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# FOR SALE BY BIDS

1,326.54± Acres, Jasper County, Iowa

Offered in Four Tracts

**BIDS DUE: Friday, November 8, 2024, by 5:00 PM**

**OPEN HOUSE: October 19, 2024, from 8:00-10:00 AM**

**Contact Agents for Additional Details!**

## Highlights:

- Open tenancy on all tracts for 2025
- Quality farmland
- Extensive drainage tile



**For additional information, please contact:**  
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Eric Van Zee, Agent | (515) 971-2633  
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# Property Information

## Directions to Property:

From exit 164 on Interstate 80, travel south on Highway 14 to S 60 Avenue W. Travel east on S 60 Avenue W. Tract 1 lies on the south side of S 60 Avenue W, and it can be accessed from S 60 Avenue W. Tracts 2 and 3 lie south of S 60 Avenue W. Tracts 2 and 3 each have a separate access easement, which will be granted by the State of Iowa from the established access road going south of S 60 Avenue W. Tract 4 lies on the south side of S 60 Avenue W. Tract 4 can be accessed from S 60 Avenue W.

Contact the agents for more details regarding access easements and property limits.

## Improvements:

Pattern tile on Tracts 1-3.

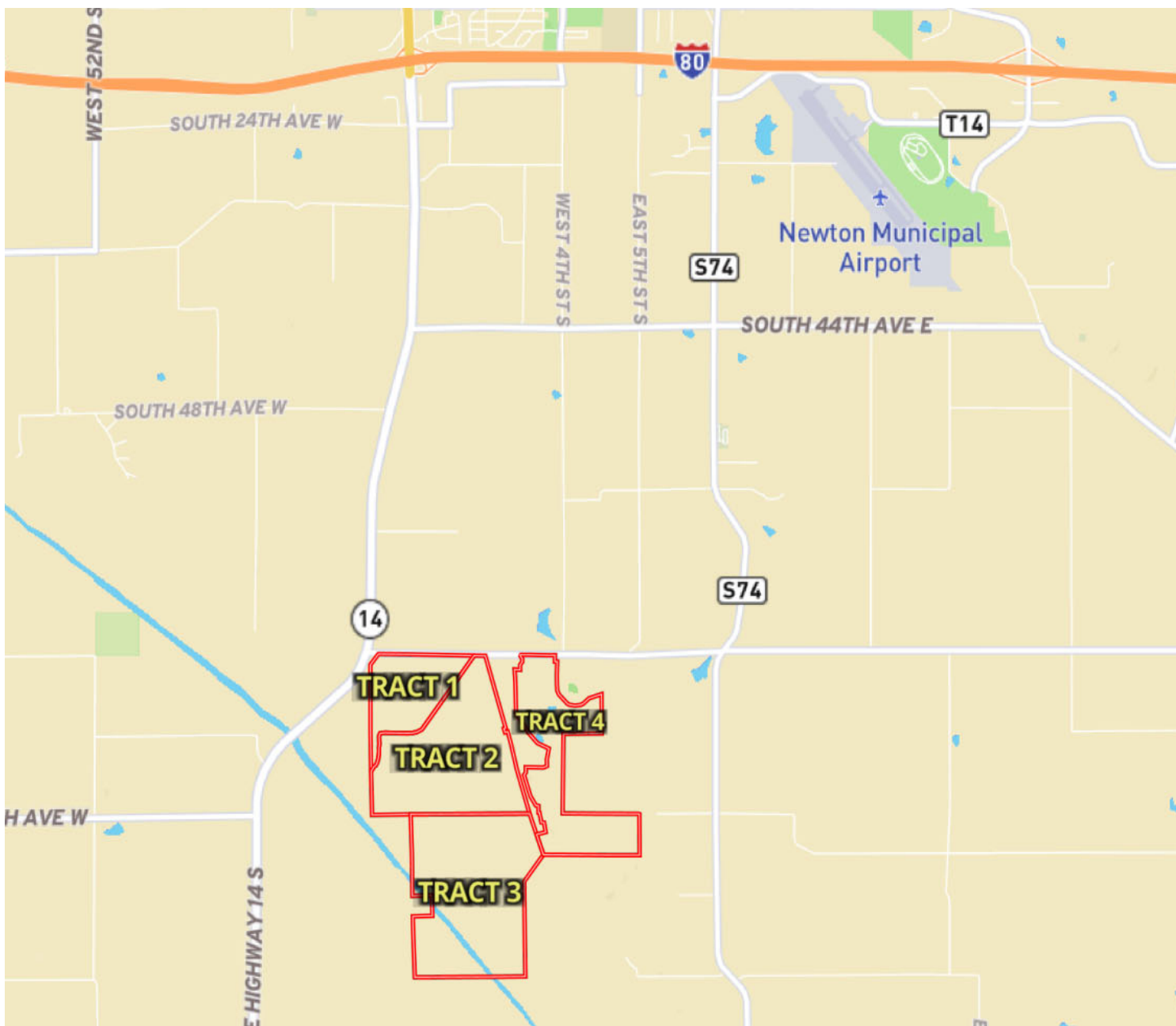
## Property Description:

Tracts 1-4 are located south of Newton at the Newton Correctional Facility. Tracts 1-3 are quality farmland with extensive drainage tile and cash rent income for 2024. Tract 4 has livestock farming opportunities with buildings, good fences, and multiple ponds.

## Legal Description:

Parcel B, Parcel C, Parcel D, and Parcel E in the W 1/2, NW 1/4, Sec. 27; 28; E 1/4, Sec. 29; Sec. 33; and the N 1/2, NW 1/4, Sec. 34, All in T79N, R19W, Jasper County, Iowa, as shown on Plat of Survey filed September 23, 2024, in the office of the Jasper County Recorder at Instrument Number 2024-04381.

## Property Location Map



# Tract 1

## Property Description:

Open tenancy for 2025 on quality farmland with a CSR2 rating of 61.76. This tract has extensive pattern drainage tile installed. This drainage tile will remain on the property and will be transferred to the buyer on an 'AS-IS' basis without any warranties or guarantees about its functionality or fitness for any particular purpose at the time of transfer.

## FSA Information:

	Base	PLC Yield
Corn	112.00 acres	134 bushels
Beans	39.00 acres	43 bushels

## Farm Data:

Cropland	146.42 acres
ROW	7.51 acres
Other	7.92 acres
<b>Total</b>	<b>161.85 acres</b>

## Taxes (Estimated):

- \$5,281.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	90.75	57.04	60.0	0	63	2w
172	Wabash silty clay, 0 to 2 percent slopes	25.54	16.05	38.0	0	48	3w
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	22.01	13.83	78.0	0	82	2w
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	9.0	5.66	77.0	0	93	2w
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.18	3.88	78.0	0	78	2w
88	Nevin silty clay loam, 0 to 2 percent slopes	5.63	3.54	92.0	0	98	1
<b>TOTALS</b>		<b>159.11(*)</b>	<b>100%</b>	<b>61.76</b>	<b>-</b>	<b>66.74</b>	<b>2.13</b>

# Tract 2

## Property Description:

Open tenancy for 2025 on quality farmland with a CSR2 rating of 73.84. This tract will be accessed through an access easement granted by the State of Iowa over a portion of the access road running south from S 60 Avenue W. This easement will be subject to a number of terms and conditions, which will be shown in the offer to buy. See agents for more details.

This tract has extensive pattern drainage tile. This drainage tile will remain on the property and will be transferred to the buyer on an 'AS-IS' basis without any warranties or guarantees about its functionality or fitness for any particular purpose at the time of transfer. These tile lines flow to a pump station located at the southern boundary of this tract. The pump station is included with the sale of this tract and is transferred to the buyer on an 'AS-IS' basis without any warranties or guarantees about its functionality or fitness for any particular purpose at the time of transfer. The pump station power will be severed from the State of Iowa's power lines upon completion of the offer to buy. The buyer will be responsible for providing power to this pump station after the completed sale. Any future maintenance or replacement of the pump station will be the sole responsibility of the buyer. It is unknown whether this pump station qualifies as an agricultural drainage well ("ADW") or any other type of well or water mitigation system that needs to be registered with a local, state, or federal agency, and it will be the buyer's responsibility to do so. There is also a separate well that is no longer in use on Tract 2 on the southwest corner of the "garden area." The buyer will be required to acknowledge this well and will be responsible for any requirement to protect, maintain, or plug the well after transfer of the property. Please note that a small portion of Tract 2 will be subject to an easement benefiting Tract 3 for access and ingress purposes. The easement, which will be shown on the plat of survey of the property, will be located on

a portion of the gravel access road on the southern boundary of Tract 2 leading to the pump station. Also note, the owner of Tract 2 will have no rights to utilize the Tract 3 easement route to gain access to Tract 2, and the owner of Tract 2 will be limited to utilizing the Tract 2 easement for purposes of accessing Tract 2. Both the easement burdening Tract 2 and the easement benefiting Tract 2 will be subject to certain terms and conditions, which will be shown in the offer to buy. See agents for more details.

## FSA Information:

	Base	PLC Yield
Corn	286.20 acres	134 bushels
Beans	98.09 acres	43 bushels

## Farm Data:

Cropland	380.45 acres
ROW	0.88 acres
Other	17.40 acres
<b>Total</b>	<b>398.73 acres</b>

## Taxes (Estimated):

- \$14,051.00
- Subject to survey and reassessment.*



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	136.9	34.54	60.0	0	63	2w
88	Nevin silty clay loam, 0 to 2 percent slopes	110.47	27.87	92.0	0	98	1
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	53.56	13.51	78.0	0	82	2w
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	37.46	9.45	59.0	0	87	2s
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	30.42	7.67	77.0	0	93	2w
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.3	3.86	74.0	0	78	2w
8B	Judson silty clay loam, 2 to 5 percent slopes	12.26	3.09	84.0	0	76	2e
TOTALS		396.37(*)	100%	73.84	-	80.87	1.72

# Tract 3

## Property Description:

Open tenancy on quality farmland with a CSR2 rating of 46.75. Access for this tract is through an access easement down the access road traveling south of S 60 Avenue W. An access easement will be granted on Tract 2, which will be shown on the plat survey of the property. The access easement will be limited to agricultural purposes only and will be subject to a number of terms and conditions, which will be shown in the offer to buy. See agents for further details. This tract has some pattern drainage tile in the northeast corner of tract. This drainage tile is transferred to the buyer on an 'AS-IS' basis without any warranties or guarantees about its functionality or fitness for any particular purpose at the time of transfer. A drainage easement for Tract 2 drainage is also in place. Contact agents for more details. Great recreational opportunities and/or timber harvest opportunities in the large area of timber.



## FSA Information:

	Base	PLC Yield
Corn	224.00 acres	134 bushels
Beans	76.77 acres	43 bushels

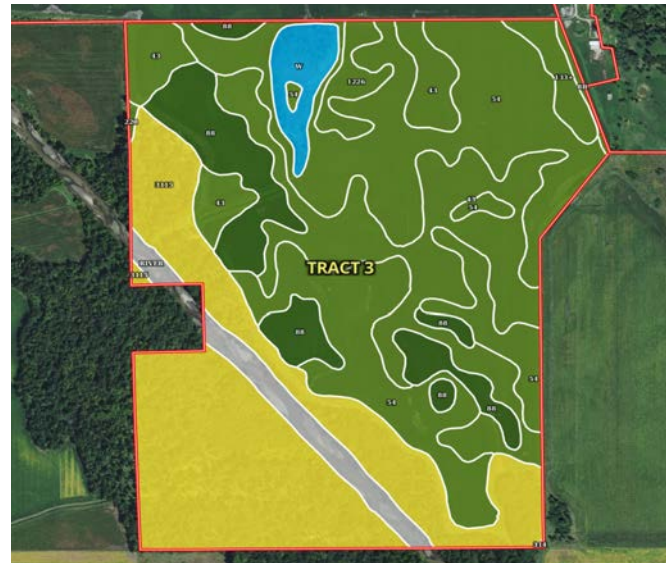
## Farm Data:

Cropland	299.05 acres
Timber	132.81 acres
Other	58.00 acres
<b>Total</b>	<b>489.86 acres</b>

## Taxes (Estimated):

• \$11,580.00

*Subject to survey and reassessment.*



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	146.3 2	30.78	60.0	0	63	2w
3115	Colo, overwash-Lawson complex, channeled, 0 to 2 percent slopes, frequently flooded	136.9 6	28.81	5.0	0	10	5w
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	96.28	20.25	74.0	0	78	2w
88	Nevin silty clay loam, 0 to 2 percent slopes	47.09	9.9	92.0	0	98	1
RIVER	Water, rivers and streams	17.61	3.7	-	0	-	-
W	Water	12.53	2.64	-	0	-	-
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.36	1.76	59.0	0	87	2s
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	7.89	1.66	78.0	0	82	2w
8B	Judson silty clay loam, 2 to 5 percent slopes	1.72	0.36	84.0	0	76	2e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.57	0.12	77.0	0	93	2w
314	Lawson-Nodaway-Colo Complex, 0 to 2 percent slopes, occasionally flooded	0.1	0.02	77.0	0	89	2w
<b>TOTALS</b>		<b>475.4 3(*)</b>	<b>100%</b>	<b>46.75</b>	<b>-</b>	<b>51.07</b>	<b>2.82</b>

# Tract 4

## Property Description:

Access for Tract 4 is from S 60 Avenue W. The buyer will be provided with a temporary access easement over the driveway west of the house for a term of one year. Other than the temporary easement, the buyer shall have no other rights to utilize state property for purposes of accessing Tract 4. The driveway east of the house will be the permanent access point for Tract 4, and the buyer will be responsible for any necessary entrance permits. This tract (including the residential structure on the property) is being sold 'AS-IS' and without a working septic system. The prior septic system has been abandoned pursuant to 567 Iowa Admin. Code Section 69.1(3)(d). The buyer will be responsible to communicate with Jasper County Environmental Health within 45 days of signing the offer to buy what their intentions will be, for either demolition of the existing house or installation of a new septic system. This requirement will be reflected in the offer to buy. In the event the buyer installs a new septic system, buyer may not utilize any part of the State's retained property for same, including the historical leach field.

The new buyer will be required to establish new water and electric service, if so desired, for this property. All existing utilities serving this tract will be severed from the State of Iowa services. New and separate metering for all utilities, as well as, any additional equipment, supplies, and labor required will be the sole responsibility of the new buyer. All existing utility infrastructure serving this tract is sold "AS-IS" with no warranties or guarantees.

This multipurpose tract is sold with open tenancy at patent deed transfer. A great opportunity for anyone looking for a cattle pasture with excellent fences and a solid cattle barn. There are a total of three existing ponds on the tract, and the State will reserve flowage, ponding, and drainage easements in the area surrounding each pond for the

adjacent correctional facility as indicated in the plat of survey. The temporary access easement, as well as the flowage, ponding, and drainage easement, will be subject to certain terms and conditions which will be shown in the offer to buy. Contact agents for more details.

Portions of the fence on the eastern side of Tract 4 are not physically on the legal boundary of Tract 4 and this fence has been in place for a number of years. It will be the buyer's responsibility to determine and assess if there are any potential adverse claims against Tract 4 due to the location and use of this fence. See agents for more details.

## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Oats	2.34 acres	54 bushels

## Farm Data:

Cropland	85.51 acres
ROW	2.37 acres
Pasture	<u>188.22 acres</u>
Total	276.10 acres

## Taxes (Estimated):

- \$9,566.00

*Subject to survey and reassessment.*



# Tract 4



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
620E2	Port Byron silt loam, 14 to 18 percent slopes, moderately eroded	79.15	28.73	45.0	0	77	4e
620D2	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	49.91	18.11	59.0	0	81	3e
8B	Judson silty clay loam, 2 to 5 percent slopes	30.58	11.1	84.0	0	76	2e
620F2	Port Byron silt loam, 18 to 25 percent slopes, moderately eroded	29.73	10.79	28.0	0	62	6e
175D	Dickinson fine sandy loam, 9 to 14 percent slopes	22.2	8.06	19.0	0	60	3e
293G	Chelsea-Fayette-Lamont complex, 25 to 40 percent slopes	18.97	6.89	5.0	0	14	7s
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	9.49	3.44	82.0	0	85	3e
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	7.91	2.87	45.0	0	77	4e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	7.8	2.83	77.0	0	88	2w
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.83	2.48	57.0	0	81	4e
620C2	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	5.77	2.09	87.0	0	85	3e
5040	Anthroportic Udorthents, 2 to 9 percent slopes	3.94	1.43	5.0	0	79	6s
W	Water	2.37	0.86	-	0	-	-
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.55	0.2	45.0	0	62	3e
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.16	0.06	18.0	0	60	6e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.16	0.06	77.0	0	93	2w
TOTALS		275.5 2(*)	100%	47.58	-	70.48	3.85

# Terms and Conditions

**General:** The State of Iowa is offering farm real estate for sale via the "Iowans Buy Iowa Program." The program is a cooperative effort between the Iowa Department of Agriculture and Land Stewardship, the Iowa Economic Development Authority, and the Iowa Department of Administrative Services. Please consult the additional information pertaining to this program included in the bid form within this brochure.

**Taxes:** Taxes will be prorated to thirty days after acceptance of the offer to buy (defined below). The Buyer shall pay all subsequent real estate taxes. Contact the listing agent for property tax amounts and dates payable.

**Farm Lease:** A portion of the property is leased for the 2024 cropping season. The property is currently subject to a Cash Farm Lease (as amended) between Iowa Prison Industries (IPI) Farms and Wehrle Farms dated October 10, 2022, and has a term through the last day of February 2025. The Cash Farm Lease for tracts 1, 2, and 3 will be assigned to the buyer at the time of the issuance of the State Land Patent as it pertains to the tract(s) purchased. The Cash Farm Lease will be assigned to the Buyer, and the corresponding lease rental payment for the lease period (March 1, 2024, through February 28, 2025) will be prorated – this will be calculated from the date of issuance of the State Land Patent, and the Seller will issue payment for the prorated amount to the Buyer after issuance of the patent.

**Conditions:** Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or by Farmers National Company. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Bidders will receive an "Offer to Buy" ("OTB") document from the State of Iowa for the property being purchased, outlining the terms and conditions associated with purchase.

**Fences:** Existing fences, if any, are in "AS-IS" condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, will be the responsibility of the Buyer. The cost to maintain, repair, or erect partition fence(s), including but not limited to partition fences under Iowa Code Chapter 359A, between the property purchased by Buyer and the property retained by the State of Iowa will be solely the responsibility of the Buyer, and Buyer's successors, heirs, administrators, executors and assigns. Existing fence lines may not fall directly on the legal boundary.

**Easements:** The Seller shall have and reserve easements over the property as it pertains to any existing utility facilities and drainage facilities servicing the adjacent property of the State, including but not limited to existing facilities for purposes of drainage communications, electric, gas, tile, sewer, and any related sewer laterals. Said easements shall provide to Seller a reasonable right of access over the property to the existing facilities; and that any Patent will reflect said easements. The width of any such easement shall be such width as is reasonably necessary to the enjoyment of the easement, including such width as is reasonably necessary for maintenance of any facilities in such easement. All provisions contained in such easement shall run with the land and be binding upon parties and their heirs, representatives, executors, administrators, successors, and assigns. Contact agents for more details.

**Possession:** Title and possession of the land will be granted when the State of Iowa issues a Land Patent. Once all monies are received, the Buyer should allow approximately 30 days for the issuance of the State Land Patent and transfer of the property to the Buyer. The Seller will make a current abstract available for examination, however, this abstract will remain

the property of the State. In the event the Buyer desires any further abstracting, any cost will be the responsibility of the Buyer. However, the State will have no obligation to clear any title objections, and the sale of any tract will be without any warranties, express or implied, and is subject to all easements, covenants, restrictions of record, and leases. The conveyance will be exempt from real estate transfer tax, declaration of value, and ground water hazard statement pursuant to Iowa Code section 428A.2(6). Contact the listing agents for clarification on how property will be transferred to the Buyer.

**Earnest Payment:** A 10% earnest money payment is required from the successful bidder at the end of the auction. The payment may be in the form of cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder will deposit with Farmers National Company the required earnest money payment. The Seller will make a current abstract available for inspection as outlined in the "Possession" section. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 15, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable on or before the closing date via check at the discretion of Farmers National Company, and the Buyer will be required to submit the completed OTB. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money.

**Sale Method:** The real estate will be offered in four individual tracts.

**Bid Procedure:** Written bids will be received at the office of Farmers National Company (13445 South 68 Avenue West, Mitchellville, Iowa 50169) or by email (JVanee@FarmersNational.com) up to Friday, November 8, 2024, at 5:00 PM. Bids should be for the total dollar amount and not per acre. Bidders may be invited to participate in an oral bidding to be held at 10:00 AM on November 15, 2024, at DMACC Newton Campus – Room 200 (600 N 2nd Avenue W, Newton, Iowa). Bidders must be qualified under any or all of the "Iowans Buy Iowa Program" to participate in oral bidding and to ultimately purchase the tract(s). Any bids submitted should have any accompanying documentation showing qualification under the "Iowans Buy Iowa Program" qualifying criteria. Bidding at the live auction will begin at the amount of the highest written bid. Seller reserves the right to reject any and all bids and to modify bidding requirements at its discretion.

**Approval of Bids:** Any and all bids, and/or OTBs, are subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property and its condition and rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. Announcements made at final bidding take precedence over all printed material. See agents for more details.

**Seller:** State of Iowa