

Land Auction

ACREAGE:

119.98 Acres, m/l

In 3 parcels

Story County, IA

DATE:

Wednesday

November 17, 2021

1:00 p.m.

LOCATION:

Maxwell Community Center

Maxwell, IA



Property Key Features

- Located East of Maxwell on Highway 210
- 108.33 Est. FSA/Eff. Crop Acres with an Average 87.27 CSR2
- Parcel 2 Includes Machinery Buildings, Livestock Buildings and Mature Trees

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Parcel 1

FSA/Eff. Crop Acres: 36.82*
Corn Base Acres: 13.46*
Bean Base Acres: 23.42*
Soil Productivity: 88.20 CSR2

**Acres are estimated.*

Parcel 1 Property Information 40.00 Acres, m/l

Location

From Maxwell: Go east on Highway 210 for 1 mile. Property is on the north side of the road.

Legal Description

SW¼ SE¼ of Section 23, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,362.00
 Gross Acres: 40.00
 Net Taxable Acres: 38.64
 Tax per Net Taxable Acre: \$35.25

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 4121, Tract 845
 FSA/Eff. Crop Acres: 36.82*
 Corn Base Acres: 13.46*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 23.42*
 Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 88.20. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality Story County farmland on a hard-surfaced road.

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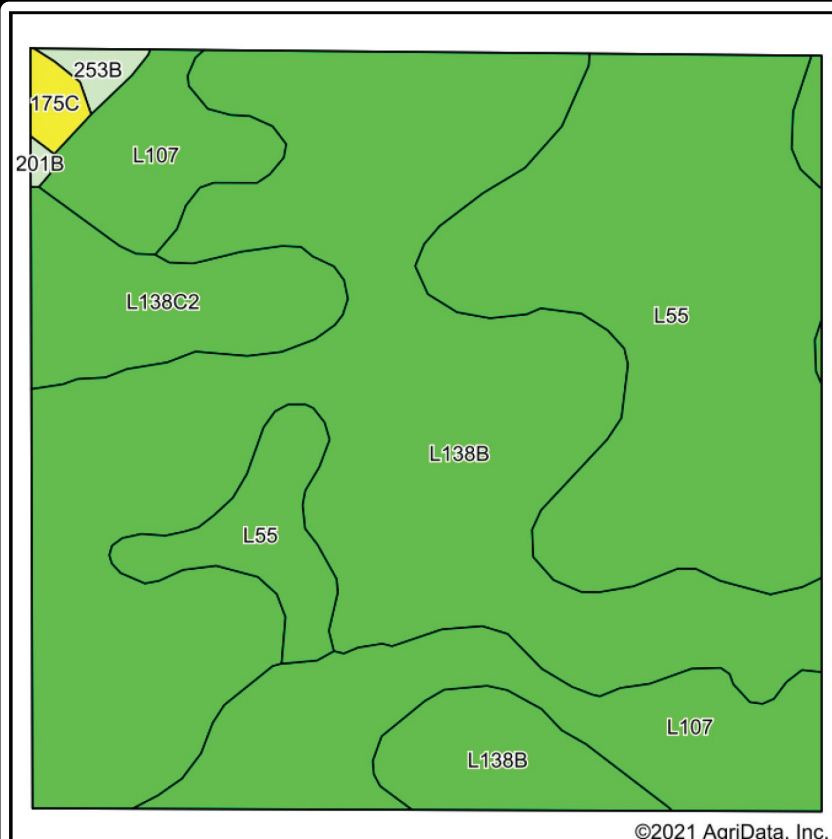
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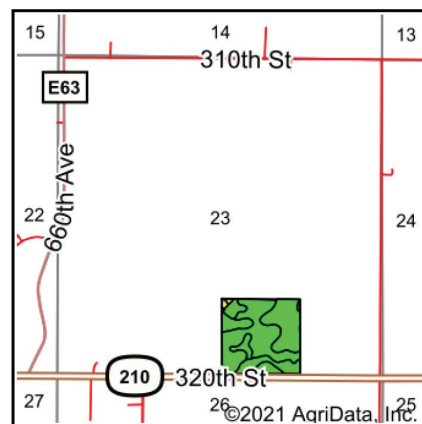
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **23-82N-22W**
Township: **Indian Creek**
Acres: **36.82**
Date: **10/5/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.24	49.5%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	10.22	27.8%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.64	15.3%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.25	6.1%		IIIe	83
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.26	0.7%		IIIe	48
253B	Farrar fine sandy loam, 2 to 5 percent slopes	0.21	0.6%		Ile	76
Weighted Average					1.79	88.2

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Southwest Looking Northeast



Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres: 34.54*
Corn Base Acres: 12.64*
Bean Base Acres: 22.00*
Soil Productivity: 86.20 CSR2

**Acres are estimated.*

Building Viewings

Wed., Oct. 27 3:00-5:00 p.m.
Wed., Nov. 10 2:30-4:30 p.m.

Parcel 2 Property Information 38.29 Acres, m/l

Location

From Maxwell: Go east on Highway 210 for 1 mile. Property is on the north side of the road.

Legal Description

SE¼ SE¼, except Tax Parcel #1523400445, all in Section 23, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,382.00
 Gross Acres: 38.29
 Net Taxable Acres: 36.26
 Tax per Net Taxable Acre: \$38.11

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 4121, Tract 845
 FSA/Eff. Crop Acres: 34.54*
FSA/Eff. Crop Acres includes approx. 4.2 acres that are part of the acreage site and not cropped. See FSA map.
 Corn Base Acres: 12.64*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 22.00*
 Bean PLC Yield: 43 Bu.
**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 86.20. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

- Three grain bins
- 40' x 60' quonset shed
- 36' x 72' machine shed
- 33' x 117' cattle shed
- 20' x 60' concrete silo
- 22' x 48' swine barn

Water & Well Information

There is a non-working well on the acreage site. Rural water is available at the road but is not currently serving the property.

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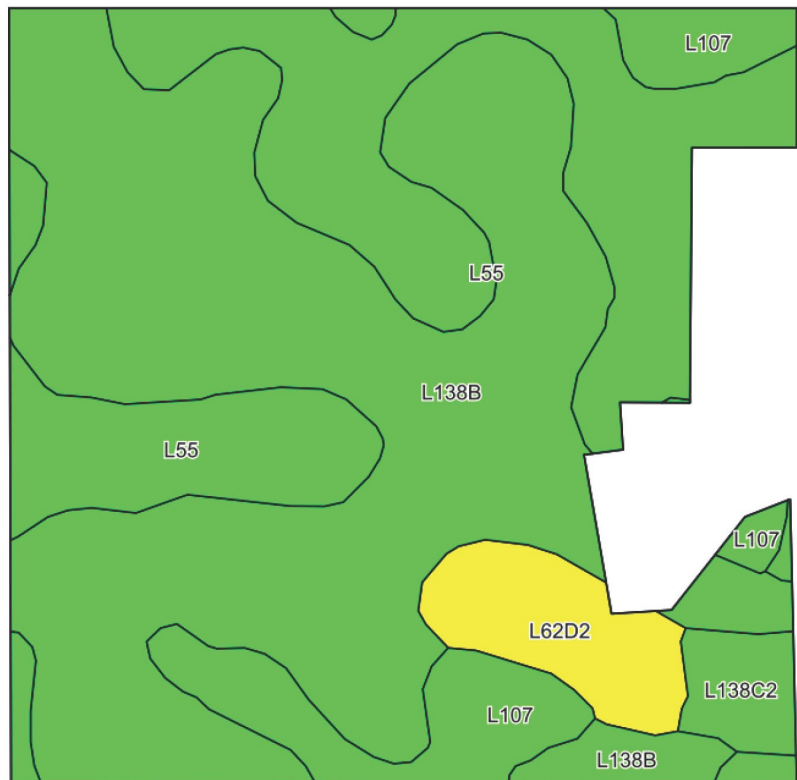
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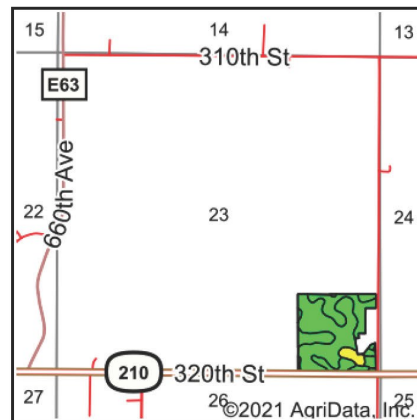
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **23-82N-22W**
Township: **Indian Creek**
Acres: **34.54**
Date: **10/5/2021**



Maps Provided By:



Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	19.12	55.4%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	9.37	27.1%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.38	9.8%		Ilw	88
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.87	5.4%		IVe	41
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.80	2.3%		IIIe	83
Weighted Average					1.86	86.2

Comments

High-quality farmland including an acreage site with mature trees and various livestock/machinery building.

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South Looking North



Southwest Looking Northeast



Southwest Looking Northeast



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Parcel 3

FSA/Eff. Crop Acres: 36.97*
Corn Base Acres: 12.80*
Bean Base Acres: 22.73*
Soil Productivity: 87.40 CSR2

**Acres are estimated.*

Parcel 3 Property Information 41.69 Acres, m/l

Location

From Maxwell: Go east on Highway 210 for 1½ miles. Property is on the north side of the road.

Legal Description

S½ S½ SW¼ and Parcel C, all in Section 24, Township 82 North, Range 22 West of the 5th P.M.
(Indian Creek Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,322.00
 Net Taxable Acres: 41.69
 Tax per Net Taxable Acre: \$31.71

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 4121, Tract 845

FSA/Eff. Crop Acres: 36.97*

Corn Base Acres: 12.80*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 22.73*

Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Story County FSA office.*

Soil Types/Productivity

Primary soils are Webster and Clarion.
 CSR2 on the est. FSA/Eff. crop acres is 87.40. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality Story County farmland on a hard-surfaced road.

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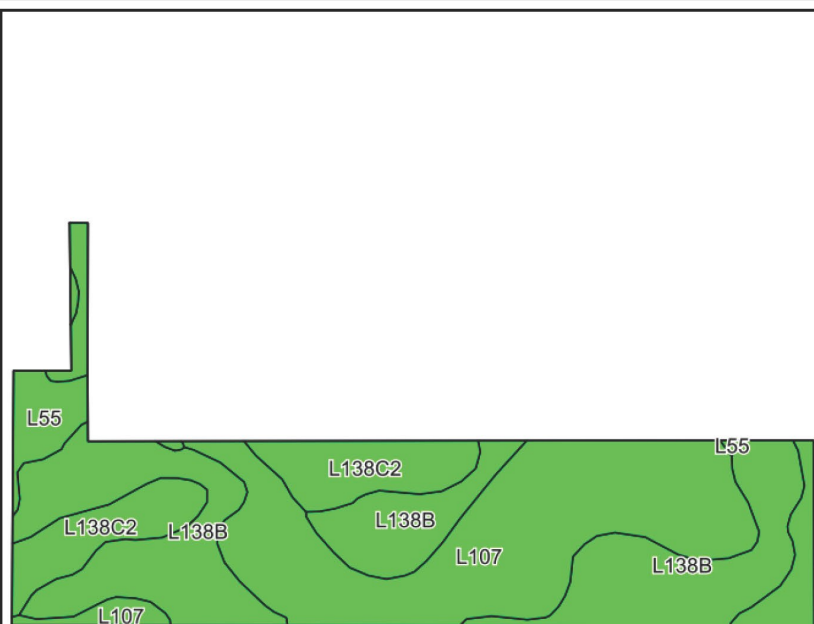
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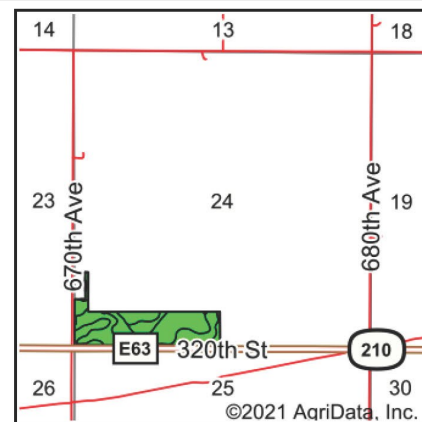
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State: **Iowa**
County: **Story**
Location: **24-82N-22W**
Township: **Indian Creek**
Acres: **36.97**
Date: **10/5/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.85	42.9%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.48	39.2%		IIe	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.10	13.8%		IIIe	83
L55	Nicollet loam, 1 to 3 percent slopes	1.54	4.2%		Ie	91
Weighted Average					2.10	87.4

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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East Looking West



West Looking East



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Date: **Wed, Nov. 17, 2021**

Time: **1:00 p.m.**

Site: **Maxwell Comm. Center
84 Main Street
Maxwell, IA 50161**

Seller

Colleen Swalwell Estate

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Steven Jordening
Jordening Law Office

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 January 6, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2022. Taxes will be prorated to January 6, 2022.

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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