

LAND AUCTION

152.8 Acres Emmet County Section 20 Armstrong Grove Township

Offered in 2 Tracts

Wednesday - August 26, 2026 - 10:00 am
Armstrong Community Center, Armstrong, IA

Legal: NE1/4 Section 20-99-31, Emmet County, Iowa.

The farm contains 152.8 surveyed acres.

Description: The Helgason farm is a great looking tillable farm. The farm contains 144.08 FSA crop acres in one large field. The 4-acre building site with a grove, farmhouse, and outbuildings is in the northeast corner of the farm. The farm is in Drainage District #48 with an 18" tile crossing the west side of the farm. The farm is located 1 mile south of Hwy 9, on 540th Avenue and 180th Street.

Soils: Nicollet, Canisteo, Clarion, Okoboji, Harps, Crippin, Webster, Clarion-Swanlake, Clarion-Storden **CSR2 84.2**

	North Tract	South Tract
Acres	76.85	75.95
Net acres	73.91	74.96
CSR2	85	83.5
RE Taxes	\$2878	\$2400

FSA Information		Cropland Acres	144.08
Corn Base Acres	142.5	Corn PLC Yield	167

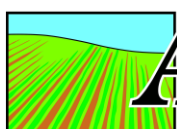
Method of Sale: Successful Bidder will have choice of the North Tract or the South Tract or both tracts.

RE Taxes: \$5278 annually. Taxes prorated to January 1, 2027.

Terms: 10 percent down sale, balance due at close on or before November 18, 2026. Sellers will keep the rent for the 2026 crop season.

Possession: At close, subject to the balance of the 2026 lease. The farm is available for the 2027 crop season.

Broker's Note: The ACRE Co. is pleased to be offering the Helgason farm at public auction. Land Buyers, here is an attractive highly rated tillable Emmet Co. farm close to grain markets. ***See you in Armstrong on sale day!***

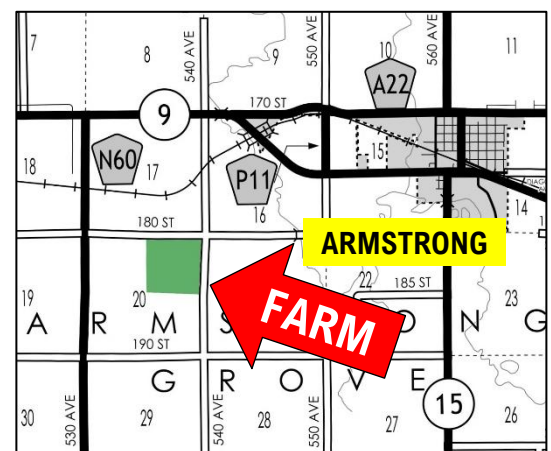


Call for more information

ACRE CO
Farm Real Estate
Spencer, Iowa 712-262-3529
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Selling Iowa's Best!

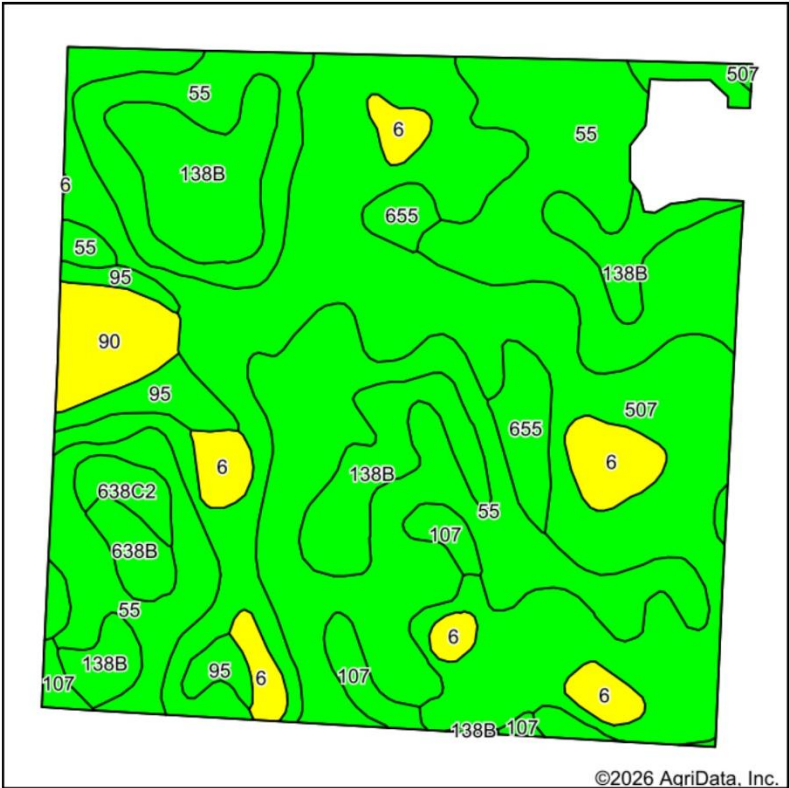


Sellers:

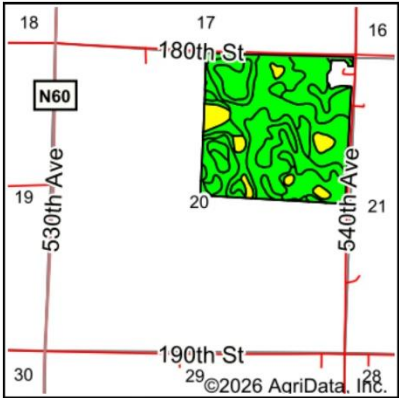
**Julie Harring and
Steve Helgason**

Attorney: David Forsyth
Forsyth Law Office, Estherville, IA

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Emmet
Location: 20-99N-31W
Township: Armstrong Grove
Acres: 144.08
Date: 7/14/2026



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA063, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	52.32	36.4%		Iw	89	82
507	Canisteo clay loam, 0 to 2 percent slopes	50.75	35.2%		IIw	84	73
138B	Clarion loam, 2 to 6 percent slopes	16.63	11.5%		IIe	89	74
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.98	4.8%		IIIw	59	53
90	Okoboji mucky silt loam, 0 to 1 percent slopes	3.78	2.6%		IIIw	55	54
95	Harps clay loam, 0 to 2 percent slopes	3.68	2.6%		IIw	72	57
655	Crippin loam, 1 to 3 percent slopes	3.62	2.5%		Ie	91	77
107	Webster clay loam, 0 to 2 percent slopes	3.08	2.1%		IIw	86	77
638B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.68	1.2%		IIe	85	68
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.56	1.1%		IIIe	75	53
Weighted Average					1.70	84.2	74.4



Selling Iowa’s Best

Watch the auction LIVE on our website. Phone bidding available.

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers 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 by The ACRE Co.