

Mahaska County Land Auction

119 Acres m/l – Barnes City, Iowa – American Legion Hall – 10 a.m. – September 20, 2018

Description: 119 acres m/l of quality Mahaska County farmland, located in Section 22, Pleasant Grove Township. Great accessibility, located just south of Barnes City and just off of Highway V-13. The farm has been very well maintained, the lease has been terminated and the farm is available for the upcoming growing season.

Land Auction Details

Seller: Richard Riggs

10 a.m. Thurs., Sept. 20, 2018

American Legion Hall

Barnes City, Iowa

Agents

Vince Johnson, 641-891-5326 vince@iowalandsales.com

Matt Mann, 641-990-4016 matt@iowalandsales.com

Auctioneer: Stan McIlrath, 641-990-1187

Estimated Net Taxes

\$2,342/year

Property Information

Legal Description

The West Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Twenty-two, Township Seventy-seven, Range Fourteen.

FSA Data

Total acres - 119.44

Total cropland - 108.59

Corn Base acres - 38.2

PLC corn yield - 102

Bean base acres - .7

PLC bean yield - 33

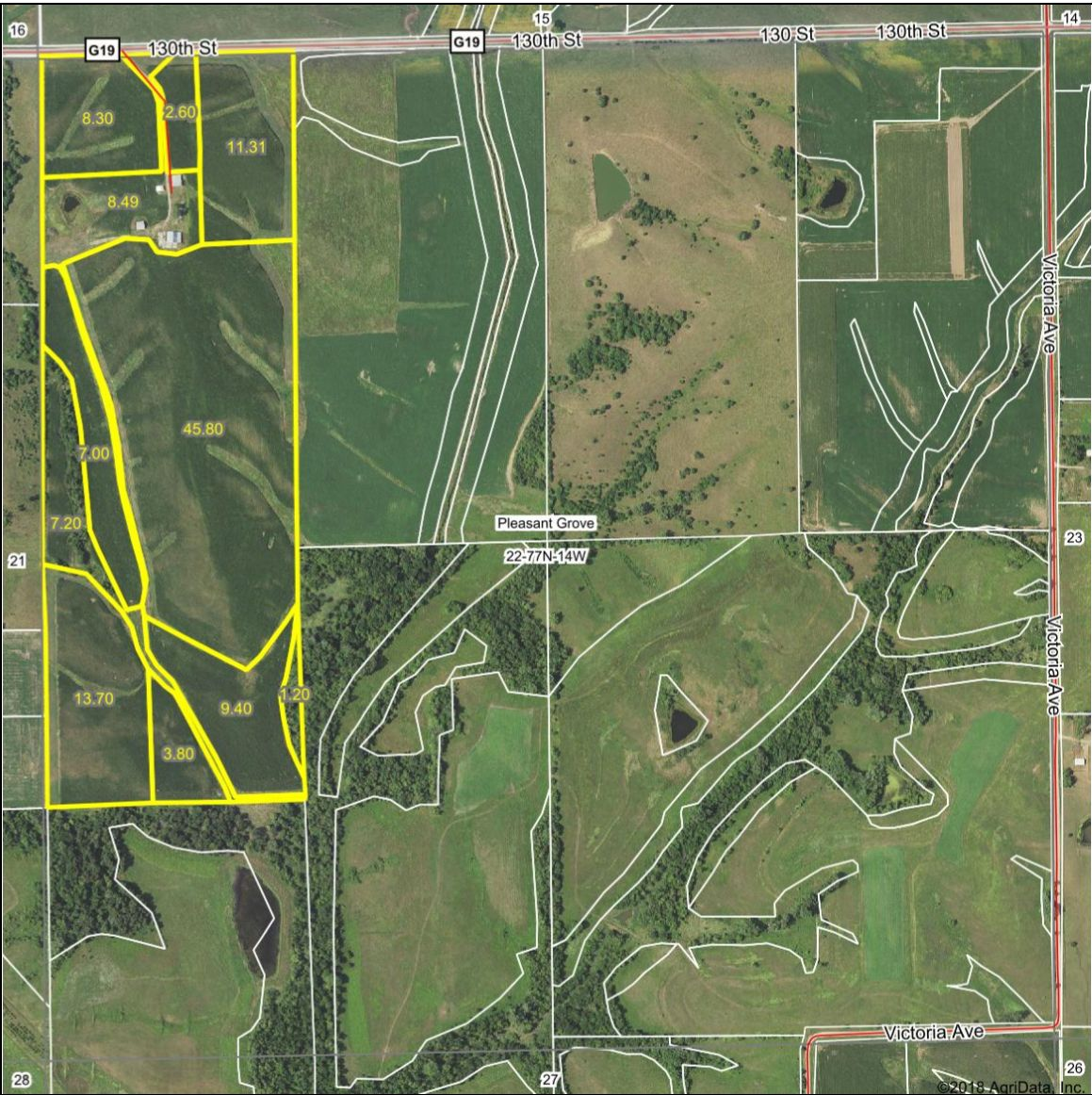
Oat base acres - 6.3

PLC oat yield - 50

(FSA map on the following pages)

FSA Map

Aerial Map



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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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map center: 41° 27' 33.34, -92° 27' 35.64

0ft 817ft 1634ft

22-77N-14W
Mahaska County
Iowa

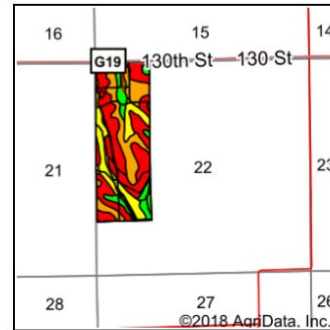
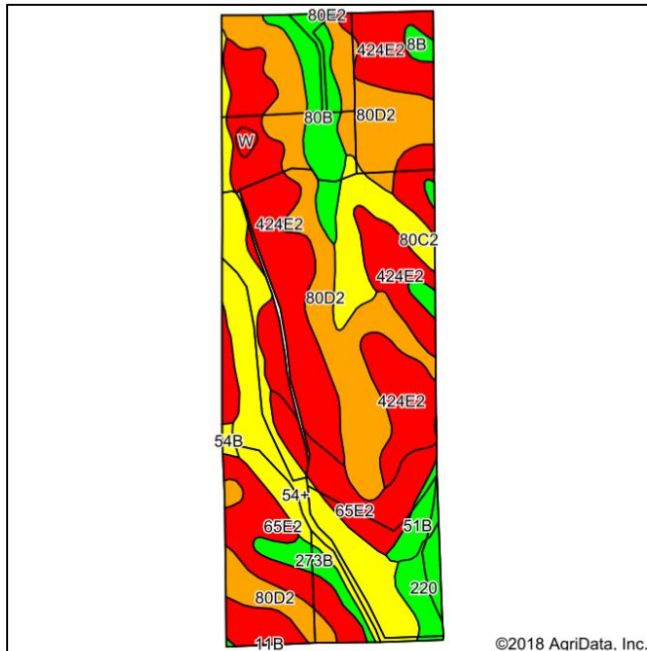


3/30/2018

Field borders provided by Farm Service Agency as of 5/21/2008.

CSR2 Data

Soils Map



State: **Iowa**
 County: **Mahaska**
 Location: **22-77N-14W**
 Township: **Pleasant Grove**
 Acres: **118.8**
 Date: **3/30/2018**

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Soils data provided by USDA and NRCS.

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Area Symbol: IA123, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	34.09	28.7%		Vle	19	5
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	28.04	23.6%		Ille	46	59
54+	Zook silt loam, overwash, 0 to 2 percent slopes	17.49	14.7%		Ilw	69	75
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	17.32	14.6%		Vle	27	30
80B	Clinton silt loam, 2 to 5 percent slopes	6.38	5.4%		Ille	80	82
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	6.08	5.1%		Ille	69	63
220	Nodaway silt loam, 0 to 2 percent slopes	3.00	2.5%		Ilw	76	80
51B	Vesser silt loam, 2 to 5 percent slopes	2.43	2.0%		Ilw	77	65
273B	Olmitz loam, 2 to 5 percent slopes	2.24	1.9%		Ille	89	72
8B	Judson silty clay loam, 2 to 5 percent slopes	0.87	0.7%		Ille	94	90
W	Water	0.40	0.3%			0	0
54B	Zook silty clay loam, 2 to 5 percent slopes	0.34	0.3%		Ilw	60	65
11B	Colo-Ely complex, 0 to 5 percent slopes	0.06	0.1%		Ilw	83	68
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	0.06	0.1%		IVe	35	43
Weighted Average						44.3	44

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

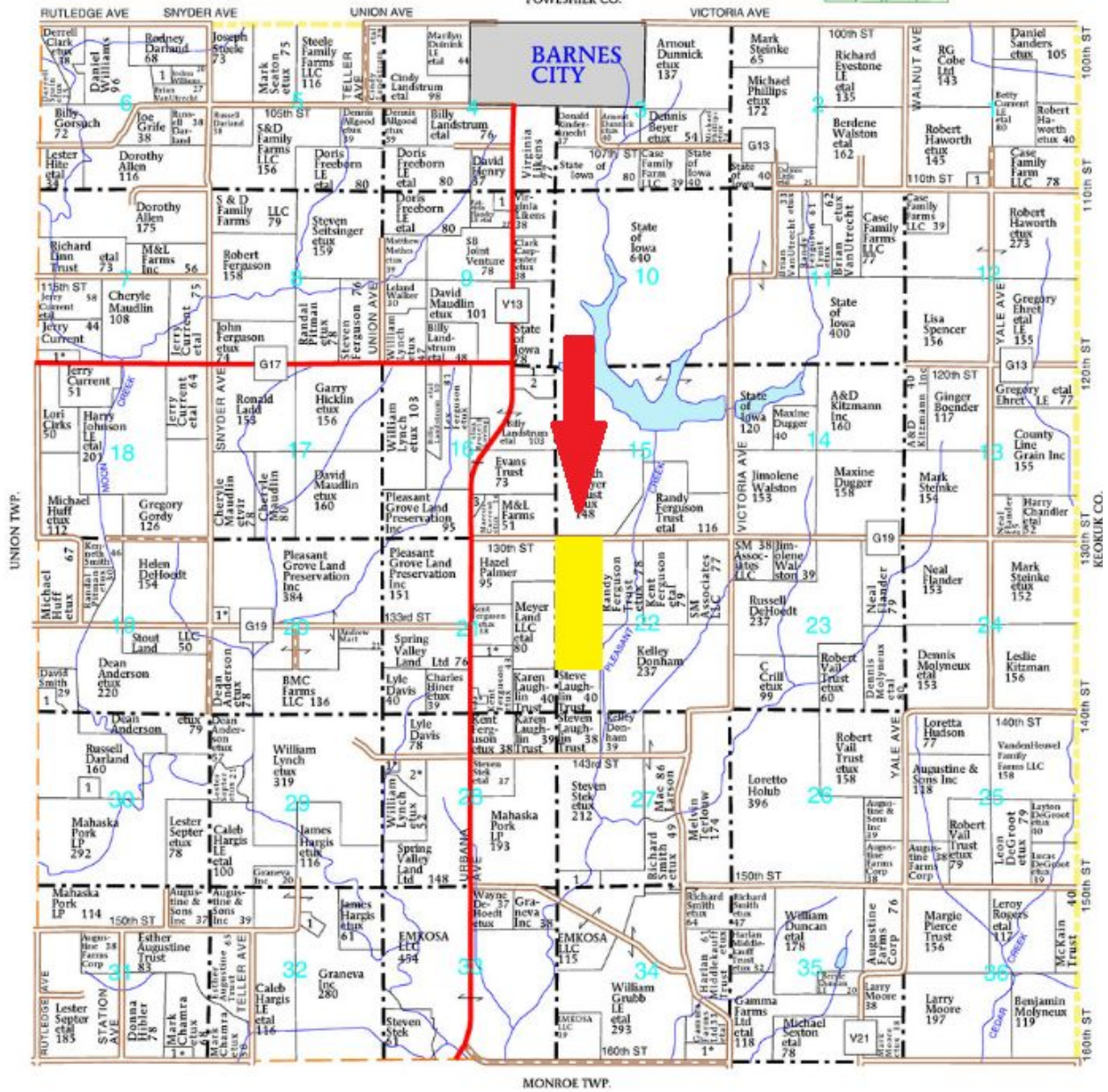
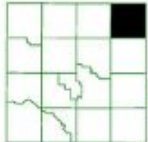
Soils data provided by USDA and NRCS.

Plat Map

T-77-N

PLEASANT GROVE PLAT

R-14-W



Auction Terms & Announcements

Method: Property will be offered for sale in one tract. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at discretion of the auctioneer.

Contract & Earnest Payment: A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

Closing & Possession: Closing will occur on or before November 1, 2018. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the new buyer at closing, subject to tenant rights.

The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms are available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

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