

## ***Poweshiek County Land Auction***

142 Acres m/l – Malcom, Iowa – Malcom Auditorium – 2:00 PM – December 12, 2019

**Description:** 142 acres m/l of high quality Poweshiek County farmland, located in Section 4, Scott township. Farm carries a 84 CSR2 rating, generates wind rights income and has great access to a local co-op and Interstate 80. Lease is open for the 2020 crop year.

### **Land Auction Details**

Seller: Gary Brouwer Estate

Thursday, December 12, 2019 @ 2 PM

Malcom Auditorium

305 3rd St, Malcom, Iowa 50157

### ***Agents***

Vince Johnson, 641-891-5326 [vince@iowalandsales.com](mailto:vince@iowalandsales.com)

Matt Mann, 641-990-4016 [matt@iowalandsales.com](mailto:matt@iowalandsales.com)

**Auctioneer:** Stan McIlrath, 641-990-1187

## ***Property Information***

### **Legal Description**

NW ¼ Except Parcel A 4-79-14.

### ***Estimated Net Taxes***

\$4,912/year

### **FSA Data**

Total acres - 137.61

Total cropland - 136.98

Corn base acres - 119.35

PLC corn yield - 162

Bean base acres - 11.19

PLC bean yield - 48

(FSA map on the following pages)

*FSA Map*

**Aerial Map**



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Map Center: 41° 41' 5.06, -92° 29' 21.61

0ft 633ft 1266ft

**4-79N-14W**  
**Poweshiek County**  
**Iowa**

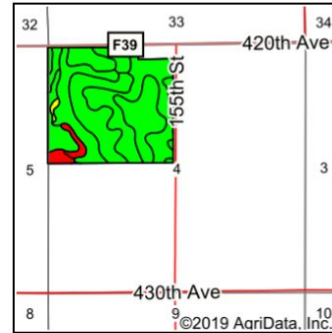
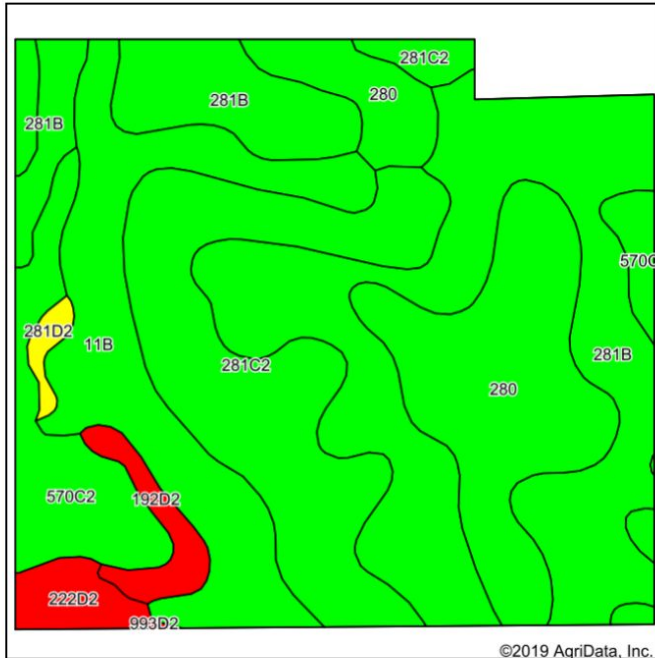
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

N  
 W E  
 S  
 10/30/2019

## CSR2 Data

### Soils Map



State: **Iowa**  
 County: **Poweshiek**  
 Location: **4-79N-14W**  
 Township: **Scott**  
 Acres: **136.01**  
 Date: **10/30/2019**

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Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA157, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
281B	Otley silty clay loam, 2 to 5 percent slopes	47.62	35.0%	Green		IIe	91	91	76
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	26.34	19.4%	Green		IIIe	82	71	61
280	Mahaska silty clay loam, 0 to 2 percent slopes	24.85	18.3%	Green		Iw	94	96	79
11B	Colo-Ely complex, 0 to 5 percent slopes	20.21	14.9%	Green		IIw	86	68	74
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	10.52	7.7%	Green		IIIe	72	68	68
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.75	2.0%	Red		IVe	21	10	44
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	2.73	2.0%	Red		IVe	16	15	46
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	0.92	0.7%	Yellow		IIIe	54	61	57
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	0.07	0.1%	Red		IVe	31	20	48
<b>Weighted Average</b>						<b>84.4</b>	<b>79.4</b>	<b>*n 71.3</b>	

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

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## ***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 January 10, 2020. 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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