



# LAND AUCTION

## 638 Acres Kossuth County 6 Tracts - Burt and Fenton Townships

**Rare large group of farms in the Burt / Lone Rock area**

**Tuesday - March 30, 2021 - 10:00 am**  
**Burt Activity Complex, 406 Bush Street, Burt, Iowa**

### **Tract 1 - 160 Acres m/l Section 21 Burt Township**

**Description:** A gently rolling, all tillable tract of farmland. Bordered by B19 on the north and P30 on the west. **Crop acres:** 152.66

**RE Taxes:** \$3938      **CSR2** 83      **CSR** 73.9

### **Tract 2 - 80 Acres m/l Section 21 Burt Township**

**Description:** An inside, gently rolling, all tillable tract. Bordered by 300<sup>th</sup> Street on the south. **Crop acres:** 76.62

**RE Taxes:** \$1978      **CSR2** 81.3      **CSR** 73.1

### **Tract 3 - 160 Acres m/l Section 20 Burt Township**

**Description:** A gently rolling, nearly all tillable tract. This farm includes a 5.9 acre improved acreage with a house, bins, and older outbuildings. Bordered by B19 on the north and P30 on the east. **Crop acres:** 153.63

**RE Taxes:** \$4118      **CSR2** 78.8      **CSR** 70.6



### **Tract 4 - 120 Acres m/l Section 11 Fenton Township**

**Description:** A gently rolling, all tillable tract of farmland. Bordered by 320<sup>th</sup> Street on the south and 50<sup>th</sup> Avenue one the west. **Crop acres:** 116.53

**RE Taxes:** \$2940      **CSR2** 83.5      **CSR** 75.5

### **Tract 5 - 76 Acres m/l Section 14 Fenton Township**

**Description:** A gently rolling, all tillable tract of farmland. Bordered by 320<sup>th</sup> Street on the north and 50<sup>th</sup> Avenue one the west. The acreage is not included with this tract.

**RE Taxes:** \$1864      **CSR2** 83.6      **CSR** 75.3      **Crop acres:** 73.78

### **Tract 6 - 42 Acres m/l Section 18 Burt Township**

**Description:** A very attractive, gently rolling, all tillable, inside tract of farmland. This tract adjoins the east side of Lone Rock. Access to this tract is available from 2<sup>nd</sup> Street. **Crop acres:** 41.99

**RE Taxes:** \$1052      **CSR2** 82.6      **CSR** 73.4



**Method of Sale:** The farms will be offered in three groups. Choice of tracts 1, 2 and 3 will be offered. Successful Bidder will have the choice of one or any combination of Tracts 1, 2, and 3. Next: choice of Tracts 4 and 5 will be offered. Successful bidder will have the choice of either or both tracts 4 and 5. The final tract to be sold will be Tract 6, offered individually.

**Terms:** 10% down sale day, balance will be due at close. Buyer will reimburse tenant for fall tillage and fertilizer on the tracts.

**Possession:** The farms are available for the 2021 crop season.

**Cotton-Jackson Farm Company, LLC - owner**

**Attorney:** Todd Stowater, Algona, IA



**Farm Management & Realty**  
Spencer, IA 712-262-6425

[cottongrave.com](http://cottongrave.com)

John Cotton - Broker

Mike Koenecke - Agent



**Farm Real Estate**

Spencer, IA 712-262-3529

[theacreco.com](http://theacreco.com)

Jon Hjelm ALC - Broker/Auctioneer

Chuck Sikora & Austin Peterson - Agents



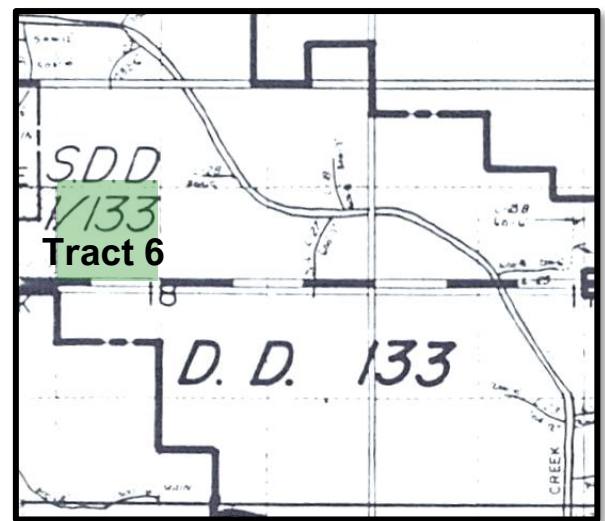
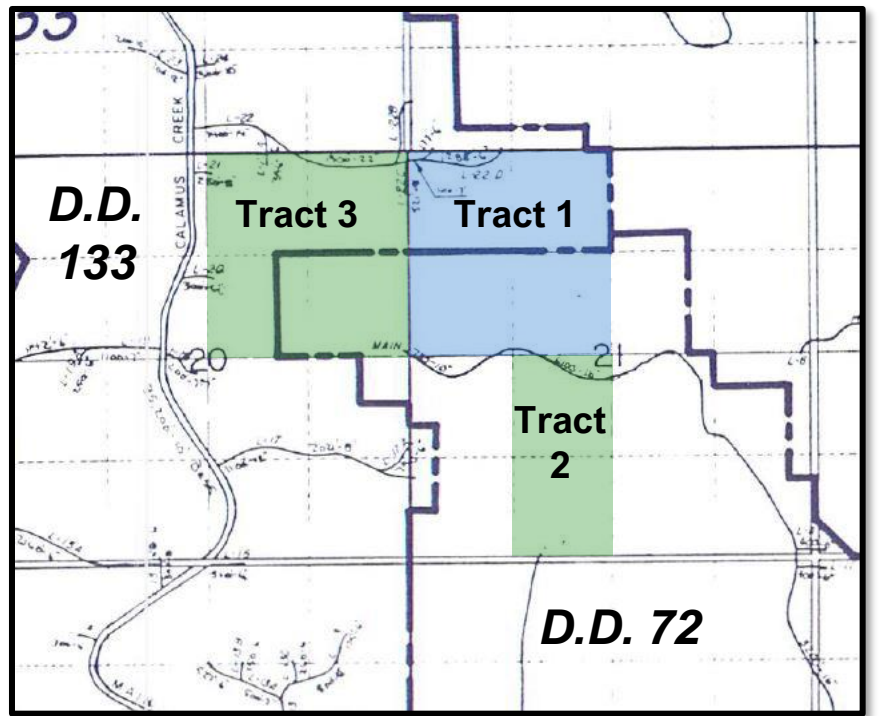
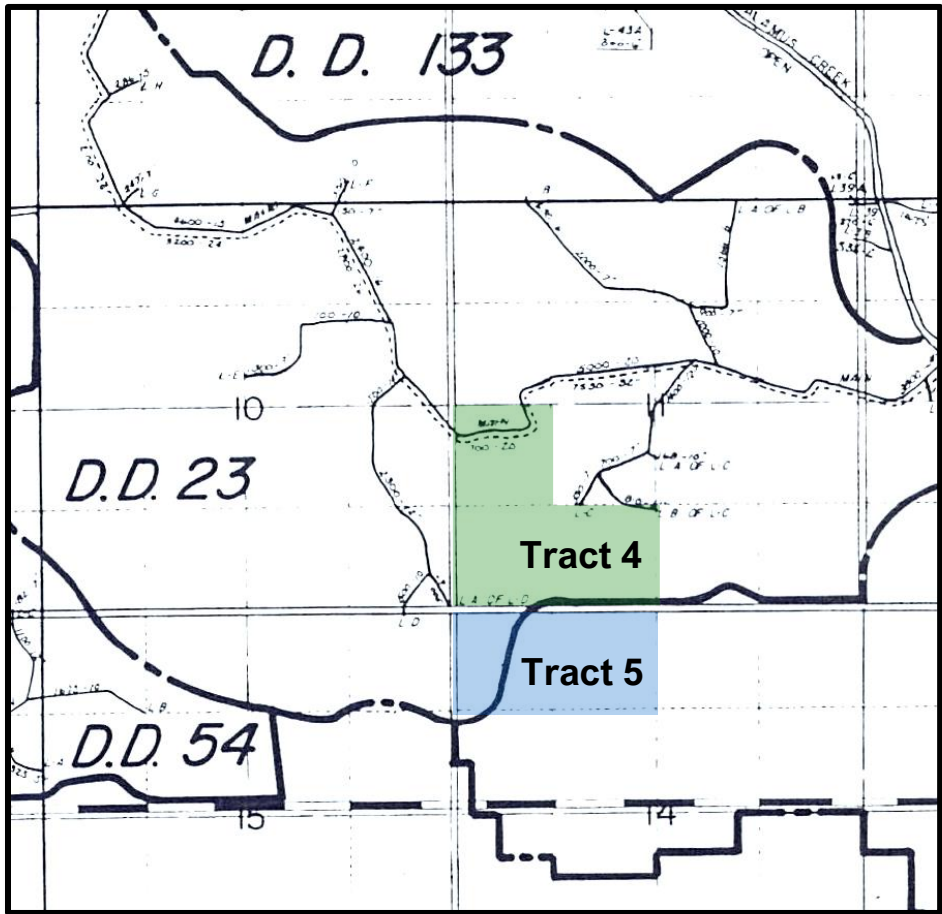
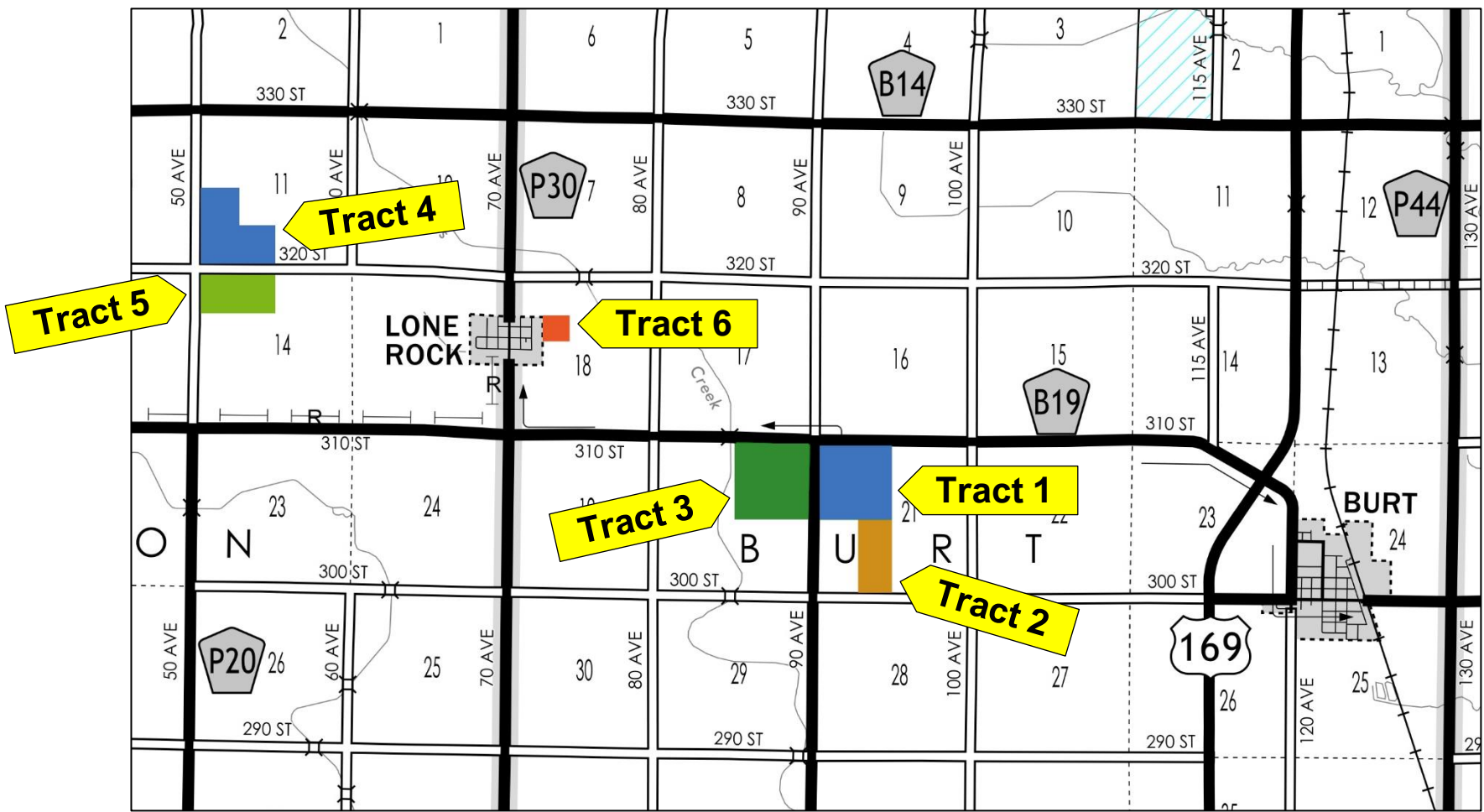
Bancroft, IA 515-885-2649

[centralstatesagency.com](http://centralstatesagency.com)

John Cowin - Broker

The Owner reserves the right to reject any and all bids. Cotton-Grave Farm Management, The ACRE Co., and Central States Agency represent the Seller at this auction. This sale is subject to the approval of the Seller 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.





## Drainage District Tile Maps

Land auction conducted by:



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