

IOWA LAND SALES & FARM MANAGEMENT

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POWESHIEK COUNTY Simulcast Land Auction

AUCTION DETAILS

Tuesday, March 19, 2024 @ 10 a.m.

Grinnell Elks Lodge

720 3rd Avenue

Grinnell, IA 50112

154.5
acres m/l

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



154.5 acres m/1, Section 11, Chester Township Poweshiek County, Iowa

Description

154.5 acres m/1 of quality Poweshiek County land in Chester township is being offered for sale as an individual tract. The entire farm carries a 93.1 CSR2 rating and is located 6 miles northeast of Grinnell. This sale offers a unique opportunity to purchase a highly tillable farm in a competitive area of Poweshiek County.



Property Information | 154.5 acres m/l

Legal Description

Poweshiek County – 154.5 acres m/l in the NE 1/4 except Parcel A in Section 11, Township 81 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa. (Final Legal Description will be determined from the abstract).

Estimated Net Taxes

Taxes Payable 2023-2024: \$6,264.00

Net Taxable Acres: 154.5

Taxes per Net Acre: \$40.54

Corn Suitability Rating

CSR2: 93.1 on the Entire Farm per AgriData



Possession

Possession of the farm will be given at closing subject to the tenant's rights under the 2024-farm lease. The farm lease has been terminated, and the property will be available for the 2025 crop year. The buyer will receive all the 2024 cash rent proceeds. Cash rent is due on March 1 in the amount of \$11,625.00, September 1 in the amount of \$10,656.25, and December 1 in the amount of \$24,218.75. The total cash rent amount for 2024 is \$46,500.00.

FSA Data

Farm Number: 58

Tract Number: 1847

Cropland Acres: 150.47

Corn Base Acres: 75.10

Corn PLC Yield: 169 bu./acre

Soybean Base Acres: 75.30

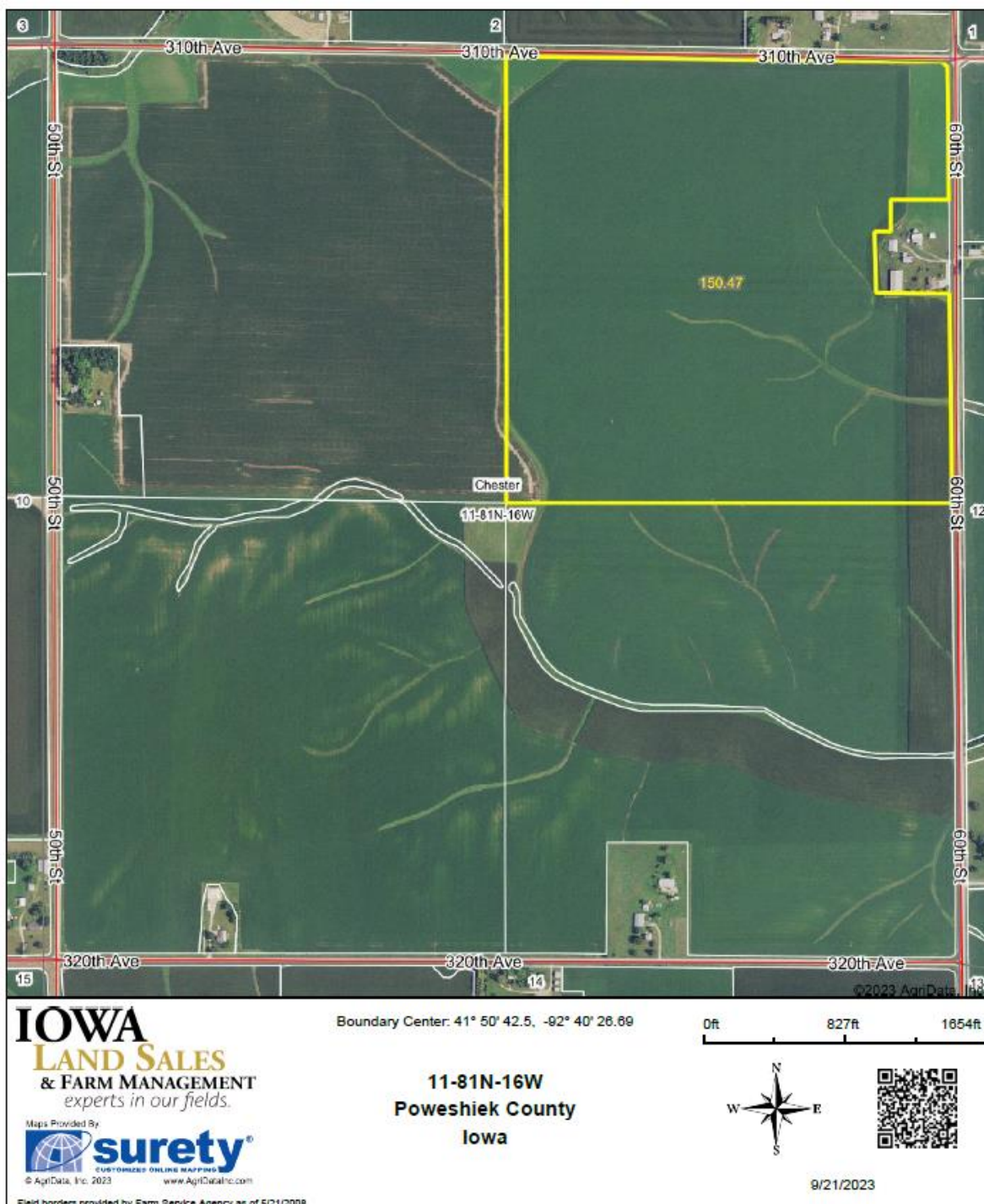
Soybean PLC Yield: 51 bu./acre

2024 Farm Program Election: Corn and Soybeans are enrolled under the ARC County farm program.

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

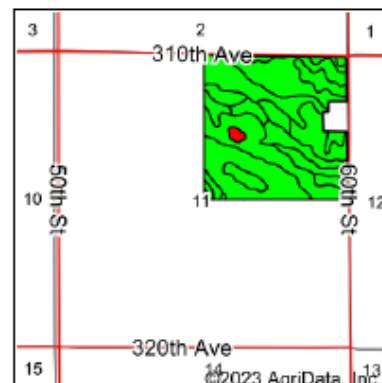
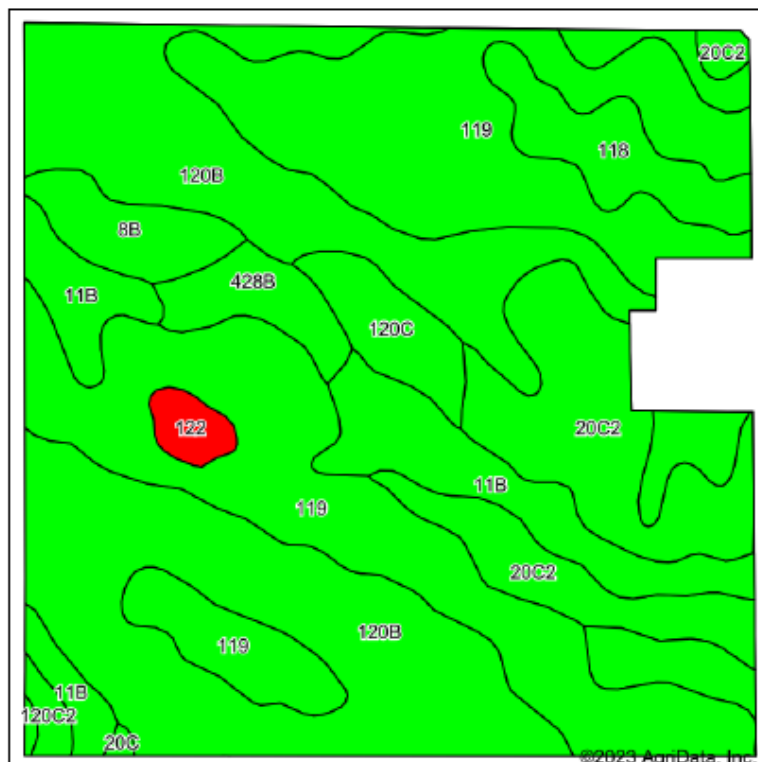


Aerial





Soils Map



State: Iowa
 County: Poweshiek
 Location: 11-81N-16W
 Township: Chester
 Acres: 150.47
 Date: 9/21/2023

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Maps Provided By:



Area Symbol: IA157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NOCPI Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	51.19	34.0%		Ile	95	93	80
119	Muscataine silty clay loam, 0 to 2 percent slopes	49.44	32.9%		Iw	100	98	91
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	18.26	12.1%		IIle	81	73	78
11B	Colo-Ely complex, 0 to 5 percent slopes	12.42	8.3%		IIw	86	68	76
118	Garwin silty clay loam, 0 to 2 percent slopes	5.35	3.6%		IIw	90	93	72
8B	Judson silty clay loam, 2 to 5 percent slopes	3.95	2.6%		Ile	93	90	82
120C	Tama silty clay loam, 5 to 9 percent slopes	3.85	2.6%		IIle	90	79	77
428B	Ely silty clay loam, 2 to 5 percent slopes	3.59	2.4%		Ile	88	88	82
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.40	0.9%		IIlw	36	63	46
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.83	0.6%		IIle	87	76	70
20C	Killduff silty clay loam, 5 to 9 percent slopes	0.19	0.1%		IIle	84	75	88
Weighted Average					1.83	93.1	89.2	*n 82.4

**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



Legend

Non-Cropland CRP Iowa PLSS
Cropland Tract Boundary Iowa Roads

Wetland Determination

● Restricted Use
▼ Limited
■ Exempt from Conservation
■ Compliance Provisions

Tract Cropland Total: 150.47 acres

2023 Program Year
Map Created April 03, 2023

Farm 58
Tract 1847

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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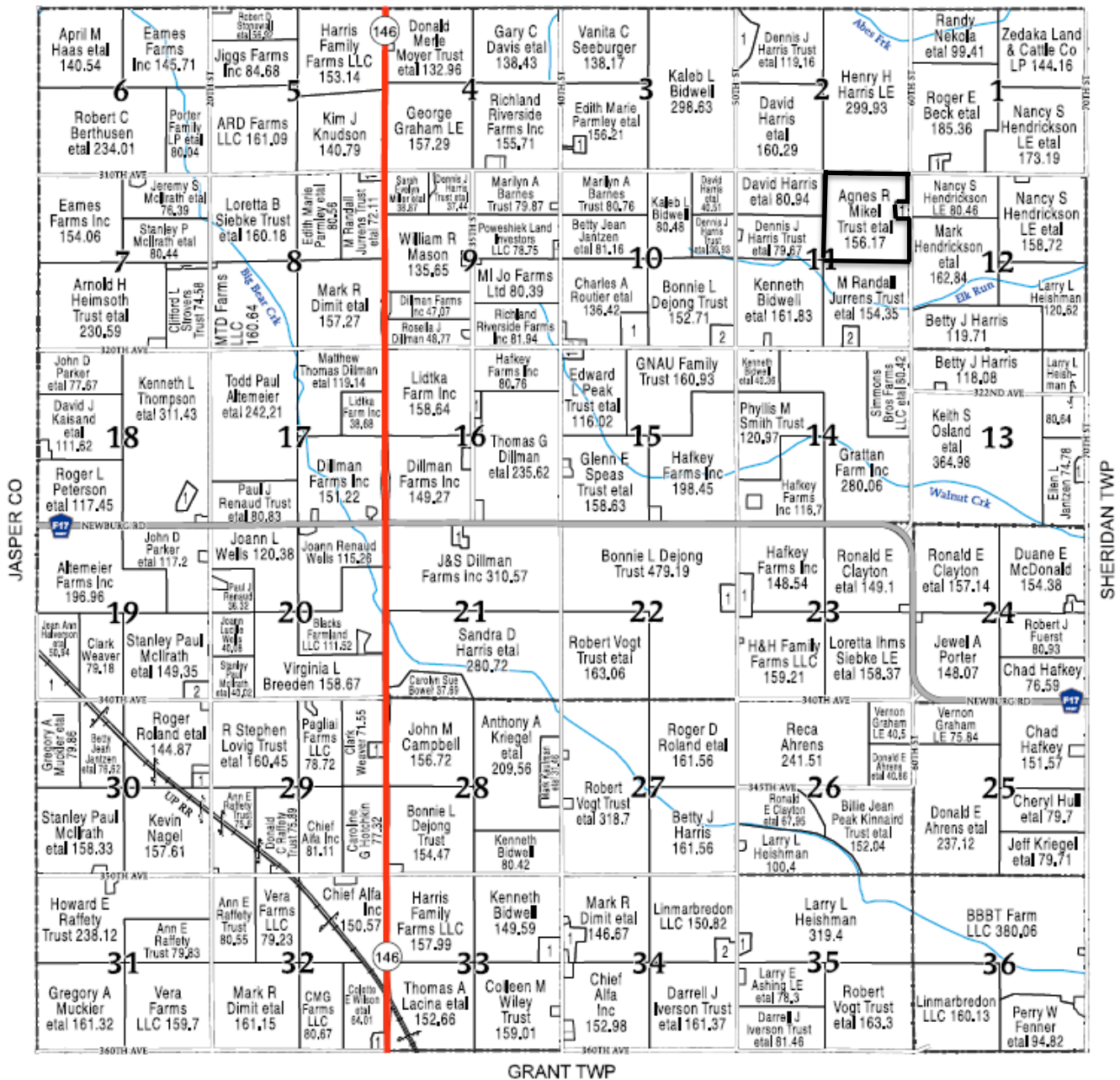
Plat Map

T-81-N

CHESTER PLAT

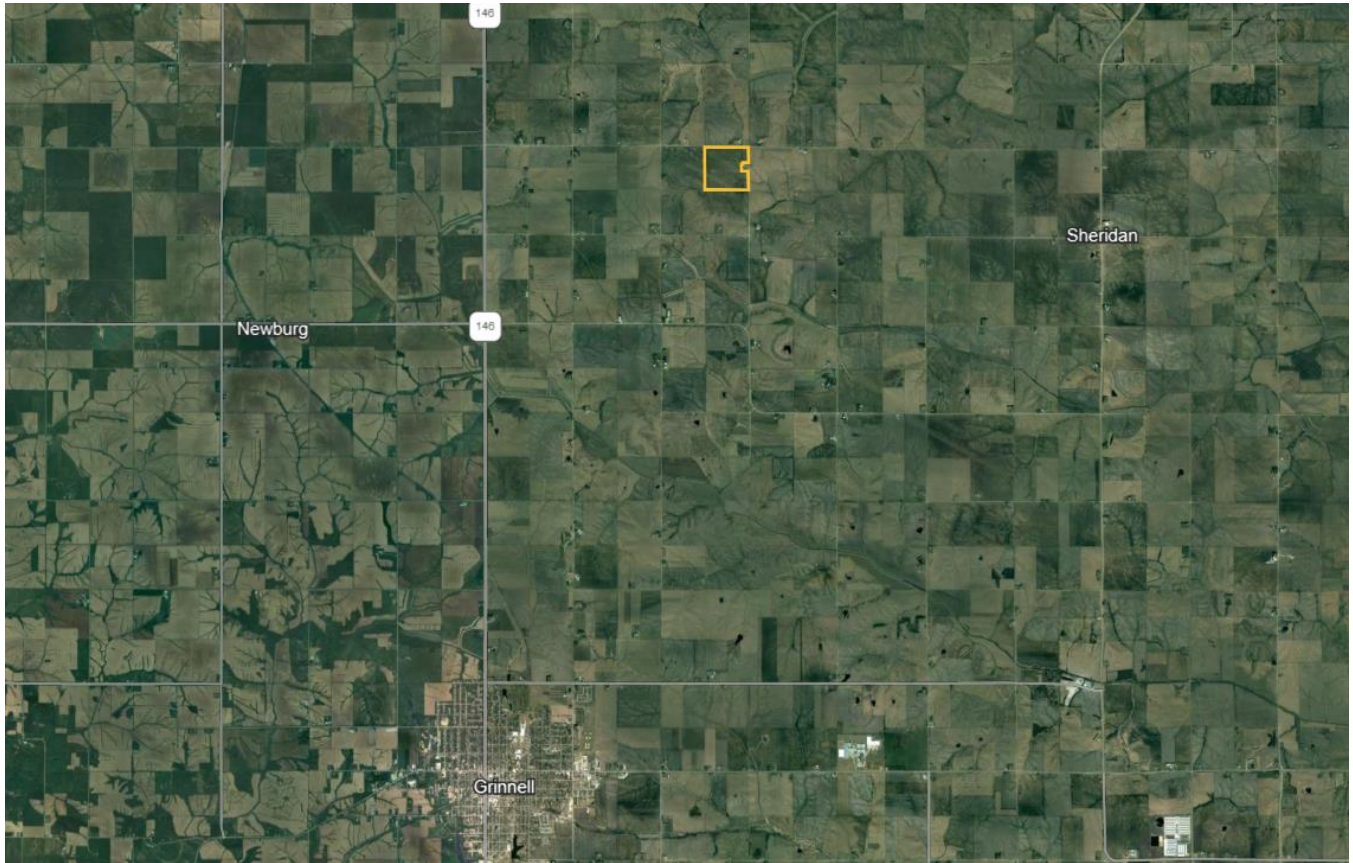
R-16-W

(Landowners)
TAMA CO





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 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 19, 2024. Balance of purchase price payable in 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, March 12, 2024, at 10 a.m. The live auction will begin at 10 a.m. on Tuesday, March 19th, 2024, 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.