

Poweshiek County Land Auction

Parcel – 115 acres m/l, Section 7, Pleasant Township

Location: Malcom Auditorium | 212 Main Street, Malcom, Iowa 50157

Date: Thursday, October 7th @ 10 am

Description: 115 acres m/l of Poweshiek County land in Pleasant Township, Section 7, being offered for sale. The cropland has a 70 CSR2 rating, gentle, rolling topography and has been well maintained. The farm will be available for the 2022 crop year.

Agents

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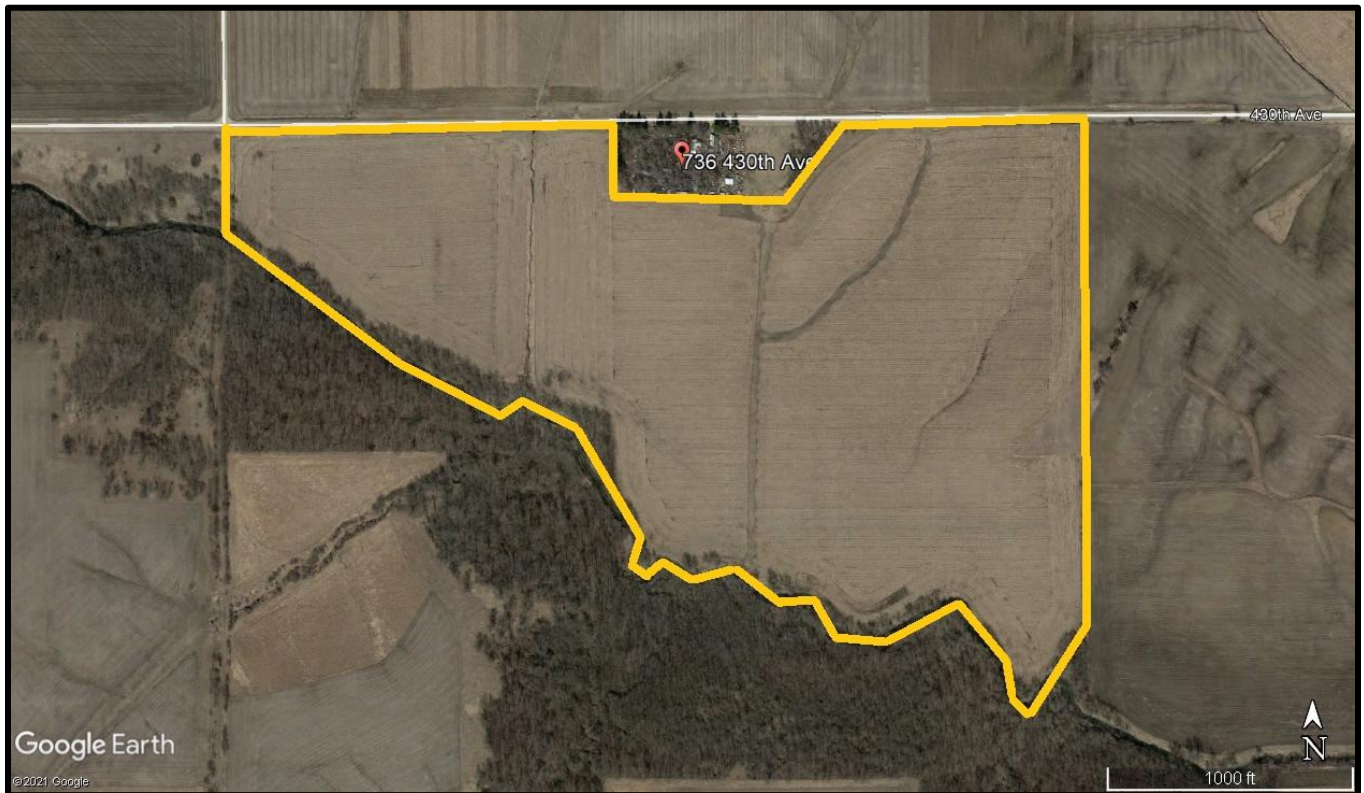


Stan McIlrath, Auctioneer

(641) 990-1187



Property Information



Estimated Net Taxes

Taxes Payable 2021-2022: \$3,174

Possession

Possession will be granted to the buyer at closing subject to the 2021 farm lease, which has been terminated. The cropland will be available for the 2022 crop year.

FSA Data

Farm Number: 998

Tract Number: 1015

Farmland Acres: 159.08

Cropland Acres: 99.30

Corn Base Acres: 52.5

Corn PLC Yield: 144

Soybean Base Acres: 46.8

Soybean PLC Yield: 49

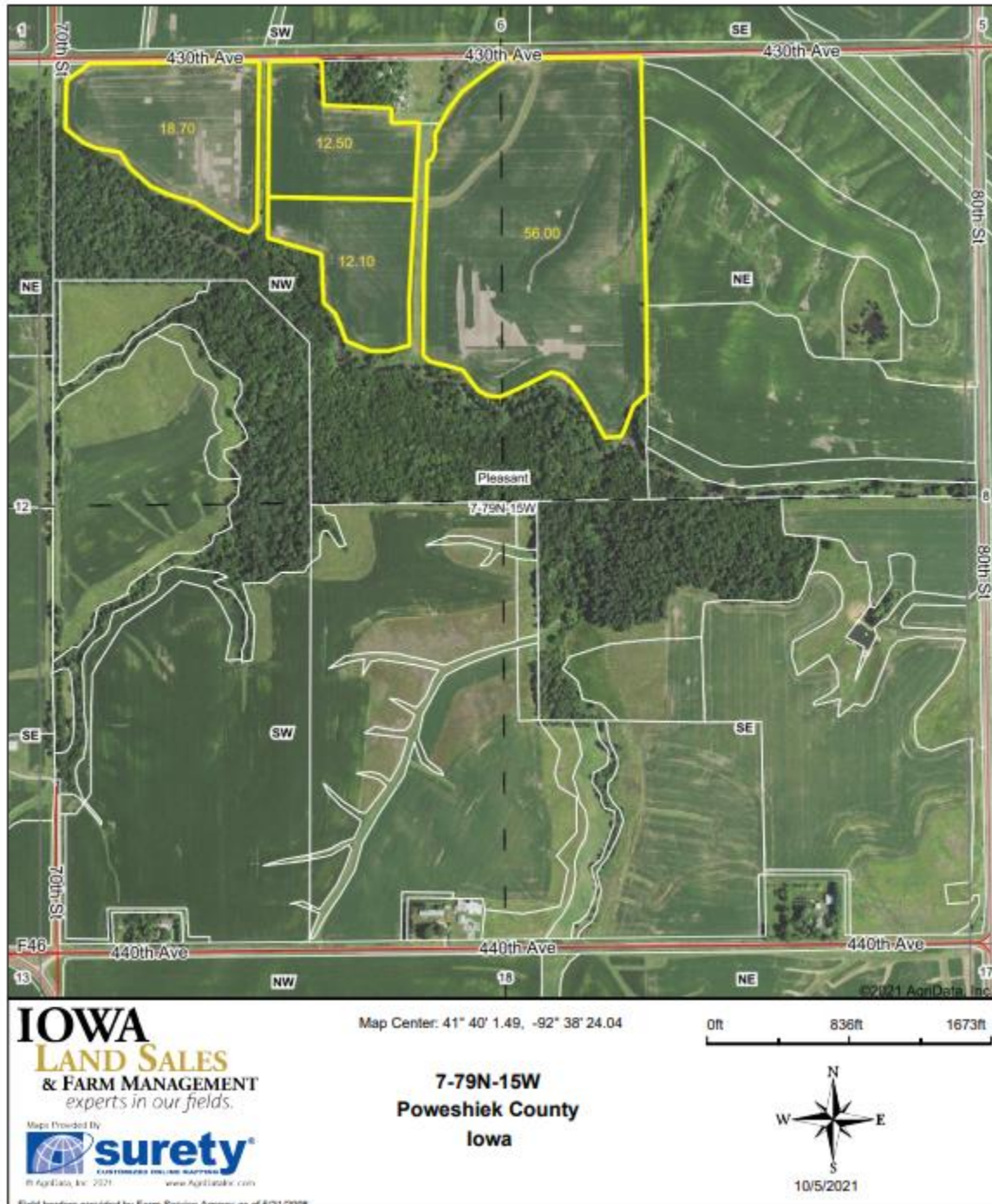
Corn Suitability Rating

CSR: 71.2

CSR2: 69.7

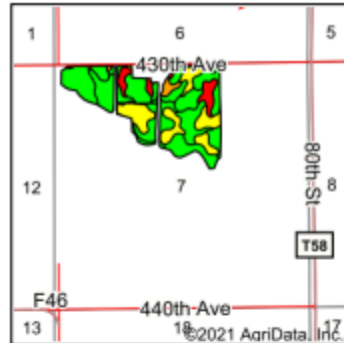
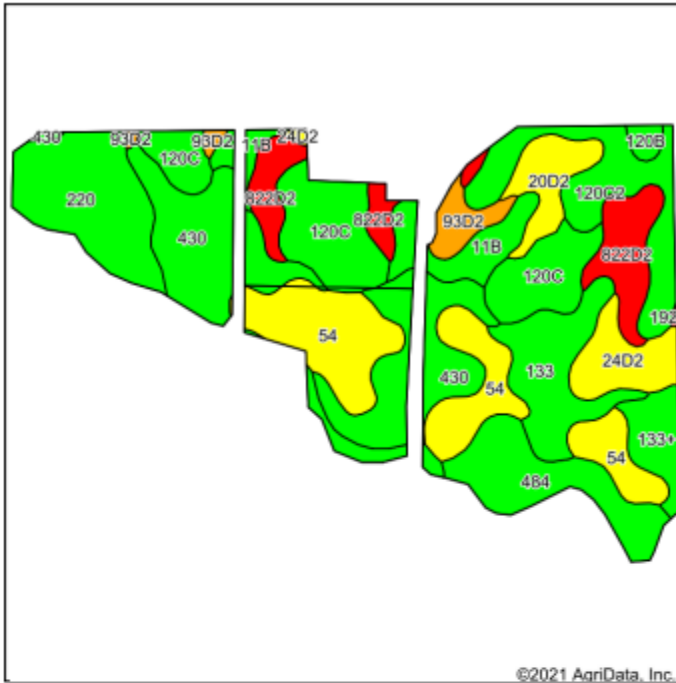
Aerial

Aerial Map



Soils Map

Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **7-79N-15W**
 Township: **Pleasant**
 Acres: **99.3**
 Date: **10/5/2021**

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Map Provided By

 CUSTOMER ONLINE MAPPING
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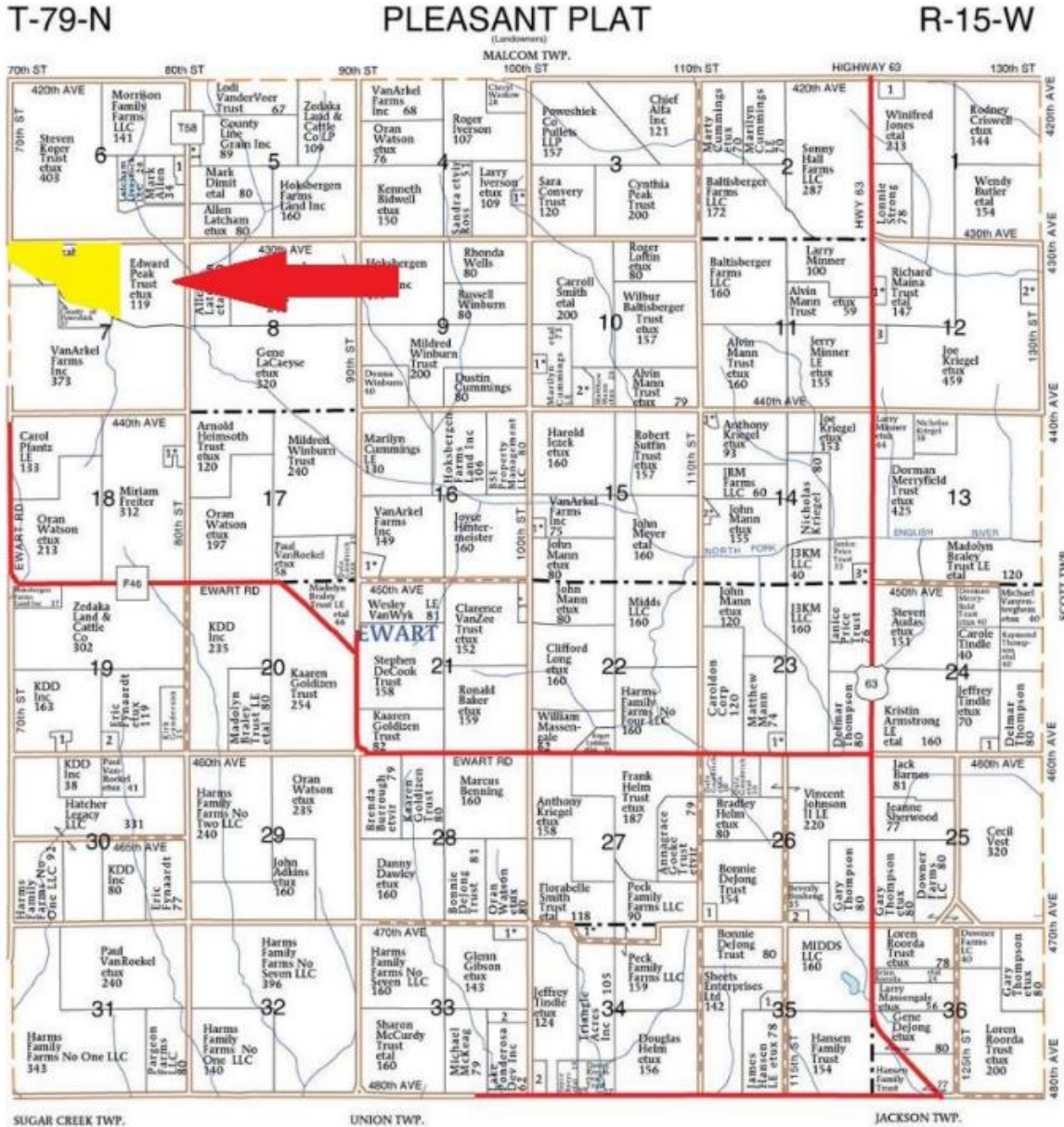
Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	15.75	15.9%		ilw	70	83	68	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.11	14.2%		ilw	60	70	47	
120C	Tama silty clay loam, 5 to 9 percent slopes	12.32	12.4%		ille	90	79	77	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	10.55	10.6%		ilw	77	85	88	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.91	8.0%		ille	87	76	70	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	7.37	7.4%		IVe	22	15	49	
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	7.03	7.1%		ilw	79	90	73	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.73	6.8%		ilw	78	80	75	
11B	Colo-Ely complex, 0 to 5 percent slopes	4.40	4.4%		ilw	86	68	76	
2402	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.04	4.1%		ille	51	49	58	
20D2	Kilduff silty clay loam, 9 to 14 percent slopes, eroded	3.35	3.4%		ille	55	65	75	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.82	2.8%		ilw	78	85	82	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.21	2.2%		ille	44	25	54	
120B	Tama silty clay loam, 2 to 5 percent slopes	0.65	0.7%		ile	95	93	80	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.06	0.1%		IVe	16	15	45	
Weighted Average						2.45	70	71.7	*n 68.2

**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

FSA Aerial



Auction Terms & Announcements

Method: This property will be offered for sale as an individual 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 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 about November 11th, 2021. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing subject to the 2021 farm lease, which has been terminated. The cropland will be available for the 2022 crop year.

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.

Disclaimer: Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.