

Poweshiek County

# LAND AUCTION

## 252 ACRES<sup>M/L</sup>

FRIDAY, AUGUST 26, 2016

10:00 AM

POWESHIEK COUNTY FAIR GROUNDS

EXHIBIT BUILDING

GRINNELL, IOWA

### LISTING #13653



*the*  
**DIRT**  
*Dealer*

A small graphic of a corn plant with a tassel, positioned to the right of the word 'Dealer'.

**JEFFREY T. OBRECHT**

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Iowa Falls, Iowa



## LISTING #13653

**DESCRIPTION:** This property consists of 252 acres, of which there are 251.15 taxable acres and 229.52 cropland acres. This property has an average CSR2 of 77.9, with the county average CSR2 being 67.

**DIRECTIONS:** From Grinnell, Iowa, go east on State Highway #6 approximately 3 miles. From Malcom, go north on State Highway #63 to State Highway #6, then west 4.5 miles. Property is located on the south side of State Highway #6. Please follow auction signs.

**LEGAL DESCRIPTION:** The Northwest Fractional Quarter (NW Fr. 1/4) of Section Eighteen (18), Township Eighty (80) North, Range Fifteen (15), West of the 5th P.M., Poweshiek County, Iowa, and the East One-Half of the Southeast Quarter (E1/2 SE1/4) of Section Thirteen (13), Except the Railroad Right of Way, Township Eighty (80) North, Range Fourteen (14), West of the 5th P.M., Poweshiek County, Iowa. Please refer to abstract for exact legal description.

### FARM PROGRAM INFORMATION:

**Cropland:** 229.52

**Corn Base:** 143.1 acres    **PLC Yield:** 150 bushel

**Bean Base:** 81.7 acres    **PLC Yield:** 45 bushel

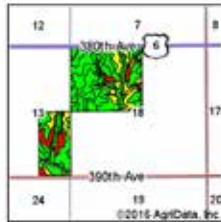
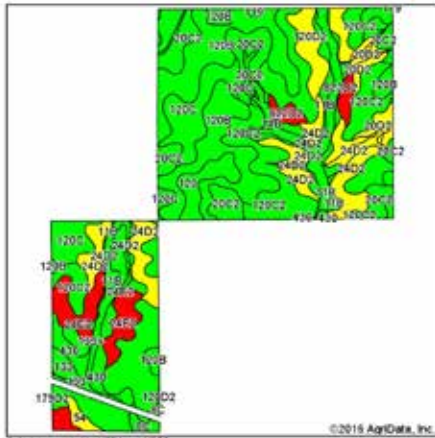
*This farm is classified as Highly Erodible Land with no Wetlands Determination complete at this time. An active Conservation Plan is on file with FSA, or contact agent for details.*

**FARM LEASE:** The subject property is rented for the 2016 crop year, with Sellers retaining 100% of the 2016 cash rent.



# TOTAL SOILS MAP 252A M\L ~ CSR2: 77.9

# LISTING #13653 TERMS AND CONDITIONS



State: Iowa  
County: Poweshiek  
Location: 18-86N-15W  
Township: Malcom  
Acres: 248.49  
Date: 7/13/2016



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Moisture Class %	CSR2**	CSR1
120B	Tame silty clay loam, 2 to 5 percent slopes	44.01	17.7%	Green	10a	96	83
120C2	Tame silty clay loam, 5 to 9 percent slopes, eroded	38.41	15.5%	Green	10a	87	75
120C	Tame silty clay loam, 5 to 9 percent slopes	31.05	12.5%	Green	10a	90	75
118	Clayey silty clay loam, 0 to 5 percent slopes	27.51	11.2%	Green	9a	79	68
2402	Shelfy loam, 9 to 14 percent slopes, moderately eroded	24.38	9.8%	Yellow	10a	51	43
202C	Wetland silty clay loam, 9 to 9 percent slopes, eroded	24.10	9.7%	Green	10a	81	72
430	Acidic silty loam, 0 to 2 percent slopes	13.41	5.4%	Red	9a	77	83
24E2	Shelfy loam, 14 to 18 percent slopes, moderately eroded	13.20	5.4%	Red	10a	36	33
120D2	Tame silty clay loam, 9 to 14 percent slopes, eroded	8.58	3.5%	Yellow	10a	62	66
3002	Wetland silty clay loam, 9 to 14 percent slopes, eroded	8.80	3.5%	Yellow	10a	66	66
120	Tame silty clay loam, 0 to 2 percent slopes	8.78	3.5%	Green	1	100	99
202D2	Laminar silty clay loam, 9 to 14 percent slopes, moderately eroded	4.17	1.7%	Red	10a	22	19
133	Clay silty clay loam, 0 to 2 percent slopes	2.13	0.9%	Green	9a	79	90
84	Zinc silty clay loam, 0 to 2 percent slopes	1.64	0.7%	Yellow	9a	47	71
133+	Clay silty loam, overwash, 0 to 2 percent slopes	1.53	0.6%	Green	9a	78	85
8C	Ludlow silty clay loam, 8 to 9 percent slopes	1.00	0.4%	Red	10a	89	78
118	Muscatine silty clay loam, 0 to 2 percent slopes	0.38	0.2%	Green	9a	100	99
Weighted Average						77.9	72.9

Area Symbol: 14157, Soil Area Version: 19

\*\*13A has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method.

Soil data provided by USDA and NRCS.



**SALE METHOD:** This property will be sold as one tract of 252 acres M/L.

**IMPROVEMENTS:** None

**TAXES:** \$6790/year or \$27.03/Taxable acre.

**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 Peoples Company or named attorney's trust account.

**POSSESSION:** Possession will be granted at closing, on or about October 5, 2016, subject to the current cash rent lease and current tenant's rights for the 2016 crop year.

**CONTRACT AND TITLE:** Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company 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 October 5, 2016. 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:** Garrett Dozark

**SELLERS:** Douglas Brock, Christine Brock, & Frederic Brock

*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 Auctioneer or Seller. All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.*

For more information please visit our website  
and look up listing #13653.  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)



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## PEOPLES COMPANY



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Iowa Falls, Iowa 50126



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