

# IOWA LAND SALES & FARM MANAGEMENT

*experts in our fields.*

## BUCHANAN COUNTY

### Simulcast Land Auction

#### DETAILS

Thursday, January 30, 2025 @ 10 a.m.

**Heartland Acres Agribition Center**

2600 Swan Lake Boulevard A

Independence, Iowa 50644

**Online Bidding Available**

225  
acres m/1

3 PARCELS



Matt Mann  
641-990-4016

[Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com)



Vince Johnson  
641-891-5326

[Vince@IowaLandSales.com](mailto:Vince@IowaLandSales.com)



## **Offered in 3 parcels**

Parcel 1 – 40 acres m/1, Section 34, Buffalo Township, Buchanan County

Parcel 2 – 155 acres m/1 – Section 27, Buffalo Township, Buchanan County

Parcel 3 – 30 acres m/1 – Section 2, Sumner Township, Buchanan County

## **Description**

225 acres m/1 of quality Buchanan County land being offered for sale as 3 individual parcels. Tract #1 has 40 acres m/1 with a CSR2 rating of 89.1, Tract #2 has 155 acres m/1 with a CSR2 rating of 88.4, and Tract #3 has 30 acres m/1 with a CSR2 rating of 72.3. Each parcel has been well maintained and will be available for the 2025 crop year.



## Property Information | Parcel 1 | 40 acres m/1

### ***Legal Description***

*Buchanan County* – 40 acres m/1 in the NW ¼ NW ¼ in Section 34, Township 90 North, Range 8 West of the 5th P.M., Buchanan County, Iowa (Final Legal Description will be determined from Abstract),

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

Taxes Payable 2024-2025: \$1,662.00

### ***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 will be available for the 2025 crop year.



### ***FSA Data***

Farm Number: 2222

Tract Number: 1768

Cropland Acres: 39.57

Corn Base Acres: 24.72

Corn PLC Yield: 136 bu./acre

Soybean Base Acres: 13.07

Soybean PLC Yield: 38 bu./acre

The 39.57 acres of cropland is classified as NHEL.

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 Buchanan County FSA Office.*

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

CSR2: 89.1 on the Entire Farm per AgriData



**Aerial | Parcel 1 | 40 acres m/1**



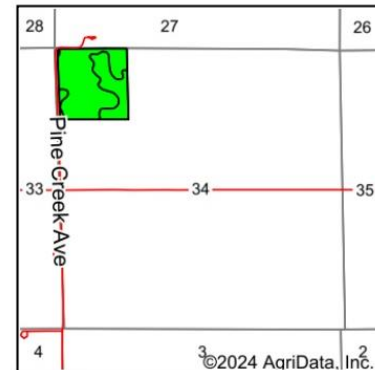
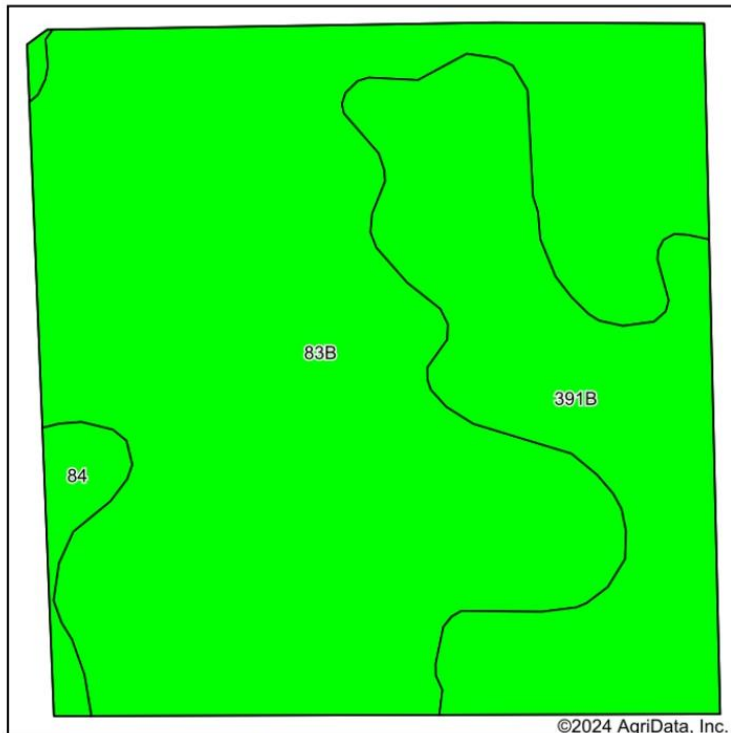
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|  |  |                                  |
|--|--|----------------------------------|
| <p><b>IOWA</b><br/> <b>LAND SALES</b><br/>         &amp; FARM MANAGEMENT<br/> <i>experts in our fields.</i></p> <p>Maps Provided By:</p> <p><small>CUSTOMIZED ONLINE MAPPING<br/>         © AgriData, Inc. 2023 www.AgrIDataInc.com</small></p> <p><small>Field borders provided by Farm Service Agency as of 5/21/2008.</small></p> | <p>Boundary Center: 42° 34' 7.88, -91° 47' 3.17</p>                  | <p>0ft      495ft      990ft</p> |
|  | <p><b>34-90N-8W</b><br/> <b>Buchanan County</b><br/> <b>Iowa</b></p> |                                  |

12/2/2024



## Soils Map | Parcel 1 | 40 acres m/1






State: **Iowa**  
 County: **Buchanan**  
 Location: **34-90N-8W**  
 Township: **Buffalo**  
 Acres: **39.62**  
 Date: **12/2/2024**

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

| Area Symbol: IA019, Soil Area Version: 31 |  |       |                  |  |                  |             |             |             |
|---|--|-------|------------------|--|------------------|-------------|-------------|-------------|
| Code                                      | Soil Description                           | Acres | Percent of field | CSR2 Legend  | Non-Irr Class *c | CSR2**      | CSR         |             |
| 83B                                       | Kenyon loam, 2 to 5 percent slopes         | 28.01 | 70.6%            |  | lle              | 90          | 86          |             |
| 391B                                      | Clyde-Floyd complex, 1 to 4 percent slopes | 10.56 | 26.7%            |  | llw              | 87          | 76          |             |
| 84  | Clyde clay loam, 0 to 3 percent slopes     | 1.05  | 2.7%             |  | llw              | 88          | 76          |             |
| <b>Weighted Average</b>                   |  |       |                  |  |                  | <b>2.00</b> | <b>89.1</b> | <b>83.1</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



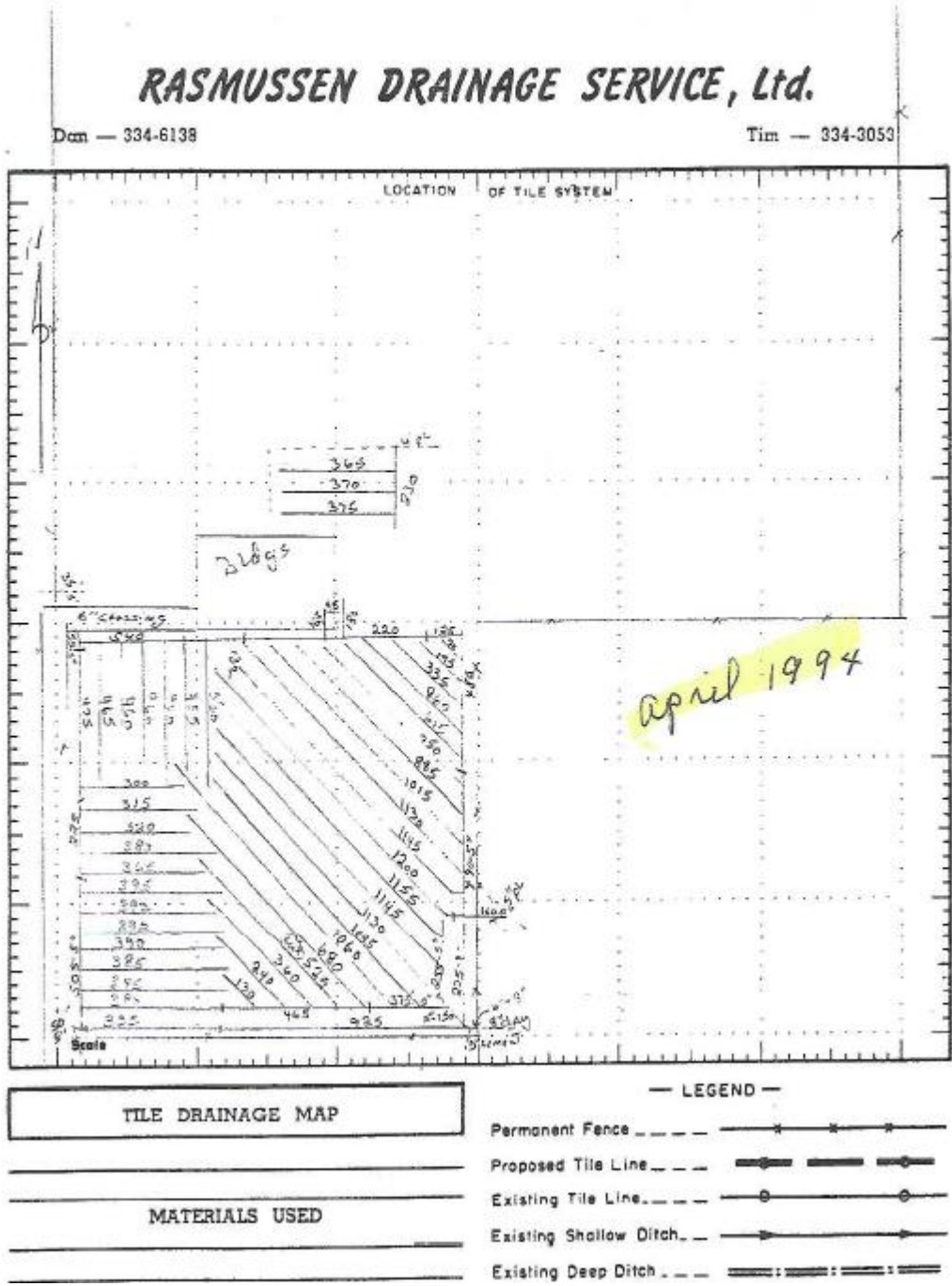
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## Tile Map | Parcel 1 | 40 acres m/1





## Property Information | Parcel 2 | 155 acres m/1

### **Legal Description**

Buchanan County – 155 acres m/1 in the SW 1/4, except beginning 453.18' East of the Southwest Corner North 126.69' Northwest 92.49' North 316.87' East 505.32' South 457.54' West 442.12' to the point of beginning in the Southwest 1/4 of the Southwest 1/4, in Section 27, Township 90 North, Range 8 West of the 5th P.M., Buchanan County, Iowa (Final Legal Description will be determined from Abstract)

### **Estimated Net Taxes**

Taxes Payable 2024-2025: \$6,526.00

### **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.

### **Corn Suitability Rating**

CSR2: 88.3 on the Entire Farm per AgriData

### **FSA Data**

Farm Number: 2222

Tract Number: 1768

Cropland Acres: 154.81

Corn Base Acres: 96.70

Corn PLC Yield: 136 bu./acre

Soybean Base Acres: 51.11

Soybean PLC Yield: 38 bu./acre

The 154.81 acres of cropland are classified as HEL

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 Buchanan County FSA Office.*

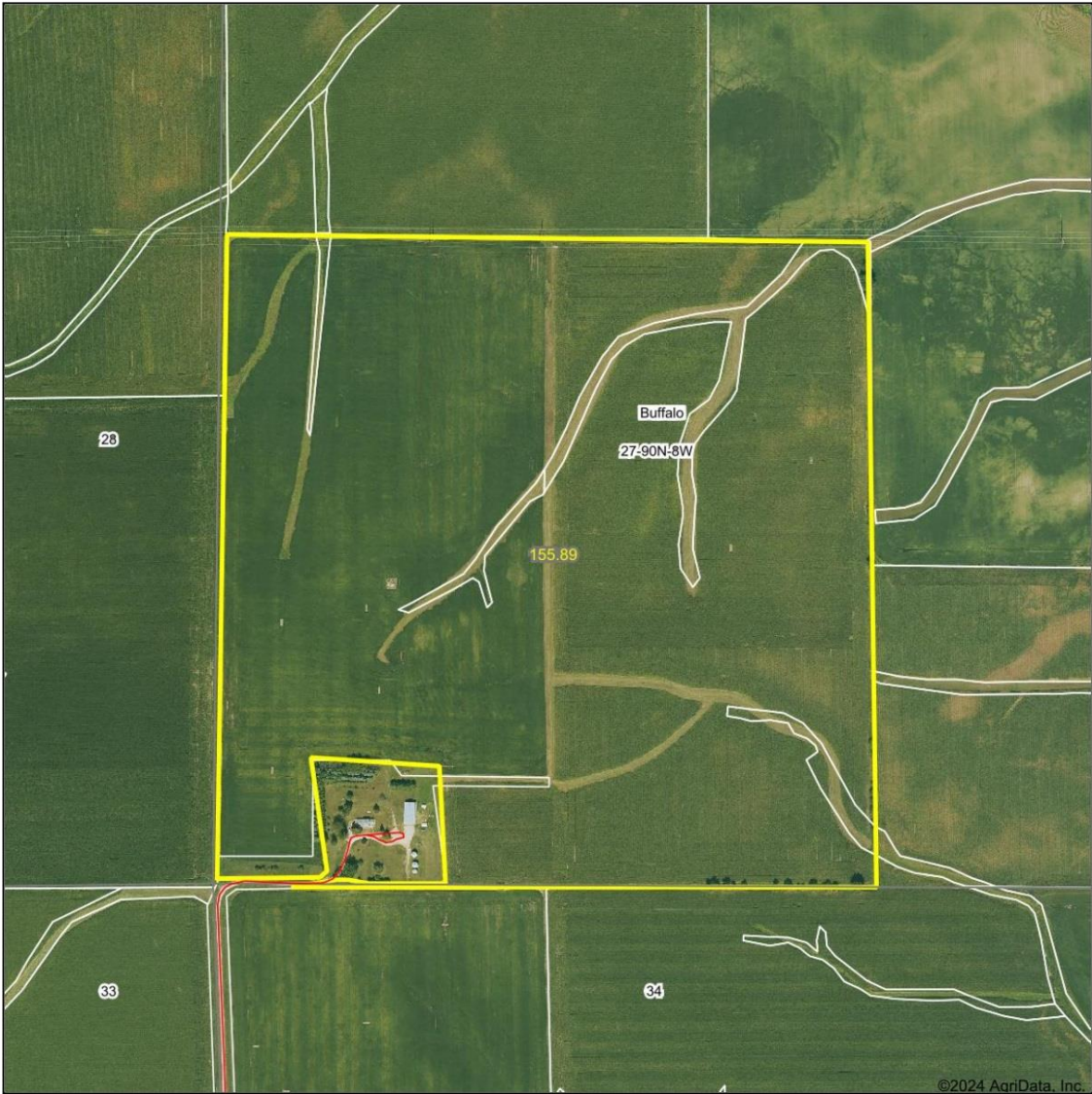


### **Survey**

There is an existing easement for ingress & egress purposes for the owner of Parcel A & B. A copy of the survey is provided in the brochure.



Aerial | Parcel 2 | 155 acres m/1



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

Boundary Center: 42° 34' 27.57, -91° 46' 54.44

0ft 636ft 1272ft

**27-90N-8W**  
**Buchanan County**  
**Iowa**

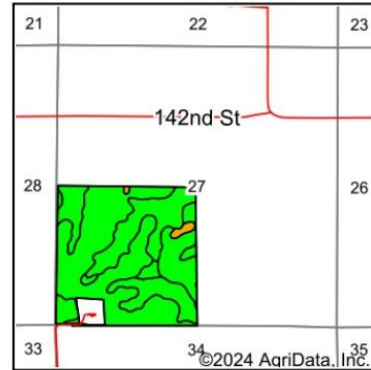
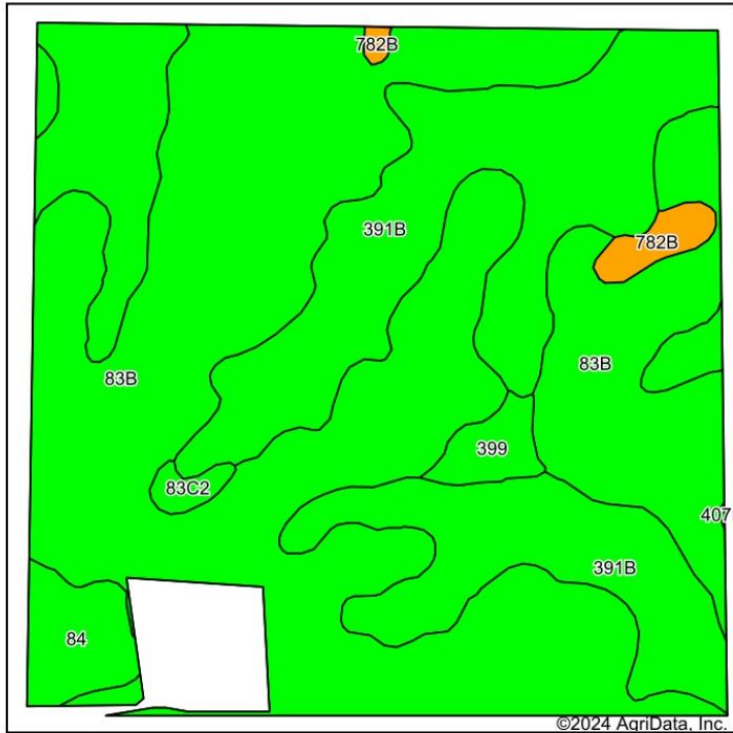


12/2/2024





## Soils Map | Parcel 2 | 155 acres m/1



State: **Iowa**  
 County: **Buchanan**  
 Location: **27-90N-8W**  
 Township: **Buffalo**  
 Acres: **155.89**  
 Date: **12/2/2024**

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Maps Provided By:



Soils data provided by USDA and NRCS.

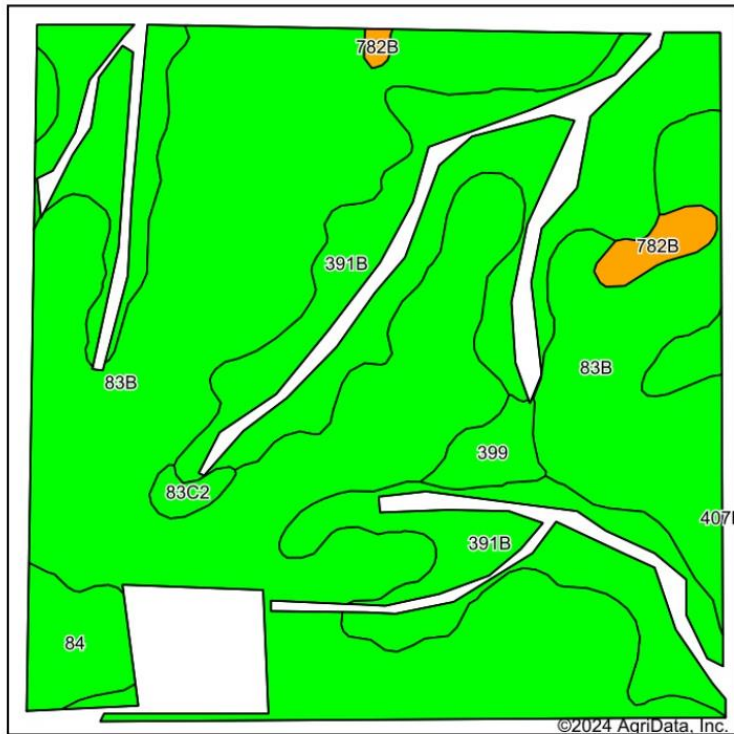
| Area Symbol: IA019, Soil Area Version: 31 |  |       |                  |   |                  |             |             |             |
|---|--|-------|------------------|---|------------------|-------------|-------------|-------------|
| Code                                      | Soil Description                           | Acres | Percent of field | CSR2 Legend   | Non-Irr Class *c | CSR2**      | CSR         |             |
| 83B                                       | Kenyon loam, 2 to 5 percent slopes         | 93.27 | 59.8%            | <span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | lle              | 90          | 86          |             |
| 391B                                      | Clyde-Floyd complex, 1 to 4 percent slopes | 53.30 | 34.2%            | <span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | llw              | 87          | 76          |             |
| 84  | Clyde clay loam, 0 to 3 percent slopes     | 4.21  | 2.7%             | <span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | llw              | 88          | 76          |             |
| 399                                       | Readlyn silt loam, 1 to 3 percent slopes   | 2.20  | 1.4%             | <span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | lw               | 91          | 91          |             |
| 782B                                      | Donnan loam, 2 to 6 percent slopes         | 1.97  | 1.3%             | <span style="background-color: #ffa500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | lle              | 43          | 58          |             |
| 83C2                                      | Kenyon loam, 5 to 9 percent slopes, eroded | 0.94  | 0.6%             | <span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> | llle             | 84          | 69          |             |
| <b>Weighted Average</b>                   |  |       |                  |   |                  | <b>1.99</b> | <b>88.3</b> | <b>81.9</b> |

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

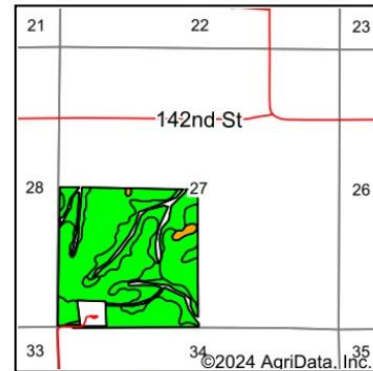
\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Tillable Soils Map | Parcel 2 | 155 acres m/1



Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Buchanan**  
 Location: **27-90N-8W**  
 Township: **Buffalo**  
 Acres: **145.14**  
 Date: **12/2/2024**



| Area Symbol: IA019, Soil Area Version: 31 |  |       |                  |             |                  |             |             |             |
|---|--|-------|------------------|-------------|------------------|-------------|-------------|-------------|
| Code                                      | Soil Description                           | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         |             |
| 83B                                       | Kenyon loam, 2 to 5 percent slopes         | 92.70 | 63.9%            |             | lle              | 90          | 86          |             |
| 391B                                      | Clyde-Floyd complex, 1 to 4 percent slopes | 43.21 | 29.8%            |             | llw              | 87          | 76          |             |
| 84  | Clyde clay loam, 0 to 3 percent slopes     | 4.11  | 2.8%             |             | llw              | 88          | 76          |             |
| 399                                       | Readlyn silt loam, 1 to 3 percent slopes   | 2.20  | 1.5%             |             | lw               | 91          | 91          |             |
| 782B                                      | Donnan loam, 2 to 6 percent slopes         | 1.98  | 1.4%             |             | lle              | 43          | 58          |             |
| 83C2                                      | Kenyon loam, 5 to 9 percent slopes, eroded | 0.94  | 0.6%             |             | llle             | 84          | 69          |             |
| <b>Weighted Average</b>                   |  |       |                  |             |                  | <b>1.99</b> | <b>88.4</b> | <b>82.3</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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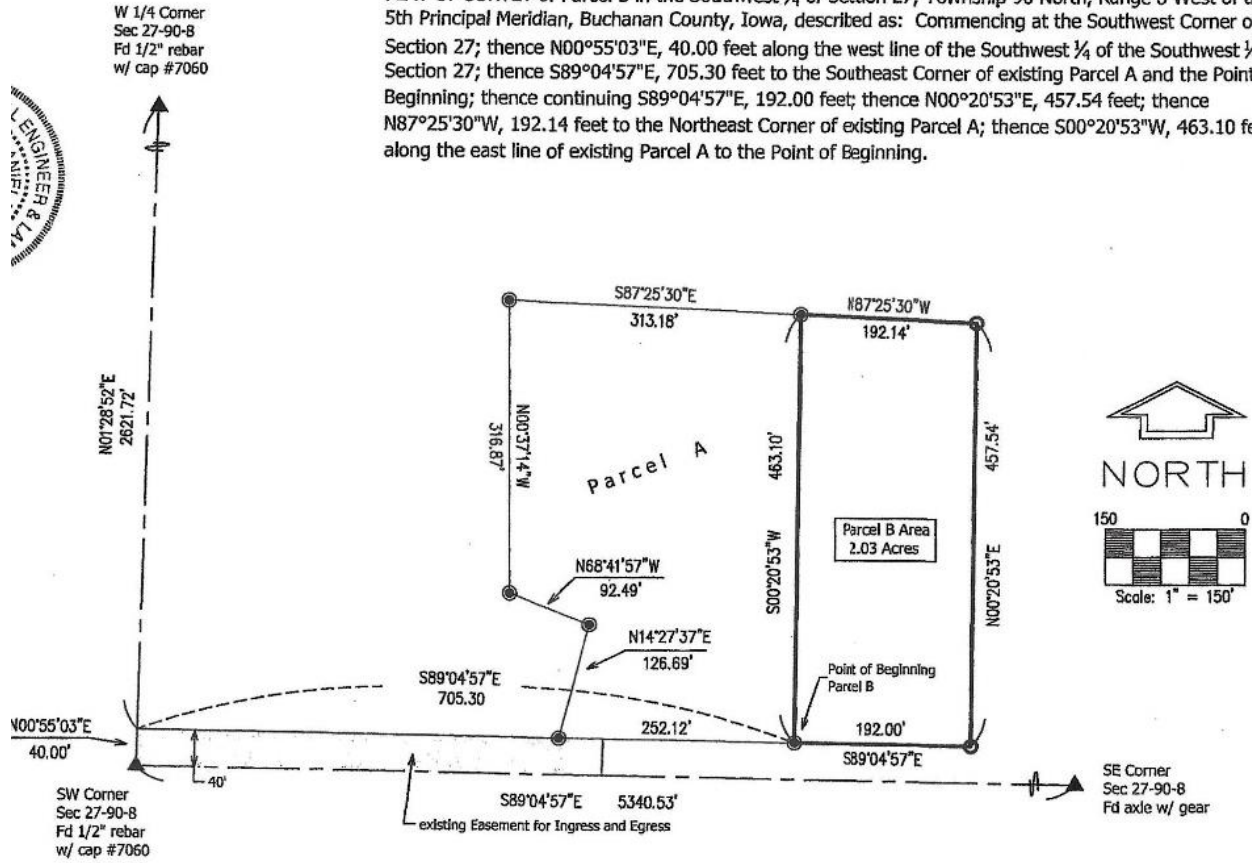
## LAND SALES

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## Survey | Parcel 2 | 155 acres m/1

PLAT OF SURVEY of Parcel B in the Southwest 1/4 of Section 27, Township 90 North, Range 8 West of the 5th Principal Meridian, Buchanan County, Iowa, described as: Commencing at the Southwest Corner of Section 27; thence N00°55'03"E, 40.00 feet along the west line of the Southwest 1/4 of the Southwest 1/4 of Section 27; thence S89°04'57"E, 705.30 feet to the Southeast Corner of existing Parcel A and the Point of Beginning; thence continuing S89°04'57"E, 192.00 feet; thence N00°20'53"E, 457.54 feet; thence N87°25'30"W, 192.14 feet to the Northeast Corner of existing Parcel A; thence S00°20'53"W, 463.10 feet along the east line of existing Parcel A to the Point of Beginning.



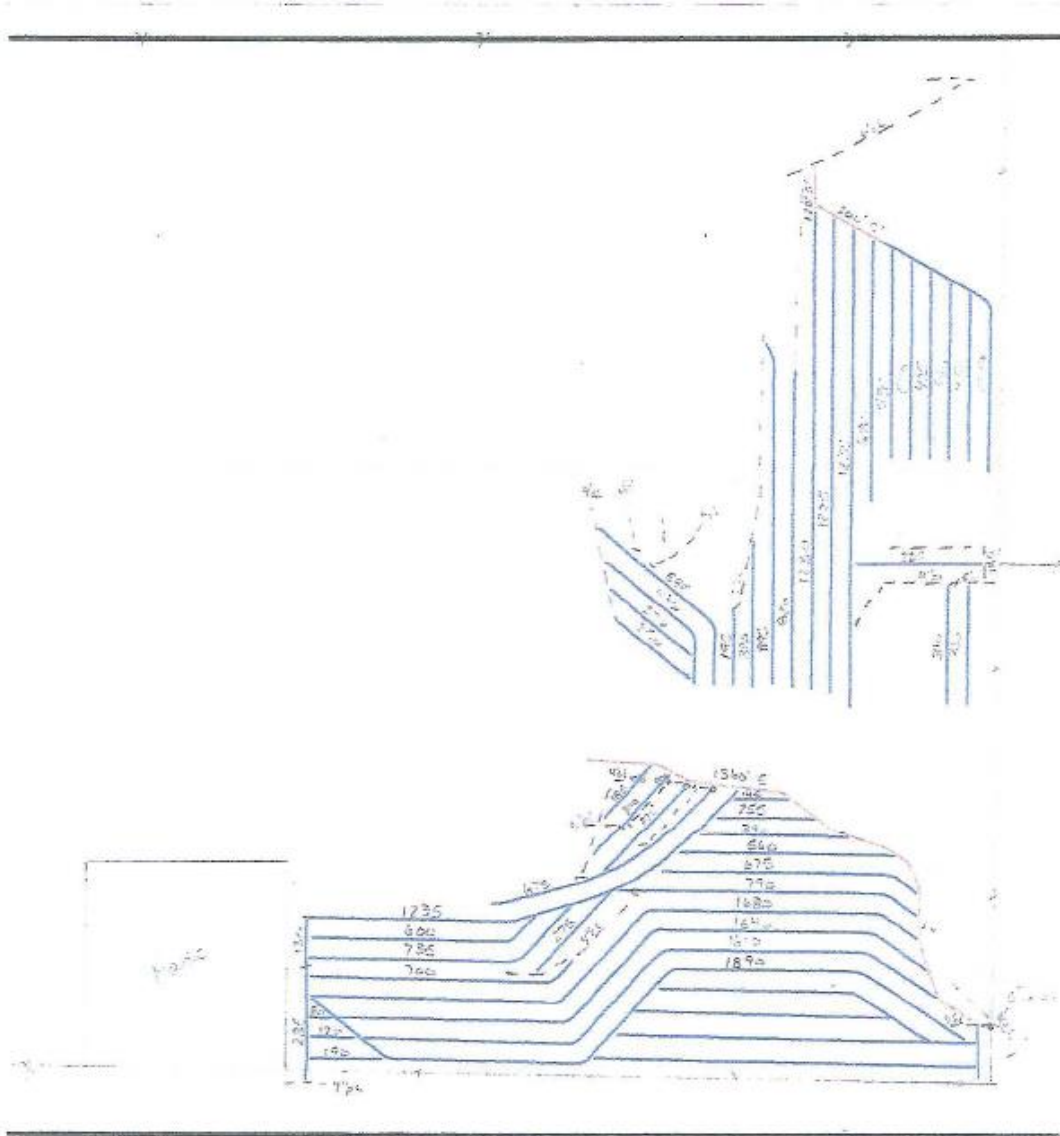
### LEGEND

- ▲ USPLS CORNER Found
- PROPERTY CORNER (Set 1/2"Ø Rebar & Cap #8812)
- SECTION LINE
- EXISTING PARCEL A
- PARCEL B BOUNDARY

Date of Survey: 10-29-2015  
 Proprietors: Ralph J. Kremer & Inez J. Kremer



**Tile Map 1 | Parcel 2 | 155 acres m/1**



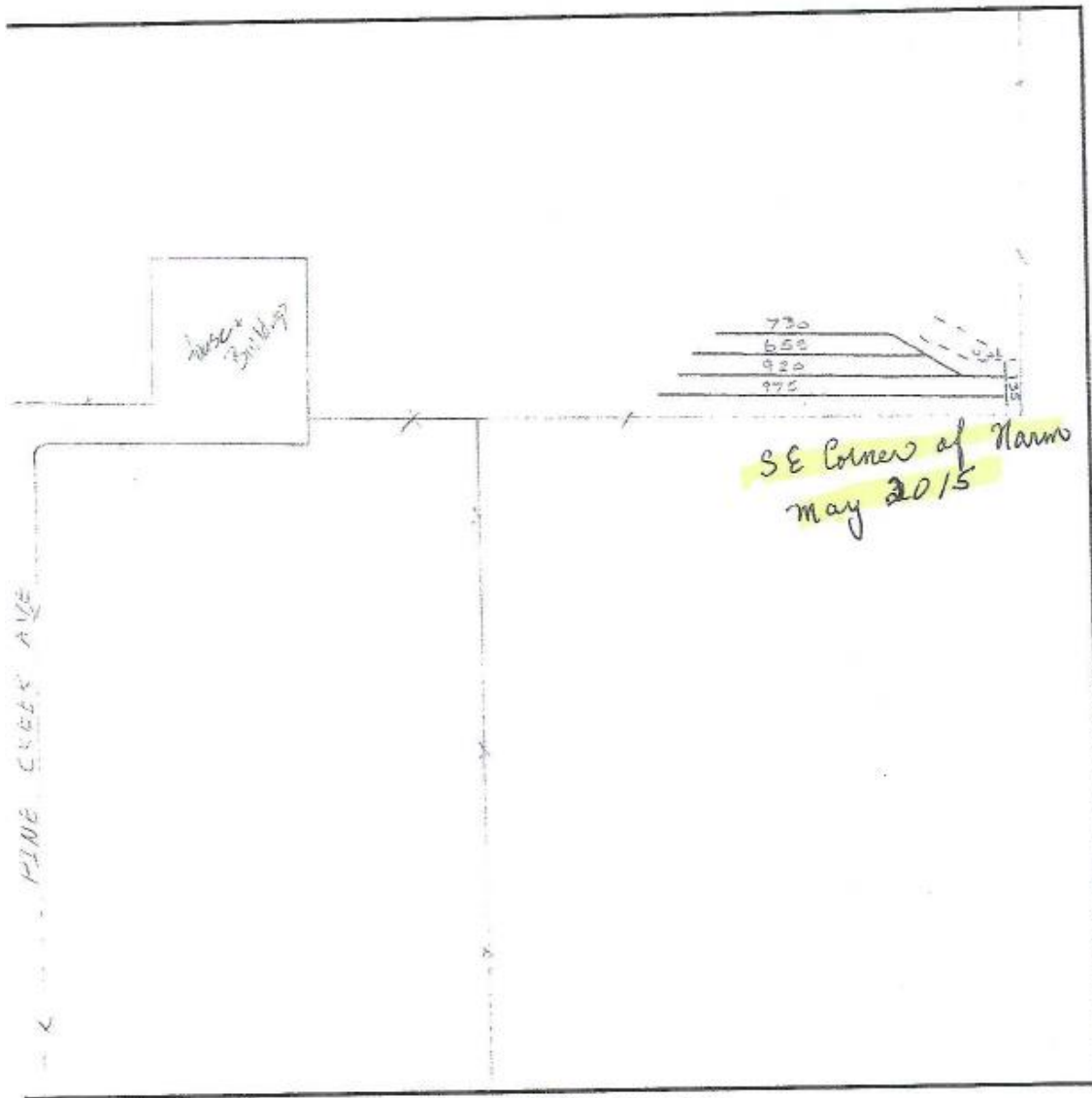
Client: BUCHANAN  
 Farm: BUFFALO  
 Field: #27 SW  
 Name: Ralph Kremer Fall 2021  
 Date: 12/15/2021

|              |           |
|--------------|-----------|
| 4 inch tile  | - 27,715' |
| 5 inch tile  | - 16,85'  |
| 6 inch tile  |           |
| 8 inch tile  |           |
| 10 inch tile |           |



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**Tile Map 2 | Parcel 2 | 155 acres m/1**



**RASMUSSEN DRAINAGE** Since 1979  
 Independence, Iowa  
 (319) 334-3053

Client: BUCHANAN  
 Farm: BUFFALO  
 Field: #27 SE  
 Name: Ralph Kremer Spring 2015  
 Date: 5/4/2015

- 4 inch tile - 3915'
- 5 inch tile
- 6 inch tile
- 8 inch tile
- 10 inch tile
- 12 inch tile
- old lines





## Tile Map 3 | Parcel 2 | 155 acres m/1

ATEC GPS: 12 12.gps

North

May 2004

West of Buckhager



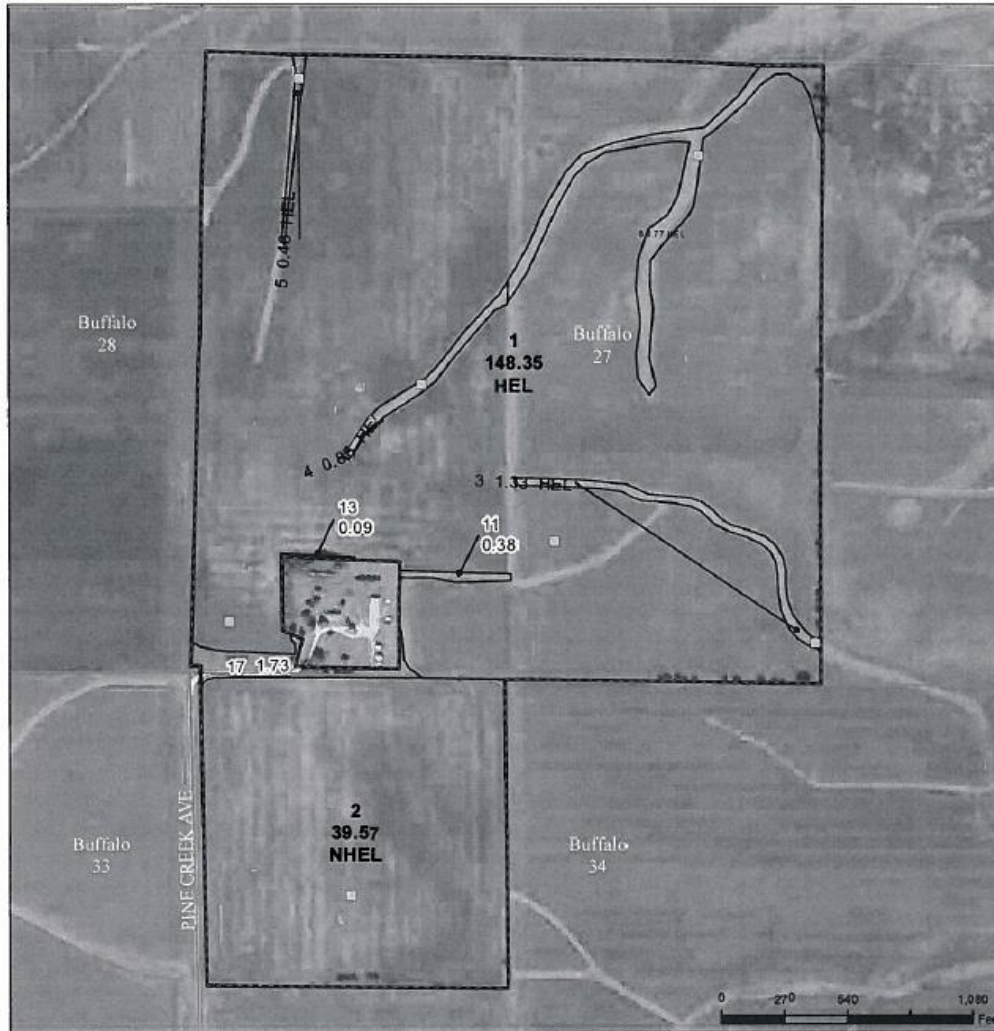




## FSA Aerial | Parcel 1 & 2 |



Buchanan County, Iowa



- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation
  - Compliance Provisions

Tract Cropland Total: 194.38 acres

2024 Program Year  
Map Created May 15, 2024

**Farm 2222**  
**Tract 1768**

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







## Property Information | Parcel 3 | 30 acres m/1

### ***Legal Description***

*Buchanan County* – 30 acres m/1 in Parcel C in the Northwest Corner of the S ½ SW ¼ Except Parcels D & Y in Section 1; East 25 acres in the SE ¼ SE ¼ Except Parcel Y & South 11 acres East 57 Rods NE ¼ SE ¼ Except Parcel Y & Parcel H in Section 2, Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa (Final Legal Description will be determined from Abstract).



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

Taxes Payable 2024-2025: \$988.00

### ***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: 6917

Tract Number: 24232

Cropland Acres: 26.85

Corn Base Acres: 26.85

Corn PLC Yield: 142 bu./acre

The 26.85 acres of cropland is classified as NHEL.

2024 Farm Program Election: Corn is enrolled under the ARC County farm program.

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

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

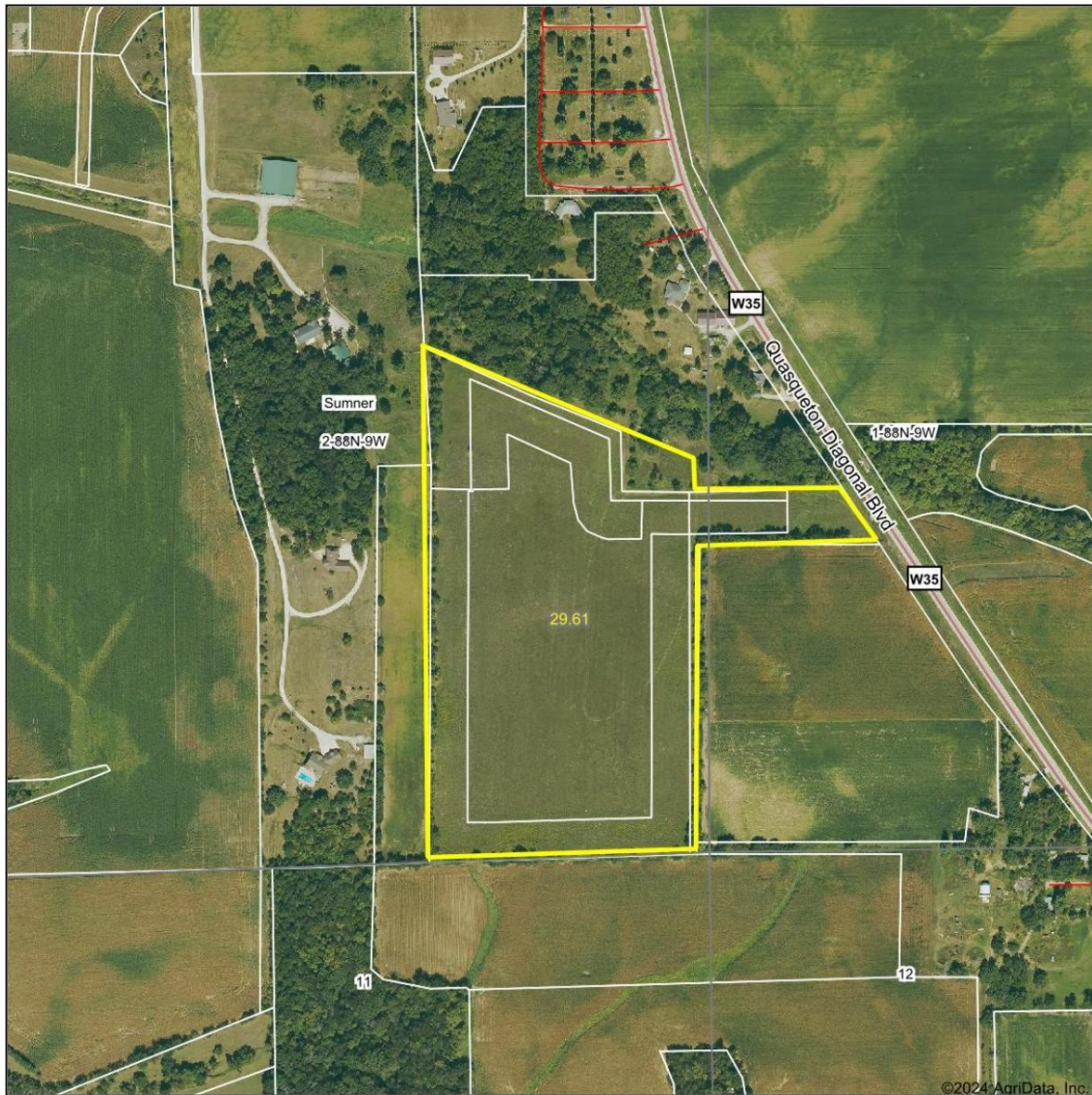
CSR2: 72.3 on the Entire Farm per AgriData

### ***Conservation Stewardship Program***

The 26.8 acres of cropland is enrolled in the Conservation Stewardship Program for \$4,000 annually through 2028. The Conservation Plan and information about this program are provided on the website for review. The Seller is willing to buy out the CSP Contract at no expense to the buyer prior to closing.



**Aerial | Parcel 3 | 30 acres m/1**



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

Boundary Center: 42° 27' 38.88, -91° 51' 5.09

**2-88N-9W**  
**Buchanan County**  
**Iowa**

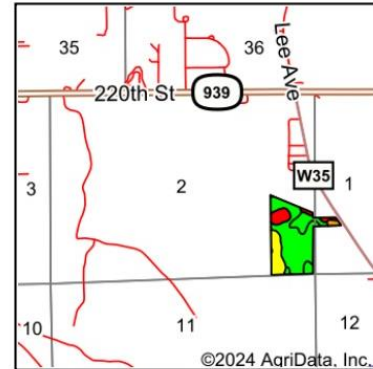
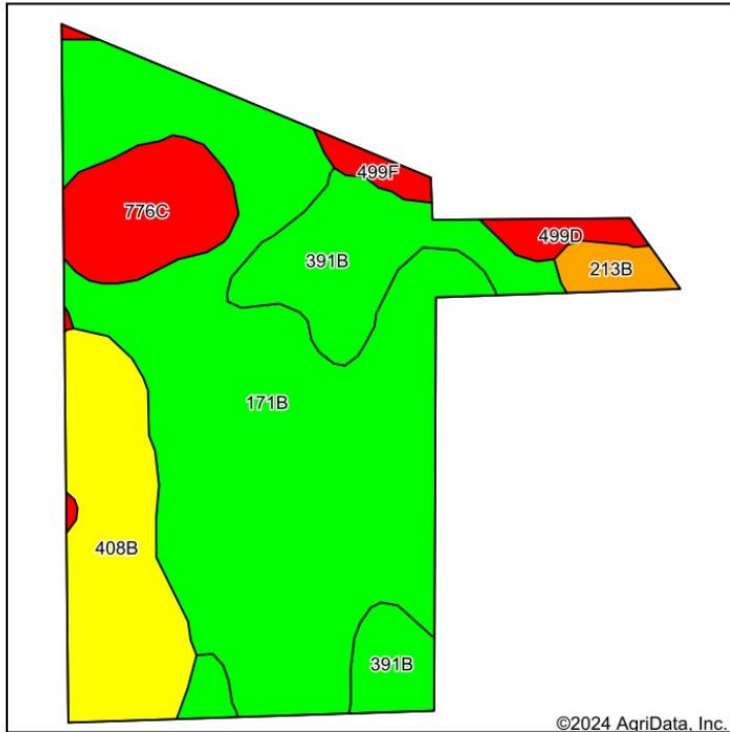
0ft 489ft 977ft



12/2/2024



## Soils Map | Parcel 3 | 30 acres m/1



State: **Iowa**  
 County: **Buchanan**  
 Location: **2-88N-9W**  
 Township: **Summer**  
 Acres: **29.61**  
 Date: **12/2/2024**

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Soils data provided by USDA and NRCS.

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Area Symbol: IA019, Soil Area Version: 31

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR         |             |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|-------------|
| 171B                    | Bassett loam, 2 to 5 percent slopes   | 16.72 | 56.5%            |             | Ile              | 85          | 81          |             |
| 408B                    | Olin sandy loam, 2 to 5 percent slopes  | 4.50  | 15.2%            |             | Ile              | 64          | 67          |             |
| 391B                    | Clyde-Floyd complex, 1 to 4 percent slopes                                    | 4.42  | 14.9%            |             | Ilw              | 87          | 76          |             |
| 776C                    | Lilah sandy loam, 2 to 9 percent slopes                                       | 2.34  | 7.9%             |             | IVs              | 5           | 8           |             |
| 213B                    | Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes | 0.60  | 2.0%             |             | Ile              | 49          | 74          |             |
| 499D                    | Nordness loam, 5 to 14 percent slopes   | 0.54  | 1.8%             |             | Vis              | 5           | 5           |             |
| 499F                    | Nordness loam, 14 to 30 percent slopes  | 0.49  | 1.7%             |             | Vlls             | 5           | 5           |             |
| <b>Weighted Average</b> |   |       |                  |             |                  | <b>2.31</b> | <b>72.3</b> | <b>69.6</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# FSA Aerial | Parcel 3 | 30 acres m/1



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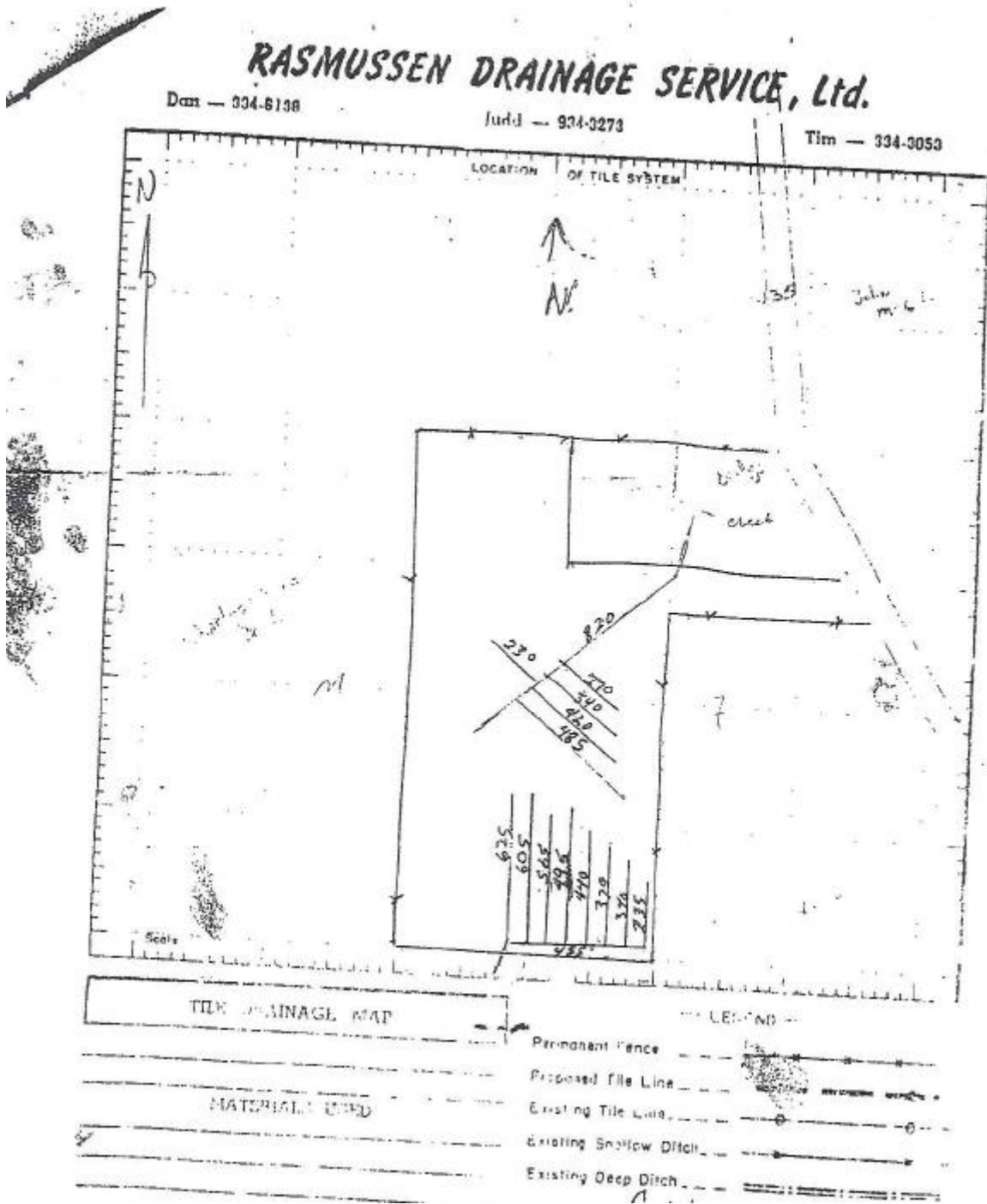
# IOWA

## LAND SALES

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## Tile Map | Parcel 3 | 30 acres m/1





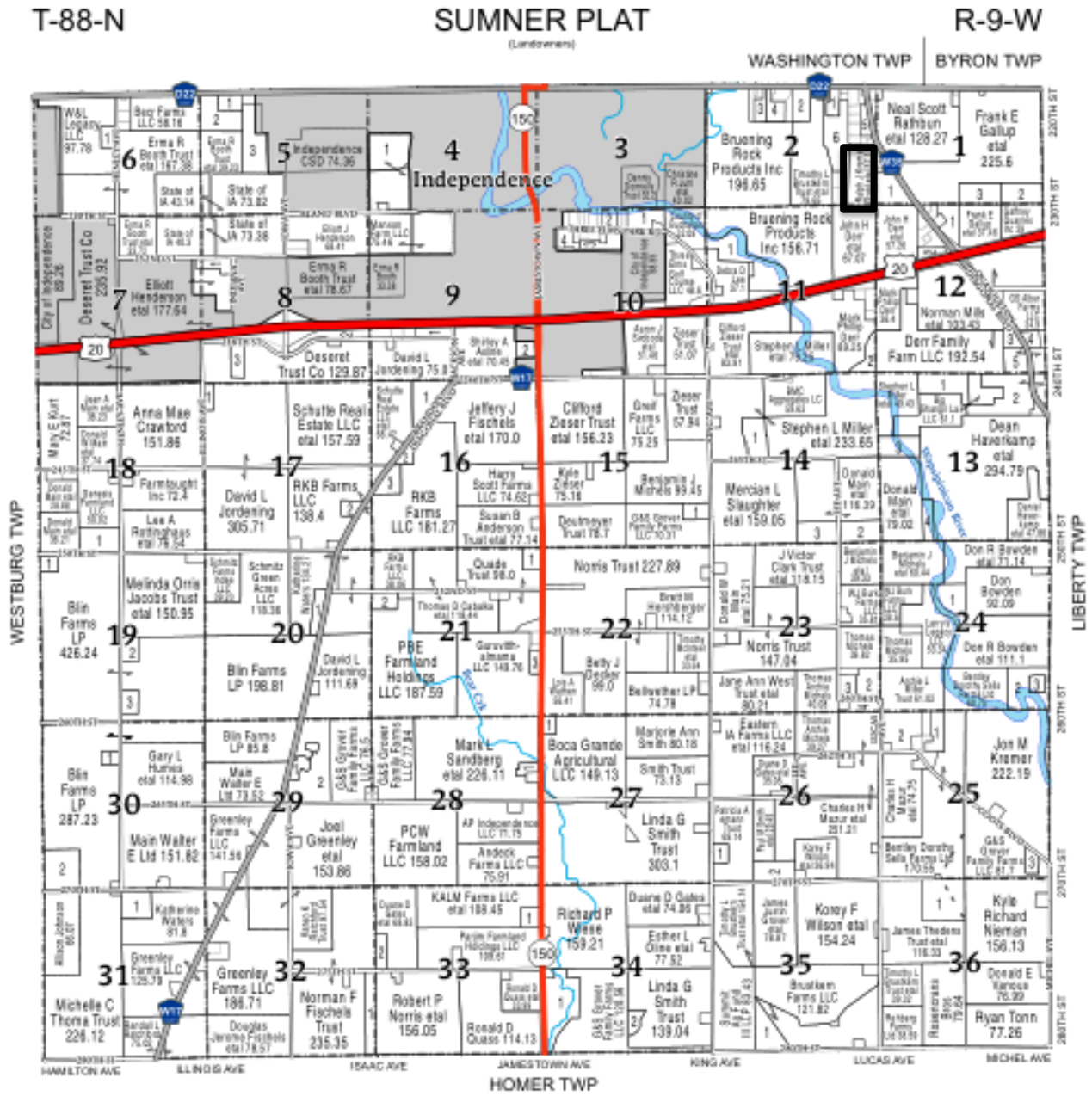
# IOWA

## LAND SALES

### & FARM MANAGEMENT

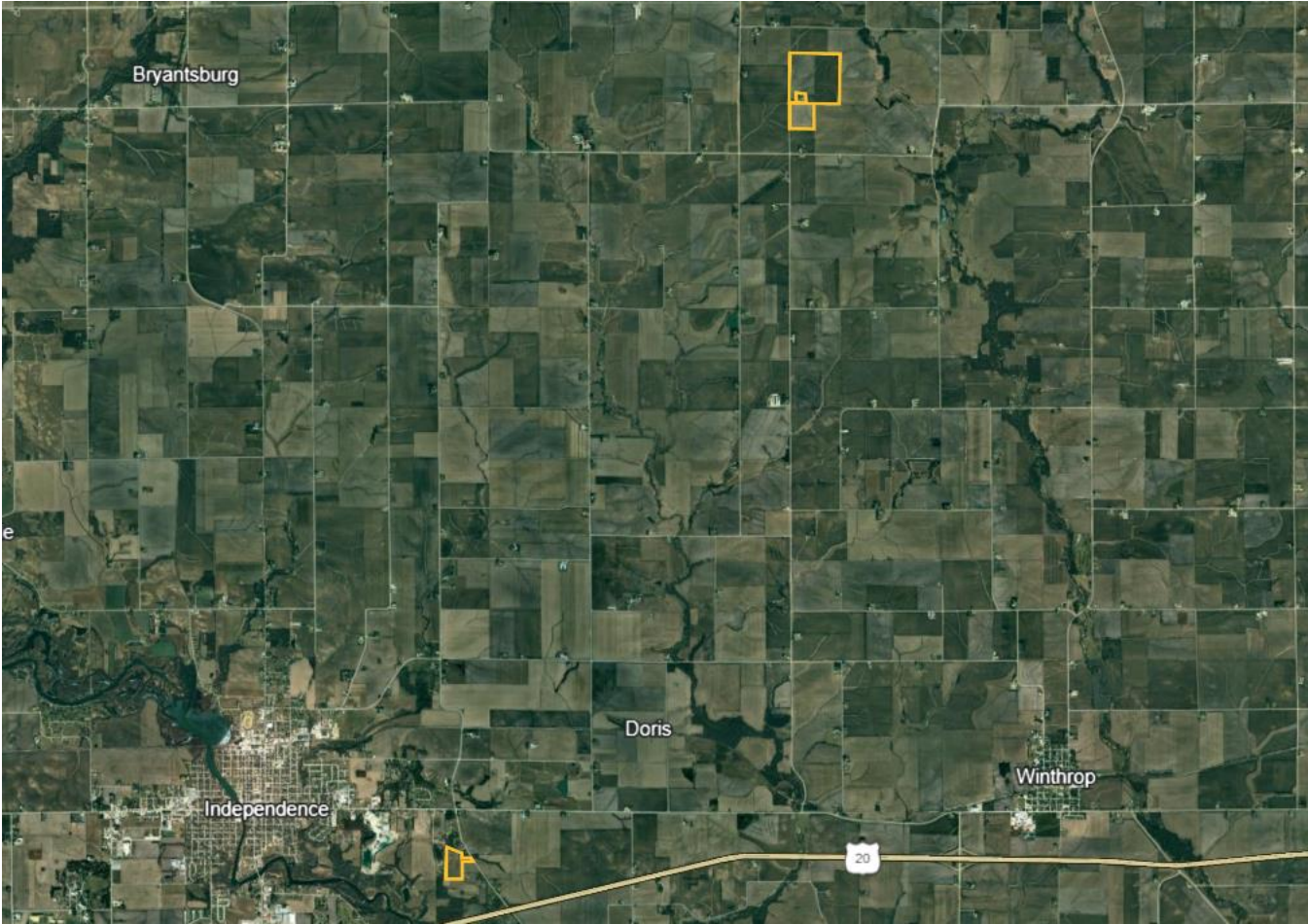
experts in our fields.

## Plat Map | Parcel 3 | 30 acres m/1





**Location Map | Parcels 1- 3 |**







## 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 February 28, 2025. 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, January 23, at 10 am. The live auction will begin at 10 am on Thursday, January 30, 2025, 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.