

Land Auction

ACREAGE:

284.97 Acres, m/l
Jackson County, IA

DATE:

Friday
October 29, 2021
10:00 a.m.

LOCATION:

Sabula-Miles VFW
Sabula, IA



Property Key Features

- Located 4 Miles Northwest of Sabula, Iowa
- Cropland, Timber, Ponds, House and Outbuildings
- Breathtaking Views of the Mississippi River

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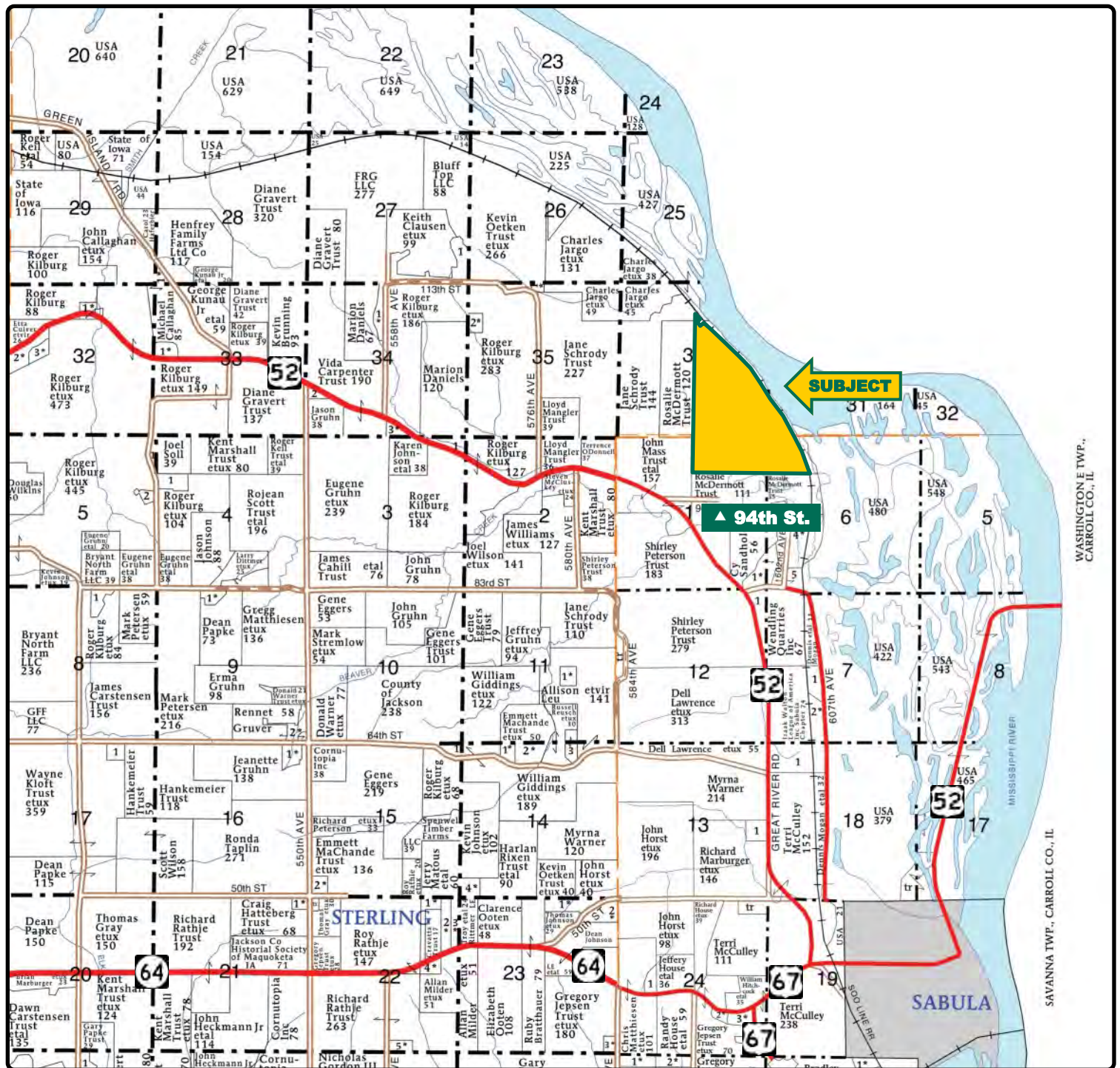
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REID: 010-2166-01



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FSA/Eff. Crop Acres: 118.74
Corn Base Acres: 69.70
Bean Base Acres: 19.80
Oat Base Acres: 0.80
Soil Productivity: 42.11 CSR2

Total Living SF: 1,711
Bedrooms: 3
Bathrooms: 1½
Year Built: 1941

ADDRESS:
 59594 94th St.
 Sabula, IA 52070

Open Houses

Sun., Oct. 17 2-5 p.m.
Wed., Oct. 20 3-6 p.m.

Property Information

284.97 Acres, m/l

Location

From Sabula - Intersection of Highway 67 and Highway 52: 3½ miles north on Highway 52 and ½ mile east on 94th Street. At the Y-intersection head north on the private drive for ¼ mile.

Legal Description

The SW¼ of the SE¼ and Lots 2, 3, and 4 in Section 36, Township 85 North, Range 6 East of the 5th P.M.,

Fraction in the SE¼ of Section 31, Township 85 North, Range 7 East of the 5th P.M., containing 26.30 acres; excepting that part taken by the United States of America under Ordering Vesting

Title recorded in Book 85, Page 413 in the Office of the Recorder of Jackson County, Iowa.,

The N½ of the NE¼ of Section 1, Township 84 North, Range 6 East of the 5th P.M.,

The NW¼ of the NE¼ of Section 6, Township 84 North, Range 7 East of the 5th P.M., all in Jackson County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,570.00
 Gross Acres: 284.97
 Exempt Forest Reserve Acres: 46.00
 Net Taxable Acres: 238.97
 Tax per Net Taxable Acre: \$23.31

FSA Data

Farm Number 1502, Tract 965
 FSA/Eff. Crop Acres: 118.74
 Corn Base Acres: 69.70
 Corn PLC Yield: 142 Bu.
 Bean Base Acres: 19.80
 Bean PLC Yield: 52 Bu.
 Oat Base Acres: 0.80
 Oat PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Fayette and Zwingle.
 CSR2 on the FSA/Eff. crop acres is 42.11.
 See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

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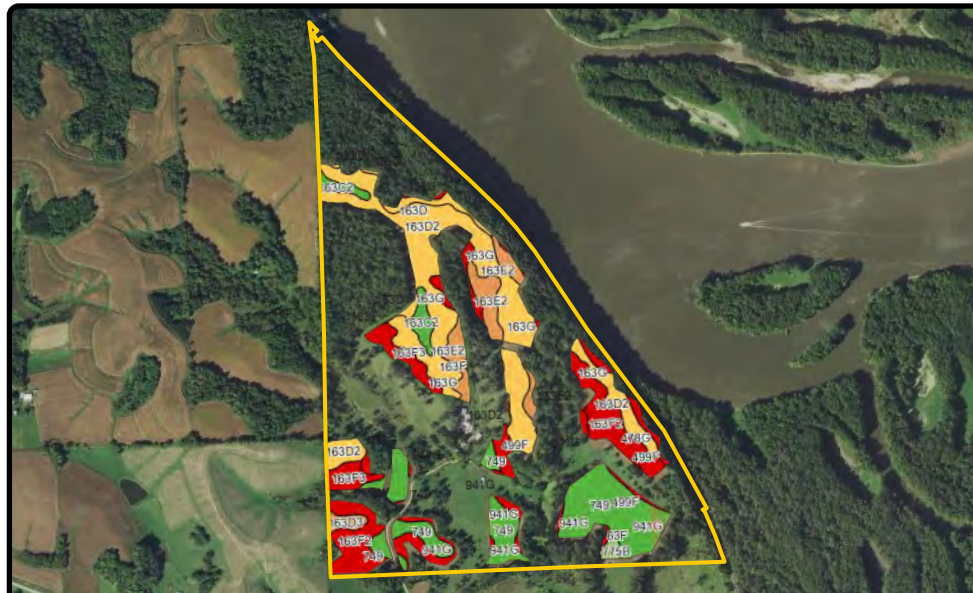
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	38.70	32.60	3	46	
749	Zwingle variant silty clay, 0 to 2 percent slopes	26.30	22.16	3	75	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	14.56	12.27	6	18	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.80	7.41	4	35	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	6.33	5.33	7	12	
941G	Medary silt loam, 15 to 45 percent slopes	5.97	5.03	7	5	
163G	Fayette silt loam, 25 to 40 percent slopes	3.76	3.17	7	5	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	3.33	2.81	3	72	
163D	Fayette silt loam, 9 to 14 percent slopes	3.05	2.57	3	49	
499F	Nordness silt loam, 14 to 35 percent slopes	2.59	2.18	7	5	
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	1.93	1.63	7	5	
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.39	1.17	4	40	
775B	Billelt sandy loam, 2 to 5 percent slopes	0.91	0.77	3	70	
163F	Fayette silt loam, 18 to 25 percent slopes	0.62	0.52	6	21	
63F	Chelsea loamy sand, 14 to 30 percent slopes	0.40	0.34	7	5	
163C	Fayette silt loam, 5 to 9 percent slopes	0.05	0.04	3	75	

Measured Tillable Acres: 118.74

Average CSR2: 42.11

Buildings/Improvements

- House: 1,711 finished Sq. Ft., 3 bedrooms, 1½ baths, built in 1941.
- Machine Shed: 40' x 56', pole building, dirt floor, built in 1984.
- Garage: 32' x 22'
- Poultry House: 20' x 32'
- Pasture Shed: 25' x 54'
- Corn Crib: 32' x 40'

- Barn: 38' x 40'
- Shed: 34' x 60'

Water & Well Information

There is a well on the property located near the house and buildings.

Septic System

The status of the septic is unknown. The

septic will be inspected and brought up to code prior to closing.

Pond

There are two ponds located in the southeast corner of this property measuring approximately 0.5 and 2.5 acres in size. Electricity runs out to the pond area for campers.

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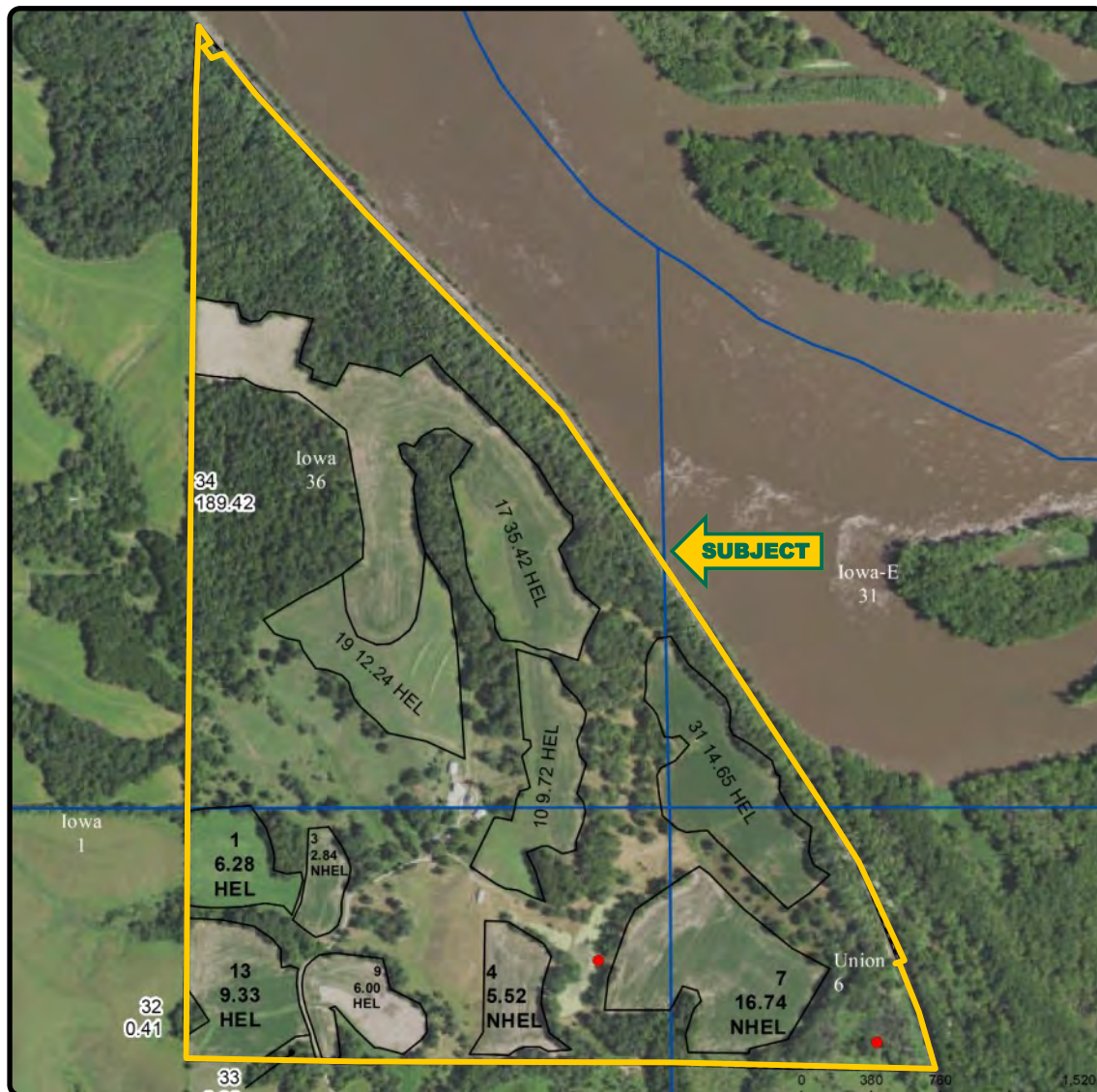
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Timber

The mature timber is made up of walnut, white oak, bur oak, red oak, black oak, pin oak, elm, cherry, basswood, hickory, hackberry, ash, river birch, maple and cottonwood. In September 2021 a forester valuation indicated a minimum value of over \$100,000.00. Contact agent for more details.

Easement

There is an ingress/egress easement in the southwest corner of the property allowing the adjoining landowner access to their property. Both the Buyer and adjoining landowner are permitted access to this easement and equally share maintenance expenses on the portion of the easement that is jointly used. Contact the agent for a copy of the Road Easement. See Easement Map for detail.

Comments

This is a beautiful Jackson County farm with nearly 1 mile of bluff overlooking the Mighty Mississippi and a private pond. This property could be used for farming, recreation, development, or all three, the opportunities are endless!

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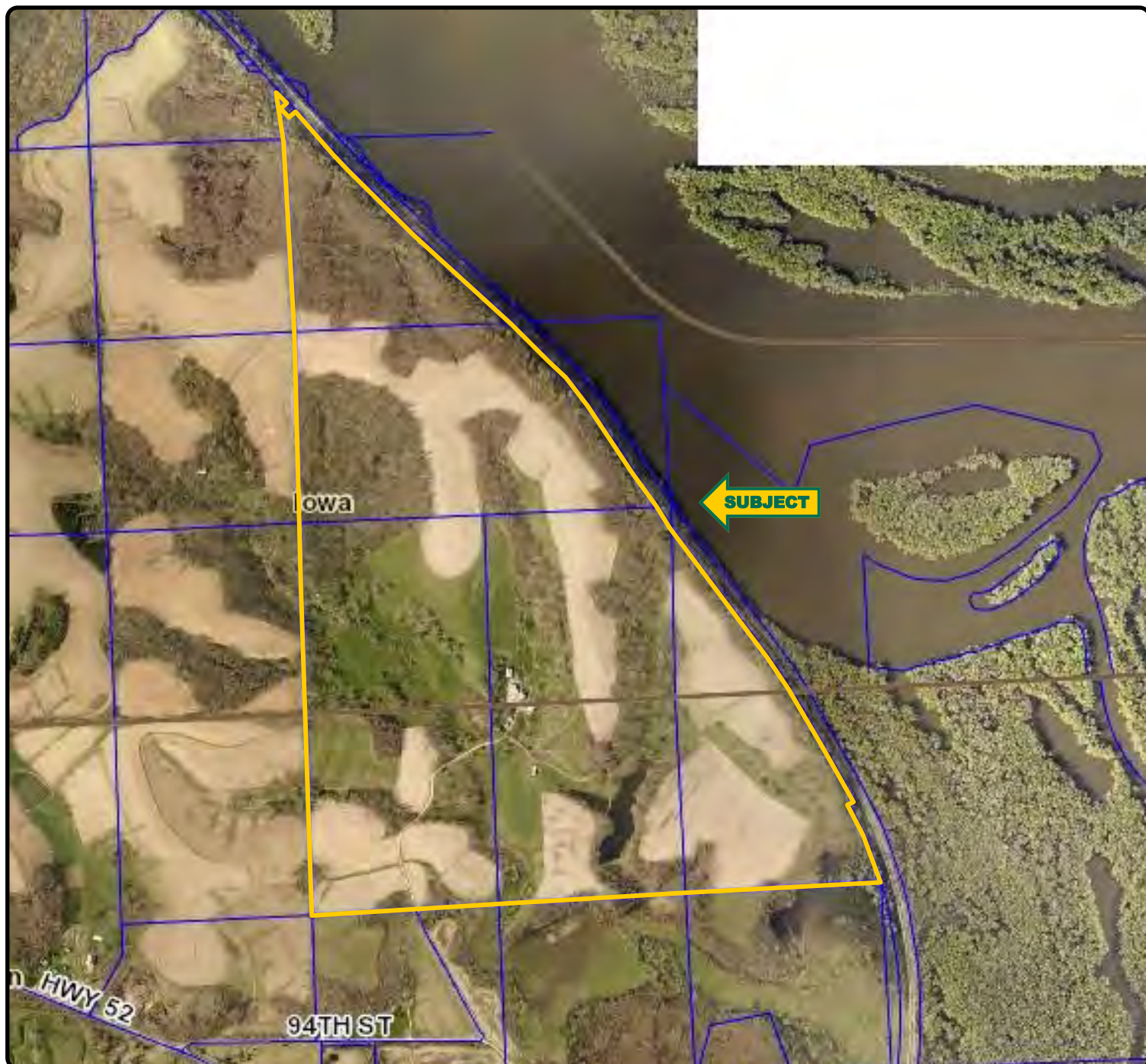
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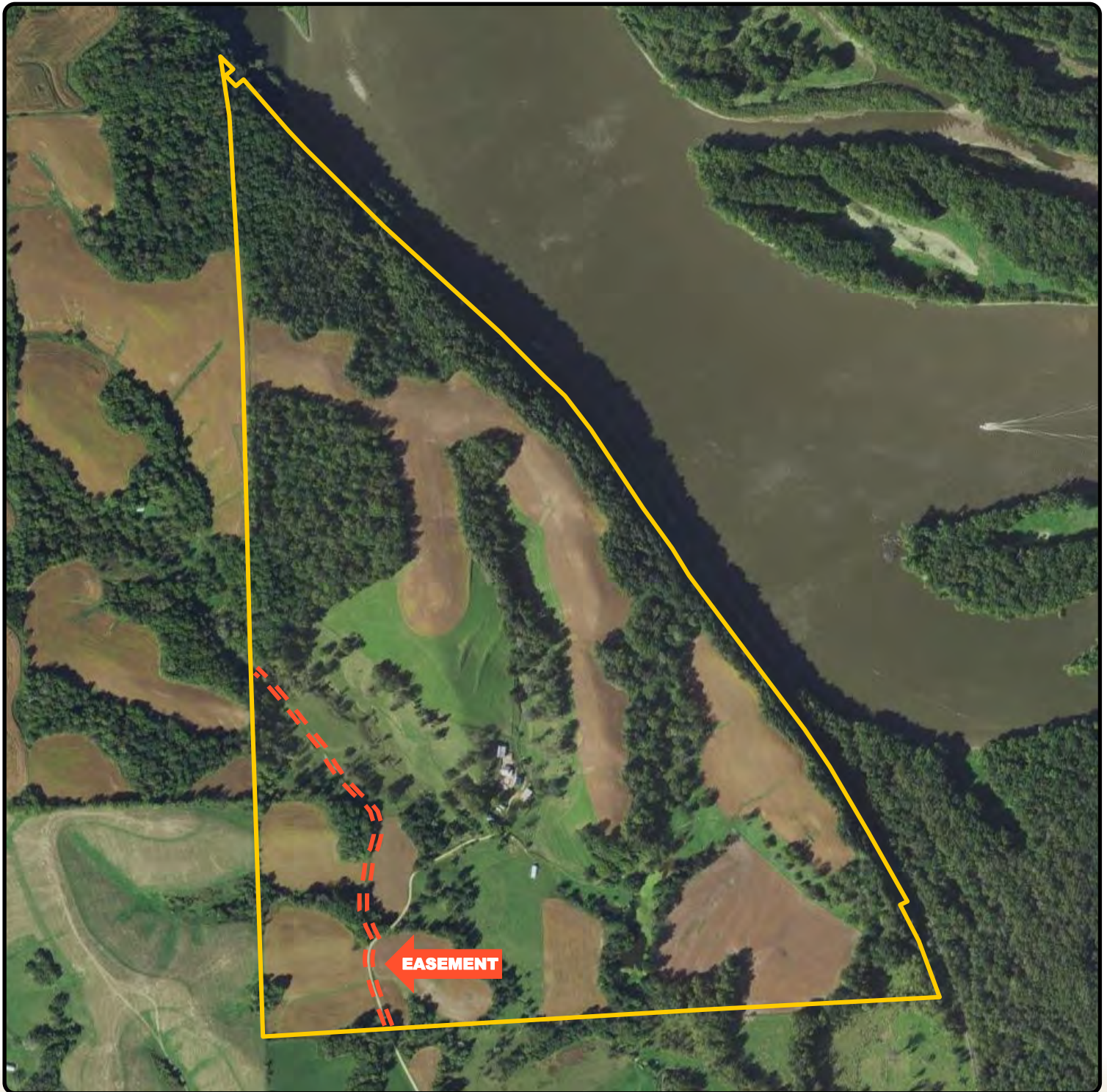


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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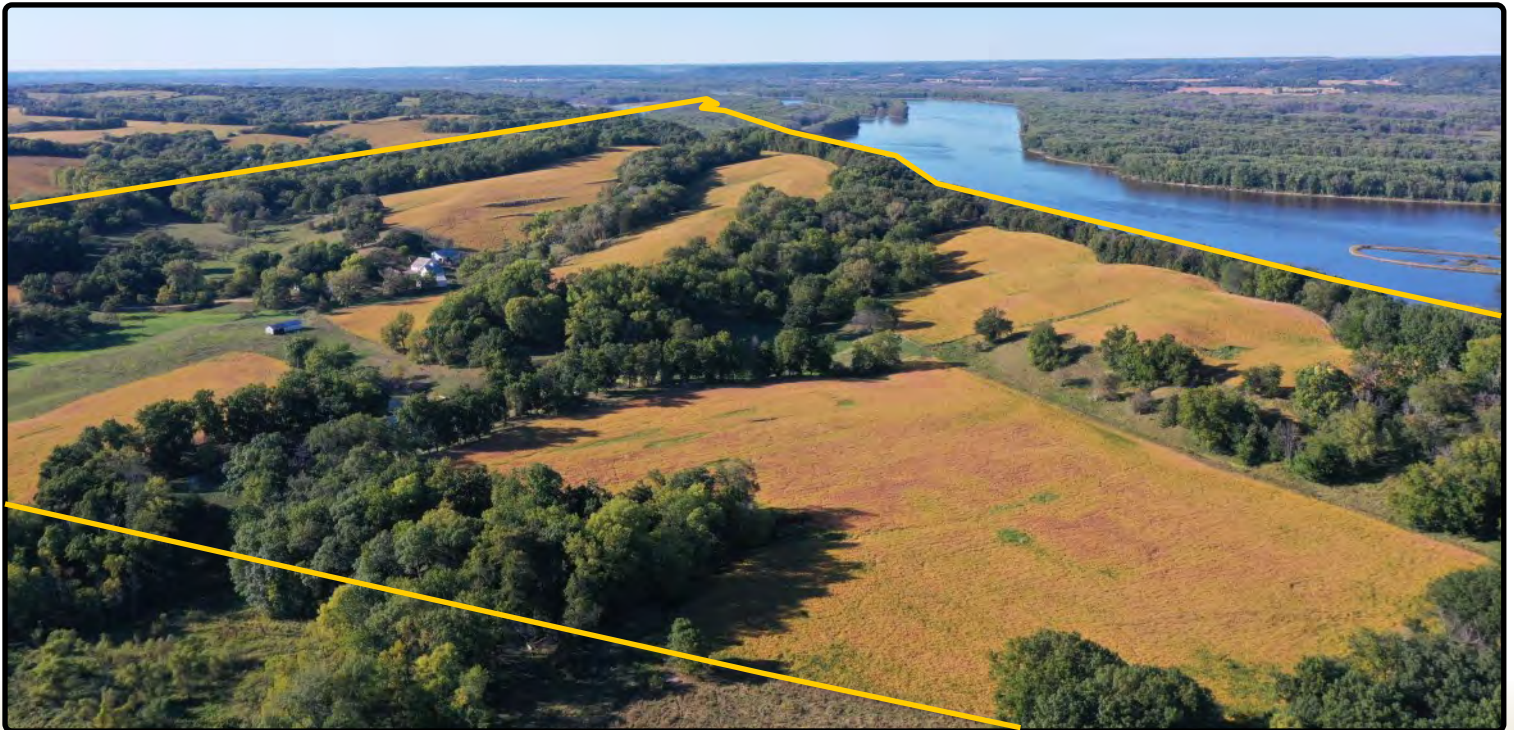
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Date: **Fri., October 29, 2021**

Time: **10:00 a.m.**

Site: **Sabula-Miles VFW
1001 Broad Street
Sabula, IA 52070**

Seller

North Bluff Partnership, Geraldean Wise
and Valerie Adcock

Agency

Hertz Real Estate Services and their
representatives are Agents of the Seller.

Auctioneer

Troy Louwagie

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 3, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland and outbuildings will be given at settlement subject to the existing lease which expires March 1, 2022. Possession of the house and garage will be given at settlement subject to existing lease which expires 60 days after written termination. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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