

IOWA LAND SALES & FARM MANAGEMENT

experts in our fields.

MONROE COUNTY

Online Only Land Auction

AUCTION DETAILS

Online Bidding:

Opens: Thursday, November 14th, 2024, @ 10 a.m.

Closes: Thursday, November 21st, 2024, @ 11 a.m

31
acres m/1

1 PARCEL



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Vince Johnson
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Vince@IowaLandSales.com



Tessa Geiger
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Tessa@IowaLandSales.com



31 acres m/1, Section 25, Monroe Township

Description

31 acres m/1 of Monroe County land being offered for sale as an individual parcel. This property has several attributes, carrying a high percentage of tillable land with a 51.1 CSR2, a well-cared for machine shed, and a potential building site, in a unique area of Monroe County. The cropland will be available for the 2025 crop year. A rare opportunity to acquire a small parcel of land within 8 miles of Lake Rathbun.



Property Information | 31 acres m/l

Legal Description

Monroe County – 31 acres m/l located in the NW ¼ NE ¼ Except Parcel B, Part of the NE ¼ NE ¼ Except Parcel G, & 8 Rods X 40 Rods in the NE ¼ NE ¼ all in Section 25, Township 71 North, Range 17 West of the 5th P.M., Monroe County, Iowa. (Exact Legal Description to be determined from abstract).

Estimated Net Taxes

Taxes Payable 2024-2025: \$528.00

Net Taxable Acres: 31

Taxes per Net Acre: \$17.03

Corn Suitability Rating

CSR2: 51.1 on Entire Farm per AgriData.

CSR2: 51.5 on Tillable per AgriData.

Possession

Possession of the farm will be given at closing subject to the tenants' rights under the 2024 farm lease. The existing lease has been terminated and will expire on February 28th, 2025, and the cropland will be available for the 2025 crop year on March 1st, 2025.

Outbuilding

A 40' x 60' machine shed with a concrete floor built in 2001. Possession of the machine shed will be provided to the new buyer on March 1st, 2025.

Utilities

Water: Currently not in service

Electric: Currently not in service



FSA Data

Farm Number: 3247

Tract Number: 6458

Cropland Acres: 27.61

Oats Base Acres: 0.35

Oats PLC Yield: 42 bu./acre

Corn Base Acres: 7.61

Corn PLC Yield: 80 bu./acre

Soybean Base Acres: 1.0

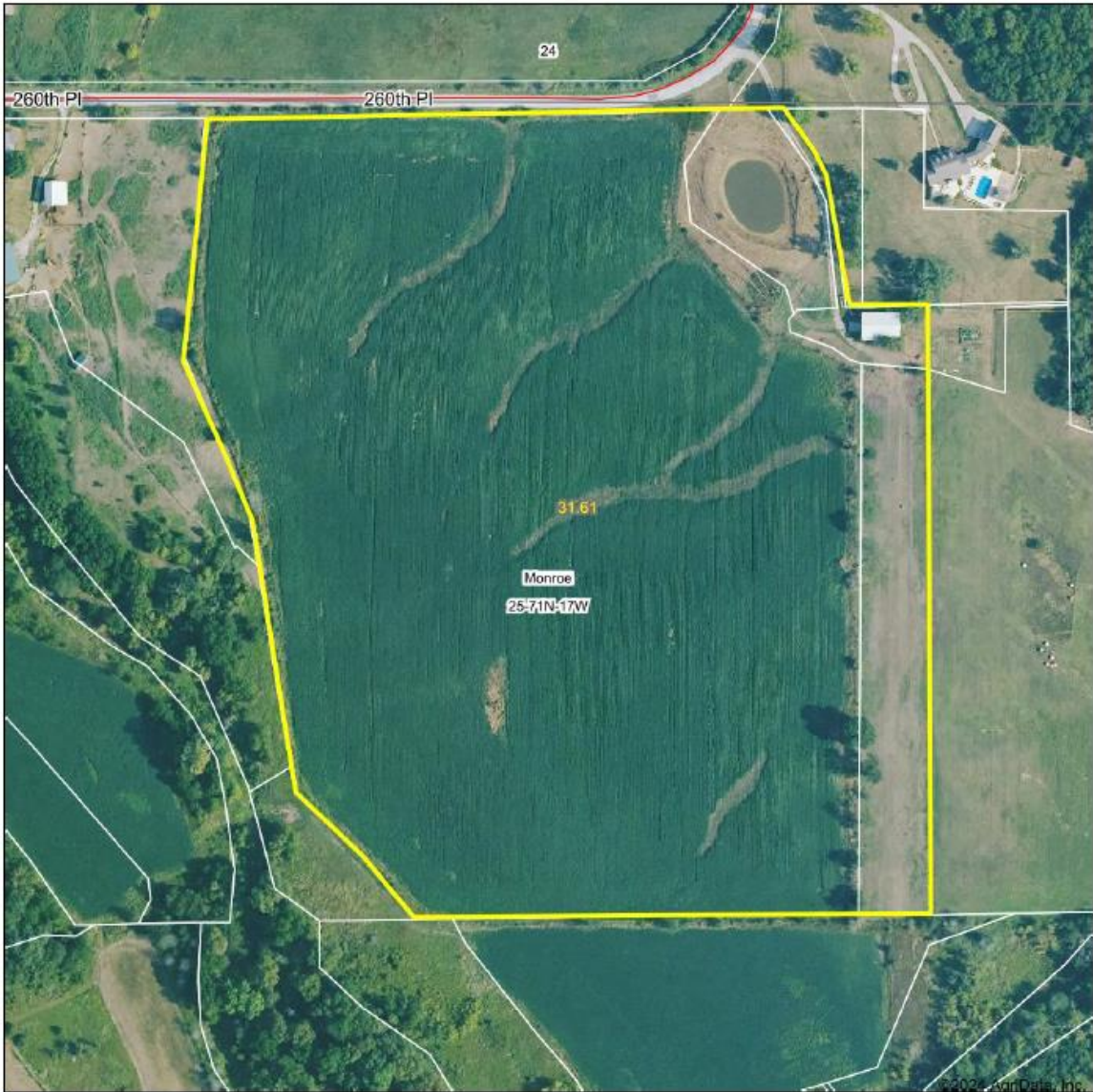
Soybean PLC Yield: 28 bu./acre

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

**Information is estimated pending a reconstitution of farm by Monroe County FSA Office.*



Aerial



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Boundary Center: 40° 55' 33.06, -92° 45' 26.53

0ft 252ft 504ft

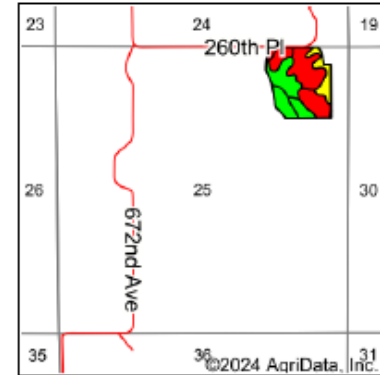
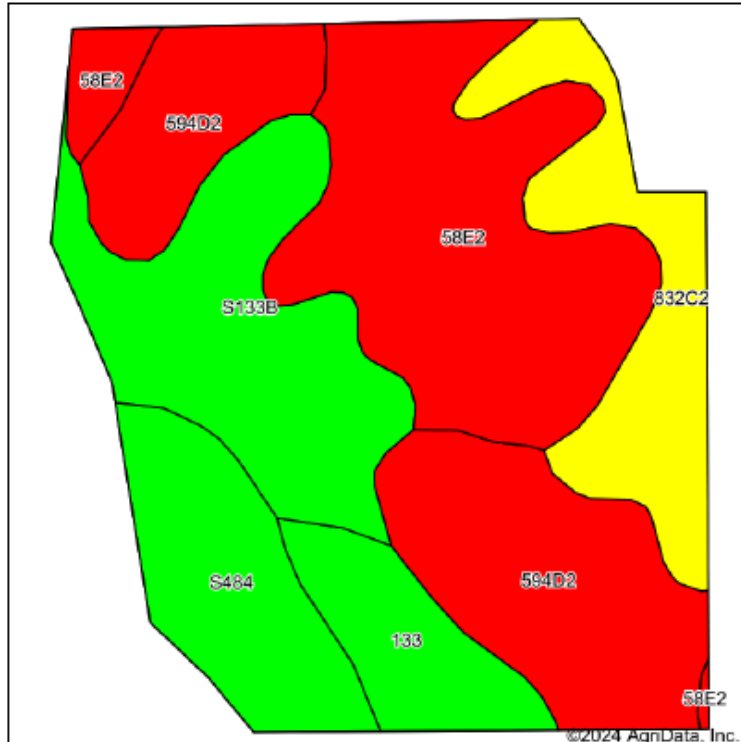
25-71N-17W
Monroe County
Iowa

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8/7/2024



Soils Map



State: Iowa
 County: Monroe
 Location: 25-71N-17W
 Township: Monroe
 Acres: 31.61
 Date: 8/7/2024

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Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA135, Soil Area Version: 31									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
58E2	Douds loam, heavy loess, 14 to 18 percent slopes, moderately eroded	8.63	27.4%		Vle	34	18	57	
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	7.49	23.7%		IVe	19	5	49	
S133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	5.88	18.6%		IIw	80		83	
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	3.93	12.4%		IVe	61	40	69	
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.49	11.0%		IIw	86		93	
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.19	6.9%		IIw	78	85	88	
Weighted Average						3.81	51.1	*-	*n 67.4

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

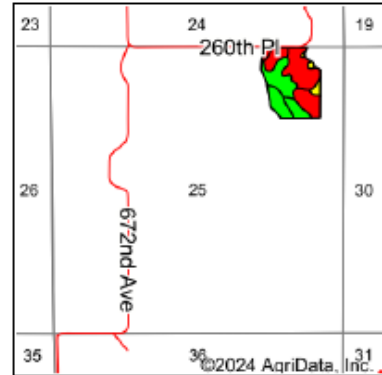
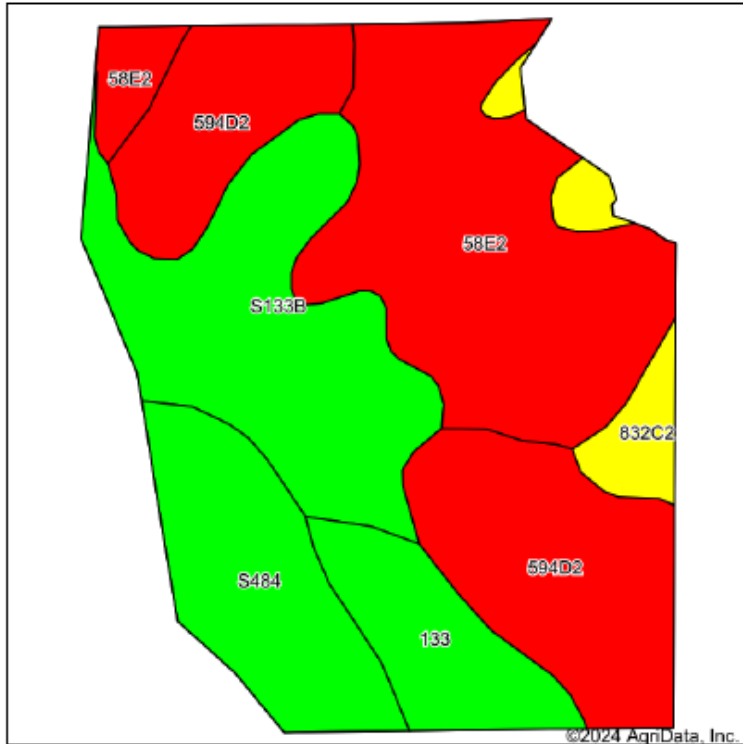
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Tillable Soils Map



State: Iowa
 County: Monroe
 Location: 25-71N-17W
 Township: Monroe
 Acres: 27.61
 Date: 8/7/2024

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Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA135, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans		
58E2	Douls loam, heavy loess, 14 to 18 percent slopes, moderately eroded	8.07	29.2%			Vle	34	18	57	
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	6.74	24.4%			IVe	19	5	49	
S133B	Colo silty clay loam, heavy till, 2 to 5 percent slopes, rarely flooded	5.88	21.3%			IIw	80		83	
S484	Lawson silt loam, heavy till, 0 to 2 percent slopes, occasionally flooded	3.53	12.8%			IIw	86		93	
133	Colo silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	2.20	8.0%			IIw	78	85	86	
832C2	Weller silty clay loam, terrace, 5 to 9 percent slopes, moderately eroded	1.19	4.3%			IVe	61	40	69	
Weighted Average							3.74	51.5	*-	*n 68

**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



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Plat Map | Monroe Township

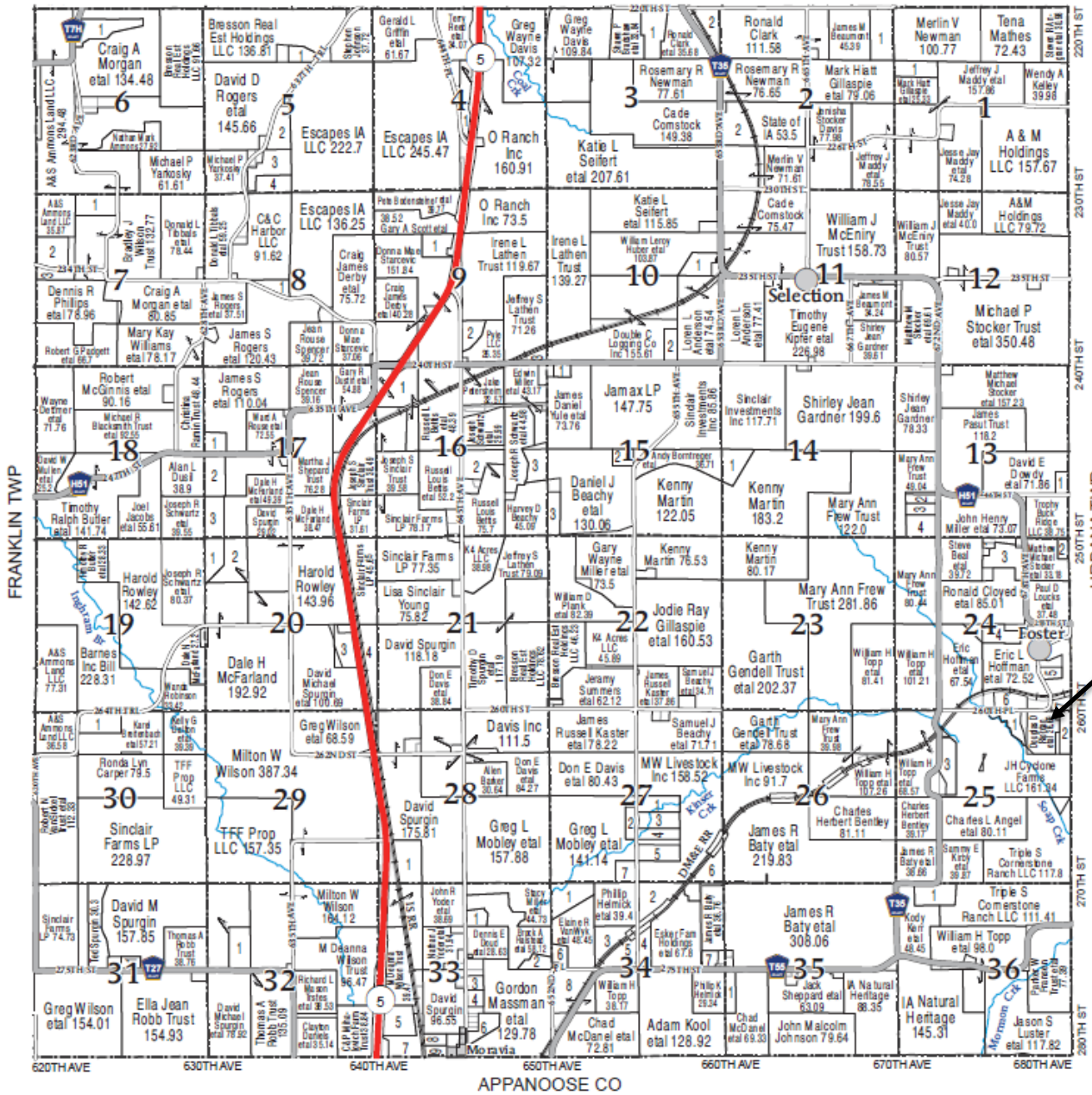
T-71-N

MONROE PLAT

R-17-W

(Landowners)

TROY TWP



APPANOOSE CO



FSA Aerial

USDA United States Department of Agriculture

Monroe County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 55.10 acres

2025 Program Year

Map Created October 04, 2024

Farm 3247

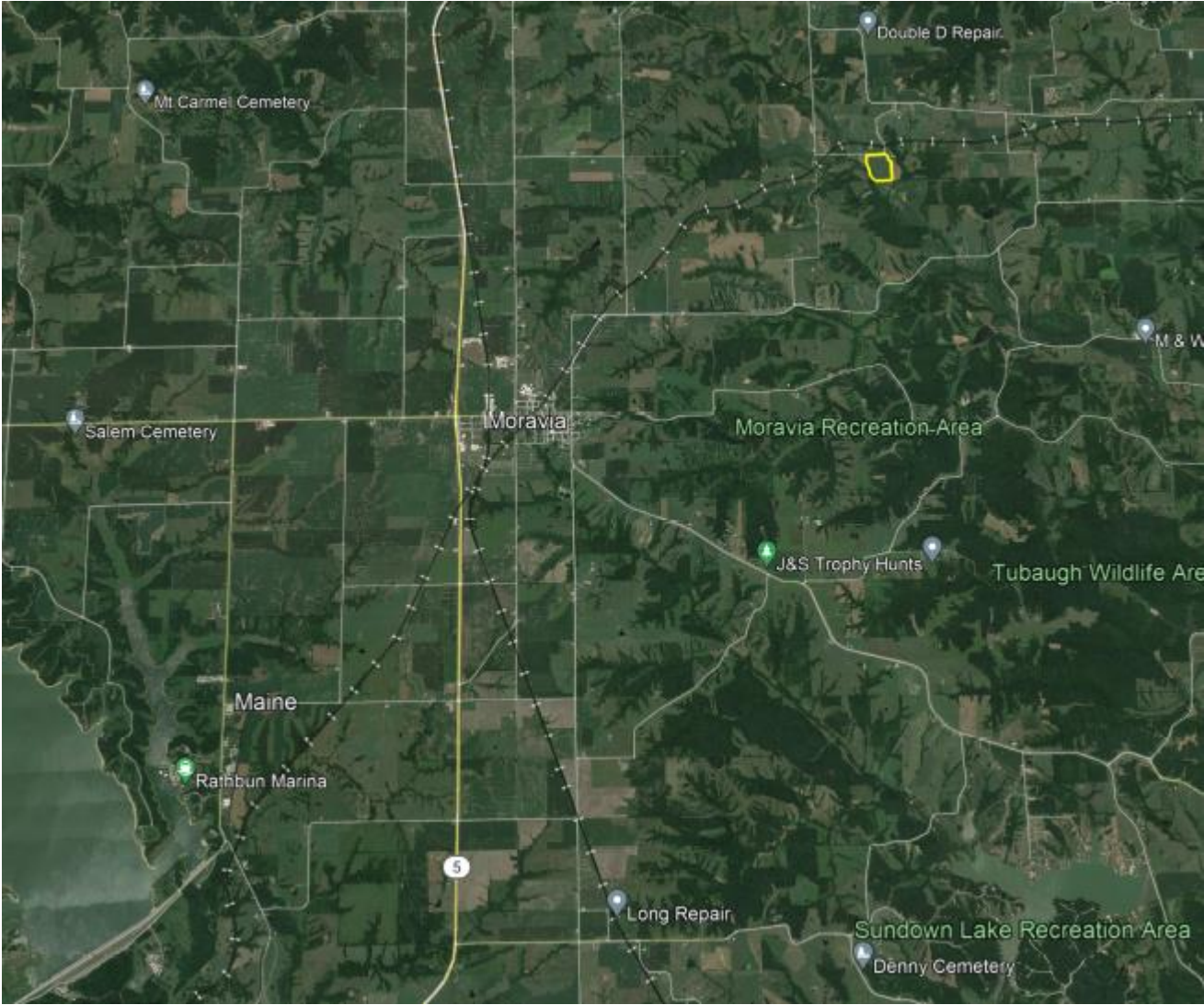
Tract 6458

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



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 31 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 January 10, 2025. 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, November 14th, 2024, at 10 am and will end at 11 am on Thursday, November 21st, 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.