

Marshall County **LAND FOR SALE** **155 ACRES**_{M/L}

LISTING #19116

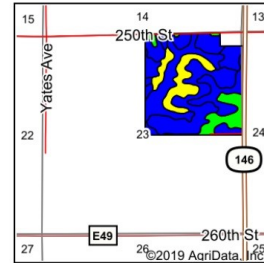
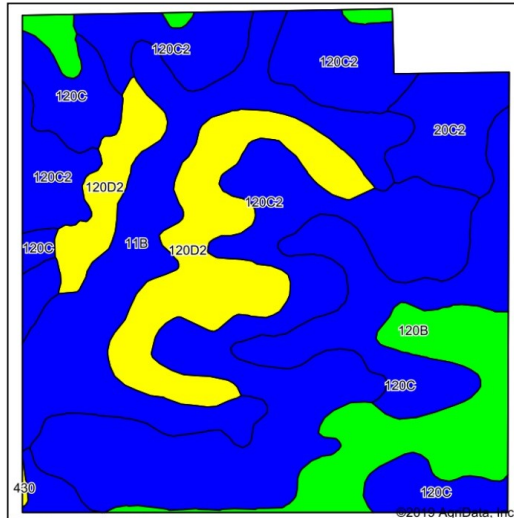


the
DIRT
Dealer



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TOTAL SOILS MAP 155A M/L - CSR2: 84.3



State: Iowa
County: Marshall
Location: 23-83N-17W
Township: Le Grand
Acres: 148.36
Date: 4/27/2019



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

Area Symbol: IA127, Soil Area Version: 23							
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	53.35	36.0%		Ille	87	78
120C	Tama silty clay loam, 5 to 9 percent slopes	25.61	17.3%		Ille	90	80
11B	Colo-Ely complex, 0 to 5 percent slopes	24.35	16.4%		Ilw	86	68
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	21.65	14.6%		Ille	62	68
120B	Tama silty clay loam, 2 to 5 percent slopes	16.40	11.1%		Ille	95	95
20C2	Kilduff silty clay loam, 5 to 9 percent slopes, eroded	6.89	4.6%		Ille	81	73
430	Ackmore silt loam, 0 to 2 percent slopes	0.11	0.1%		Ilw	64	83
Weighted Average						84.3	76.9
							*n 69.3

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PRICE: \$8,750/acre

DESCRIPTION: 155 acres m/l of eastern Marshall County land is currently offered for sale. This property consists of 155 acres m/l, of which there are an estimated 150.95 taxable acres and 142 cropland acres. This property has an average CSR2 of 84.3, with the county average CSR2 being 74.7. High quality tract of Marshall County farmland adjacent to newly redone Highway #146, with good access to grain markets.

DIRECTIONS: From Le Grand, Iowa, go south on Highway #146 to 250thth Street. Property is located in the southwest corner of the intersection of #146 and 250th Street. (Acreage is not part of sale) Please watch for real estate signs.

LEGAL DESCRIPTION: The Northeast Quarter (NE1/4) in Section Twenty-three (23), Township Eighty-three (83) North, Range Seventeen (17), West of the 5th P.M., Marshall County, Iowa, except Parcel "A" located in the NE1/4 NE1/4. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 142 acres (Est)

Corn Base: 142 acres **PLC Yield:** 184 bu.

This farm is classified as Highly Erodible Land and has a conservation plan in place. The Wetlands determination is not complete at this time. FSA will be responsible for the final split of this parcel, as it is part of a larger farm.

FARM LEASE: The subject property is rented for 2019. Contact realtor for details.



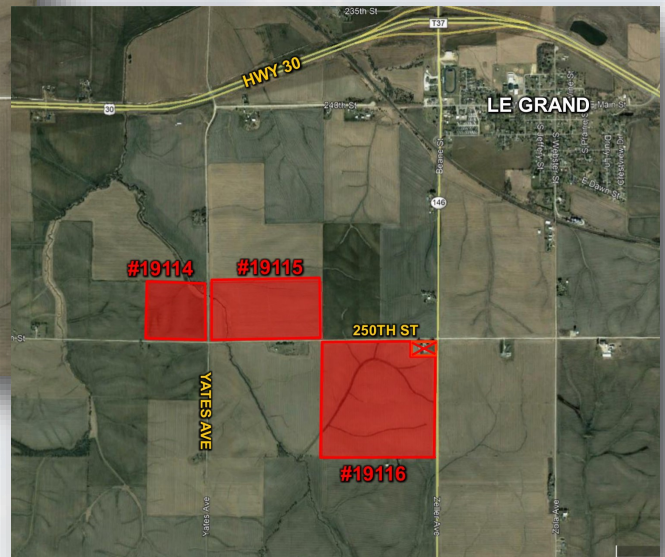
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For more information
please visit our website
and look up Listing #19116.

See also: Listing #19114 & Listing #19115

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LISTING #19116 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as 155 acres m/l.

IMPROVEMENTS: The subject property is unimproved except for perimeter fence and field drainage tile. There is a waterway on this property that is presently in grass (6.93 acres).

TAXES: \$4000/year or \$28/taxable acre (Est)

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

EARNEST PAYMENT: A 10% earnest money payment is required with all offers. 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, which will occur 30 days from the acceptance of an offer by all parties, subject to the current tenants' rights.

CONTRACT AND TITLE: Immediately upon acceptance of an offer by all parties, buyer will deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

**** PLEASE NOTE:** This property has a Right of Refusal on all offers, which extends out to 30 days after an offer is accepted

CLOSING: Closing will occur 30 days after acceptance of an offer by all parties or whatever date is negotiated by buyer and seller. 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.

ATTORNEY: Robert Weiss

SELLERS: LLBL Keen Trust

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 submitting an offer. 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.

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*Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller
or may have a consensual dual agency agreement with both buyer and seller.*