

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

WAPELLO COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: Thursday, April 11, 2024, @ 10 a.m.

Closes: Thursday, April 18, 2024, @ 11 a.m.

88.4
acres m/l

Open Houses

Saturday, March 30th, 1 pm to 3 pm

Thursday, April 4th, 4 pm to 6 pm



Matt Mann
641-990-4016

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Vince Johnson
641-891-5326

Vince@IowaLandSales.com



Tessa Geiger
641-295-6027

Tessa@IowaLandSales.com



88.4 acres m/1, Section 22, Washington Township

Description

Excellent opportunity to own hunting/timber ground with income potential via CRP acres. This is the perfect setting in Wapello County, Iowa located on Highway 16 north of Eldon. The property includes a nice home with a detached garage and pole shed. If that's not enough, the farm and house are conveniently located near the Cardinal Community School District. It is hard to find mixed-use properties much nicer than this with so many positive attributes, truly one of a kind.



Property Information | 88.4 acres m/l

Legal Description

Wapello County – 88.4 acres m/l located in the W ½ of the SW ¼ & PT NW SW SEC 15-71-1 2 COM AT W 1/4 COR S EC 15/E 71' ALG N LN NW SW SEC 15 TO PT OF BEG/CONT E 474.3' ALG N LN/SELY 176.4' ALG CURVE TO SLY R OW LN PRIMARY RD IA 16/W 130.4' ALG RO W/WLY 157.1' ALG ROW ALG CURVE/W 361.5' ALG ROW LN/NLY 54.1' ALG CURVE TO PT OF BEG.

CONT .72 AC M/L in Section 15; the N ½ of the N ½ of the NW ¼ of the NW ¼ in Section 22; all in Township 71 North, Range 12 West of the 5th P.M., Wapello County, Iowa (Final Legal Description will be determined from abstract).



Conservation Reserve Program

Farm Number: 743
 Tract Number: 1685
 Contract Number: 11685
 Field Number: 5, 10, & 11
 Acres Enrolled: 28.27
 Rental Rate per acre: \$210.00
 Total Payment: \$5,937.00
 Expiration: September 30, 2032
 100% of the 2023 CRP payment will be paid to the new buyer.

Possession

Possession of the farm will be given at closing.

Forest Reserve Program

39.83 acres of Timber is enrolled in the Forest Reserve Program.

Corn Suitability Rating

CSR2: 32.5 on Entire Farm per AgriData
 CSR2: 53.1 on CRP per AgriData



Property Information | 88.4 acres m/1

Farmstead

Dwelling – 4482 Highway 16, Eldon, IA

- 1 story home with 1,470 square feet of living area built in 1960 with a 30' x 26' detached garage. Full Seller Disclosure of Property Conditions and accompanying documents regarding the dwelling are available upon request.

Septic System

- The septic tank has not been updated in recent years. Property is being sold, “As is, where is” and it will be the responsibility of the buyer to have the septic system brought up to code, if necessary, following an inspection by the Wapello County Sanitarian.

Water

- The water for the house is supplied by Wapello Rural Water.

Electric

- The electricity for the house and outbuildings is provided by Alliant Energy.

Outbuildings

- 28' x 60' pole barn built in 1991.



Estimated Net Taxes

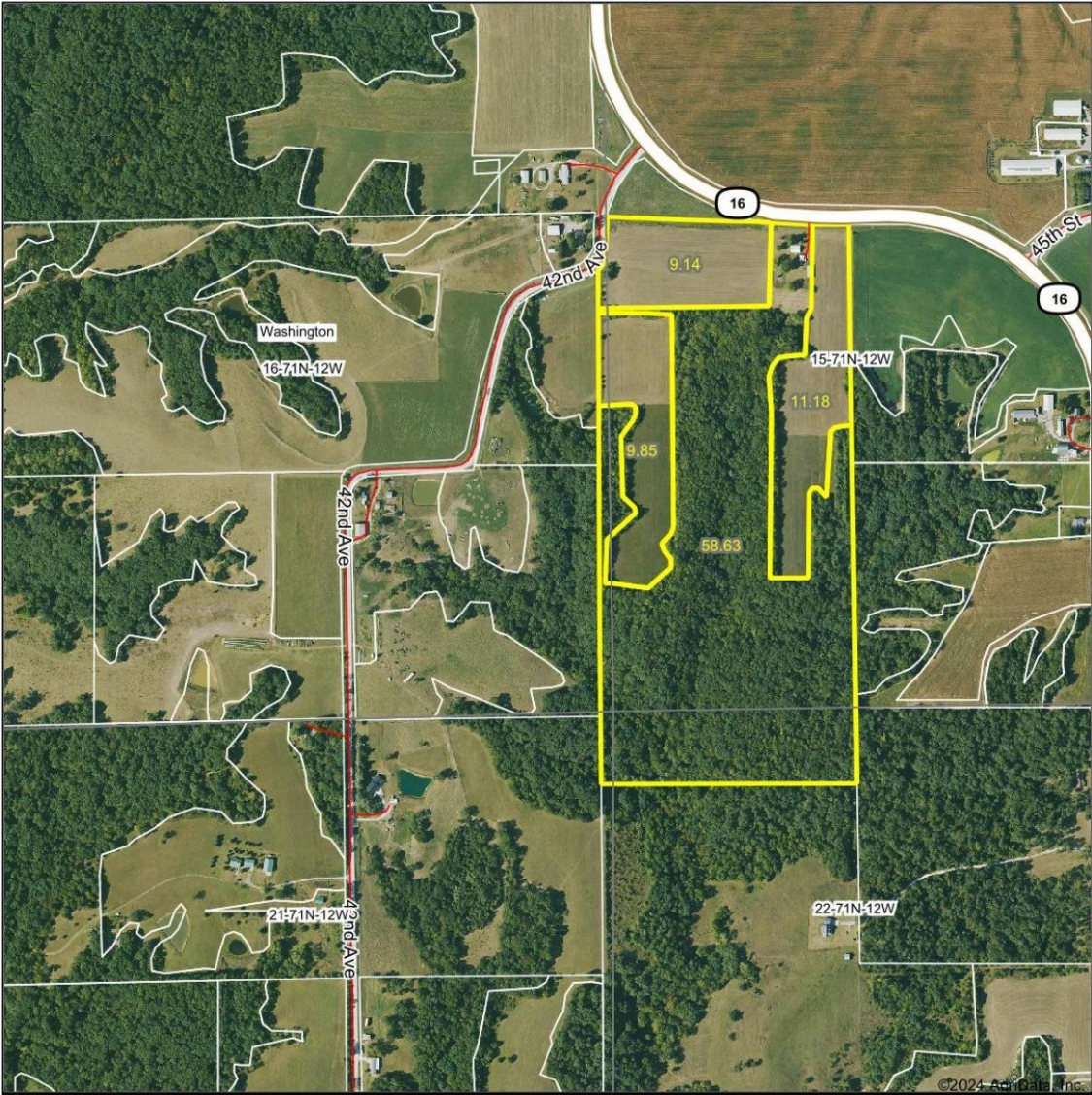
Taxes Payable 2023-2024: \$2,546.00

Net Taxable Acres: 48.57

Taxes per Net Acre: \$52.42



Aerial



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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.

Boundary Center: 40° 56' 46.06, -92° 14' 2.85

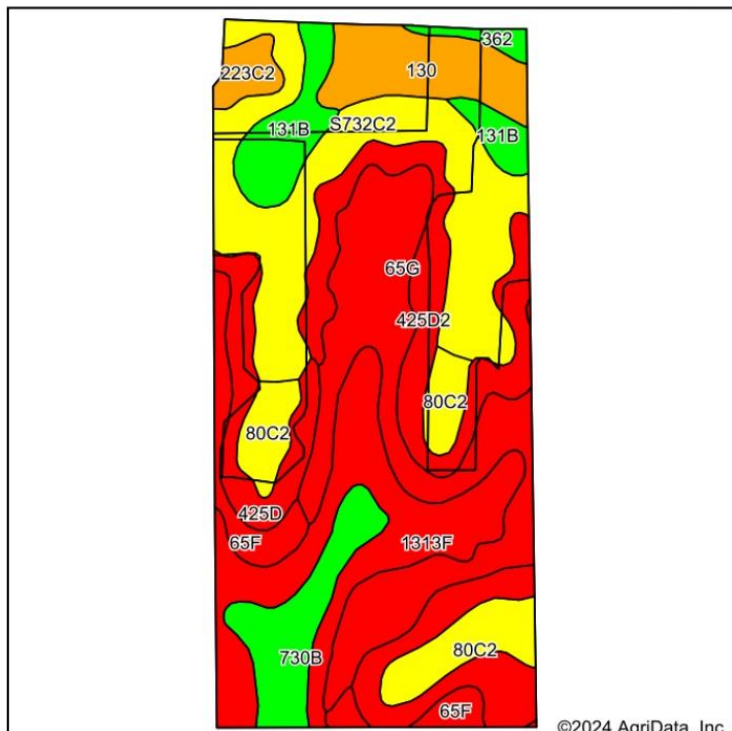
15-71N-12W
Wapello County
Iowa

0ft 811ft 1623ft

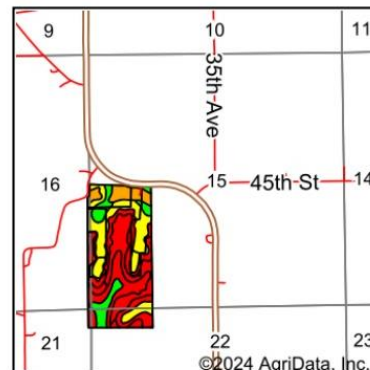
3/14/2024



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wapello**
 Location: **16-71N-12W**
 Township: **Washington**
 Acres: **88.8**
 Date: **3/14/2024**

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Area Symbol: IA179, Soil Area Version: 32								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
S732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	15.97	18.0%		IIIe	59		67
65G	Lindley loam, 25 to 40 percent slopes	15.62	17.6%		VIIe	7	5	10
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	13.76	15.5%		IVe	9	5	41
1313F	Munterville silt loam, 18 to 40 percent slopes	11.67	13.1%		VIIe	5	5	7
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	6.51	7.3%		IIIe	69	60	61
130	Belinda silt loam, 0 to 2 percent slopes	5.40	6.1%		IIIw	47	60	63
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	5.01	5.6%		IIw	80	63	65
131B	Pershing silt loam, 2 to 5 percent slopes	4.67	5.3%		IIIe	70	65	59
425D	Keswick loam, 9 to 14 percent slopes	4.41	5.0%		IVe	8	10	48
65F	Lindley loam, 18 to 25 percent slopes	3.67	4.1%		VIIe	17	10	48
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.39	1.6%		IVw	45	20	46
362	Haig silt loam, 0 to 2 percent slopes	0.72	0.8%		IIw	83	70	65
Weighted Average					4.55	32.5	*-	*n 41.8

**IA has updated the CSR values for each county to CSR2.

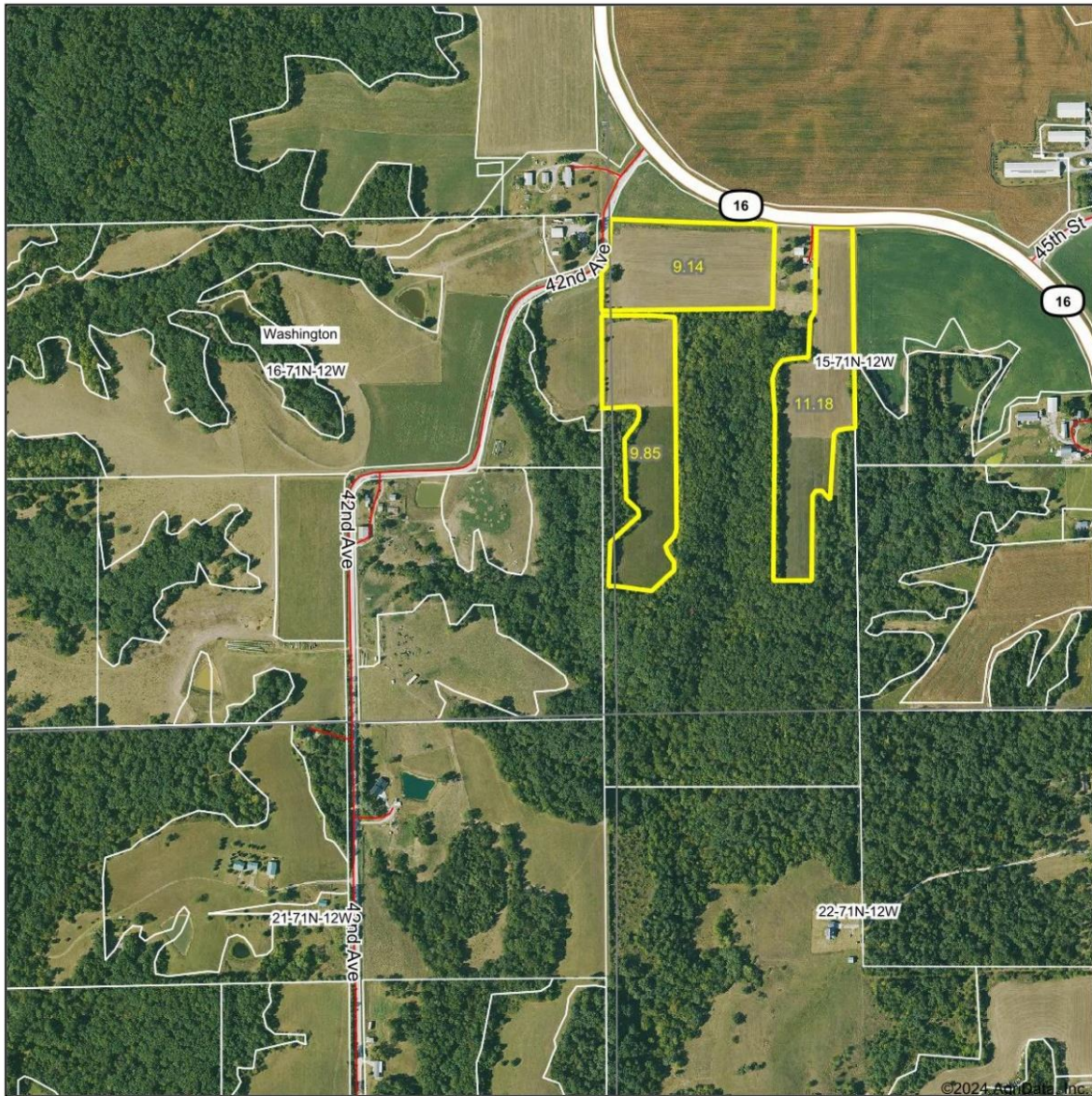
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method



CRP Aerial



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Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 40° 56' 51.13, -92° 14' 2.89

15-71N-12W
Wapello County
Iowa

0ft 811ft 1623ft



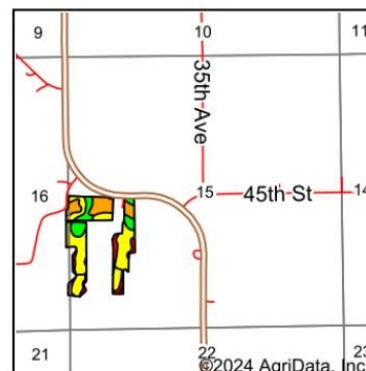
3/14/2024



CRP Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wapello**
 Location: **16-71N-12W**
 Township: **Washington**
 Acres: **30.17**
 Date: **3/14/2024**

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Maps Provided By:

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Area Symbol: IA179, Soil Area Version: 32								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
S732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	12.89	42.7%		IIIe	59		67
131B	Pershing silt loam, 2 to 5 percent slopes	4.14	13.7%		IIIe	70	65	59
130	Belinda silt loam, 0 to 2 percent slopes	4.12	13.7%		IIIw	47	60	63
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	3.17	10.5%		IIIe	69	60	61
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	2.44	8.1%		IVe	9	5	41
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.39	4.6%		IVw	45	20	46
425D	Keswick loam, 9 to 14 percent slopes	1.36	4.5%		IVe	8	10	48
362	Haig silt loam, 0 to 2 percent slopes	0.52	1.7%		IIw	83	70	65
65G	Lindley loam, 25 to 40 percent slopes	0.14	0.5%		VIIe	7	5	10
Weighted Average					3.17	53.1	*-	*n 60.5

**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"

*c: Using Capabilities Class Dominant Condition Aggregation Method

A wide banner image showing a vast, flat agricultural field under a soft, hazy sky. The field is covered in low-lying green crops. In the distance, a line of trees and a few small structures are visible on the horizon. The overall tone is peaceful and rural.

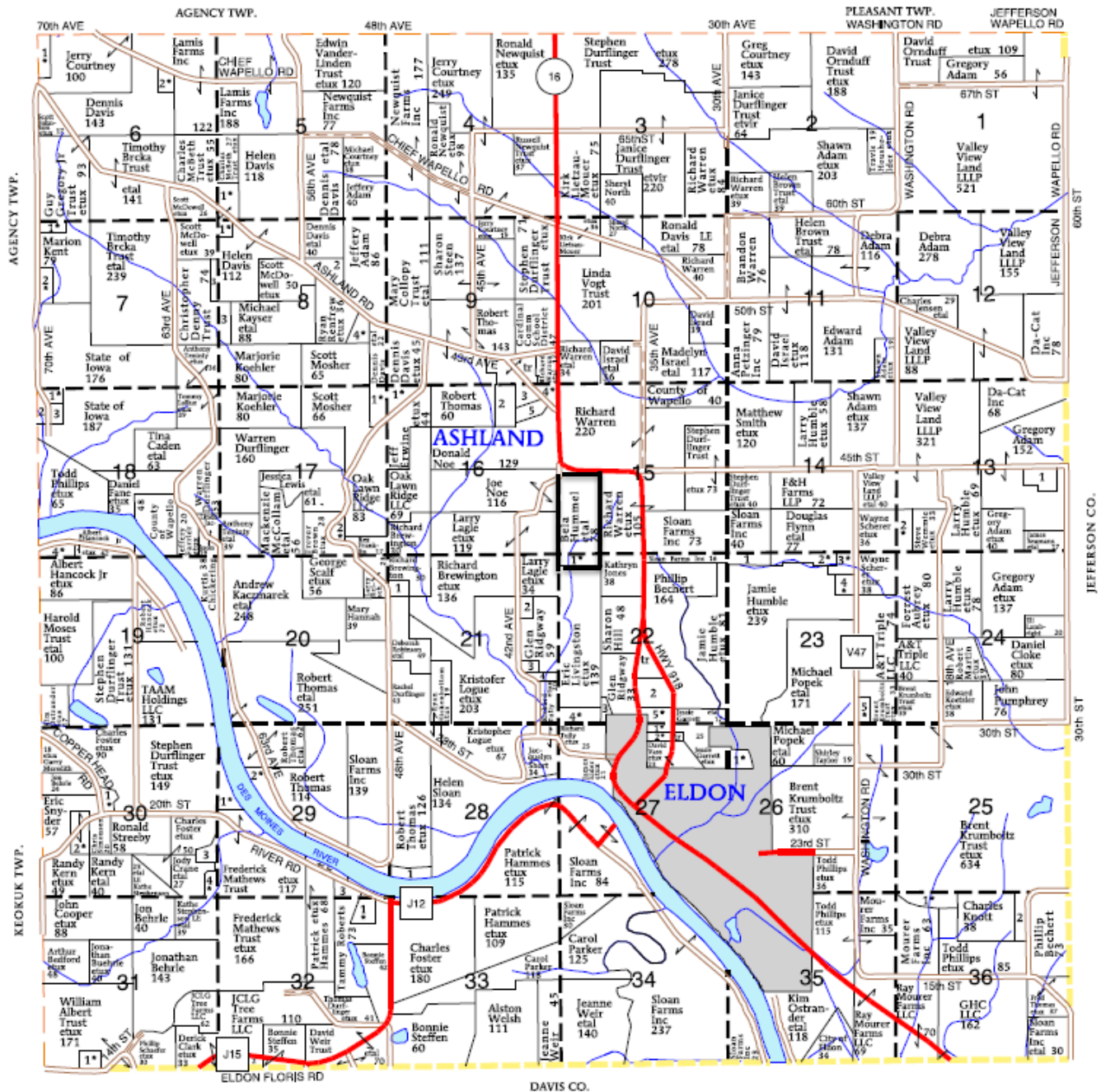
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Plat Map | Washington Township

T-71-N WASHINGTON PLAT R-12-W

T-71-N WASHINGTON PLAT R-12-W

T-71-N WASHINGTON PLAT R-12-W





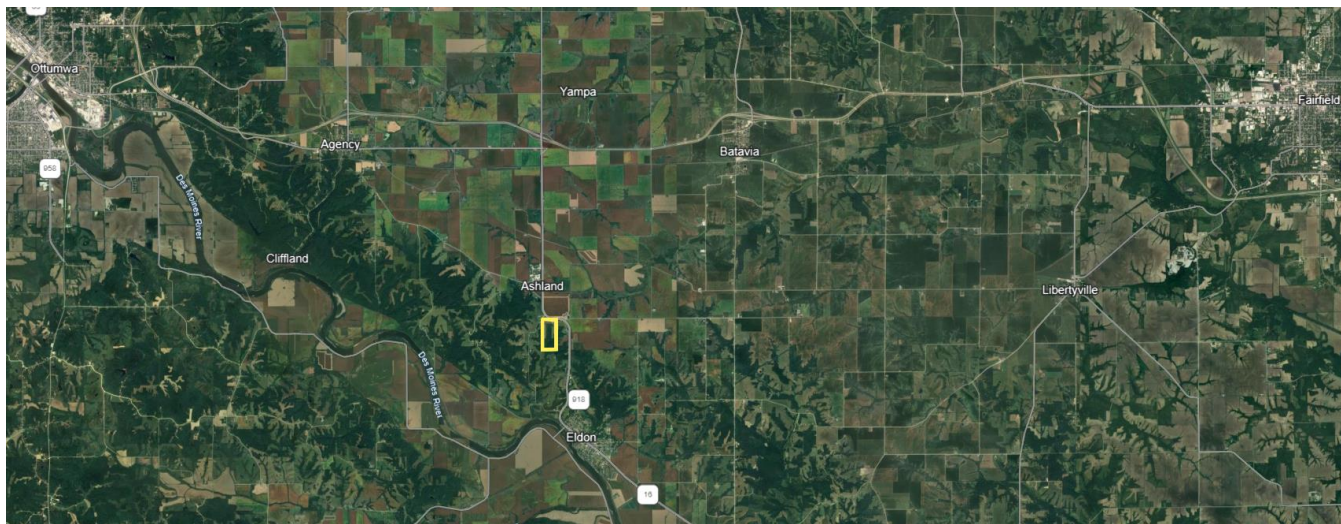
FSA Aerial



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Location Map





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 88.4 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 May 21, 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, April 11th, 2024, at 10 am and will end at 11 am on Thursday, April 18th, 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.