

IOWA LAND SALES & FARM MANAGEMENT

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BREMER COUNTY Simulcast Land Auction

AUCTION DETAILS

Tuesday June 27th, 2023 @ 10 a.m.

Waverly Area Veterans Post

Patriots West Room

1300 4th Street NW

Waverly, Iowa 50677

75.5
acres m/1

1 PARCEL

Online Bidding Available



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Geiger
641-295-6027

Tessa@IowaLandSales.com



75.5 acres m/1, Section 2, Lafayette Township Bremer County, Iowa

Description

75.5 acres m/1 of Bremer County land being offered for sale as an individual tract. This is an exceptional farm, with an 86.1 CSR2, located 4 miles north of Waverly. This parcel has been well maintained in the past and is leased for the 2023 crop year with the final cash rent payment being made to the new buyer. The existing lease has been terminated, and the farm will be available for the 2024 crop year. This sale offers a unique opportunity to purchase a highly tillable farm in Bremer County.



Property Information | 75.5 acres m/1

Legal Description

Bremer County – 75.5 acres m/1 located in Parcel B in the E ½ of the SW ¼ in Section 2, Township 92 North, Range 14 West of the 5th P.M., Bremer County, Iowa (Final Legal Description will be determined from abstract).

Estimated Net Taxes

Taxes Payable 2023-2024: \$2,378

Net Taxable Acres: 75.50

Taxes per Net Acre: \$31.49

Corn Suitability Rating

CSR2: 86.1 on Entire Farm per AgriData

FSA Data

Farm Number: 856

Tract Number: 12637

Cropland Acres: 75.10

Corn Base Acres: 52.8

Corn PLC Yield: 148 bu./acre

Soybean Base Acres: 17.65

Soybean PLC Yield: 58 bu./acre

2023 Farm Program Election: Corn and Soybeans are enrolled under the Price Loss Coverage farm program.

**Information is estimated pending reconstitution of farm by the Bremer County FSA Office.*

Possession

Possession of the farm will be given at closing subject to the tenant's rights under the 2023 farm lease. The 2023 farm lease has been terminated, and the property will be available for the 2024 crop year. The final cash rent will be paid to the buyer in the amount of \$7,000 in December.





Aerial



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Map Center: 42° 48' 23.77, -92° 28' 8.09

0ft 720ft 1439ft

2-92N-14W
Bremer County
Iowa



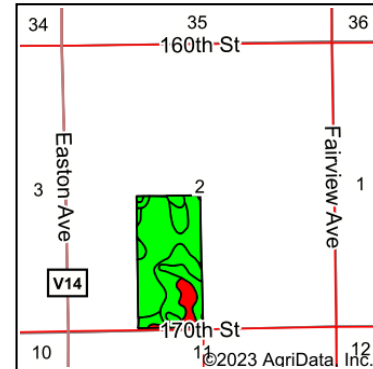
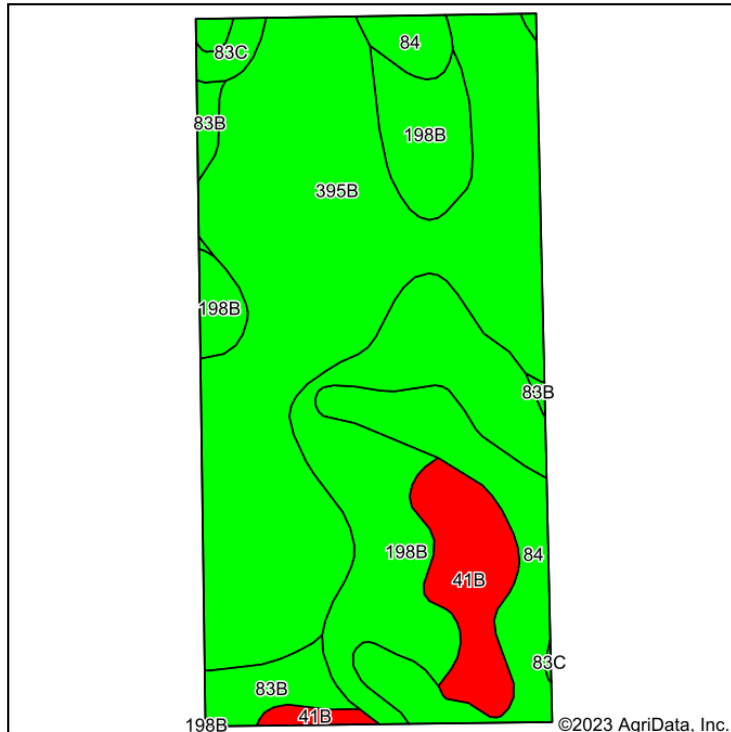
4/26/2023



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



Soils Map



State: **Iowa**
 County: **Bremer**
 Location: **2-92N-14W**
 Township: **Lafayette**
 Acres: **75.5**
 Date: **4/26/2023**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 27													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	Corn Bu	Soybeans Bu	*n NCCPI Soybeans		
395B	Marquis loam, 2 to 5 percent slopes	37.40	49.5%		Ile		91	89			75		
198B	Floyd loam, 1 to 4 percent slopes	18.84	25.0%		Ilw		89	80			88		
84	Clyde silty clay loam, 0 to 3 percent slopes	9.70	12.8%		Ilw		88	76			85		
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.70	7.5%		IVs	Ile	39	40			30		
83B	Kenyon loam, 2 to 5 percent slopes	3.01	4.0%		Ile		90	86			71		
83C	Kenyon loam, 5 to 9 percent slopes	0.85	1.1%		Ille		85	71	188	48.5	70		
Weighted Average							2.16	*-	86.1	81.1	2.1	0.5	*n 75.9

**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
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.



FSA Aerial



Bremer County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - ▲ Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 75.10 acres

2023 Program Year
Map Created May 05, 2023

Farm 856
Tract 12637

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.



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Tile Map



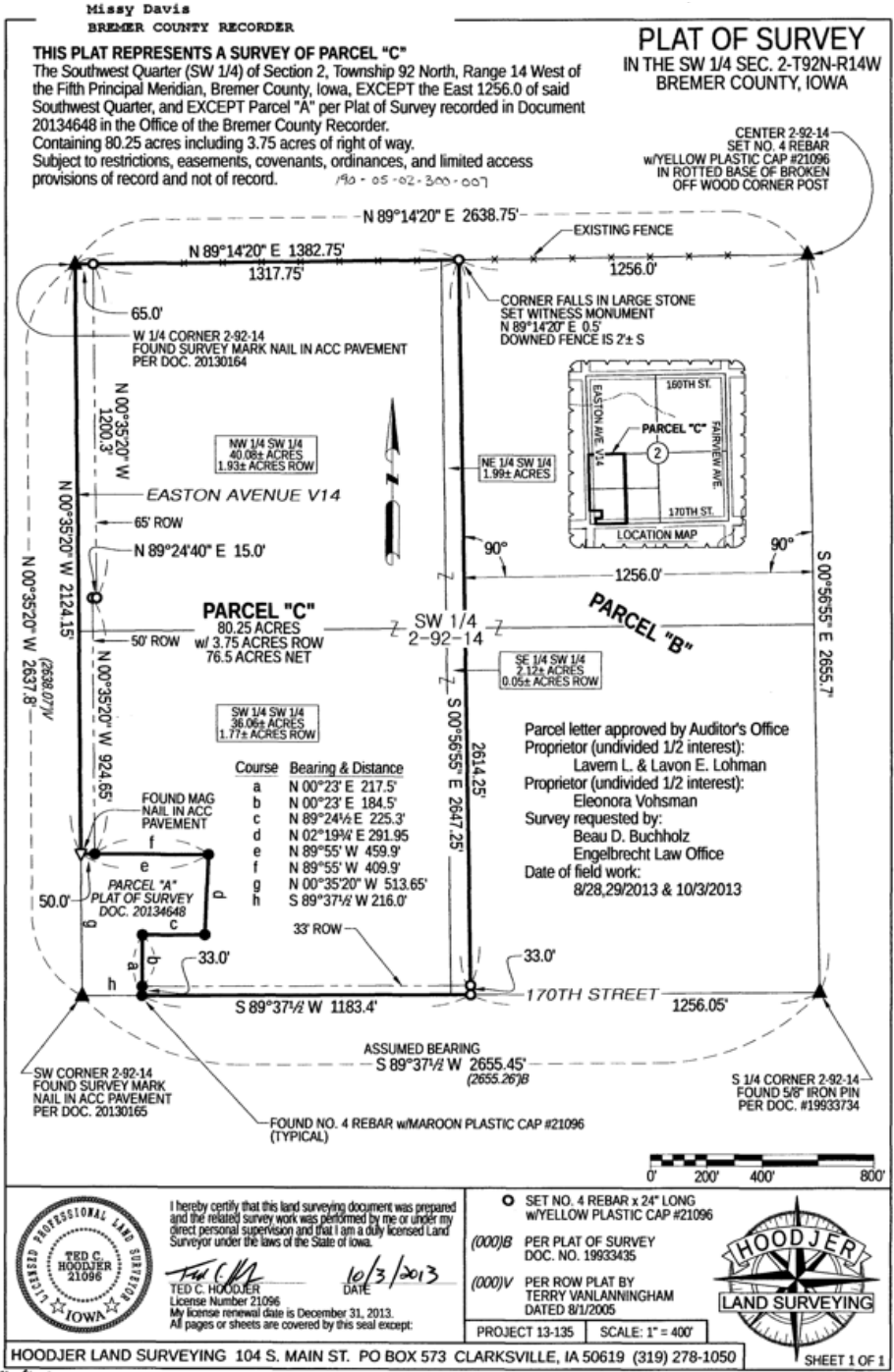
boundary lines X X X
 Tubing Installed 5-81
 Tubing Installed 11-84
 Tubing Installed 5-97
 North

Sec 2
 La Fayette Twp.
 BREMER Co
 Owners: Lavern Lohman
 Eleanora Voshman

Contractor: LIDDLE - EBERT LTD.
 1196 Hilton Ave.
 Plainfield, IA 50666
 (319) 275-4528



Survey



014



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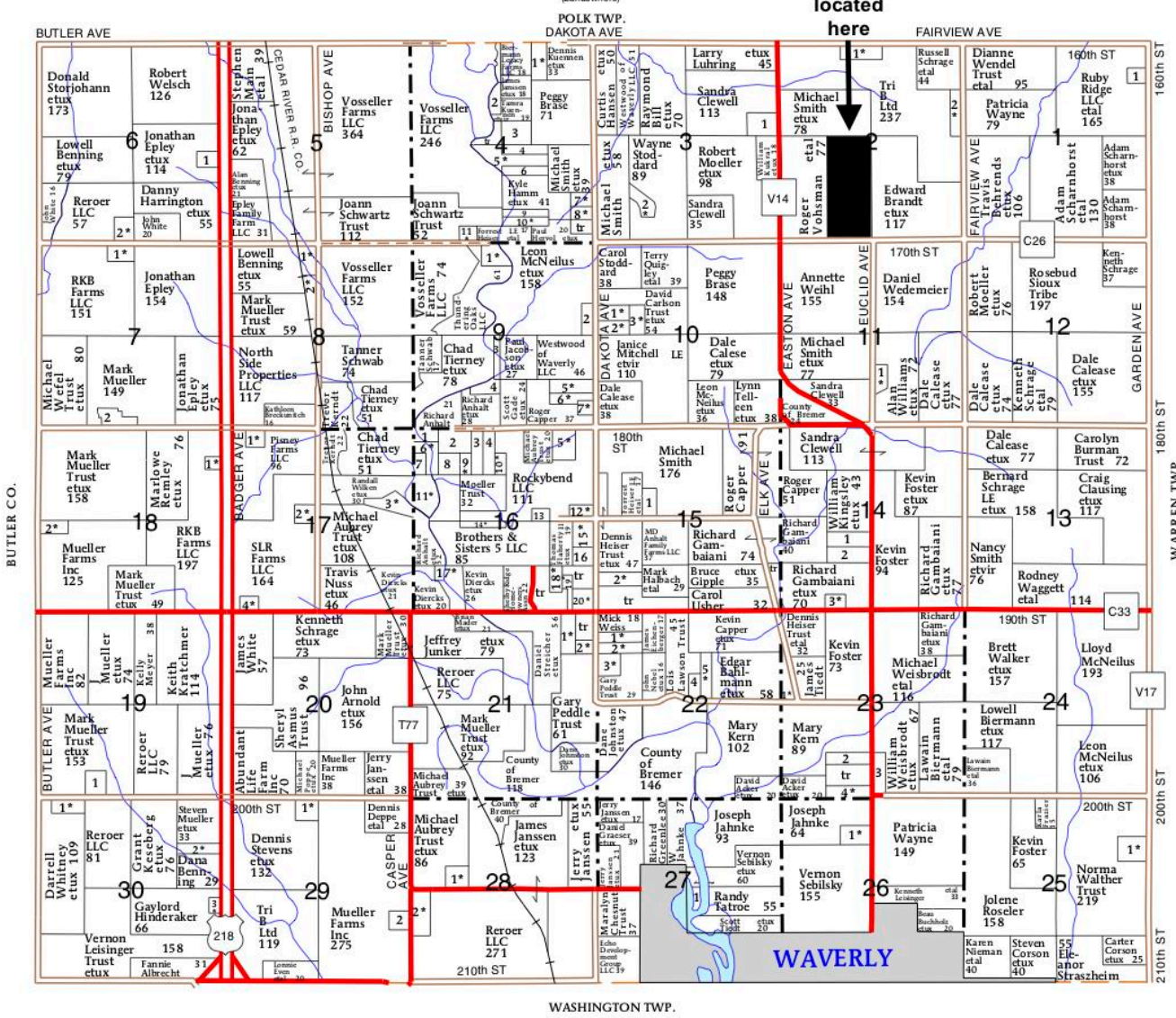
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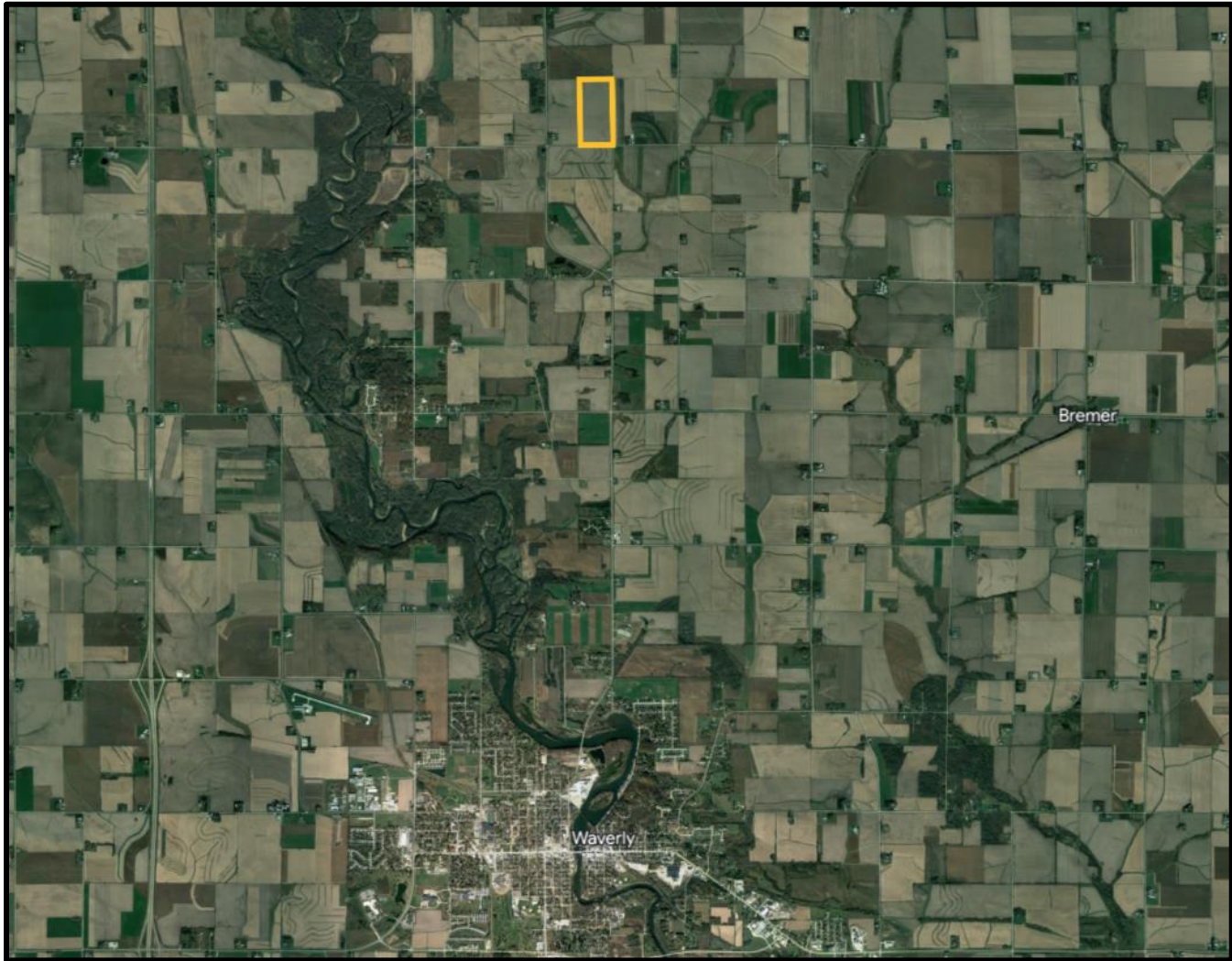
Plat Map

T-92-N **LAFAYETTE PLAT** 75.5 acres m/l located here R-14-W





Location Map





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. Seller reserves the right to reject any and all bids.

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 about August 17, 2023. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing. 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.*

To register and bid online:

<https://bid.iowalandsales.com/auctions>

Online bidding will begin Tuesday, June 20th, at 10 am. The live auction will begin at 10 am on Tuesday, June 27th, 2023, and online bidding will be simultaneous, concluding at the end of the live auction.

Online Bidding: When using Iowa Land Sales & Farm Management's online auction platform, all bidders recognize that the Internet may be unpredictable in performance and may, become inoperative, hinder access, or have slow connection to the online auction platform. All bidders agree that Iowa Land Sales & Farm Management nor its affiliates, members, officers, agents, or contractors are, in any way, responsible for any interference, missed bids, failure of software, or connectivity issues the bidder may experience when utilizing the online auction platform. Iowa Land Sales & Farm Management reserves the right to extend, continue, or close bidding if deemed necessary.