

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

IOWA COUNTY Land Auction

AUCTION DETAILS

Wednesday, March 13, 2024 @ 10 a.m.

Victor American Legion

601 3rd Street

Victor, IA 52347

95
acres m/1

1 PARCEL



Matt Mann
641-990-4016

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Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Blake Kuesel
319-430-0447

Blake@IowaLandSales.com



95 acres m/1, Section 7, Hartford Township

Description

95 acres m/1 of Iowa County land being offered for sale as an individual parcel. This property offers several opportunities, with most of the land being enrolled in CRP and the balance made up of grassland and timber. This parcel is located 1 mile north of Victor and $\frac{3}{4}$ of a mile north of Highway 6 and a $\frac{1}{4}$ mile west of Highway 21. A unique opportunity to purchase a combination farm with these features, in this area of Iowa County. The seller is willing to buy out the CRP Contract at no expense to the buyer prior to closing.



Property Information | 95 acres m/1

Legal Description

Iowa County- 95 acres m/1 in the SE 1/4 NW 1/4, SW 1/4 NE 1/4 (Except TR. 223' X 235', PARCELS 2022-5 & 2022-17, & the 0.5-acre m/1 tract with the buildings to be surveyed), South 10 acres NW 1/4 NE 1/4, & South 10 acres NE 1/4 NW 1/4 all in Section 7, Township 80 North, Range 12 West of the 5th P.M., Iowa County, Iowa. (Final Legal Description and Acres being sold will be determined from the survey being completed ahead of the Auction).



Estimated Net Taxes

Taxes Payable 2023-2024: \$2,436.00

Net Taxable Acres: 95

Taxes per Net Acre: \$25.64

Corn Suitability Rating

CSR2: 54.7 on Entire Farm per AgriData

FSA Data

Farm Number: 7453

Tract Number: 6193

Cropland Acres: 75.86

Corn Base CRP Reduction Acres: 38

Oats Base CRP Reduction Acres: 0.30

2024 Farm Program Election: Corn and Oats are enrolled under the Price Loss Coverage farm program.

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



Property Information | 95 acres m/1

Conservation Reserve Program

Contract Number: 11688B

Field Number: 1, 2, & 11

Acres Enrolled: 75.86

Rental Rate per acre: \$278.07

Total Payment: \$21,094.00

Expiration: September 30, 2032

Field Numbers are included on the FSA Aerial. 100% of the 2024 CRP payment will be paid to the new buyer. The seller is willing to buy out the CRP Contract at no expense to the buyer prior to closing.

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

Possession

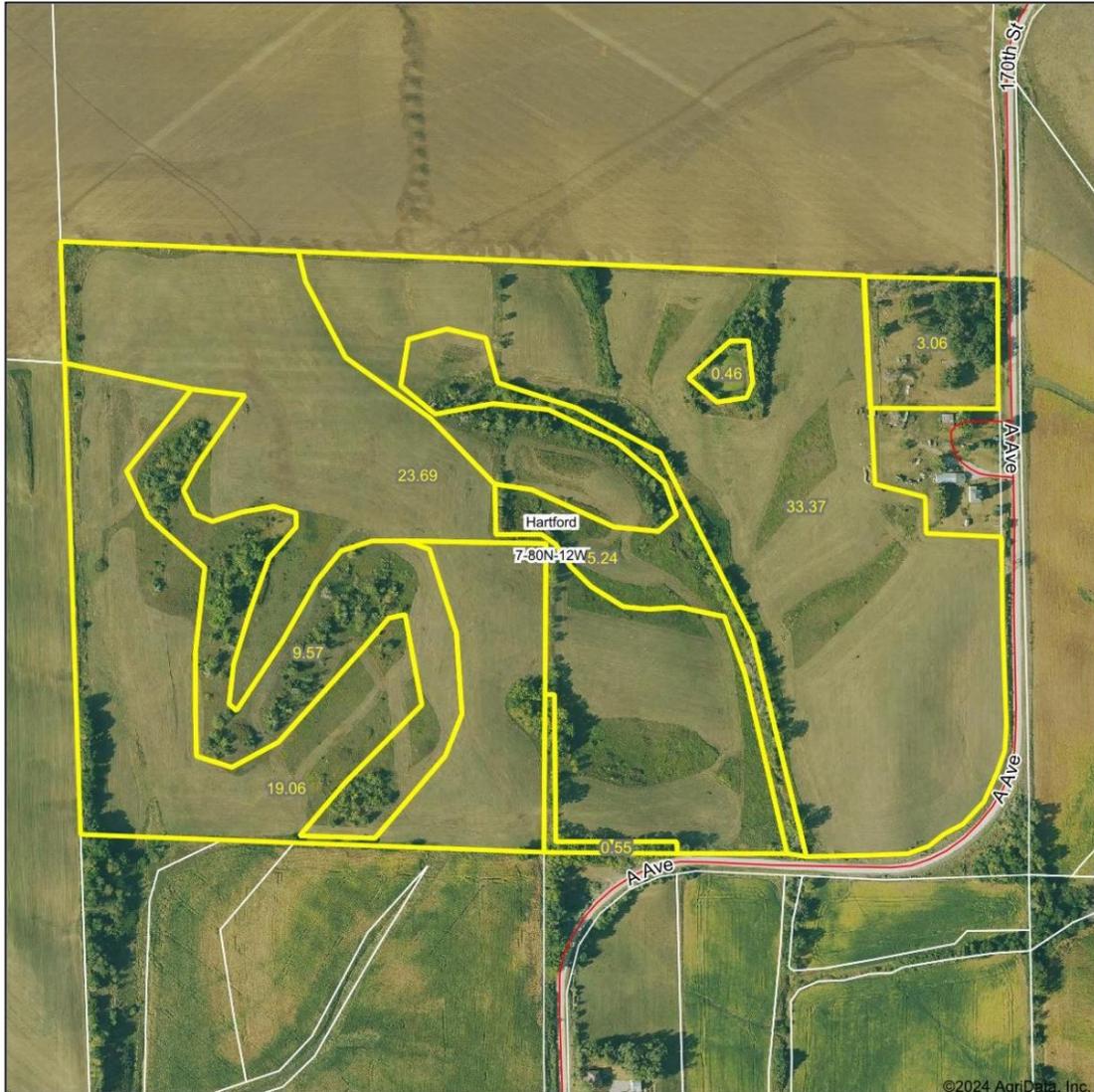
Possession of the farm will be given at closing. Early possession will be provided after an early possession agreement has been executed, the 10 percent earnest money is received, and proof of liability coverage is provided.

Directions from Victor

Travel north of Victor on paved road 419 for a ½ mile to Highway 6. Travel east on Highway 6 for a ½ mile and turn left onto A Avenue. Continue north on A Avenue for ¾ of a mile and the subject property will be located on the north side of the gravel road. Look for Iowa Land Sales & Farm Management for sale signs.



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° 45' 22.53, -92° 17' 19.38

7-80N-12W
Iowa County
Iowa

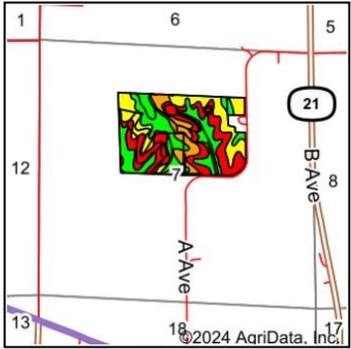
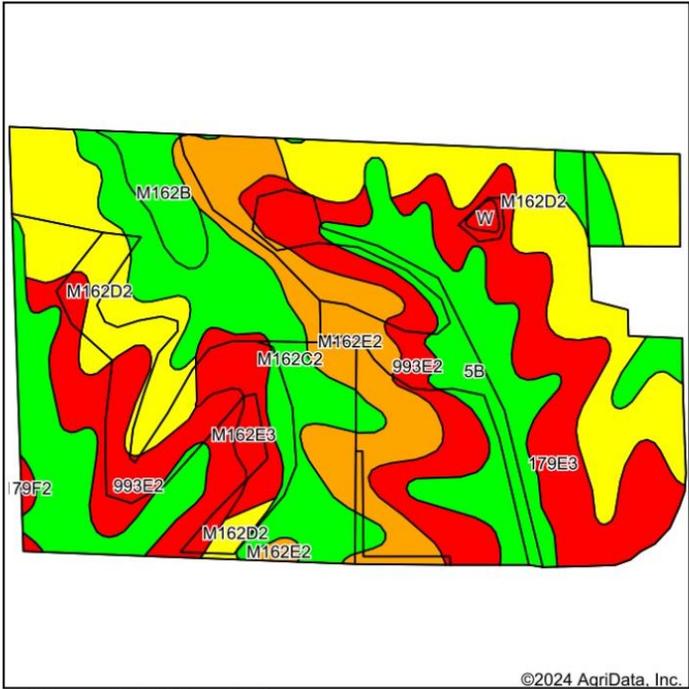
0ft 436ft 872ft



2/12/2024



Soils Map



State: Iowa
 County: Iowa
 Location: 7-80N-12W
 Township: Hartford
 Acres: 95
 Date: 2/12/2024



Soils data provided by USDA and NRCS. ©2024 AgriData, Inc.

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	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	22.39	23.6%	Yellow	IVe	57		64	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	16.67	17.5%	Green	IIw	77	83	69	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	15.37	16.2%	Red	VIe	24	10	43	
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	11.19	11.8%	Orange	IVe	45		59	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	11.00	11.6%	Light Green	IIIe	82		68	
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	10.05	10.6%	Dark Red	VIe	31	30	46	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	4.82	5.1%	Light Green	IIe	90		80	
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	2.96	3.1%	Dark Red	VIe	39		49	
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	0.29	0.3%	Dark Red	VIIe	20	13	37	
W	Water	0.26	0.3%	Dark Red		0	0		
Weighted Average						*-	54.7	*-	*n 59.5

**IA has updated the CSR values for each county to CSR2.
 **IA has updated the CSR values for each county to CSR2.*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 **IA has updated the CSR values for each county to CSR2.*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*c: Using Capabilities Class Dominant Condition Aggregation Method
 **IA has updated the CSR values for each county to CSR2.*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*c: Using Capabilities Class Dominant Condition Aggregation Method*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



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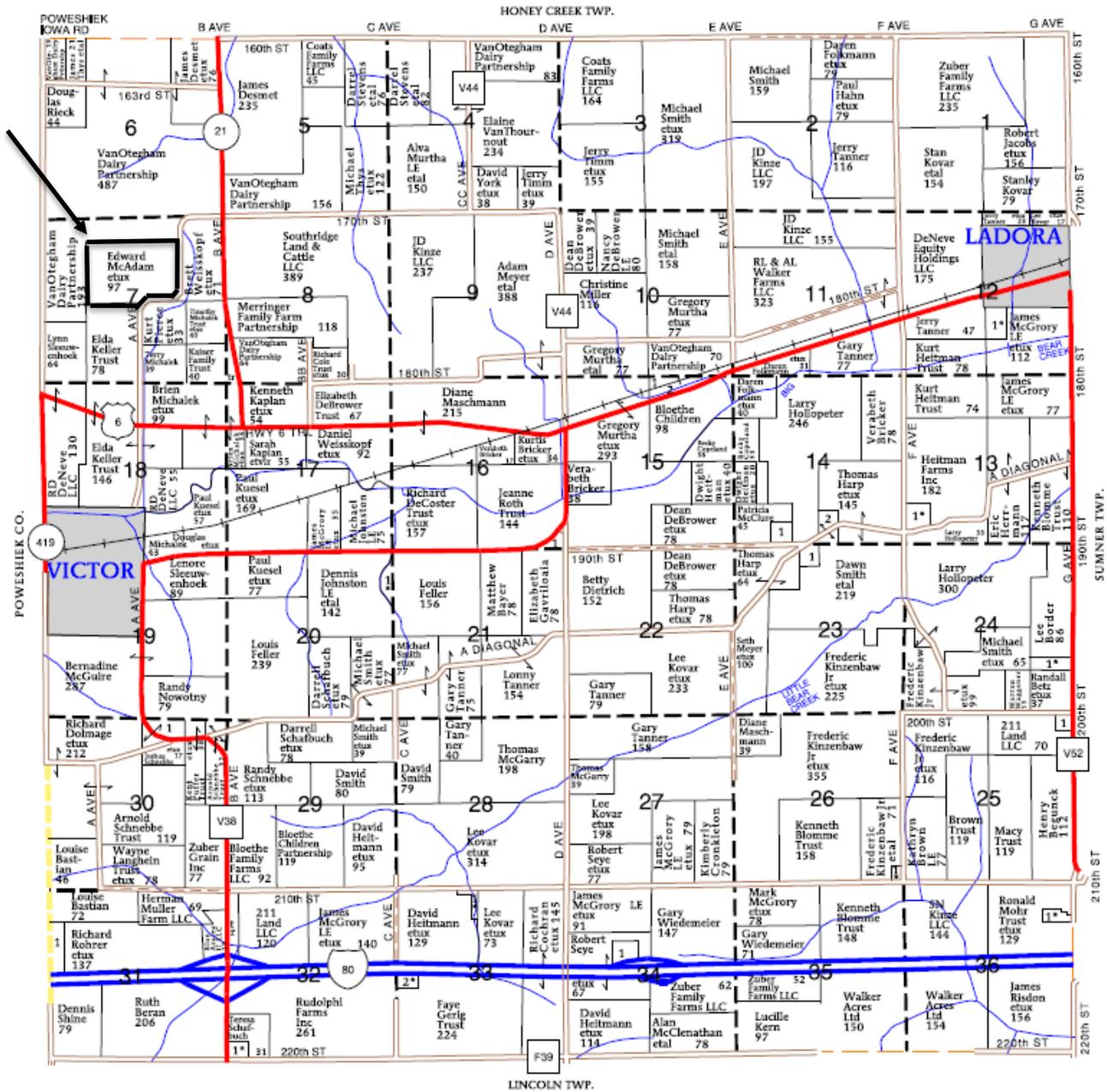
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Plat Map

T-80-N HARTFORD PLAT R-12-W





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FSA Aerial

USDA United States Department of Agriculture Iowa County, Iowa



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 75.86 acres

2024 Program Year
 Map Created January 25, 2024
Farm 7453
Tract 6193

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



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 April 15, 2024. 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.*