

Land Auction

ACREAGE:

232.90 Acres, m/l

In 2 parcels

Jones County, IA

DATE:

Wednesday

December 7 , 2022

10:00 a.m.

AUCTION TYPE:

In-Person

Wyoming, IA



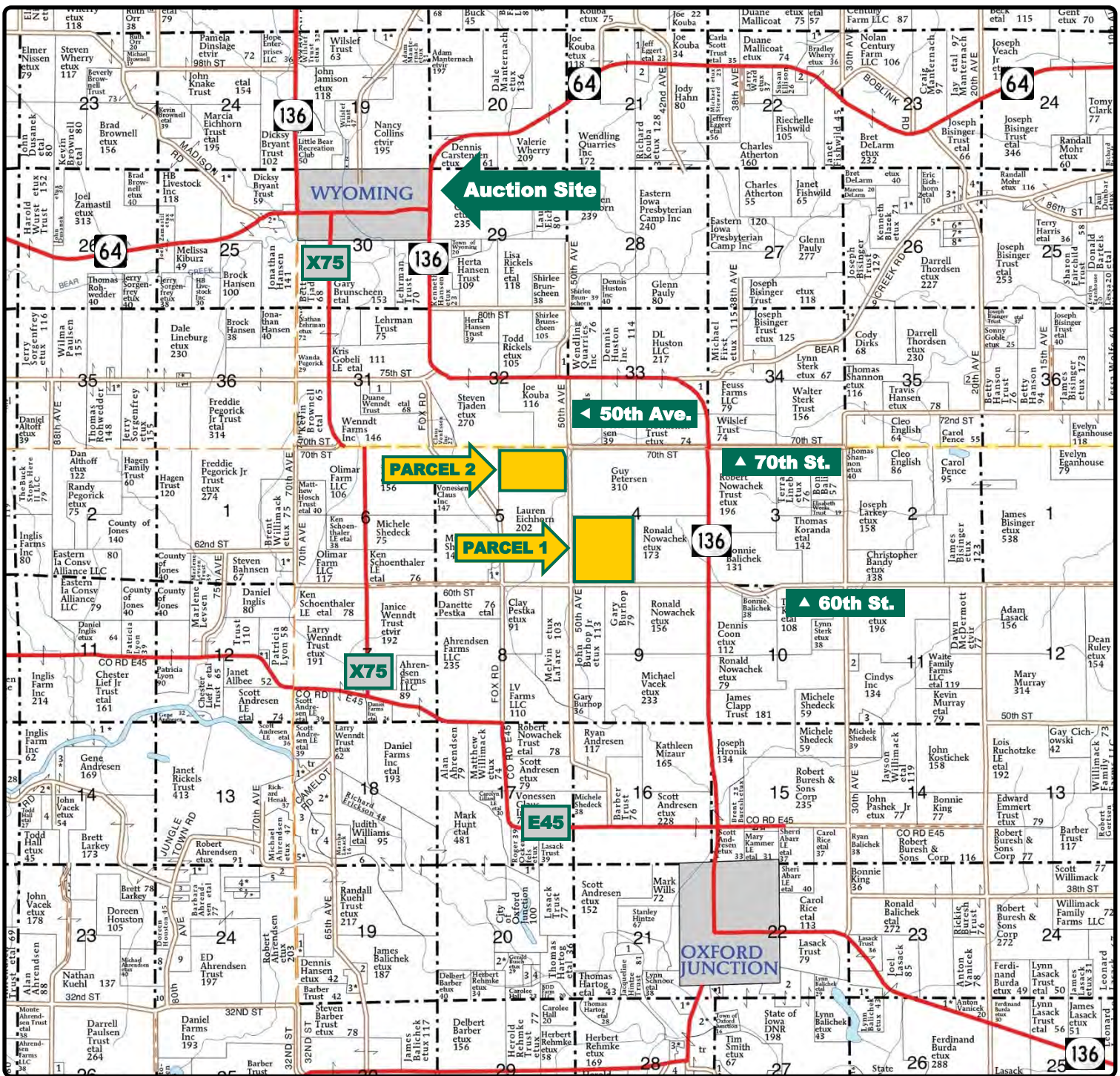
Property Key Features

- High-Yielding Jones County Farms
- Located 2 Miles South of Wyoming, Iowa
- Includes Cropland, CRP and Grain Storage

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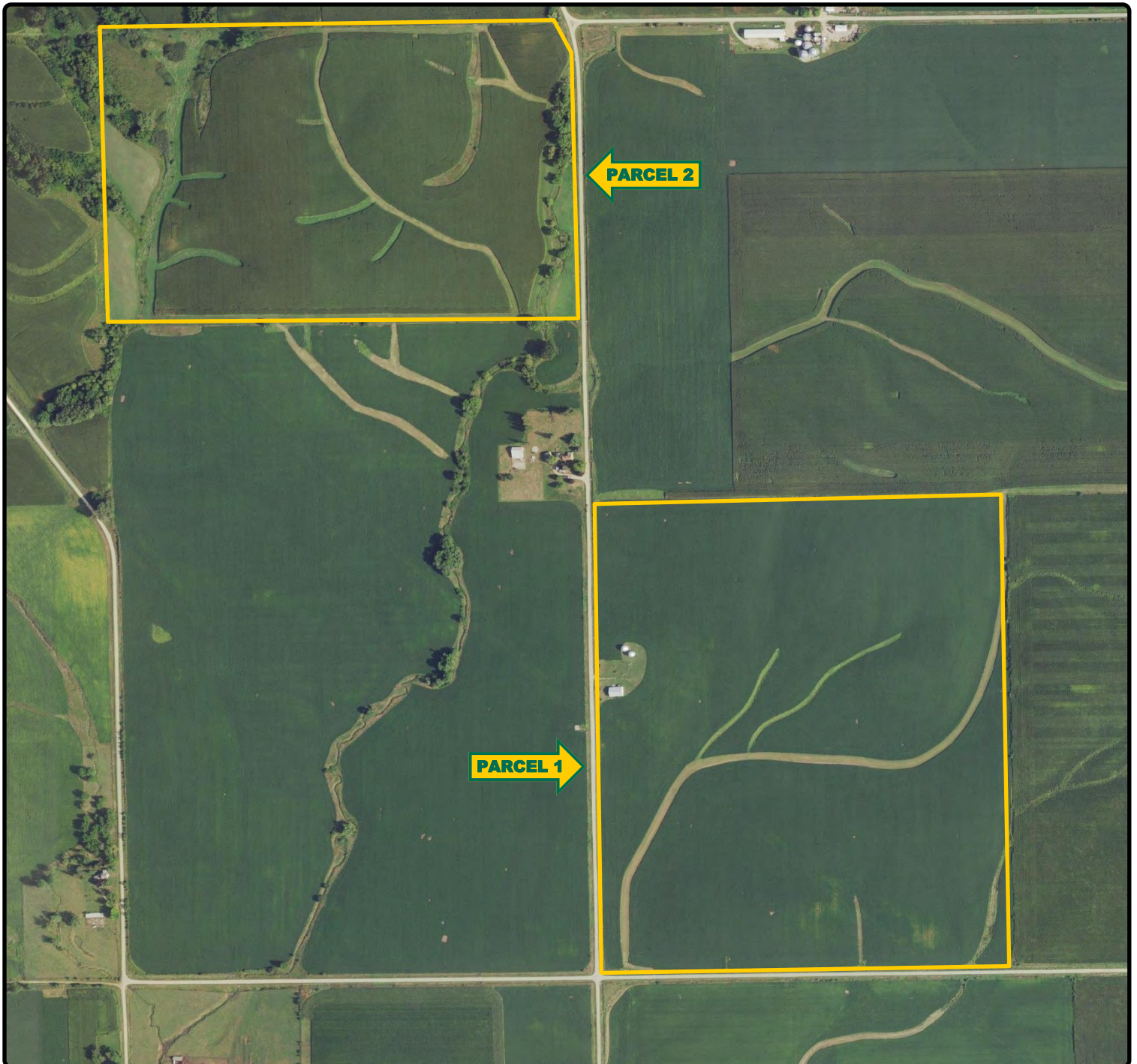


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Parcel 1

FSA/Eff. Crop Acres:	135.78
Cert. Grass Acres:	5.67
Corn Base Acres:	132.40
Bean Base Acres:	2.11
Soil Productivity:	81.50 CSR2

Parcel 1 Property Information 136.25 Acres, m/l

Location

From Wyoming: 2 miles southeast on Hwy 136 and 1 mile south on 50th Ave. The property is on the east side of the road.

From Oxford Junction: 2 miles north on Hwy 136 and ½ mile west on 60th St.

Address

6336 50th Ave
Oxford Junction, IA 52323

Legal Description

The W½ of the SW¼ and the W¾ of the E½ of the SW¼ of Section 4, Township 83 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,384.00
Net Taxable Acres: 136.25
Tax Parcel ID #: 1604300001, 1604300002, 1604300003 & 1604300004

FSA Data

Farm Number 1101, Tract 1735
FSA/Eff. Crop Acres: 135.78
Cert. Grass Acres: 5.67
Corn Base Acres: 132.40
Corn PLC Yield: 174 Bu.
Bean Base Acres: 2.11
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Downs, Tama and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 81.50. See soil map for detail.

Soil Fertility

Test Date	pH	P ₁	K
Oct. 2019	6.7	76	216

Yield History (Bu./Ac.)

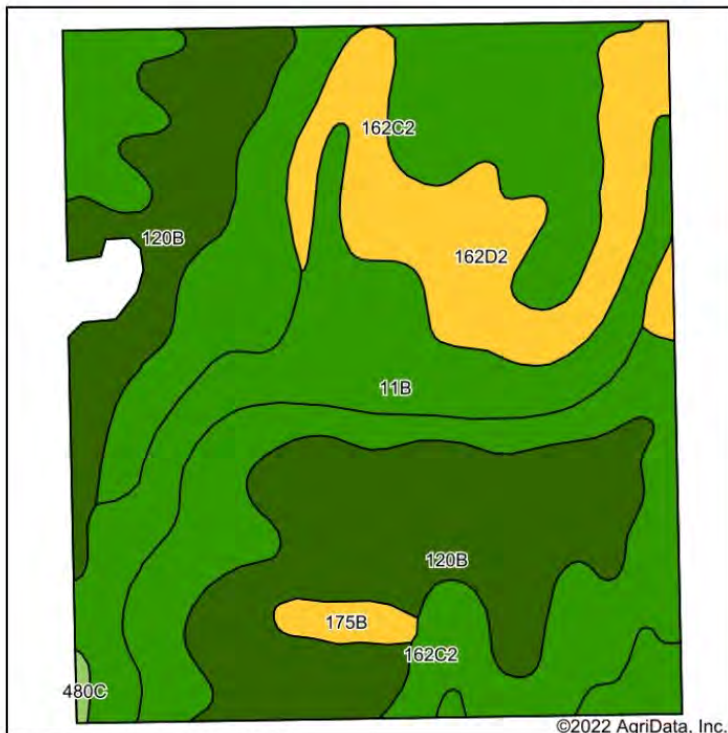
Year	Corn	Beans
2021	--	80
2020	215	--
2019	--	69
2018	265	--
2017	--	65

Yield information is reported by scale tickets.

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State: Iowa
County: Jones
Location: 4-83N-1W
Township: Oxford
Acres: 135.78
Date: 9/16/2022



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA105, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	52.42	38.6%		IIIe	80
120B	Tama silt loam, 2 to 5 percent slopes	39.79	29.3%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	22.95	16.9%		IIw	86
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	18.58	13.7%		IIIe	54
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.75	1.3%		IIIe	50
480C	Orwood silt loam, 5 to 9 percent slopes	0.29	0.2%		IIIe	79
Weighted Average					2.54	81.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Contact listing agent for tile maps.

Buildings/Improvements

- Steel Utility Building, 50' x 70', built in 1985
- Steel Grain Bin, 30' x 21', built in 1977
- Steel Grain Bin, 27' x 22', built in 1982

Water & Well Information

None.

Comments

Highly productive, no-till land includes a utility building and grain storage. Well-maintained Jones County farm!

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Parcel 1 - 136.25 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	75.89
CRP Acres:	11.50
Cert. Grass Acres:	8.28
Corn Base Acres:	73.50
Bean Base Acres:	2.39
Soil Productivity:	61.60 CSR2

Parcel 2 Property Information 96.65 Acres, m/l

Location

From Wyoming: 2 miles south on Hwy 136 and ½ mile south on 50th Ave. The property is on the west side of the road.

From Oxford Junction: 2½ miles north on Hwy 136, 1 mile west on 60th St. and ¾ mile north on 50th Ave.

Legal Description

The N½ of the NE¼ and the N¼ of the S½ of the NE¼ of Section 5, Township 83 North, Range 1 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$2,722.00
Net Taxable Acres: 96.65
Tax per Net Taxable Acre: \$28.16
Tax Parcel ID #: 1605200001,
1605200002 & 1605200003

FSA Data

Farm Number 1011, Tract 1734
FSA/Eff. Crop Acres: 75.89
CRP Acres: 11.50
Cert. Grass Acres: 8.28
Corn Base Acres: 73.50
Corn PLC Yield: 174 Bu.
Bean Base Acres: 2.39
Bean PLC Yield: 46 Bu.

CRP Contracts

- There are 11.50 acres enrolled in a CP-21 contract that pays \$279.40/acre - or \$3,213.00 annually - and expires September 30, 2026.
- Buyer to receive 100% of the October 1, 2023 CRP payment.

Soil Types/Productivity

Primary soils are Downs and Exette.
CSR2 on the FSA/Eff. crop acres is 61.60.
See soil map for detail.

Soil Fertility

Test Date	pH	P _i	K
Oct. 2019	6.5	44	196

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	240	--
2020	--	60
2019	243	--
2018	--	71
2017	218	--

Yield information is reported by scale tickets.

Land Description

Gently rolling to rolling.

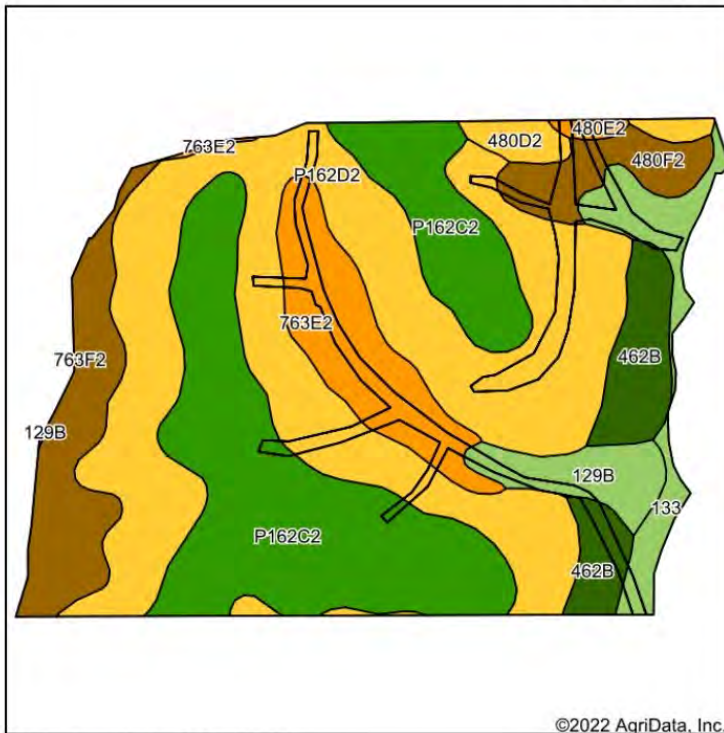
Drainage

Natural with some tile. Contact listing agent for tile maps.

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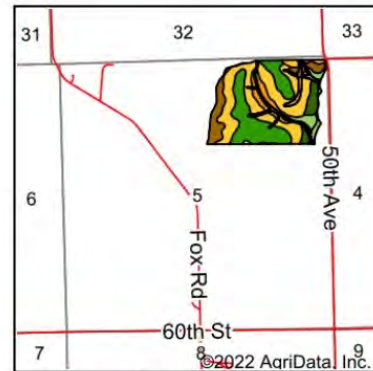
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Jones**
Location: **5-83N-1W**
Township: **Oxford**
Acres: **75.89**
Date: **9/16/2022**



Maps Provided By



Area Symbol: IA105, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	29.56	39.0%		IIIe	54
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	20.69	27.3%		IVe	82
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	5.82	7.7%		IVe	46
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	5.51	7.3%		VIe	28
462B	Downs silt loam, terrace, 2 to 5 percent slopes	4.19	5.5%		IIe	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.34	4.4%		IIW	78
480F2	Orwood silt loam, 18 to 25 percent slopes, moderately eroded	2.69	3.5%		VIe	22
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	2.45	3.2%		IIW	73
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	1.32	1.7%		IIIe	52
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	0.32	0.4%		IVe	40
Weighted Average					3.55	61.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Opportunity to own a Jones County farm with excellent-yield history using no-till farming methods and additional income from CRP.

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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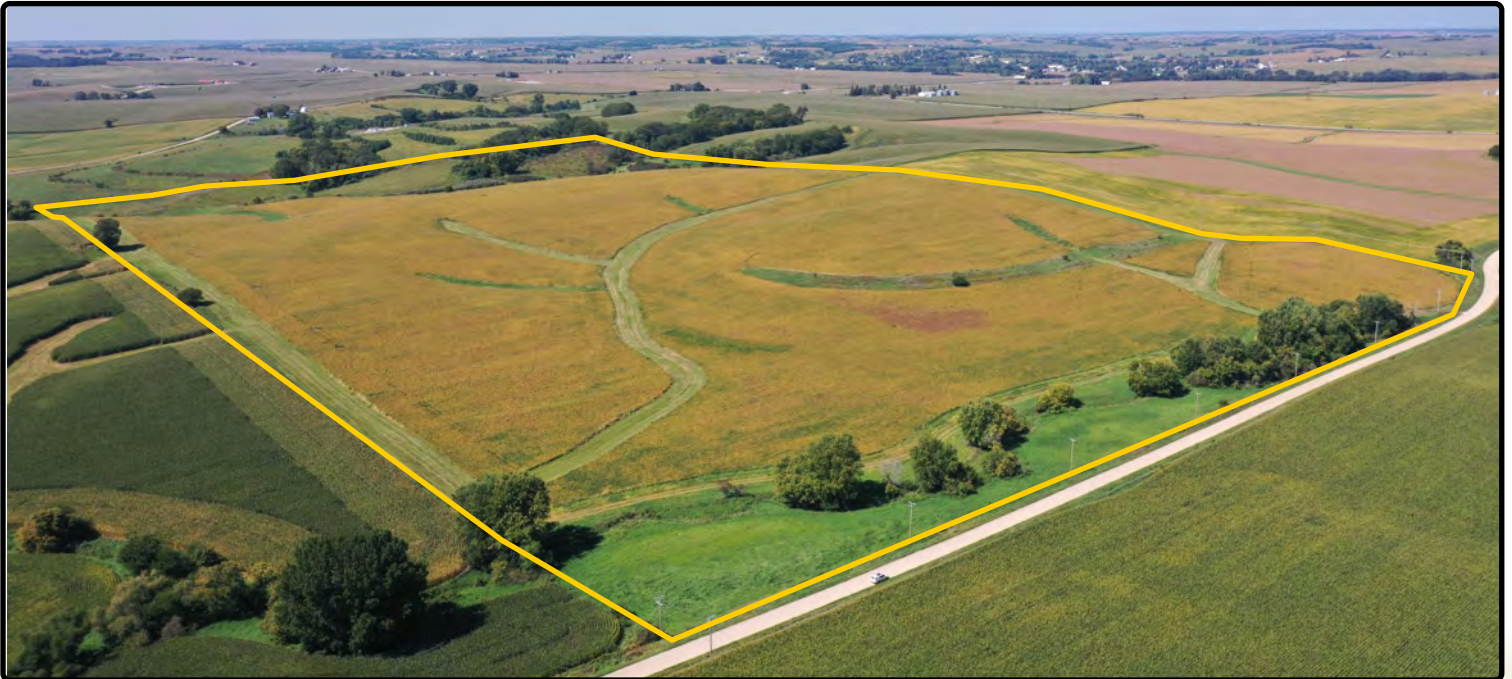
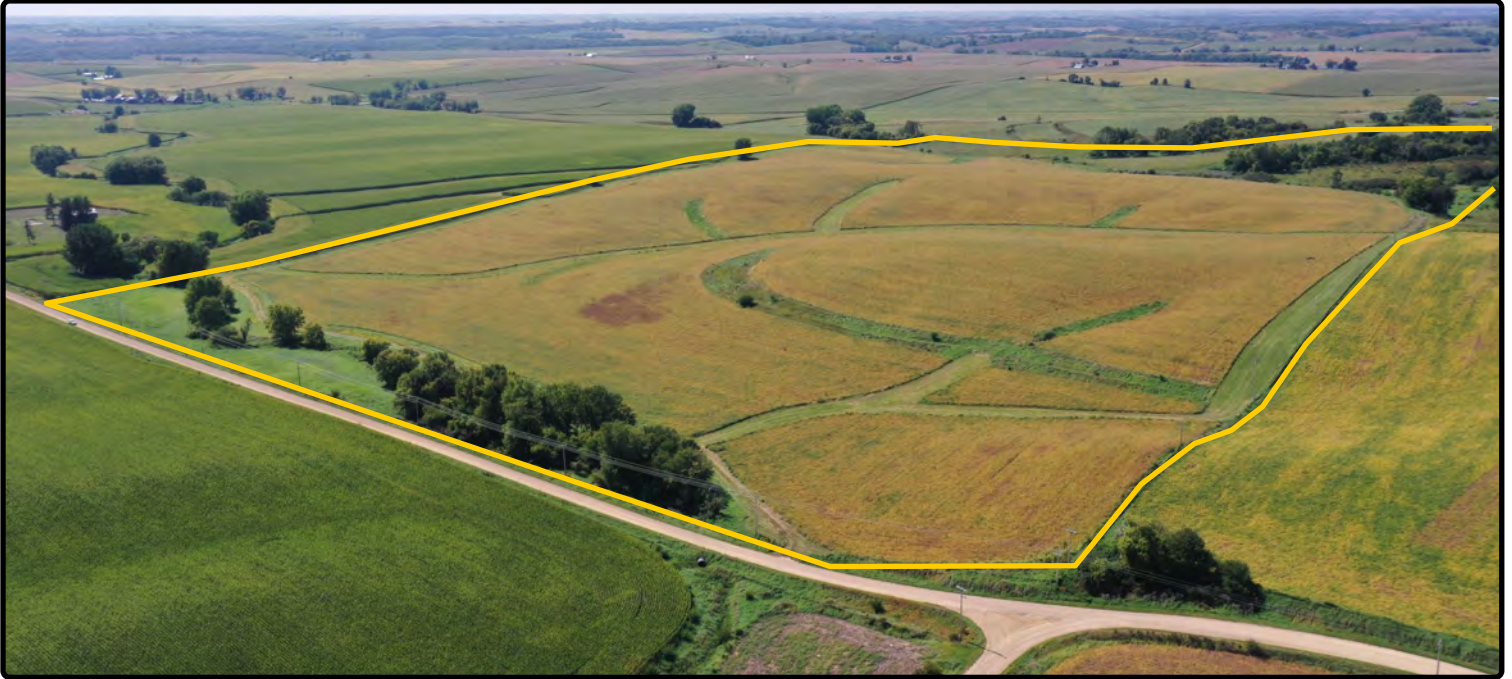


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Parcel 2 - 96.65 Acres, m/l



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Date: **Wed., December 7, 2022**

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

Site: **Calkins Barn
104 E Main St.
Wyoming, IA 52362**

Seller

Doris M. Wherry Revocable Trust

Agency

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

Auctioneer

Troy Louwagie

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 March 1, 2023, 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, 2023. 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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