

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

IOWA COUNTY Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: Thursday, February 8th, 2024, @ 10 a.m.

Closes: Thursday, February 15th, 2024, @ 11 a.m

167.8
acres m/1

1 PARCEL



Matt Mann
641-990-4016

Matt@IowaLandSales.com



Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Geiger
641-295-6027

Tessa@IowaLandSales.com



167.8 acres m/1, Section 28, English Township

Description

167.8 acres m/1 of Iowa County land being offered for sale as an individual parcel. This property offers several opportunities, with a percentage of the land being enrolled in CRP and the balance made up of cropland and timber. This parcel is located 2.5 miles West of North English along paved road F67. A unique opportunity to purchase a combination farm with these features, along with a potential building site, in this area of Iowa County. The cropland will be available for the 2024 crop year and the new owner will receive the entire 2024 CRP payment this fall.



Property Information | 167.8 acres m/1

Legal Description

Iowa County – 167.8 acres m/1 located in the E ½ of the SW ¼ & the W ½ of the SE ¼ & the W ½ of the SW ¼ of the SE ¼ all in Section 28, Township 78 North, Range 11 West of the 5th P.M., Iowa County, Iowa (Exact Legal Description to be determined from abstract).

Estimated Net Taxes

Taxes Payable 2023-2024: \$3,690.00
Net Taxable Acres: 167.8
Taxes per Net Acre: \$21.99

Corn Suitability Rating

CSR2: 60.4 on Entire Farm per AgriData.

FSA Data

Farm Number: 4810
Tract Number: 4002
Cropland Acres: 125.12
Corn Base Acres: 50.7
Corn PLC Yield: 110 bu./acre
2024 Farm Program Election: Corn is enrolled under the ARC-County farm program.

**Information is estimated pending a reconstitution of farm by Iowa County FSA Office.*





Property Information | 167.8 acres m/l

Conservation Reserve Program

Contract Number: 11055A

Field Number: 16

Acres Enrolled: 1.20

Rental Rate per acre: \$333.60

Total Payment: \$400.00

Expiration: September 30, 2024

Contract Number: 2293C

Field Number: 17

Acres Enrolled: 11.10

Rental Rate per acre: \$244.19

Total Payment: \$2,711.00

Expiration: September 30, 2025

Contract Number: 2373C

Field Number: 18

Acres Enrolled: 13.19

Rental Rate per acre: \$266.88

Total Payment: \$3,520.00

Expiration: September 30, 2026

Field Numbers are included on the FSA Aerial. 100% of the 2024 CRP payment will be paid to the new buyer.

**CRP Information and figures are estimated pending reconstitution of farm by the Iowa County FSA Office.*

Possession

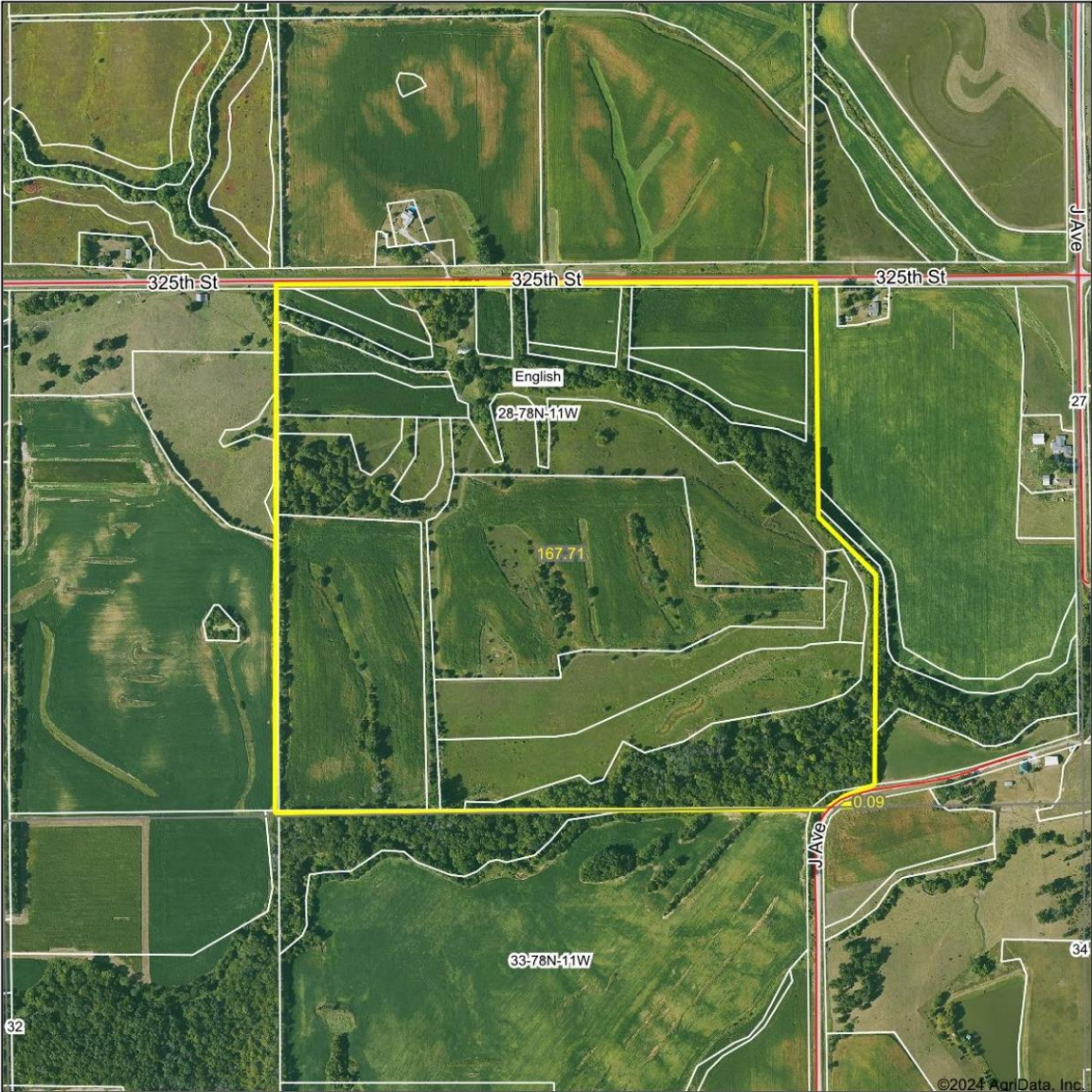
Possession of the farm will be given at closing.



IOWA LAND SALES & FARM MANAGEMENT

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Aerial



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Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 31' 41.42, -92° 7' 55.5

28-78N-11W
Iowa County
Iowa

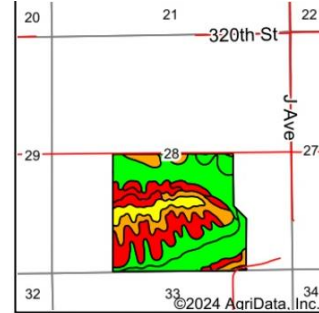
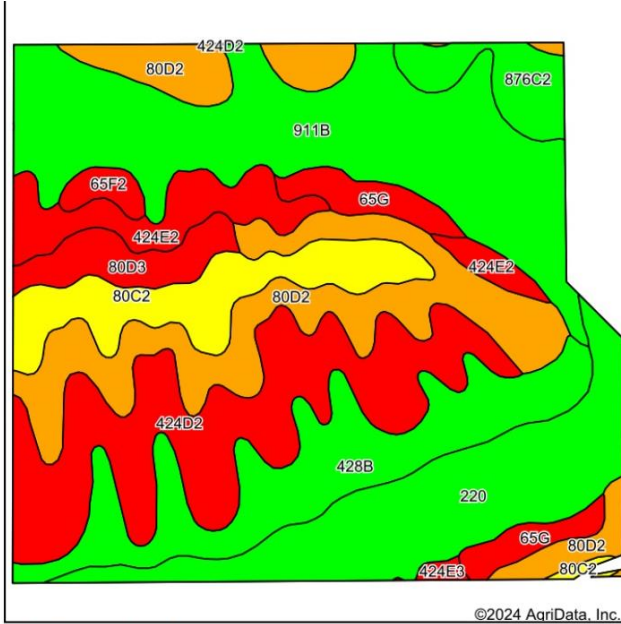
0ft 767ft 1535ft



1/5/2024



Soils Map



State: **Iowa**
 County: **Iowa**
 Location: **28-78N-11W**
 Township: **English**
 Acres: **167.8**
 Date: **1/5/2024**

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Soils data provided by USDA and NRCS.

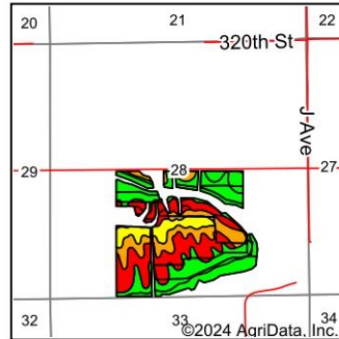
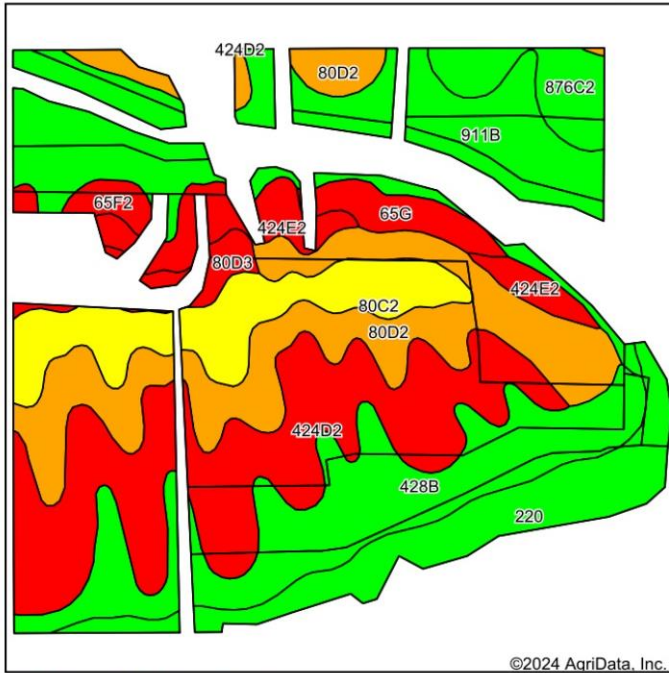
Area Symbol: IA095, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
911B	Colo-Ely complex, 0 to 5 percent slopes	35.72	21.3%	Green	IIw	86	68	76	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	27.18	16.2%	Orange	IIIe	46	50	58	
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	26.19	15.6%	Red	IVe	31	15	52	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	21.42	12.8%	Light Green	IIw	77	87	86	
428B	Ely silty clay loam, 2 to 5 percent slopes	20.01	11.9%	Light Green	IIe	88	88	82	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	11.48	6.8%	Yellow	IIIe	69	60	62	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	8.54	5.1%	Red	VIe	21	5	45	
65G	Lindley loam, 25 to 40 percent slopes	5.35	3.2%	Red	VIIe	5	5	9	
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	4.99	3.0%	Light Green	IIIe	77	65	67	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	4.90	2.9%	Red	IVe	39	45	44	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.54	0.9%	Red	VIIe	10	8	36	
424E3	Lindley-Keswick complex, 14 to 18 percent slopes, severely eroded	0.48	0.3%	Red	VIIe	19	5	40	
Weighted Average						3.05	60.4	54.4	*n 65

**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



Tillable Soils Map



State: **Iowa**
 County: **Iowa**
 Location: **28-78N-11W**
 Township: **English**
 Acres: **125.12**
 Date: **1/5/2024**

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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA095, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	25.47	20.4%		IVe	31	15	52	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	21.99	17.6%		IIIe	46	50	58	
911B	Colo-Ely complex, 0 to 5 percent slopes	21.37	17.1%		IIw	86	68	76	
428B	Ely silty clay loam, 2 to 5 percent slopes	19.21	15.4%		IIe	88	88	82	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	10.84	8.7%		IIw	77	87	86	
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	10.80	8.6%		IIIe	69	60	62	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	5.39	4.3%		VIe	21	5	45	
876C2	Ladoga silt loam, terrace, 5 to 9 percent slopes, eroded	4.26	3.4%		IIIe	77	65	67	
65G	Lindley loam, 25 to 40 percent slopes	2.86	2.3%		VIIe	5	5	9	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	1.65	1.3%		IVe	39	45	44	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.28	1.0%		VIIe	10	8	36	
Weighted Average						3.07	59.5	52.9	*n 64.5

**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



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Plat Map | English Township

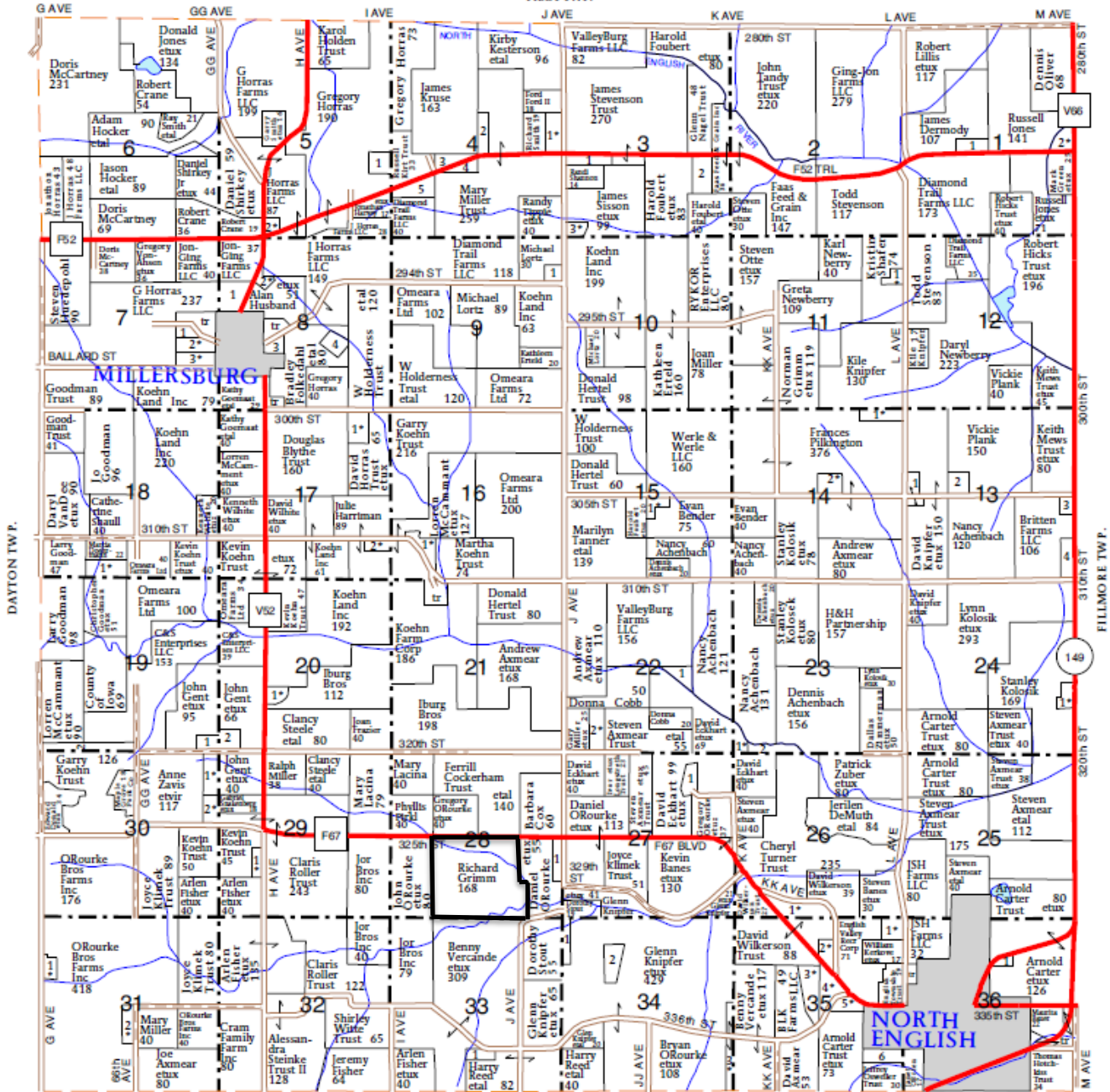
T-78-N

ENGLISH PLAT

R-11-W

(Landowners)

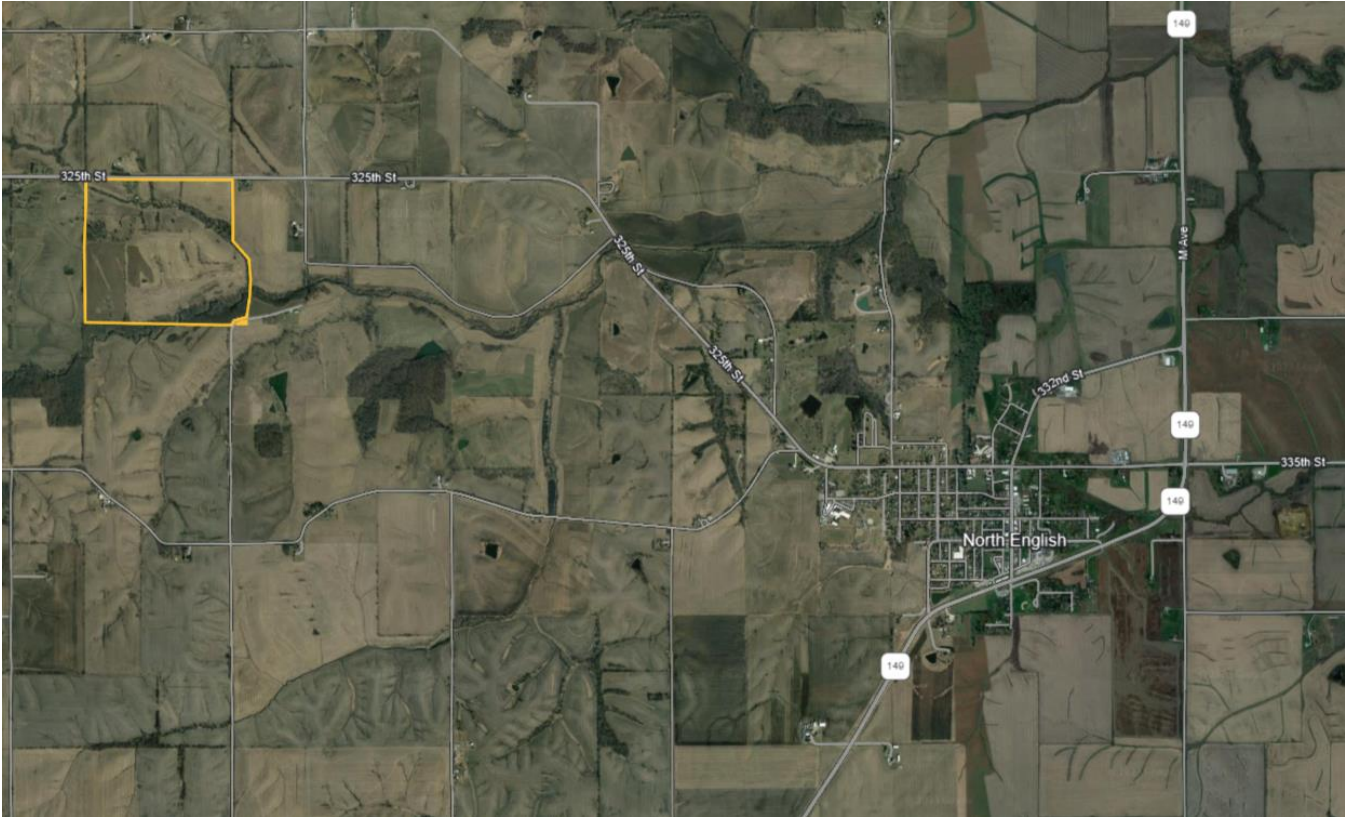
PILOT TWP.



KEOKUK CO.



Location Map





FSA Aerial



Iowa County, Iowa



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

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

Tract Cropland Total: 125.12 acres

2023 Program Year
Map Created April 12, 2023

Farm 4810
Tract 4002

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



Online Auction Terms & Announcements

Method: This property will be offered for sale as an individual tract using a timed online only auction. Iowa Land Sales and its representatives are acting as agents of the seller. Seller reserves the right to reject any and all bids. If a bid is placed with less than 3 minutes left, the time on the auction will extend another 3 minutes. This procedure will continue until no bids are placed within the last 3 minutes of the auction. Bidding will be based on price per acre times the 167.8 acres being sold.

Contract & Earnest Payment: A 10% earnest money payment is required on the day the bidding closes. Earnest payment may be paid in the form of check or wire transfer. 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. The contract will be signed through email or electronic document signature. 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 March 15, 2024. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing.

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>

Timed Online bidding will begin Thursday, February 8th, 2024, at 10 am and will end at 11 am on Tuesday, February 15th, 2024.

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.