

Hamilton County

LAND AUCTION

98.2 ACRES_{M/L}

FRIDAY
NOVEMBER 8, 2019
10:00AM

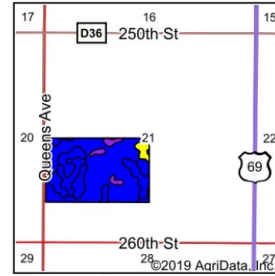
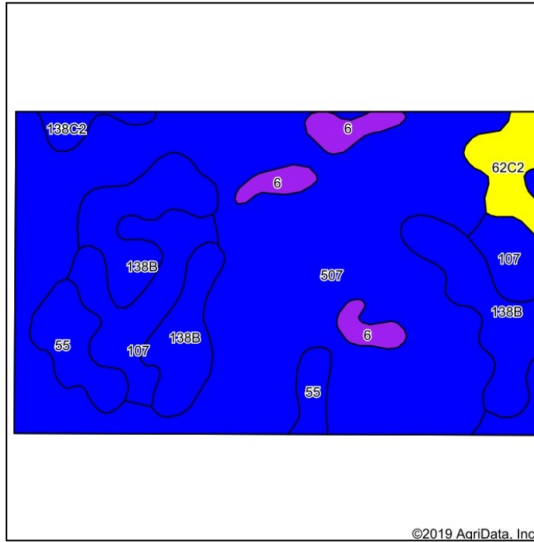
TITAN MACHINERY MEETING ROOM
3093 220TH STREET
WILLIAMS, IOWA

LISTING #19126



JEFFREY T. OBRECHT
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Iowa Falls, IA

TOTAL SOILS MAP - 98.2A M/L - CSR2: 83.7



State: Iowa
County: Hamilton
Location: 21-88N-24W
Township: Liberty
Acres: 97.13
Date: 9/2/2019



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

Area Symbol: IA079, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR *n NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	58.30	60.0%		IIw	84	80
138B	Clarion loam, 2 to 6 percent slopes	15.71	16.2%		IIe	89	82
107	Webster clay loam, 0 to 2 percent slopes	10.09	10.4%		IIw	86	85
55	Nicollet clay loam, 1 to 3 percent slopes	5.13	5.3%		Iw	89	90
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.55	3.7%		IIIw	59	58
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3.13	3.2%		IIle	64	52
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.22	1.3%		IIle	83	65
Weighted Average						83.7	79.5
							*n 79

LISTING #19126

DESCRIPTION: 98.2 acres m/l to be offered at auction on Friday, November 8th, 2019, at 10:00 A.M. This property consists of 98.2 acres m/l, of which there are approximately 97 taxable acres and 97 cropland acres m/l. This tract has an average CSR2 of 83.7, with the Hamilton County average CSR2 being 82.7.

DIRECTIONS: From Blairsburg, Iowa, go south on State Highway #69 to 260th Street, then west on 260th Street 1 mile to Queens Avenue, then north on Queens Avenue 1/4 mile. This property is located on the east side of Queens Avenue. From Jewell, Iowa, go north on State Highway #69 to 260th Street, then west on 260th Street 1 mile to Queens Avenue, then north 1/4 mile. The subject property is located on the east side of Queens Avenue. Please watch for real estate signs.

LEGAL DESCRIPTION: (98.2 Acres M/L) County Auditor's Parcel Letter "B" located in the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-eight (88) North, Range Twenty-four (24), West of the 5th P.M., Hamilton County, Iowa. Please refer to abstract and survey for the exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 97 acres (Est)

Corn Base: 48.5 acres

PLC Yield: 169 bu.

Bean Base: 48.5 acres

PLC Yield: 42 bu.

This farm is classified as Non-Highly Erodible Land. No Wetlands Determination is complete at this time.

PROPERTY TAXES: \$2600/year. (Estimate, as the county has not broken this parcel out separately.) Property taxes will be prorated to date of closing.

IMPROVEMENTS: This property is unimproved except for field drainage tile and perimeter fence.

FARM LEASE: Sellers are to retain all of the 2019 cash rent due for 2019. Contact the auctioneer for details. The lease for 2020 has been terminated.



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For more information
please visit our website
and look up Listing #19126.

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LISTING #19126 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as one single tract of 98.2 acres m/l.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, on or about December 15, 2019, subject to the current cash rent lease and current tenant's rights for the 2018 crop year.

CONTRACT AND TITLE: Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

CLOSING: Closing will occur on or about December 15, 2019. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

BIDDER REGISTRATION: All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

ATTORNEY: Stacey Harding

SELLERS: Kari Greenfield and Katherine & Kyle Nelson

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As Is—Where Is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged perform their due diligence on the subject property prior to the auction. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change. All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.



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Mid Iowa Real Estate, Auctions, & Appraisals and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.