

IOWA LAND SALES & FARM MANAGEMENT

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WAPELLO COUNTY Simulcast Land Auction

AUCTION DETAILS

Thursday, June 22nd, 2023 @ 10 a.m.

Fremont Community Center

215 E Main Street

Fremont, Iowa 52561

Online Bidding Available

79
acres m/1

1 PARCEL



Matt Mann
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79 acres m/1, Section 10, Richland Township

Description

79 acres m/1 of Wapello County land being offered for sale as an individual tract. This is an exceptional farm, pattern tiled, with an 85.8 CSR2, located 2 miles north of the Ottumwa Airport. The farm will have an open lease for the 2024 crop year with closing scheduled for early November of 2023.



Property Information | 79 acres m/1

Legal Description

Wapello County – 79 acres m/1 located in the E ½ of the NE ¼ in Section 10, Township 73 North, Range 14 West of the 5th P.M., Wapello County, Iowa (Final Legal Description will be determined from abstract).

Estimated Net Taxes

Taxes Payable 2022-2023: \$2,354

Net Taxable Acres: 79

Taxes per Net Acre: \$29.80

Corn Suitability Rating

CSR2: 85.8 on Entire Farm per AgriData

FSA Data

Farm Number: 5551

Tract Number: 7129

Cropland Acres: 79.0

Corn Base Acres: 45.70

Corn PLC Yield: 122 bu./acre

Soybean Base Acres: 32.90

Soybean PLC Yield: 52 bu./acre

2023 Farm Program Election: Corn and Soybeans are enrolled under the ARC County farm program.

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

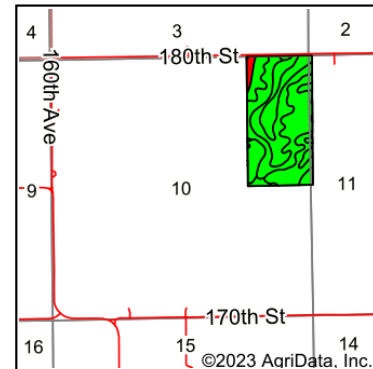
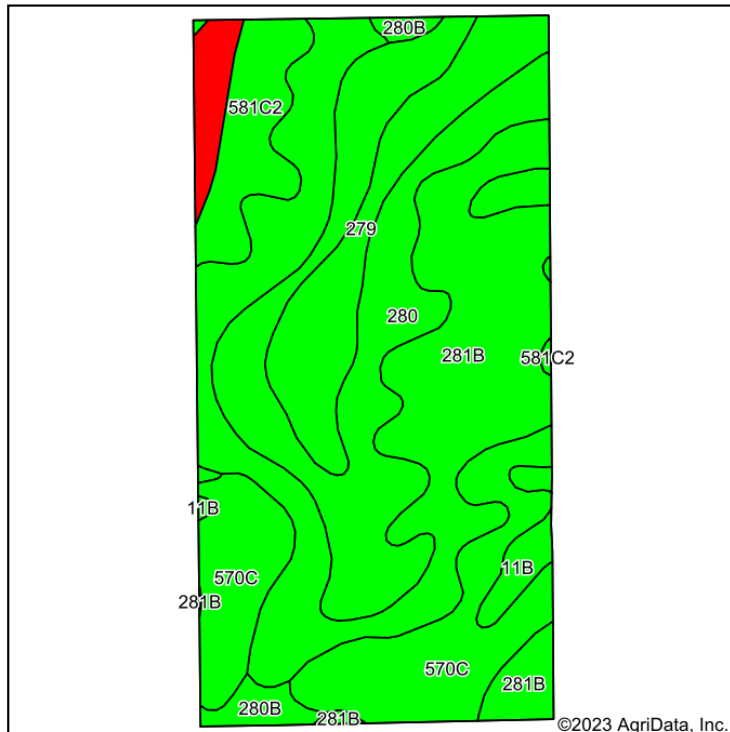
Possession

Possession of the farm will be given at closing. The cropland is not available for the 2023 crop year.





Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **10-73N-14W**
 Township: **Richland**
 Acres: **79.07**
 Date: **2/27/2023**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA179, Soil Area Version: 31										
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	28.43	36.0%		Ile	91	90	76		
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.07	22.9%		Iw	94	95	77		
570C	Nira silty clay loam, 5 to 9 percent slopes	13.67	17.3%		IIIe	76	72	84		
279	Taintor silty clay loam, 0 to 2 percent slopes	8.21	10.4%		IIw	83	88	70		
581C2	Otley-Nira silty clay loams, 5 to 9 percent slopes, moderately eroded	4.94	6.2%		IIIe	77	68	69		
11B	Colo-Ely complex, 0 to 5 percent slopes	2.40	3.0%		IIw	86	68	76		
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.80	2.3%		IVw	28	35	42		
280B	Mahaska silty clay loam, 2 to 5 percent slopes	1.55	2.0%		Ile	89	90	76		
Weighted Average						2.05	85.8	84.5	*n 75.8	

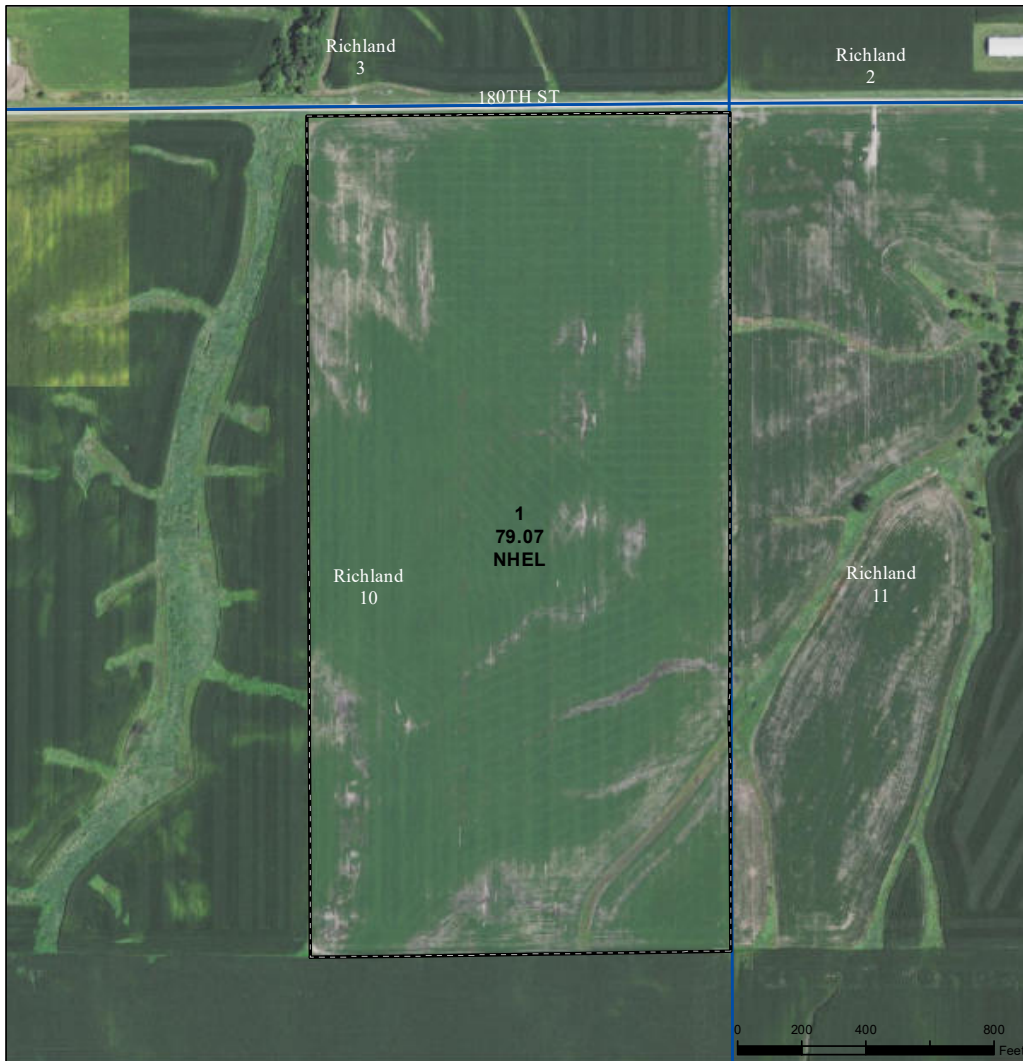
**IA has updated the CSR values for each county to CSR2.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



FSA Aerial



Mahaska County, Iowa



2023 Program Year

Map Created March 31, 2023

Farm **5551**
Tract **7129**

ALL FIELDS NON IRRIGATED

Tract Cropland Total: 79.07 acres

Wetland Determination Identifiers

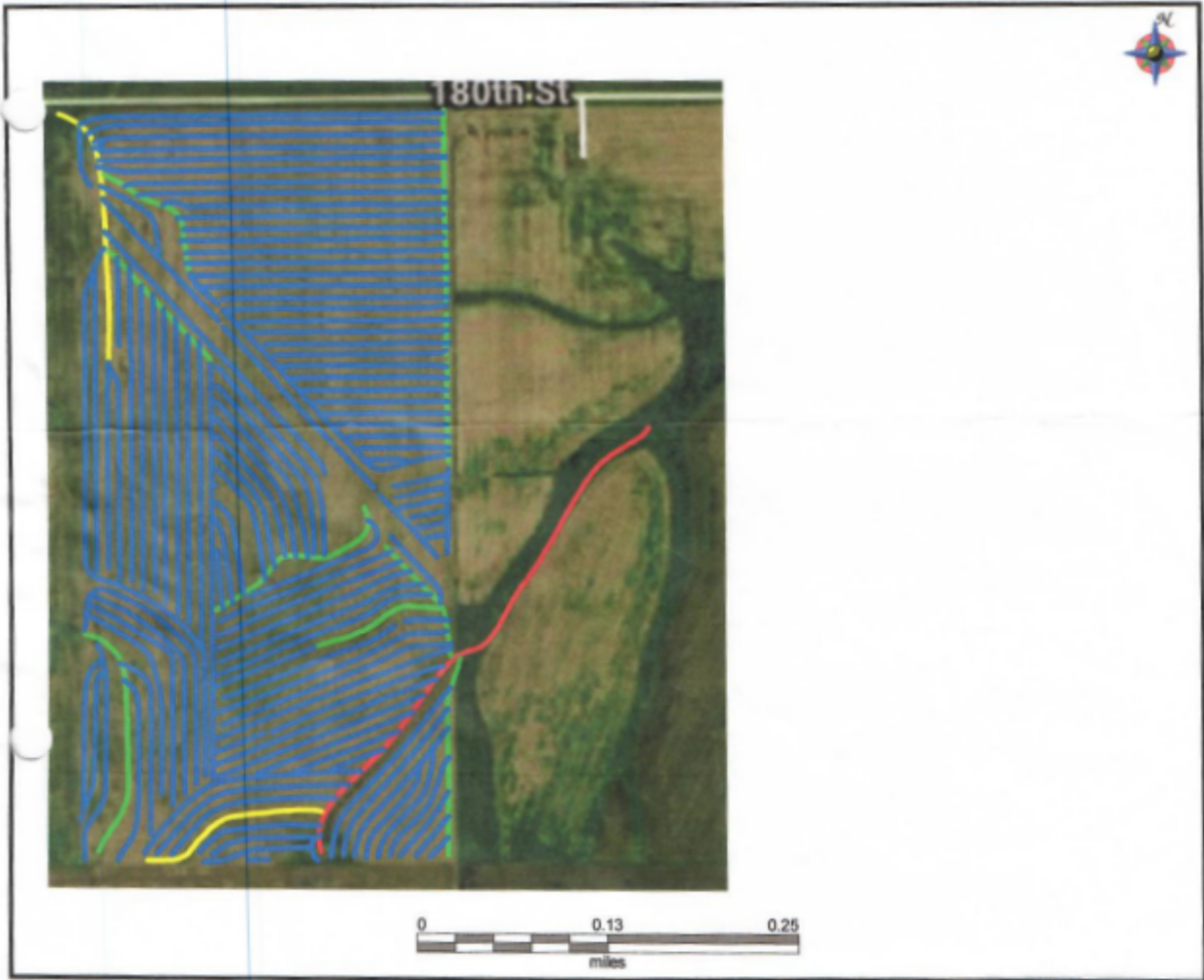
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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.



Tile Map



4 Inch Tile	74405.82 ft
6 Inch Tile	5323.96 ft
8 Inch Tile	1617.58 ft
12 Inch Tile	1904.73 ft





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 November 1, 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 Thursday, June 15th, at 10 am. The live auction will begin at 10 am on Thursday, June 22nd, 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.