed are estimates.

If tracts 4 & 5 are sold separately an access easement for the existing gravel drive will be provided to Tract 5.



Area Symbol: IA091, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	28.37	54.3%		86
55	Nicollet clay loam, 1 to 3 percent slopes	13.85	26.6%		89
138B	Clarion loam, 2 to 6 percent slopes	6.39	12.3%		89
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.52	6.8%		59
Weighted Average					85.3

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Tract 5

Humboldt County, IA
160 Acres M/L

Acresage Breakdown:

Taxable Acres: 160.00
Estimated Tillable Acres: 160.00*

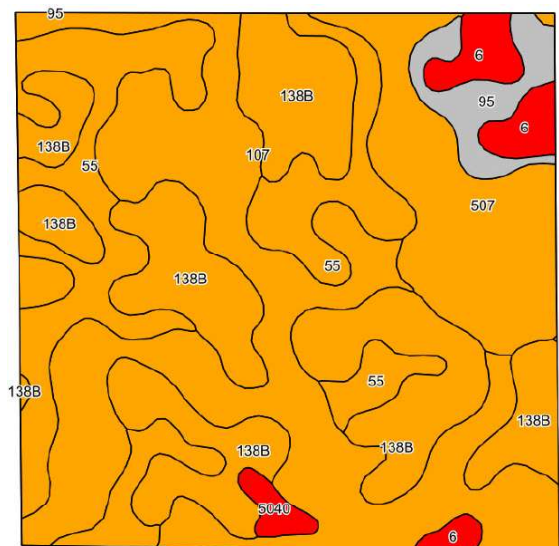
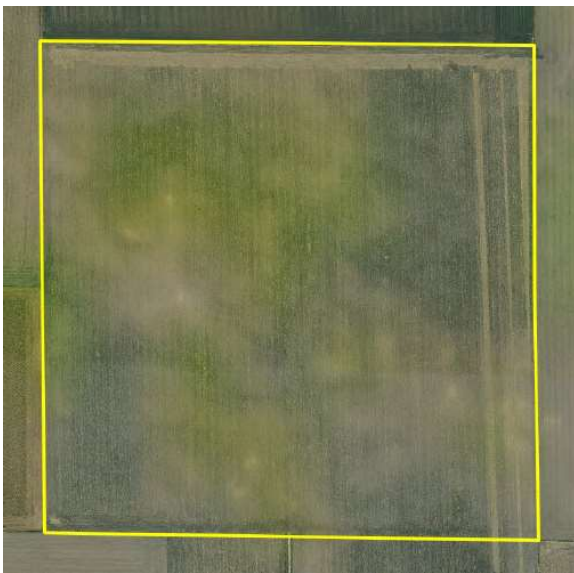
Soil Productivity: Tillable CSR2: 85.0

Property Taxes: \$5,522.00

Parcel Numbers: 1004200004 1004400001
1004200005 1004400002
1004400003

*Pending FSA reconstitution after sale completion. The figures listed are estimates.

If tracts 4 & 5 are sold separately an access easement for the existing gravel drive will be provided to Tract 5.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	50.83	31.8%		86
138B	Clarion loam, 2 to 6 percent slopes	45.77	28.6%		89
55	Nicollet clay loam, 1 to 3 percent slopes	31.06	19.4%		89
507	Canisteo clay loam, 0 to 2 percent slopes	19.51	12.2%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.73	3.6%		59
95	Harps clay loam, 0 to 2 percent slopes	5.59	3.5%		72
5040	Udorthents, loamy (cut and fill land)	1.51	0.9%		5
Weighted Average					85

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All Tracts

Humboldt County, IA 476 Acres M/L

Acreage Breakdown:

Taxable Acres: 474.48
Tillable Acres: 460.75*
FSA Acres: 466.81*

Soil Productivity: **Tillable CSR2:** 85.0

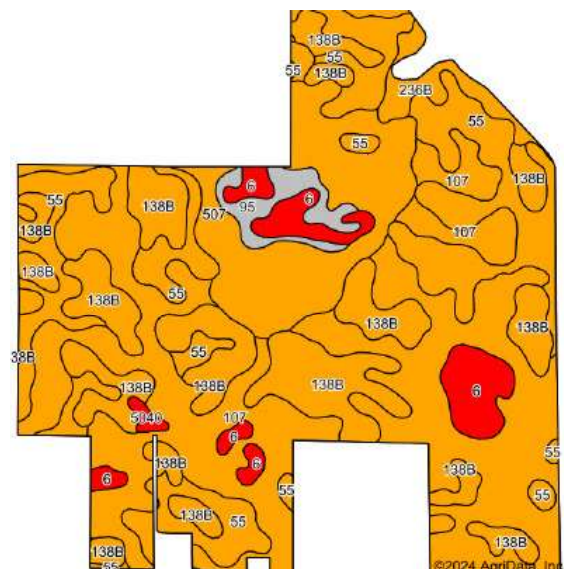
Property Taxes: \$18,104.00

Parcel Numbers:

1003100001	1004200004
1003100004	1004200005
1003100005	1004400001
1003100006	1004400002
1003300001	1004400003
1003300002	1004400005
1003300004	1004400006

FSA Farm Base Acres: **Corn Base Acres: *** 235.55
Corn PLC Yield: * 163
Soybean Base Acres: * 216.65
Soybean PLC Yield: * 48

*Pending FSA reconstitution after sale completion. The figures listed are estimates.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
107	Webster clay loam, 0 to 2 percent slopes	170.92	37.2%		86
138B	Clarion loam, 2 to 6 percent slopes	97.51	21.2%		89
55	Nicollet clay loam, 1 to 3 percent slopes	94.57	20.6%		89
507	Canisteo clay loam, 0 to 2 percent slopes	52.19	11.3%		84
6	Okoboji silty clay loam, 0 to 1 percent slopes	23.83	5.2%		59
95	Harps clay loam, 0 to 2 percent slopes	10.18	2.2%		72
238B	Lester loam, 2 to 6 percent slopes	9.23	2.0%		85
5040	Udorthents, loamy (cut and fill land)	1.51	0.3%		5
Weighted Average					85

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