

# IOWA LAND SALES & FARM MANAGEMENT

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## JASPER COUNTY Simulcast Land Auction

### AUCTION DETAILS

Thursday, October 3, 2024 @ 10 a.m.

**Sully Community Center**

318 6th Avenue

Sully, Iowa 50251

**Online Bidding Available**

**256.4**  
acres m/l

**3 PARCELS**



Matt Mann  
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## **Offered in 3 parcels**

Parcel 1 – 99.4 acres m/1, Section 7, Elk Creek Township, Jasper County

Parcel 2 – 79 acres m/1 – Section 12, Elk Creek Township, Jasper County

Parcel 3 – 78 acres m/1 – Section 12, Elk Creek Township, Jasper County

## **Description**

256.4 acres m/1 of Jasper County land being offered for sale as 3 individual parcels. The properties are located 2 miles southeast of Reasnor. Each parcel has been well maintained and will be available for the 2025 crop year. This sale offers a unique opportunity to purchase well cared for farms in a competitive area of Jasper County.



## Property Information | Parcel 1 | 99.4 acres m/1

### ***Legal Description***

*Jasper County* – 99.4 acres m/1 in the Southeast Quarter of the Southwest Quarter and the West Fractional Half of the Southwest Quarter in Section 7, Township 78 North, Range 18 West of the 5th P.M., Jasper County, Iowa. (Final Legal Description will be determined from the abstract.)

### ***Estimated Net Taxes***

Taxes Payable 2023-2024: \$3,272.00

### ***Possession***

Possession of the farm will be given at closing subject to the tenant’s rights under the 2024 farm lease. The existing farm lease has been terminated, and the cropland will be available for the 2025 crop year.



### ***FSA Data***

Farm Number: 641  
Tract Number: 4293  
Cropland Acres: 94.89  
Corn Base Acres: 46.50  
Corn PLC Yield: 159 bu./acre  
Soybeans Base Acres: 39.10  
Soybeans PLC Yield: 48 bu./acre  
2024 Farm Program Election: Corn and Soybeans are enrolled under the ARC County farm program.

### ***Corn Suitability Rating***

CSR2: 63.4 on the Entire Farm per AgriData

*\*Information is estimated pending a reconstitution of farm by the Jasper County FSA Office.*

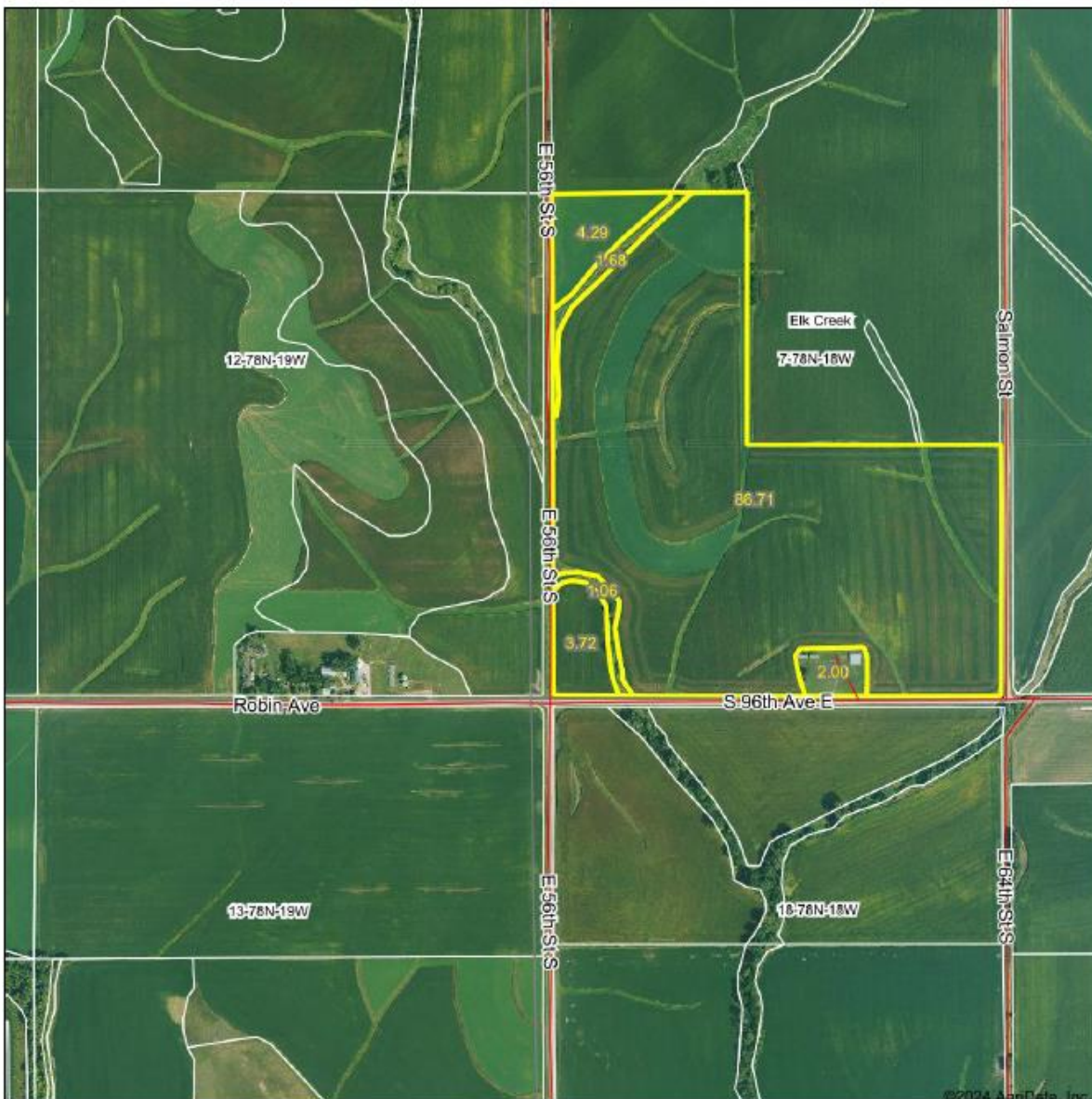
### ***Farmstead***

- Outbuildings
- 52’ x 60’ pole barn built in 1959.
  - 20’ x 50’ hen house built in 1955.
  - 24’ x 48’ machine shed built in 1958.





## Aerial



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Map Provided By:  
**surety**  
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Boundary Center: 41° 34' 11.51, -92° 58' 58.06

0ft 810ft 1620ft

7-78N-18W  
 Jasper County  
 Iowa

8/8/2024

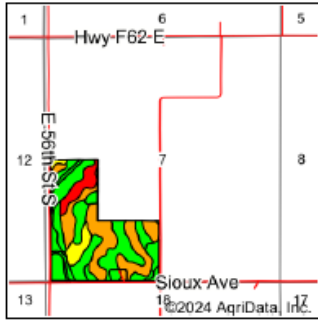
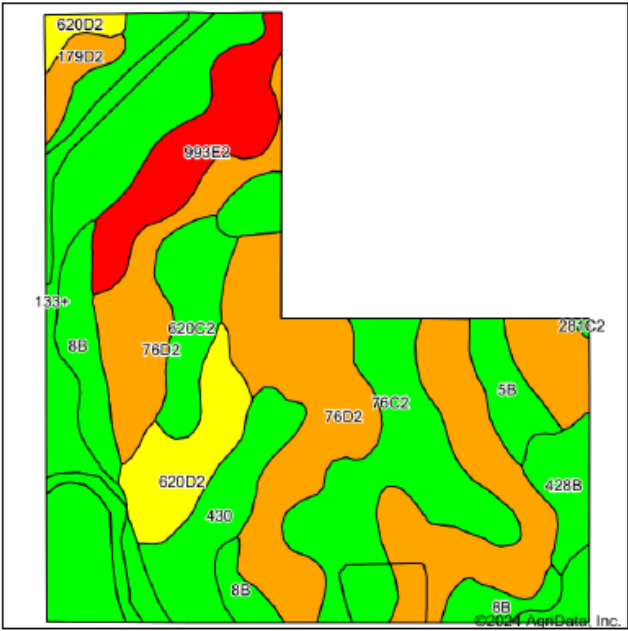
Field borders provided by Farm Service Agency as of 5/21/2008.



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## Soils Map



State: Iowa  
 County: Jasper  
 Location: 7-78N-18W  
 Township: Elk Creek  
 Acres: 99.46  
 Date: 8/8/2024

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 29									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	31.25	31.4%		IIIe	49	56	62	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	19.10	19.2%		IIw	78	85	82	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	13.08	13.2%		IIIe	75	66	67	
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	6.95	7.0%		VIe	22	5	43	
620D2	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	6.11	6.1%		IIIe	59	65	66	
8B	Judson silty clay loam, 2 to 5 percent slopes	5.93	6.0%		IIIe	84	90	58	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	5.70	5.7%		IIw	70	83	68	
620C2	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	4.47	4.5%		IIIe	87	75	71	
428B	Ely silty clay loam, 2 to 5 percent slopes	2.67	2.7%		IIIe	88	88	82	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.57	2.6%		IIw	77	68	69	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	1.53	1.5%		IVe	42	43	53	
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.10	0.1%		IIIe	82	71	65	
<b>Weighted Average</b>						<b>2.86</b>	<b>63.4</b>	<b>65.3</b>	<b>*n 66.5</b>

\*\*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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## LAND SALES

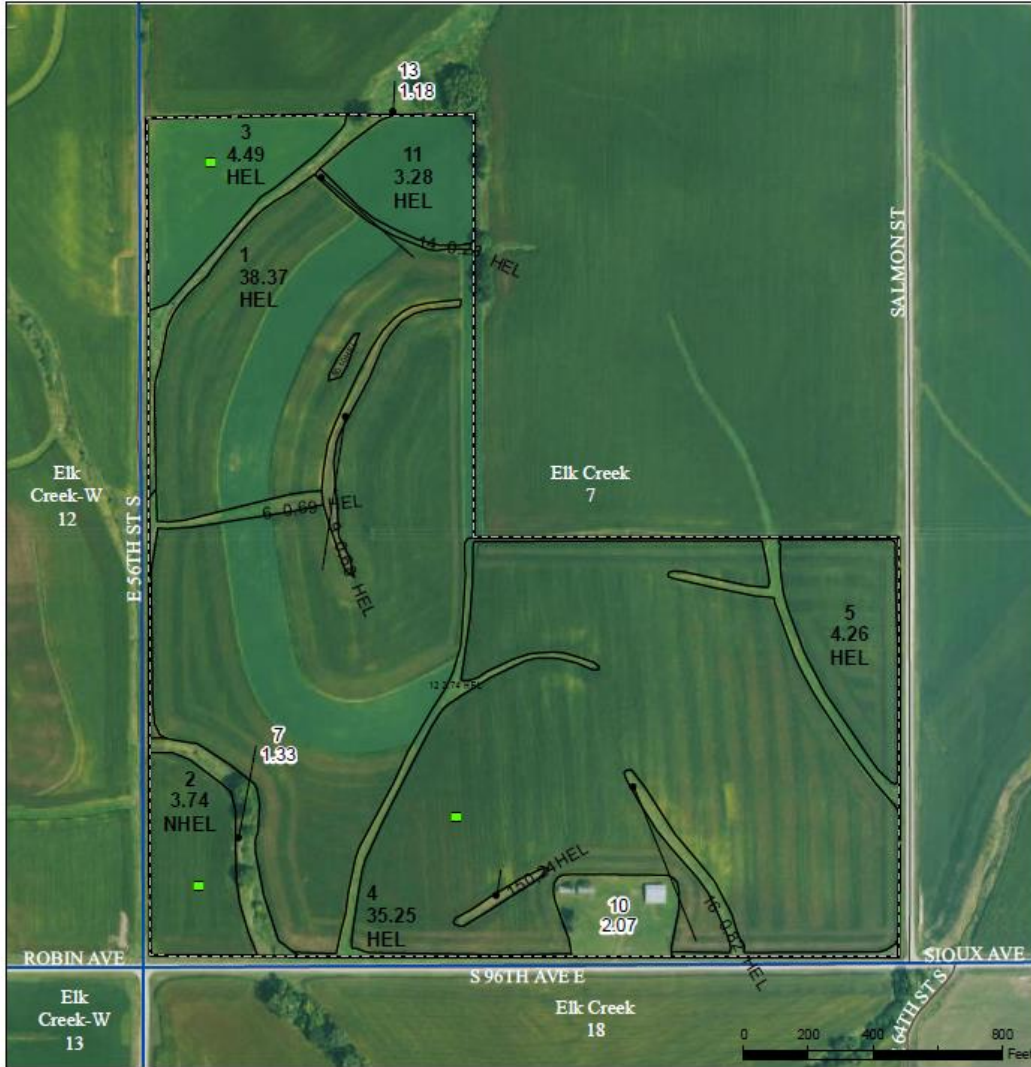
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## FSA Aerial



Jasper County, Iowa



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

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

Tract Cropland Total: 94.89 acres

2024 Program Year

Map Created May 09, 2024

Farm 4293

Tract 641

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).

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## Property Information | Parcel 2 | 79 acres m/1

### ***Legal Description***

*Jasper County* – 79 acres m/1 in The East Half of the Southwest Quarter in Section 12 Township 78 North, Range 19 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from the abstract.)

### ***Estimated Net Taxes***

Taxes Payable 2023-2024: \$2,966.00

### ***Possession***

Possession of the farm will be given at closing subject to the tenant’s rights under the 2024 farm lease. The existing farm lease will be terminated, and the cropland will be available for the 2025 crop year.



### ***FSA Data***

Farm Number: 4293

Tract Number: 631

Cropland Acres: 73.40

Corn Base Acres: 42.70

Corn PLC Yield: 159 bu./acre

Soybeans Base Acres: 30.70

Soybeans PLC Yield: 49 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 Jasper County FSA Office.*

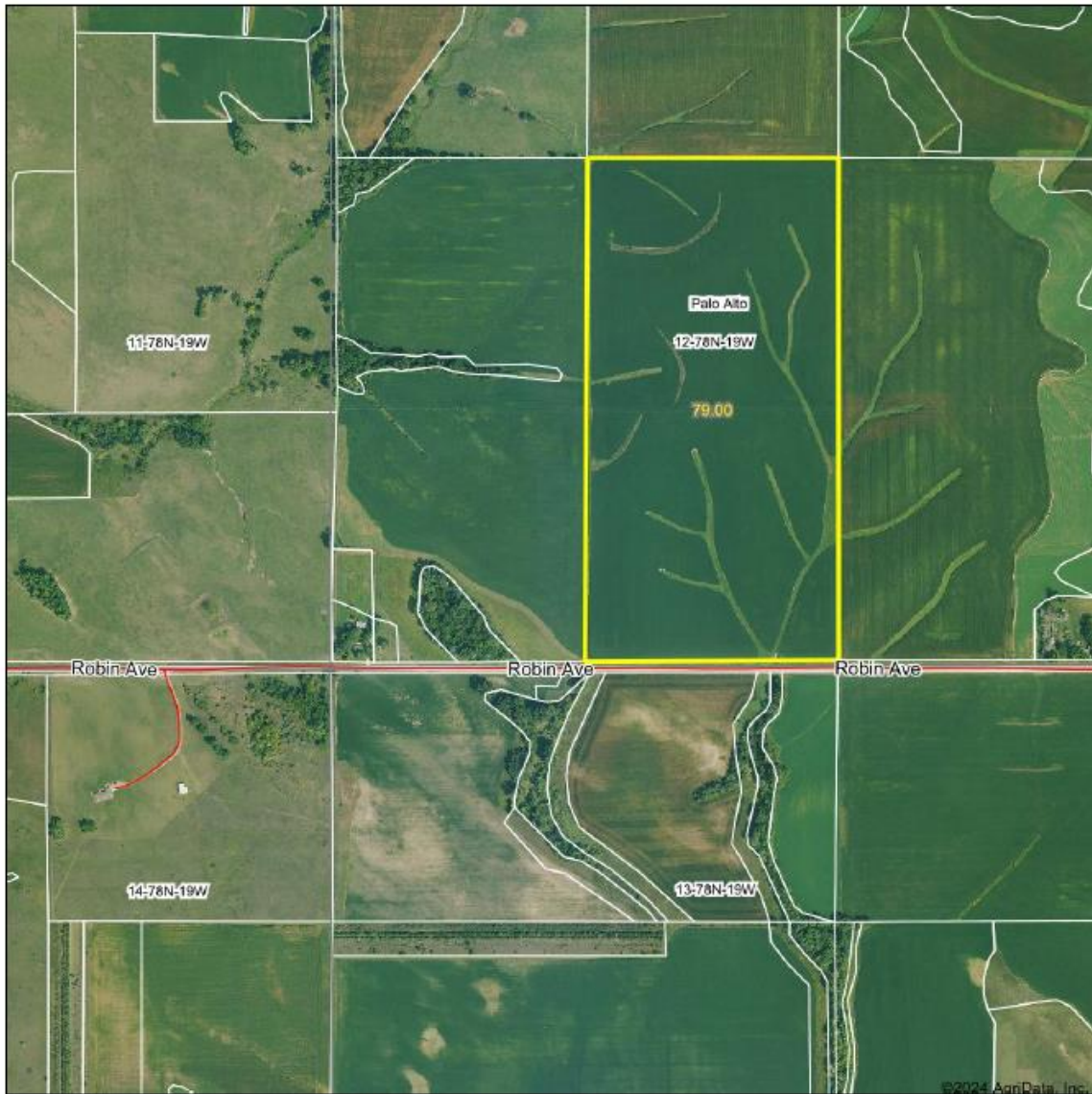
### ***Corn Suitability Rating***

CSR2: 71.4 on the Entire Farm per AgriData





## 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: 41° 34' 11.54, -92° 59' 55.2

**12-78N-19W**  
**Jasper County**  
**Iowa**

0ft 810ft 1620ft



8/8/2024





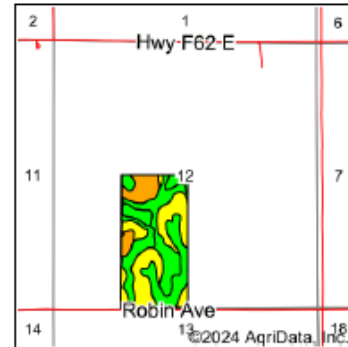
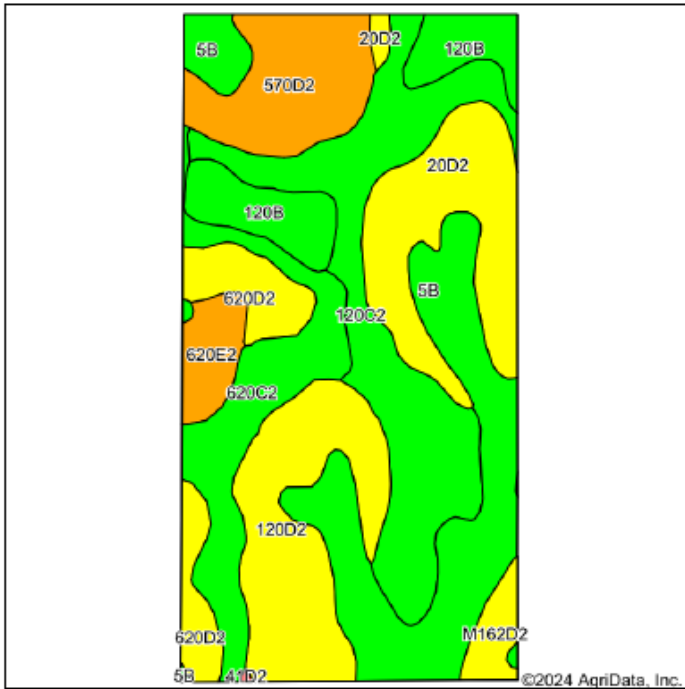
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## Soils Map



State: Iowa  
 County: Jasper  
 Location: 12-78N-19W  
 Township: Palo Alto  
 Acres: 79  
 Date: 8/8/2024

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Map Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 29

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	15.32	19.4%			IIIe	87	76	
5B	Ackmore-Colo complex, 2 to 5 percent slopes	14.51	18.4%			IIw	77	68	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	10.42	13.2%			IIIe	62	66	
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	9.60	12.2%			IIIe	55	63	
620C2	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	8.24	10.4%			IIIe	87	75	
570D2	Nira silty clay loam, 9 to 14 percent slopes, moderately eroded	6.96	8.8%			IIIe	45	58	
120B	Tama silty clay loam, 2 to 5 percent slopes	5.49	6.9%			IIe	95	93	
620D2	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	4.65	5.9%			IIIe	59	65	
620E2	Port Byron silt loam, 14 to 18 percent slopes, moderately eroded	2.33	2.9%			IVe	45	55	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.48	1.9%			IVe	57		
<b>Weighted Average</b>						<b>2.80</b>	<b>71.4</b>	<b>-</b>	<b>*n 69.1</b>

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



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## FSA Aerial



Jasper County, Iowa



**Legend**

Non-Cropland	CRP	Iowa PLSB
Cropland	Tract Boundary	Iowa Roads

**Wetland Determination**

- Restricted
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 79.00 acres

2024 Program Year  
Map Created May 09, 2024

**Farm 4293**  
**Tract 631**

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**Property Information | Parcel 3 | 78 acres m/l**

***Legal Description***

*Jasper County* – 78 acres m/l located in the North Half of the Northwest Quarter in Section 13, Township 78 North, Range 19 West of the 5th P.M., Jasper County, Iowa (Final Legal Description will be determined from the abstract.)

***Estimated Net Taxes***

Taxes Payable 2023-2024: \$1,580.00

***Possession***

Possession of the farm will be given at closing subject to the tenant’s rights under the 2024 farm lease. The existing farm lease will be terminated, and the cropland will be available for the 2025 crop year.

***FSA Data***

Farm Number: 1609  
 Tract Number: 638  
 Cropland Acres: 51.80  
 Corn Base Acres: 43.70  
 Corn PLC Yield: 124 bu./acre  
 Soybeans Base Acres: 8.10  
 Soybeans PLC Yield: 37 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 Jasper County FSA Office.*



***Corn Suitability Rating***

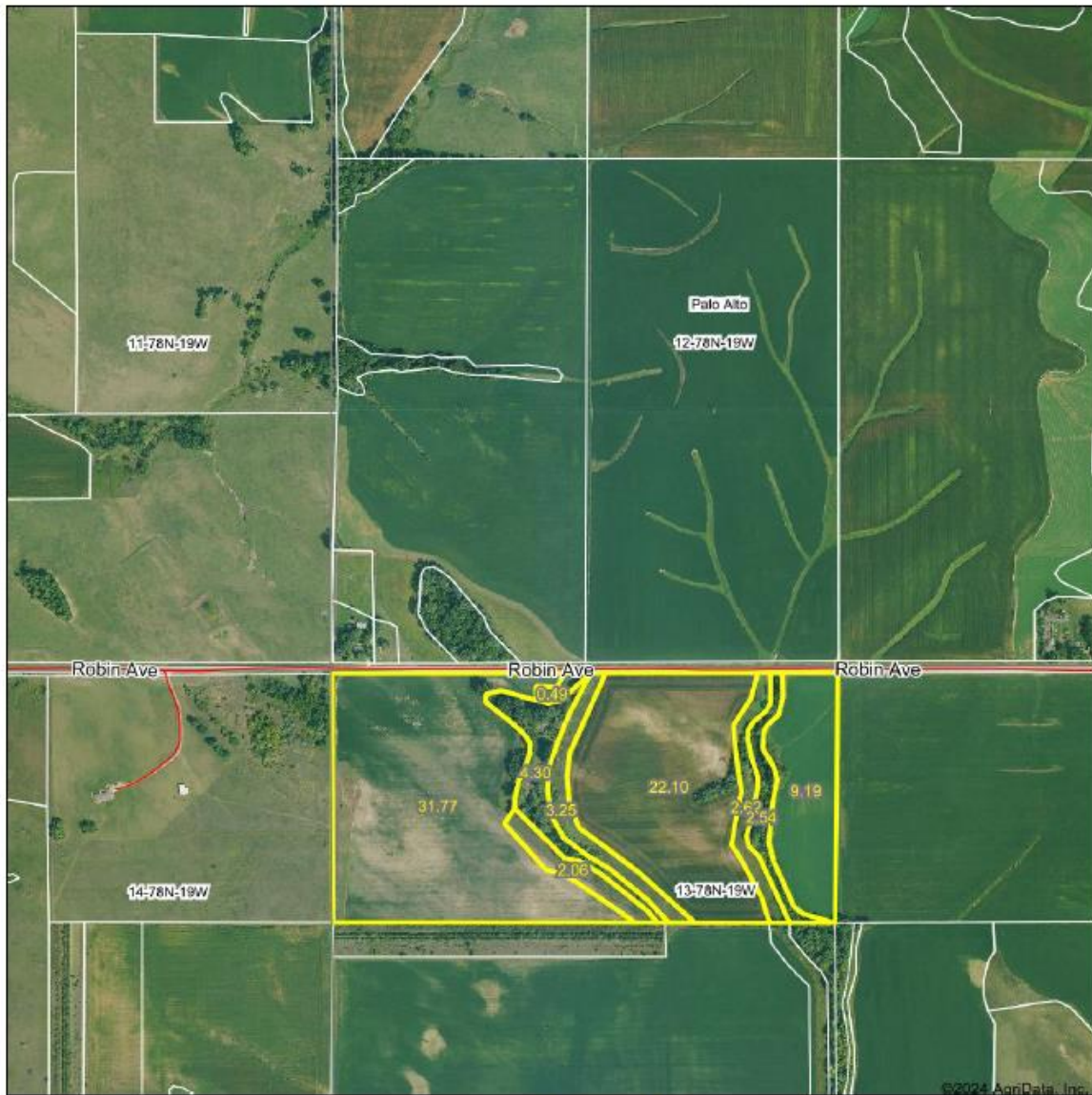
CSR2: 42.6 on the Entire Farm per AgriData

***Conservation Reserve Program***

Farm Number: 1609  
 Tract Number: 638  
 Contract Number: 11018B  
 Field Number: 4, 5, 6  
 Acres Enrolled: 8.12  
 Rental Rate per acre: \$261.59  
 Total Payment: \$2,124.00  
 Expiration: September 30, 2029



## Aerial



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Boundary Center: 41° 33' 51.62, -93° 0' 3.93

**13-78N-19W**  
**Jasper County**  
**Iowa**

0ft 810ft 1620ft

8/8/2024

Field borders provided by Farm Service Agency as of 5/21/2008

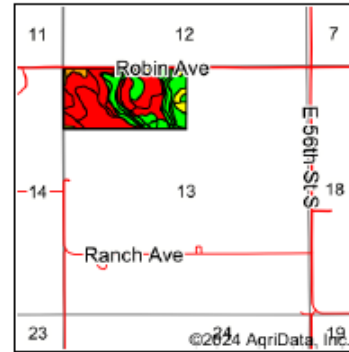
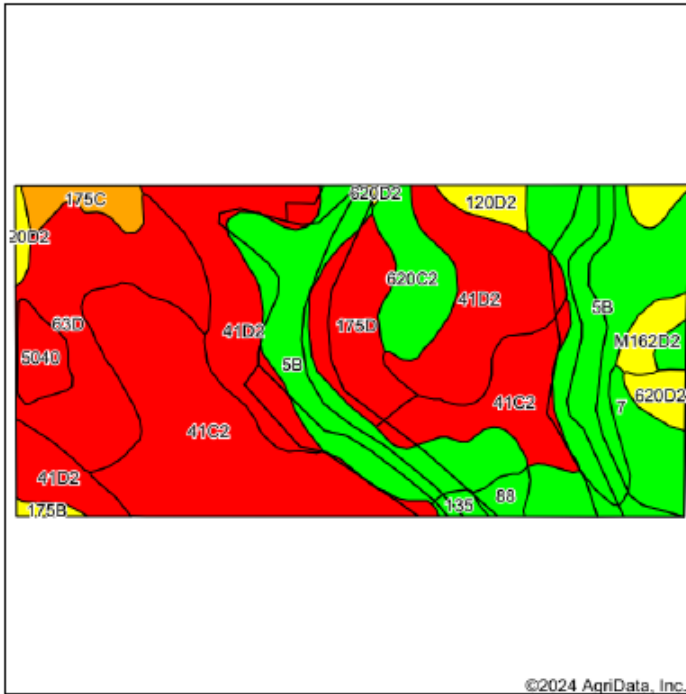




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## Soils Map



State: Iowa  
 County: Jasper  
 Location: 12-78N-19W  
 Township: Palo Alto  
 Acres: 78.32  
 Date: 8/8/2024



Map Provided By:  
**surety**  
 CUSTOMER'S ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class c	CSR2**	CSR	%n NCCPI Soybeans
5B	Ackmore-Colo complex, 2 to 5 percent slopes	18.02	23.0%	Green	IIw	77	68	69
41C2	Sparta loamy fine sand, 5 to 9 percent slopes, moderately eroded	16.73	21.4%	Red	IVs	32	25	28
41D2	Sparta loamy fine sand, 9 to 18 percent slopes, moderately eroded	14.79	18.9%	Red	IVs	13	11	27
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	8.82	11.3%	Red	VIIs	5	11	27
175D	Dickinson fine sandy loam, 9 to 14 percent slopes	4.46	5.7%	Red	IIIe	19	30	33
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	3.70	4.7%	Green	Iw	100	90	82
620C2	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	3.16	4.0%	Green	IIIe	87	75	71
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.70	2.2%	Yellow	IVe	57		64
620D2	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	1.44	1.8%	Yellow	IIIe	59	65	66
5040	Anthropotic Udorthents, 2 to 9 percent slopes	1.42	1.8%	Red	VIIs	5		66
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.36	1.7%	Orange	IIIe	45	39	36
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	0.98	1.3%	Yellow	IIIe	62	66	64
88	Nevin silty clay loam, 0 to 2 percent slopes	0.65	0.8%	Green	Is	92	90	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.42	0.5%	Green	IIIe	82		68
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.38	0.5%	Green	IIw	76	80	83



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## LAND SALES

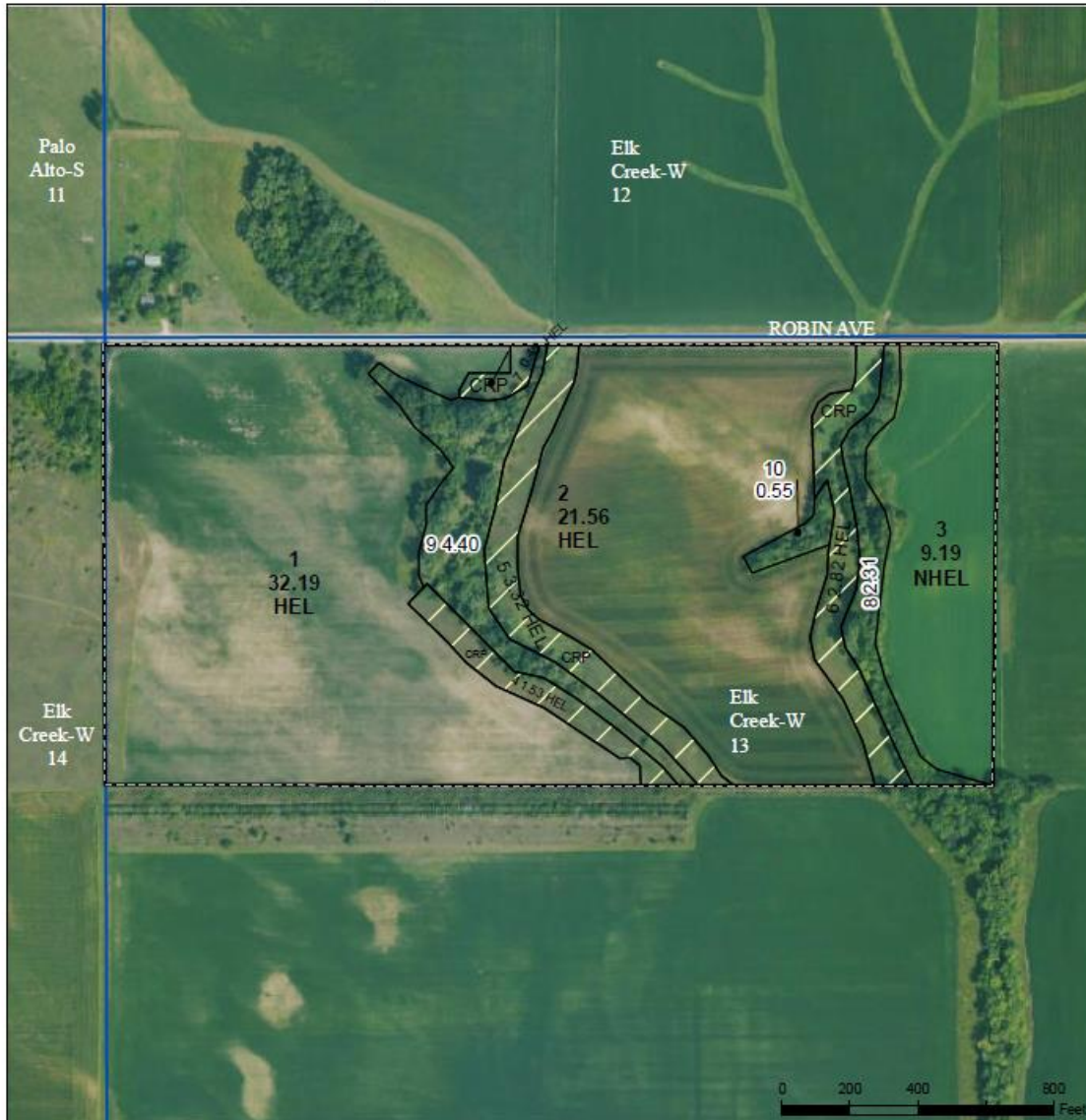
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## FSA Aerial



Jasper County, Iowa



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

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

Tract Cropland Total: 71.06 acres

2024 Program Year  
Map Created May 09, 2024

**Farm 1609**  
**Tract 638**

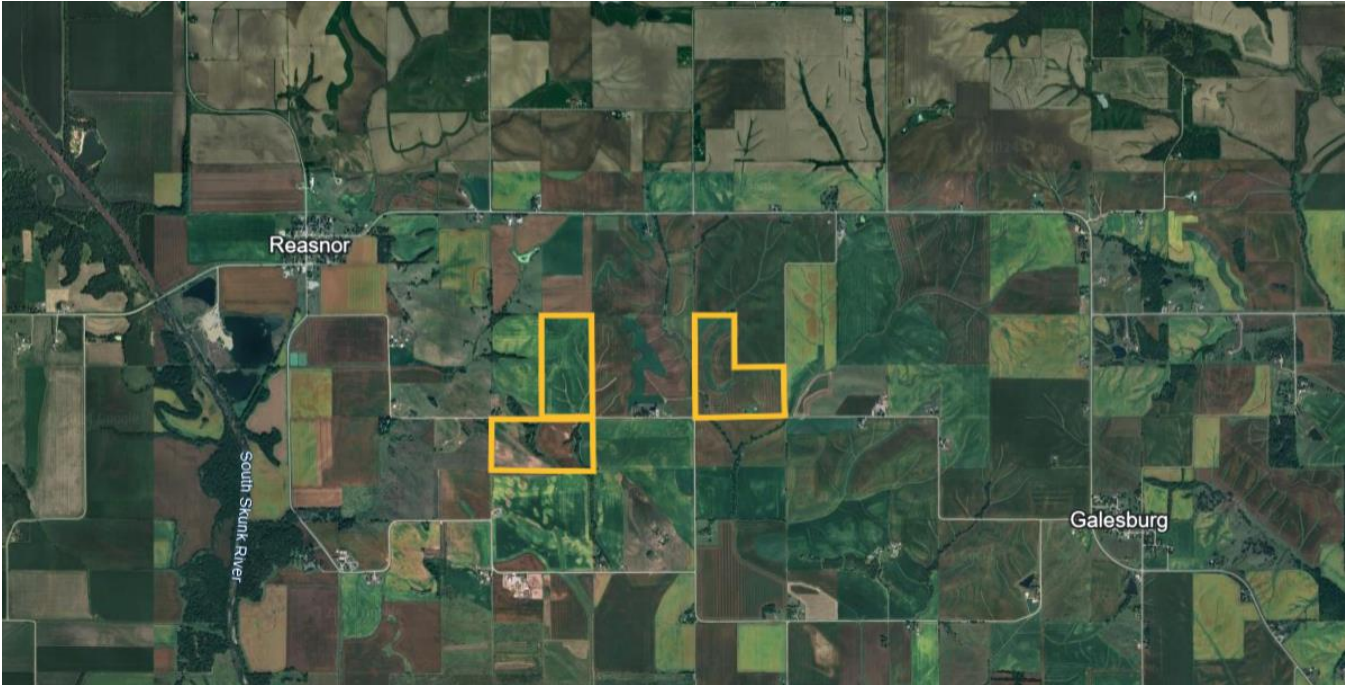
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## Location Map





## Auction Terms & Announcements

**Method:** This property will be offered for sale as three individual tracts. 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 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 December 2nd, 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 is 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, September 26, at 10 am. The live auction will begin at 10 am on Thursday, October 3<sup>rd</sup>, 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.