

Butler County

# LAND AUCTION

## 84 ACRES<sub>M/L</sub>

WEDNESDAY

SEPTEMBER 7, 2016

10:00 AM

ELLSWORTH COLLEGE EQUINE CENTER  
SOUTH OAK STREET  
IOWA FALLS, IOWA

### LISTING #13661

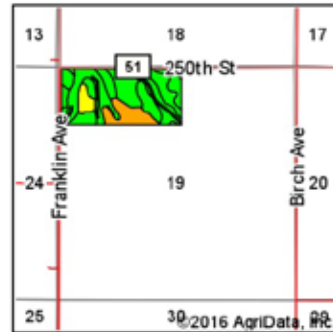
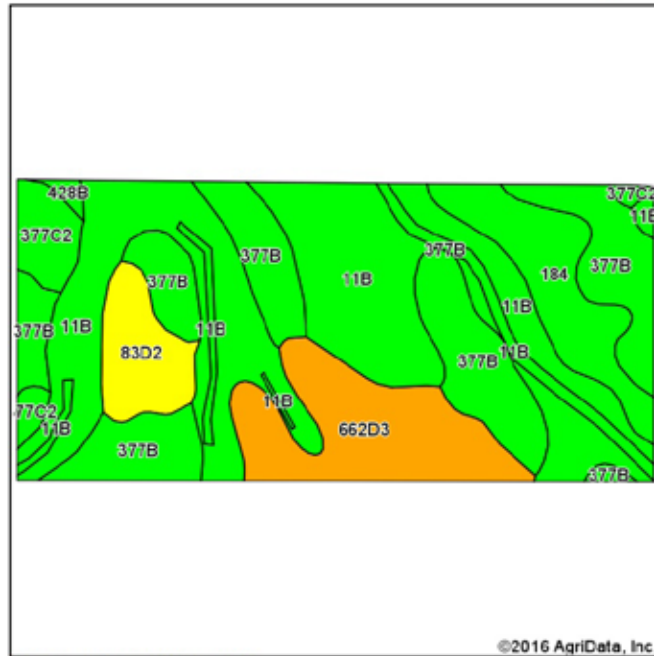


*the*  
**DIRT**  
*Dealer*



**JEFFREY T. OBRECHT**  
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Jobrecht@PeoplesCompany.com  
Iowa Falls, Iowa

# TOTAL SOILS MAP 84A M\L ~ CSR2: 80



State: Iowa  
County: Butler  
Location: 19-91N-18W  
Township: Madison  
Acres: 80.19  
Date: 7/27/2016

**PEOPLES COMPANY**  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

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

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Area Symbol: IA023, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 2 to 5 percent slopes	33.38	41.6%		IIw	81	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	21.18	26.4%		IIe	93	90
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	10.34	13.1%		IVe	47	60
184	Klinger silty clay loam, 1 to 3 percent slopes	7.07	8.8%		IIe	95	95
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	4.42	5.5%		IIIe	61	58
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	3.26	4.1%		IIIe	85	73
428B	Ely silt loam, 2 to 5 percent slopes	0.34	0.4%		IIe	88	88
Weighted Average						80	74.9

Area Symbol: IA023, Soil Area Version: 21

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## LISTING #13661

**DESCRIPTION:** This property consists of 84 acres m/l, of which there are 81.78 taxable acres and 80.2 cropland acres. Of this 81.78 acres, there are 3.17 acres in CRP with an annual payment of \$777.00 until 2021. This property has an average CSR2 of 80, CSR1 OF 74.9, with the county average CSR2 being 74.5.

**DIRECTIONS:** From Dumont, Iowa, go south on County Blacktop T-16 to 250th Street, then west on 250th Street or County Road C-51, 2.5 miles. Property is located on the south side of 250th Street. Please watch for signs.

**LEGAL DESCRIPTION:** The North One-Half of the Northeast Fractional Quarter (N1/2 Fr. NE1/4) of Section Nineteen (19), Township Ninety-one (91) North, Range Eighteen (18), West of the 5th P.M., Butler County, Iowa. Please refer to abstract for exact legal description

### FARM PROGRAM INFORMATION:

**Cropland:** 80.2

**Corn Base:** 47.48 Acres **PLC Yield:** 174 bushels

**Bean Base:** 29.53 Acres **PLC Yield:** 47 bushels

*This farm is classified as Highly Erodible Land with a Conservation Plan in place. No Wetlands Determination is complete at this time.*

*The subject property does have 3.17 acres of CRP that pays \$777.00 annually until 2021.*

**FARM LEASE:** The subject farm is currently cash rented with the seller retaining 100% of the cash rent for 2016. Lease for 2017 will be terminated prior to the auction.

*For more information please visit our website  
and look up listing #13661.  
www.PeoplesCompany.com*





## LISTING #13661 TERMS AND CONDITIONS

**SALE METHOD:** This property will be sold as one tract of 84 acres M/L.

**IMPROVEMENTS:** None

**TAXES:** \$2034/year or \$24.87/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 15, 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 15, 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:** Mike Holt

**SELLERS:** Steven J. Hackbarth

*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.*



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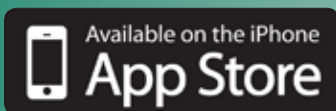
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## PEOPLES COMPANY



JEFFREY T. OBRECHT  
615 Washington Ave.  
Iowa Falls, Iowa 50126

For more information please visit our website  
and look up listing #13661  
[www.PeoplesCompany.com](http://www.PeoplesCompany.com)



## Download Our Mobile App Today!



Peoples Company 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.