

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## TAMA COUNTY Simulcast Land Auction

### AUCTION DETAILS

Thursday, September 7, 2023 @ 10 a.m.

**Montour Area Community Club**

102 E Elm St

Montour, IA 50173

**Online Bidding Available**

**78**  
acres m/1

**1 PARCEL**



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**78 acres m/1, Section 30, Indian Village Township  
Tama County, Iowa**

**Description**

78 acres m/1 of Tama County land being offered for sale as an individual tract. This farm has a 76.9 CSR2 and is located 3 miles southwest of Montour. This parcel has been well maintained and 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 a competitive area of Tama County.



## Property Information | 78 acres m/1

### ***Legal Description***

*Tama County* – 78 acres m/1 located in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ all in Township 83 North, Range 16 West of the 5th P.M., Tama County, Iowa (Final Legal Description will be determined from abstract).



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

Taxes Payable 2023-2024: \$2,944

Net Taxable Acres: 78

Taxes per Net Acre: \$37.74

### ***Corn Suitability Rating***

CSR2: 76.9 on the Entire Farm per AgriData

### ***FSA Data***

Farm Number: 7234

Tract Number: 13478

Cropland Acres: 73.97

Corn Base Acres: 36.91

Corn PLC Yield: 162 bu./acre

Soybean Base Acres: 36.91

Soybean PLC Yield: 53 bu./acre

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

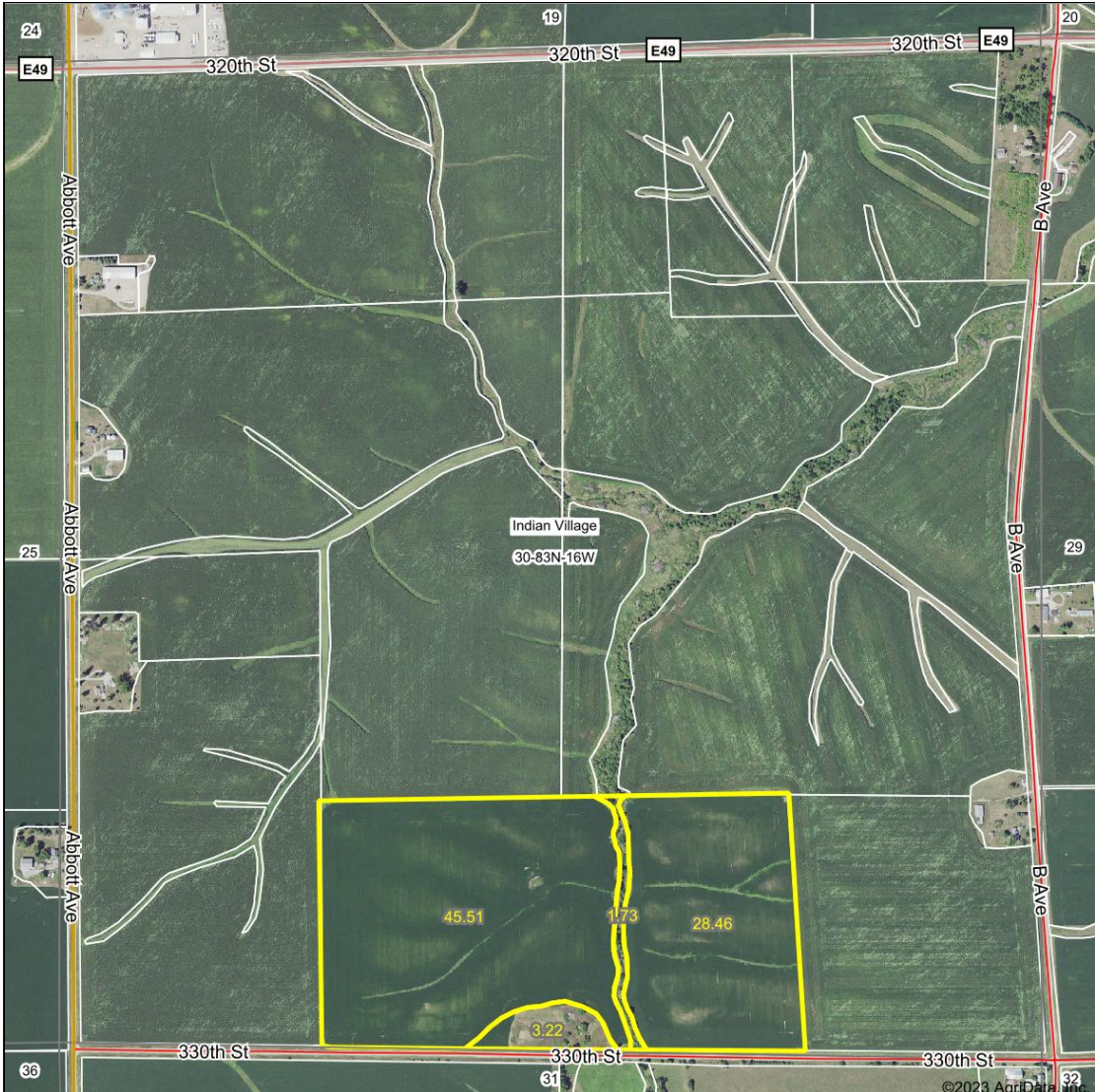
*\*Information is estimated pending reconstitution of farm by the Tama County FSA Office.*

### ***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.



# Aerial



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Map Center: 41° 58' 15.61, -92° 45' 23

0ft 835ft 1669ft

**30-83N-16W**  
**Tama County**  
**Iowa**

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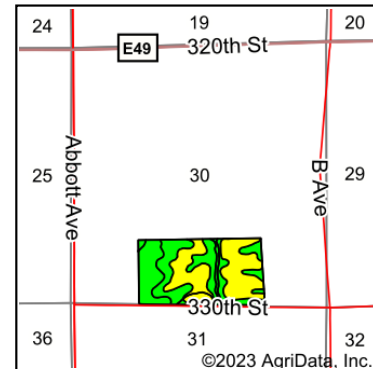
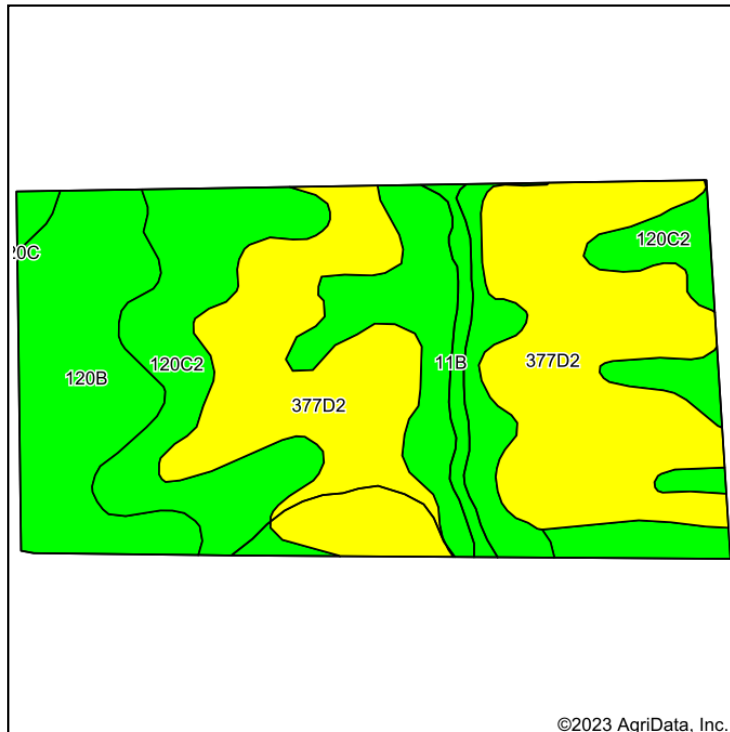
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

4/26/2023



# Soils Map



State: **Iowa**  
 County: **Tama**  
 Location: **30-83N-16W**  
 Township: **Indian Village**  
 Acres: **78.92**  
 Date: **4/26/2023**

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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	35.52	45.0%		Ille	62	63	60	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	18.21	23.1%		Ille	87	78	70	
120B	Tama silty clay loam, 2 to 5 percent slopes	13.21	16.7%		Ile	95	95	80	
11B	Colo-Ely complex, 0 to 5 percent slopes	11.98	15.2%		Ilw	86	68	76	
<b>Weighted Average</b>						<b>2.68</b>	<b>76.9</b>	<b>72.6</b>	<b>*n 68.1</b>

\*\*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



Tama County, Iowa



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

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

Tract Cropland Total: 73.97 acres

2023 Program Year  
Map Created April 04, 2023

**Farm 7234**  
**Tract 13478**

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.



# IOWA

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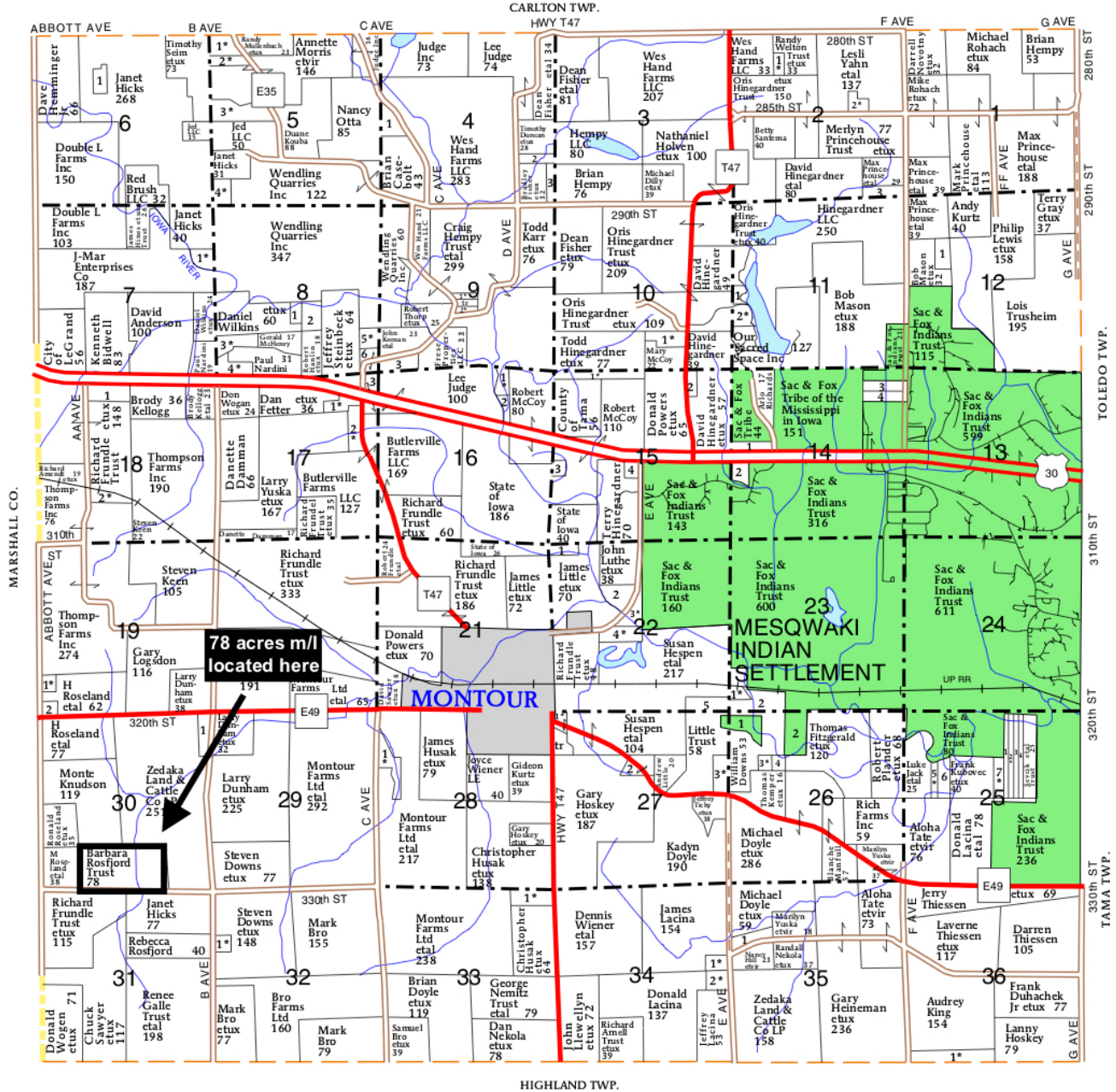
## Plat Map

T-83-N

INDIAN VILLAGE PLAT

R-16-W

(Landowners)





## 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 October 5<sup>th</sup>, 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, August 31<sup>st</sup>, at 10 am. The live auction will begin at 10 am on Thursday, September 7<sup>th</sup>, 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.