

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

POWESHIEK COUNTY Simulcast Land Auction

AUCTION DETAILS

Thursday, August 29, 2024 @ 10 a.m.

Grinnell Elks Lodge

720 3rd Avenue

Grinnell, IA 50112

Online Bidding Available

160
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



160 acres m/1, Section 36, Chester Township

Poweshiek County, Iowa

Description

160 acres m/1 of quality Poweshiek County land in Chester Township is being offered for sale as an individual tract. The farm is located 3 miles northeast of Grinnell, with 117 acres m/1 of cropland carrying a 58.7 CSR2. A unique opportunity to purchase a well-cared for farm in a competitive area of Poweshiek County. The cropland will be available for the 2025 crop year.



Property Information | 160 acres m/1

Legal Description

Poweshiek County – 160 acres m/1 located in the SW ¼ of Section 36, 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: \$3,730.00

Net Taxable Acres: 160

Taxes per Net Acre: \$23.31

Corn Suitability Rating

CSR2: 53.9 on the Entire Farm per AgriData

CSR2: 58.7 on the Tillable acres 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.

FSA Data

Farm Number: 4414

Tract Number: 1583

Cropland Acres: 116.99

Corn Base Acres: 48.59

Corn PLC Yield: 147 bu./acre

Soybean Base Acres: 47.64

Soybean PLC Yield: 52 bu./acre

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

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



Property Information | 160 acres m/1

Conservation Reserve Program

Farm Number: 4414

Tract Number: 1583

Contract Number: 11307B

CRP Acres: 2.24

Rental Rate per Acre: \$364.84

Annual Payment: \$817.00

CRP Expires on September 30, 2027

Access

To access the 13 acres m/1 of cropland in the northwest corner of the farm, there is a crossing on the neighboring property to the west that has been used in the past. The new owner will be responsible for gaining permission from the adjoining landowner to utilize this crossing.

Drainage Tile

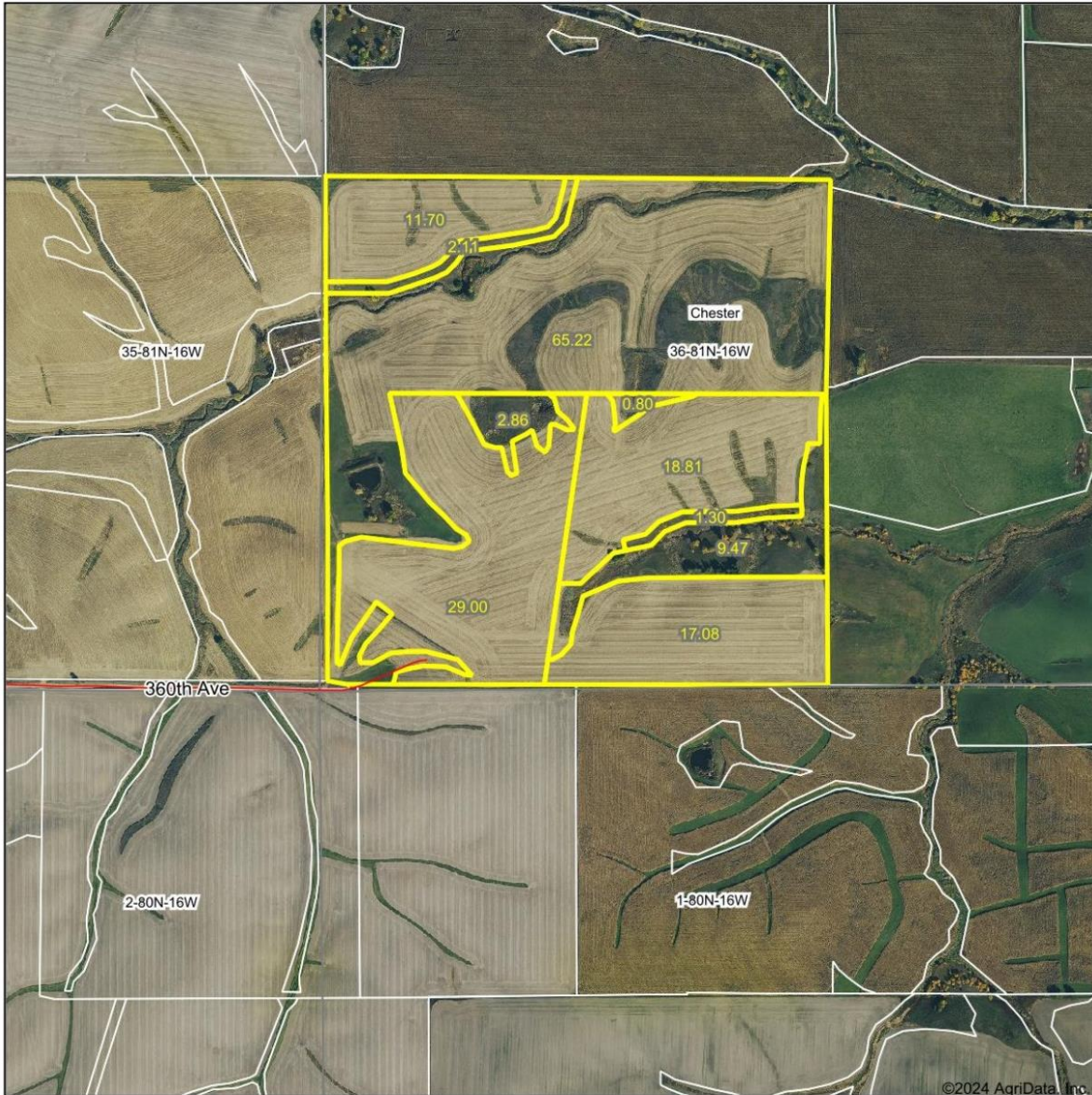
There has been several feet of drainage tile installed in the past, increasing the productivity of the cropland on this farm. Please find the drainage tile maps enclosed.

Directions

From Grinnell, travel east on Highway 6 to Penrose Street. Continue north on Penrose Street to 360th Avenue and turn right. Travel 1 mile on 360th Avenue (gravel road), which will become a Level B road. Continue on the Level B Road for 1 mile and the subject property will be located where this road ends. 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° 46' 46.49, -92° 39' 51.03

0ft 813ft 1627ft

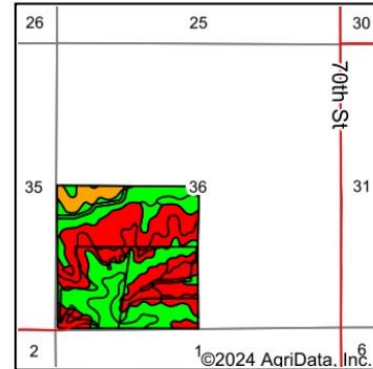
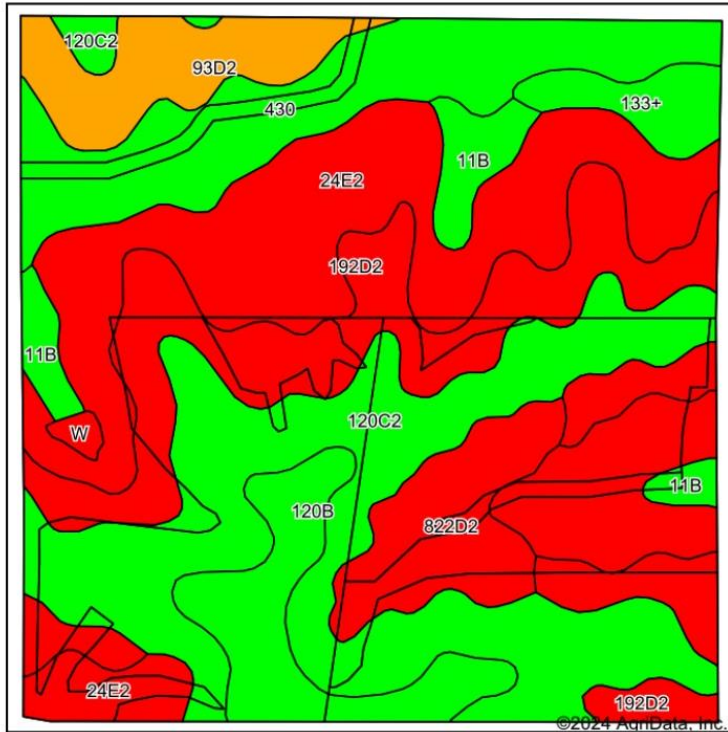
36-81N-16W
Poweshiek County
Iowa



5/23/2024



Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **36-81N-16W**
 Township: **Chester**
 Acres: **158.35**
 Date: **5/23/2024**

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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	39.52	25.0%		IVe	36	38	52	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	37.13	23.4%		IIIe	87	76	69	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	27.82	17.6%		IVe	16	15	53	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	17.92	11.3%		IIw	70	83	68	
120B	Tama silty clay loam, 2 to 5 percent slopes	9.43	6.0%		IIe	95	93	79	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	8.98	5.7%		IVe	22	15	49	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.15	5.1%		IIIe	44	25	54	
11B	Colo-Ely complex, 0 to 5 percent slopes	5.23	3.3%		IIw	86	68	76	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.62	2.3%		IIw	78	85	82	
W	Water	0.55	0.3%			0	0		
Weighted Average						*-	53.9	51.2	*n 60.8

**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

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



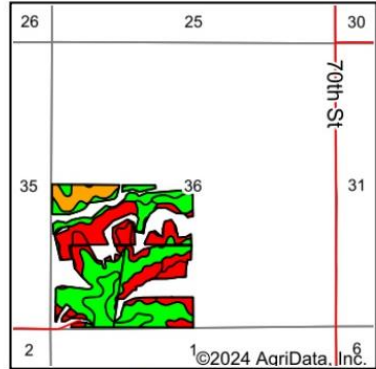
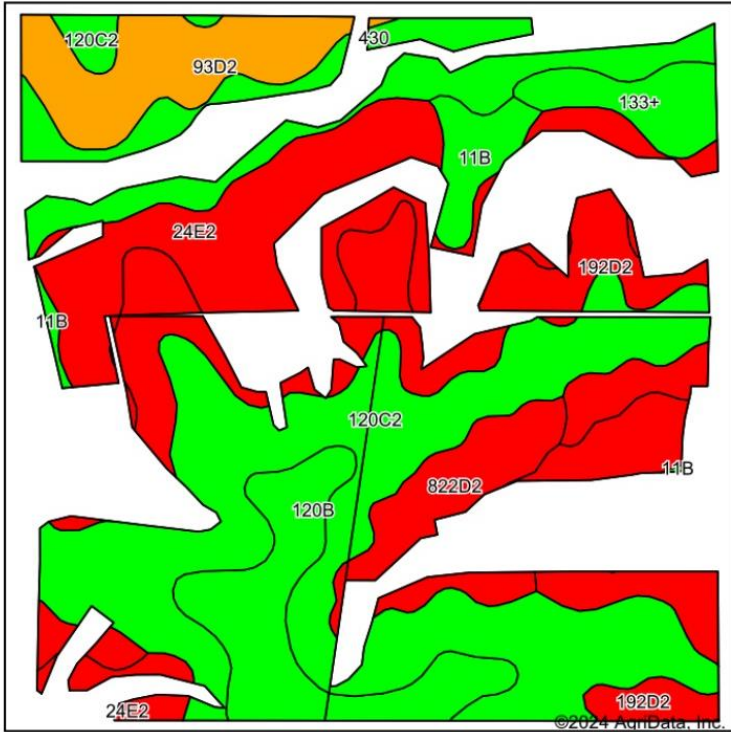
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Tillable Soils



State: **Iowa**
 County: **Poweshiek**
 Location: **36-81N-16W**
 Township: **Chester**
 Acres: **113.26**
 Date: **5/23/2024**

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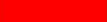





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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	34.96	30.9%		IIIe	87	76	69	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	19.14	16.9%		IVe	16	15	53	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	19.13	16.9%		IVe	36	38	52	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	10.08	8.9%		IIw	70	83	68	
120B	Tama silty clay loam, 2 to 5 percent slopes	9.43	8.3%		Ile	95	93	79	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.07	7.1%		IIIe	44	25	54	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	6.00	5.3%		IVe	22	15	49	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.51	3.1%		IIw	78	85	82	
11B	Colo-Ely complex, 0 to 5 percent slopes	2.94	2.6%		IIw	86	68	76	
Weighted Average						3.16	58.7	54.5	*n 62.6

**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



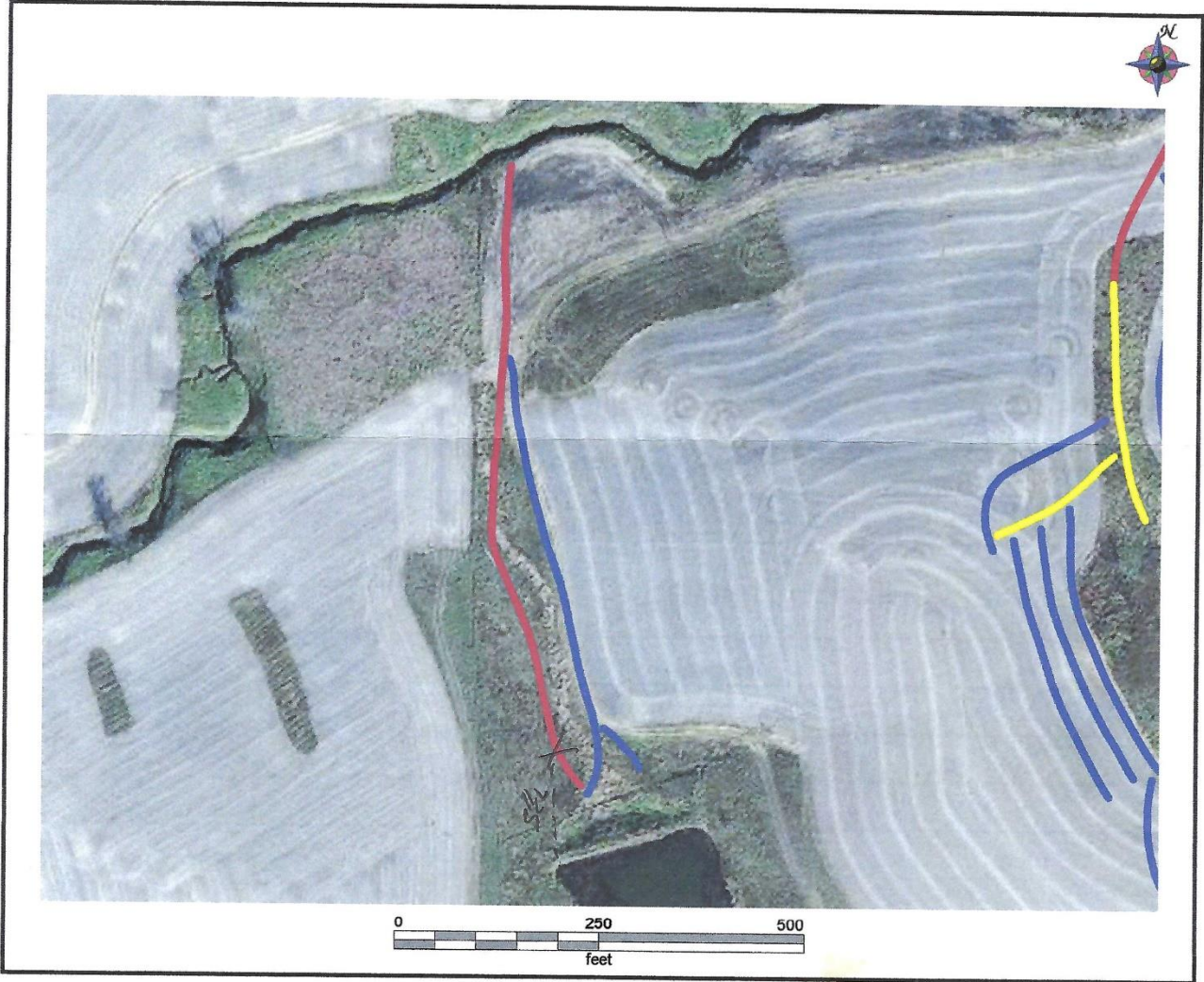
FSA Aerial





Tile Map

Gruhn Backhoe and Tiling Inc.



Gary Wilson
Dirt Rd.

■ 4 Inch Tile	6849.28 ft
■ 5 Inch Tile	1287.31 ft
■ 6 Inch Tile	2335.70 ft



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Tile Map

**Grattan
Backhoe**

**WORTHIN GRATTAN
OWNER**

515-236-4513 • RURAL ROUTE #3 •
GRINNELL, IOWA 50112

Service

farm and residential work



TO: Gery Wilson

Date: 07/10/08

<u>15027</u>	Feet of ditch dug & 4" tile set	@ \$ <u>.75</u>	per foot	\$ <u>11270.25</u>
<u>15027</u>	Feet of ditch dug & 4" tile set	@ \$ <u>.43</u>	per foot	\$ <u>6461.61</u>
	Feet of ditch dug & 6" tile set	@ \$	per foot	\$
<u>821</u>	Feet of ditch dug & 5" tile set	@ \$ <u>.75</u>	per foot	\$ <u>615.75</u>
<u>821</u>	Feet of ditch dug & 5" tile set	@ \$ <u>.63</u>	per foot	\$ <u>517.23</u>
<u>25</u>	4" Y junction tile	@ \$ <u>7.70</u>	each	\$ <u>192.50</u>
<u>3</u>	5" Y junction tile	@ \$ <u>7.11</u>	each	\$ <u>21.33</u>
<u>3</u>	6" Y junction tile <u>4x5 reducer</u>	@ \$ <u>3.00</u>	each	\$ <u>9.00</u>
	" Y junction tile	@ \$	each	\$
<u>20/16</u>	shed 40 backhoe	@ \$ <u>7.04</u>	each	\$ <u>140.80</u>
<u>1540</u>	feet of 6" outlet pipe	@ \$ <u>3.90</u>	per foot	\$ <u>600.60</u>
<u>28</u>	feet of 8" outlet pipe <u>@ 1/2 costs</u>	@ \$ <u>1.95</u>	per foot	\$ <u>54.60</u>
	feet of " outlet pipe	@ \$	per foot	\$
<u>8</u>	6" cphw	@ \$ <u>2.67</u>	per foot	\$ <u>21.36</u>
	hours of dozer work	@ \$ <u>55.00</u>	per hour	\$
<u>14</u>	hours of backhoe work	@ \$ <u>55.00</u>	per hour	\$ <u>770.00</u>
<u>11</u>	hours of hand-labor <u>4" gates</u>	@ \$ <u>5.88</u>	per hour	\$ <u>64.68</u>
<u>2</u>	4" outlet gates <u>1/2 costs</u>	@ \$ <u>2.94</u>	each	\$ <u>5.88</u>
	8" outlet gates	@ \$	each	\$
		@ \$	each	\$

6/18 tiled
6/23 tiled seala 2
6/24 tiled seala 2
6/25 tiled
6/26 tiled

THANK YOU!

Sub-Total \$ 70,745.59
Tax \$ _____
(if applicable)
Total \$ _____



Tile Map



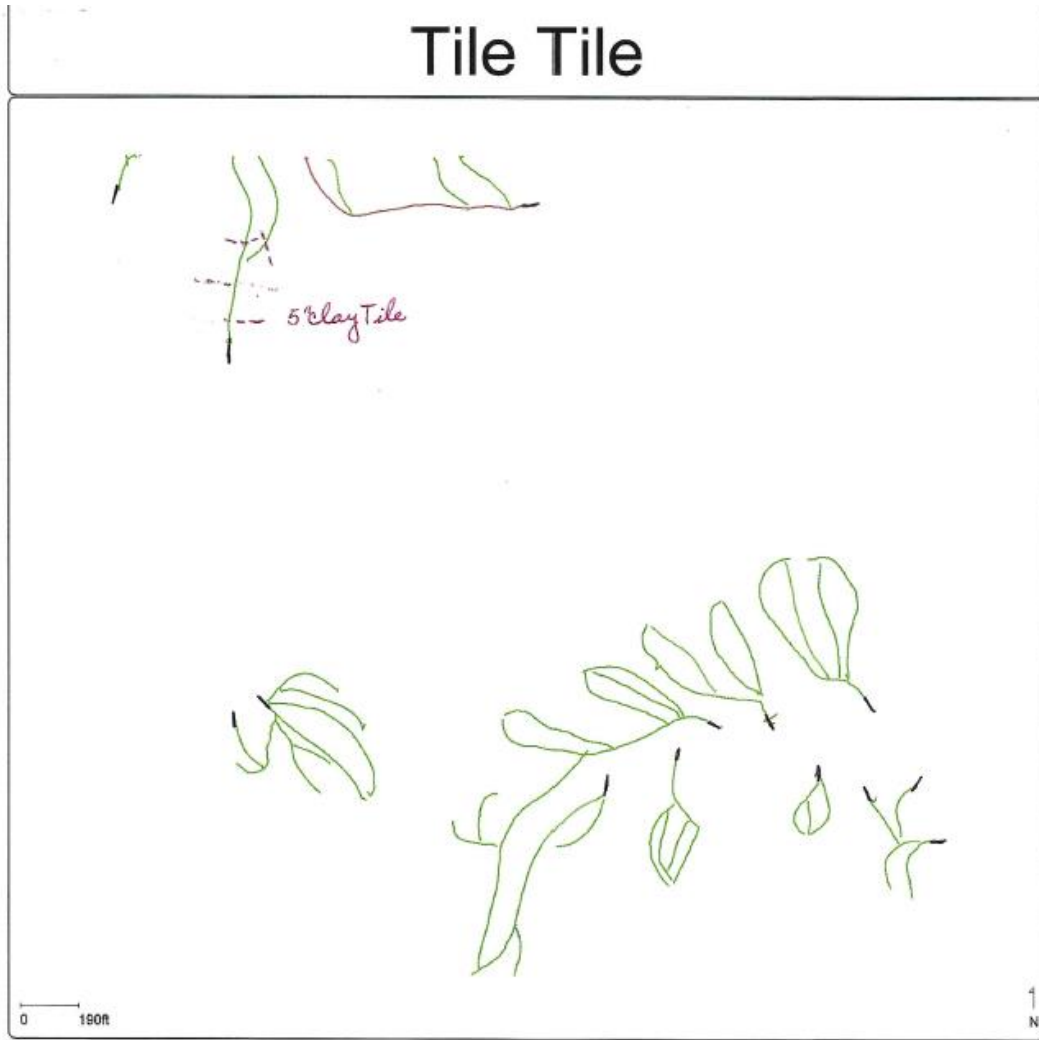
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Ag Leader Technology SMS Advanced

Page 1 of 1



Tile Map



Grower : Gary Wilson
 Farm : 2008
 Field : Tile
 Year : NO Year
 Operation : Tile
 Crop / Product : NO
 Product
 Op. Instance : Instance - 1
 Area : 0.00 ac
 Length : 15,837 ft
 Count : 49

Tile Name	
■ 4 Inch (15,027.2 ft)	
■ 5 Inch (820.8 ft)	



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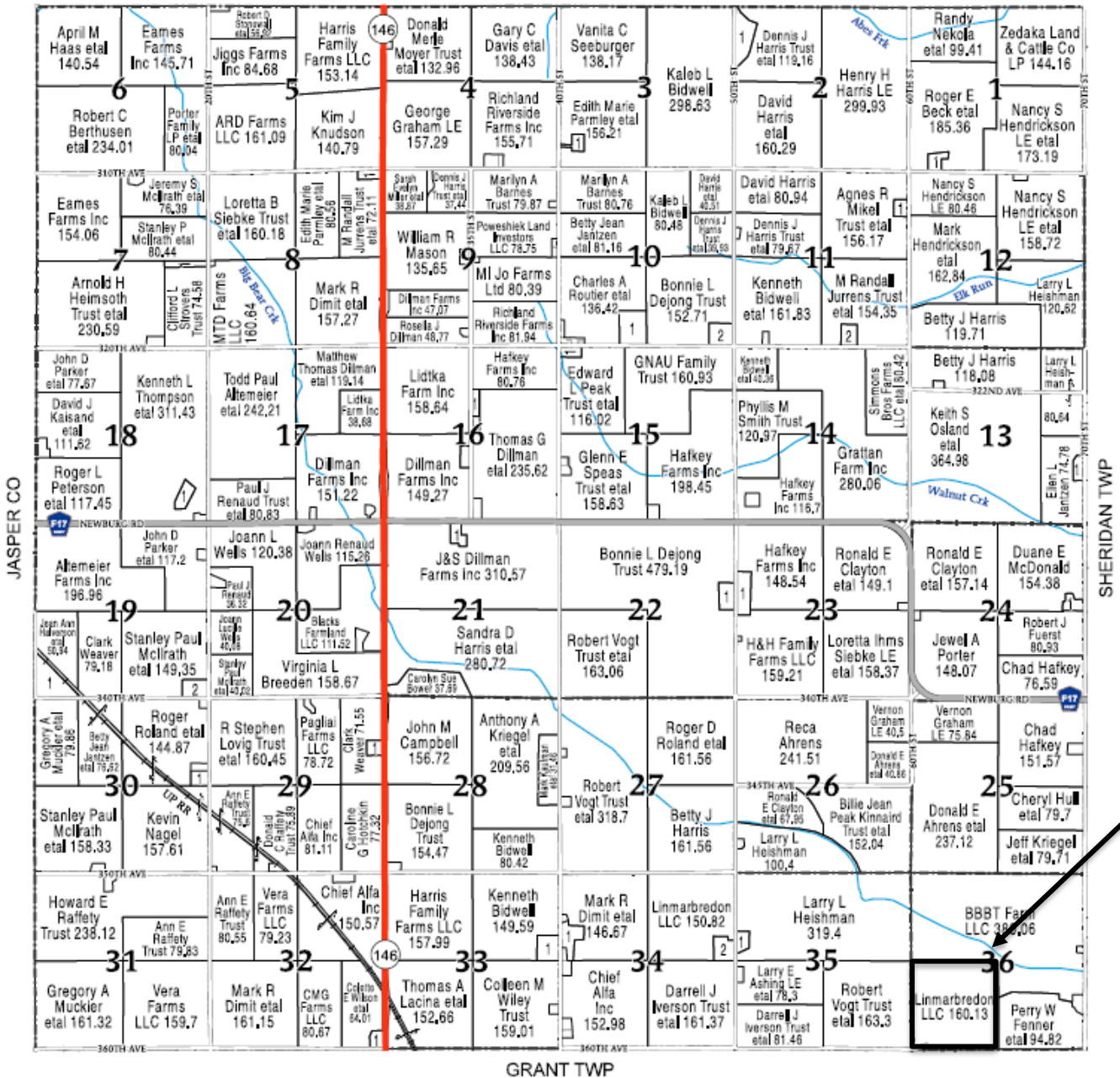
Plat Map

T-81-N

CHESTER PLAT

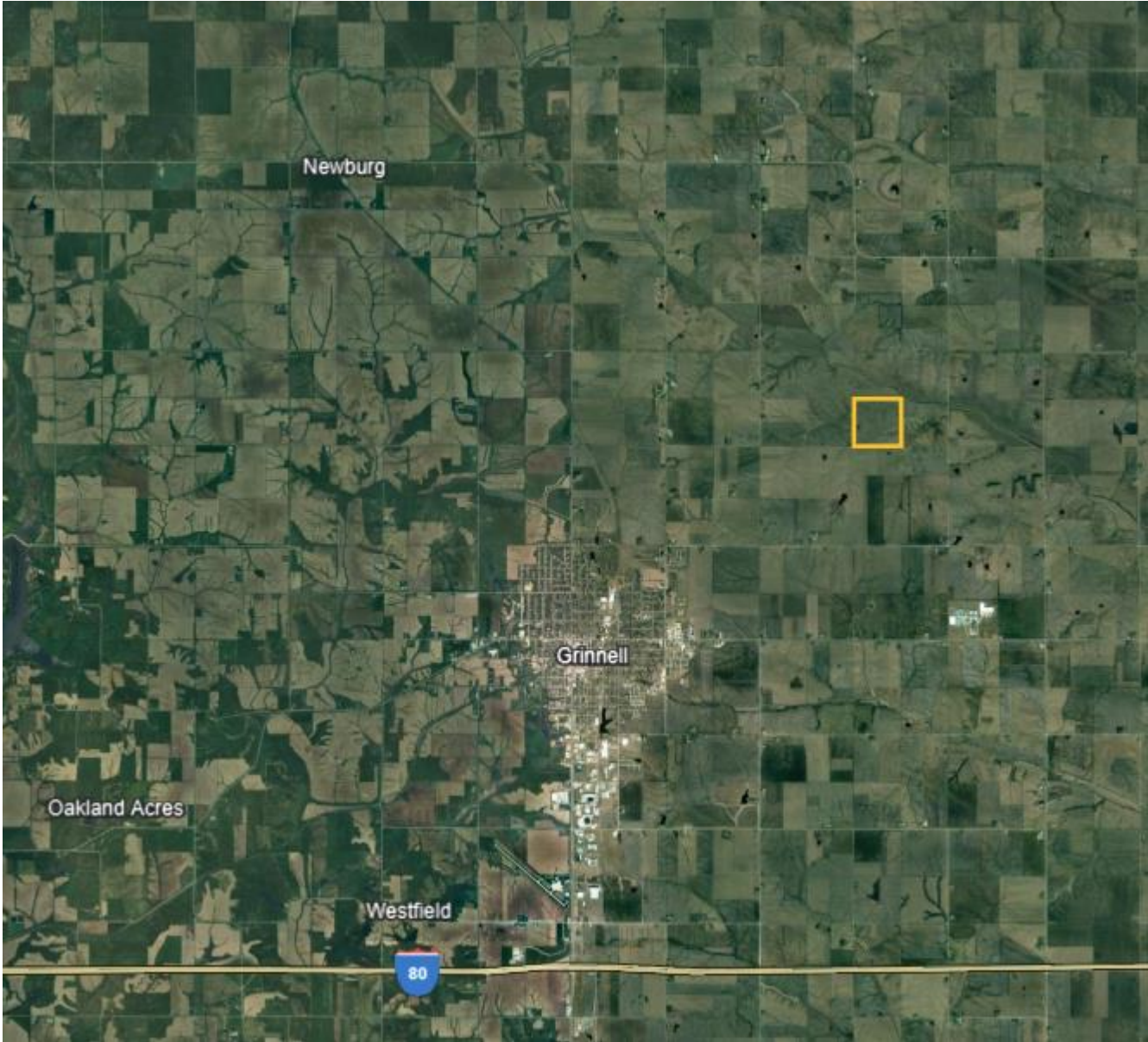
R-16-W

(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 September 26, 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 Thursday, August 22, 2024, at 10 a.m. The live auction will begin at 10 a.m. on Thursday, August 29, 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.