

# Franklin County LAND FOR SALE 160 ACRES<sub>M/L</sub>

# Franklin County LAND FOR SALE 160 ACRES<sub>M/L</sub>

**the DIRT Dealer** **JEFFREY T. OBRECHT**  
 615 Washington Avenue  
 Iowa Falls, IA 50126

For more information  
please visit our website  
and look up Listing #20114.

[www.TheDirtDealer.com](http://www.TheDirtDealer.com)

## LISTING #20114



**MID IOWA**  
 REAL ESTATE, AUCTIONS, & APPRAISALS

[www.TheDirtDealer.com](http://www.TheDirtDealer.com)



*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.*



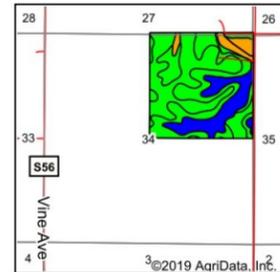
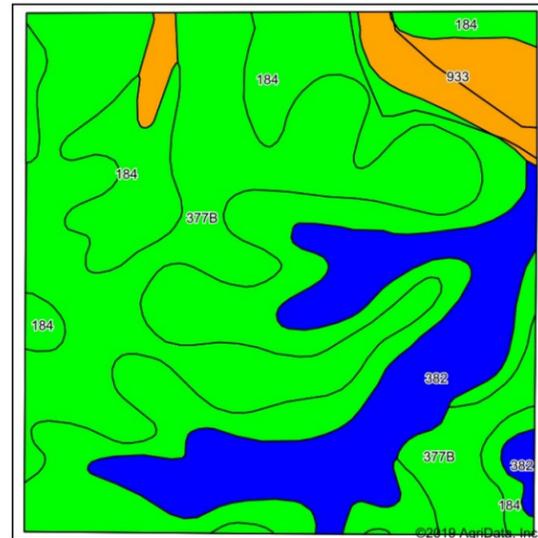
**MID IOWA**  
 REAL ESTATE, AUCTIONS, & APPRAISALS

**the DIRT Dealer**



**JEFFREY T. OBRECHT**  
 C: 515-689-1648 O: 641-648-5065  
 Jeff@TheDirtDealer.com  
 Iowa Falls, IA

# TOTAL SOILS MAP 160A M/L - CSR2: 92



State: Iowa  
County: Franklin  
Location: 34-91N-19W  
Township: Geneva  
Acres: 159.33  
Date: 3/25/2020



Soils data provided by USDA and NRCS.

Area Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	*n NCCPI Soybeans
184	Klinger silty clay loam, 1 to 4 percent slopes	59.94	37.6%		lw	95	95	81
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	59.39	37.3%		lle	94	90	75
382	Maxfield silty clay loam, 0 to 2 percent slopes	29.77	18.7%		llw	87	90	63
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	10.23	6.4%		llw	78	80	71
Weighted Average						92	91.2	*n 74.8



For more information  
please visit our website  
and look up Listing #20114.

www.TheDirtDealer.com

## LISTING #20114 TERMS AND CONDITIONS

### LISTING #20114

**PRICE:** \$9,800/acre

**DESCRIPTION:** 160 acres m/l of east central Franklin County land is currently offered for sale. This property consists of 160 acres m/l and has approximately 153.77 crop acres, with the balance in timber and roads. This property has a CSR2 of 92, with the county average CSR2 being 80.7.

**DIRECTIONS:** From Geneva, Iowa, go south on County Blacktop S-56 approximately 1/4 mile then east on S-56 approximately 2 miles to county rock road 95th Street, then proceed 1 mile on 95th Street to Warbler Avenue, then south on Warbler Avenue 1/2 mile. The property is located on the west side of Warbler Avenue. Please watch for real estate signs.

**LEGAL DESCRIPTION:** The Northeast Quarter (NE1/4), all in Section Thirty-four (34), Township Ninety-one (91) North, Range Nineteen (19), West of the 5th P.M., Franklin County, Iowa. Please refer to abstract for the exact legal description.

### FARM PROGRAM INFORMATION:

**Cropland:** 153.77 acres  
**Corn Base:** 127.79 acres **PLC Yield:** 154 bu.  
**Bean Base:** 25.78 acres **PLC Yield:** 52 bu.

This property is considered Non-Highly Erodible land and does not have a Wetlands determination at this time.

**FARM LEASE:** The subject property is open for 2021. Seller would like a leaseback if possible, but it is not a requirement.



**JEFFREY T. OBRECHT**  
C: 515-689-1648 O: 641-648-5065  
Jeff@TheDirtDealer.com  
Iowa Falls, IA

**SALE METHOD:** This property will be sold as 160 acres m/l.

**IMPROVEMENTS:** The subject property is unimproved except for field drainage tile and perimeter fence. Approximately 60-70 acres have been pattern tiled.

**TAXES:** \$5,344/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:** Stacey Harding

**SELLER:** Donald D. Kloetzer Living 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.*