

Polk County
LAND FOR SALE
80 ACRES_{M/L}

TILLABLE GROUND & TIMBER
 WITH RIVER ACCESS

For more information
 please visit our website
 and look up Listing #20103.

www.TheDirtDealer.com



JEFFREY T. OBRECHT
 615 Washington Avenue
 Iowa Falls, IA 50126

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LAND FOR SALE
80 ACRES_{M/L}

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LISTING #20103



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

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 or may have a consensual dual agency agreement with both buyer and seller.*



MID IOWA

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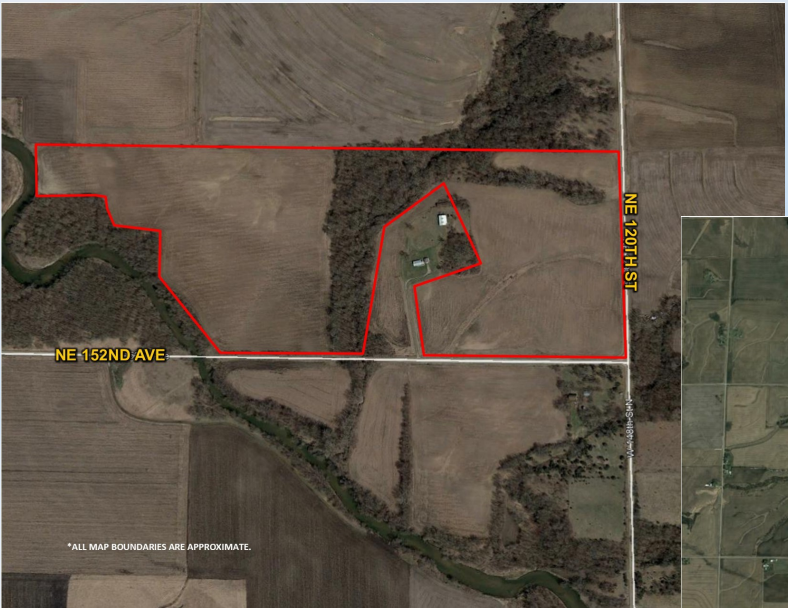
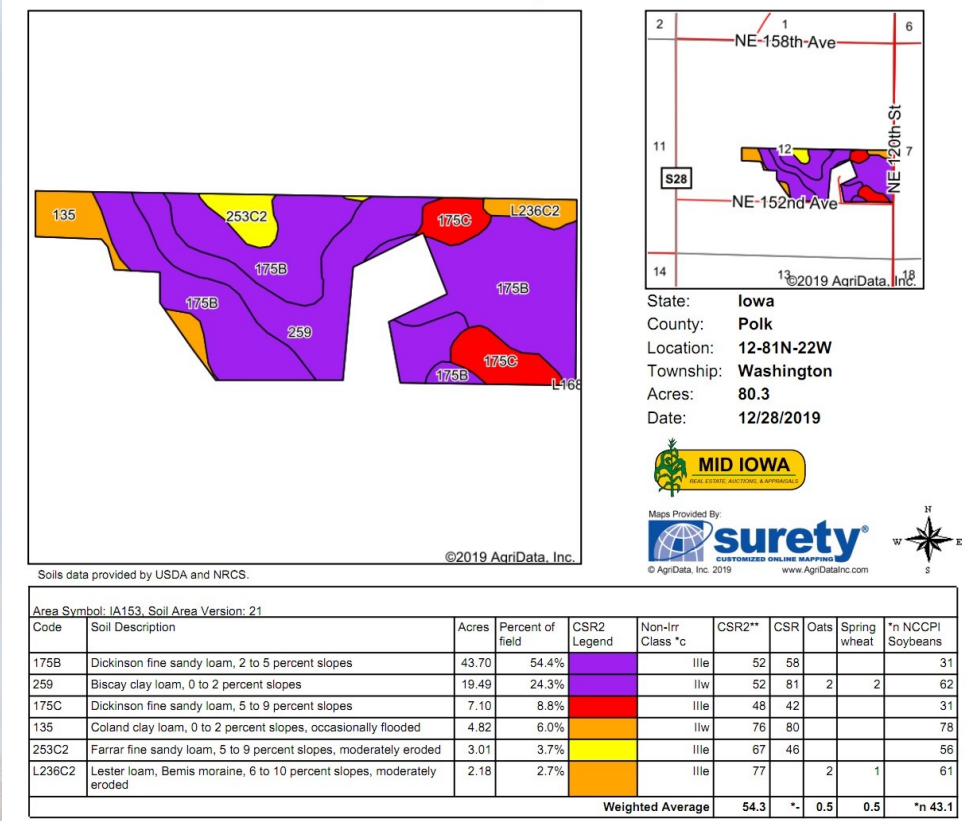
JEFFREY T. OBRECHT

C: 515-689-1648 O: 641-648-5065

Jeff@TheDirtDealer.com

Iowa Falls, IA

TOTAL SOILS MAP
80A M/L - CSR2: 54.3



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LISTING #20103 TERMS AND CONDITIONS

LISTING #20103

PRICE: \$5,200/acre

DESCRIPTION: 80 acres m/l of northeastern Polk County land is currently offered for sale. This property consists of 80 acres m/l, with approximately 65.44 crop acres, and the balance in Forest Reserve and roads. This property has a CSR2 of 54.3, with the county average CSR2 being 63.9.

DIRECTIONS: From Farrar, Iowa, go north on County Blacktop S-28 approximately 3 miles to NE 158th Avenue, then east 1 mile to NE 120th Street, then south 3/4 mile on NE 120th Street. The property is located on the west side of NE 120th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: North One-Half of the Southeast Quarter (N1/2 SE1/4), Except Parcel 2018-114 (Book 16972 Page 895) and Except Parcel 2018-171 (Book 17075 Page 396); Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), Except Parcel 2018-171 (Book 17075-396) all in Section Twelve (12), Township Eighty-one (81) North, Range Twenty-two (22) West of the 5th P.M., Polk County, Iowa. Please refer to abstract and survey for the exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 65.44 acres
Corn Base: 32.67 acres **PLC Yield:** 135 bu.
Bean Base: 32.67 acres **PLC Yield:** 41 bu.

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

FARM LEASE: The subject property is open for 2020, with the lease being terminated.



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SALE METHOD: This property will be sold as 80 acres m/l.

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

TAXES: \$1,162/year. Property taxes will be prorated to date of closing.

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 after acceptance of an offer by all parties.

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.

CLOSING: Closing will occur after on 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: Steve Hall

SELLER: Betty Enfield Revocable 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 to 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.