



**Farmers
National
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L-2400204



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FOR MORE INFO!



FOR SALE BY BIDS

160± Acres, Poweshiek County, Iowa

Offered in One Tract

BIDS DUE: Wednesday, May 1, 2024, by 5:00 PM

Contact Agents for Additional Details!

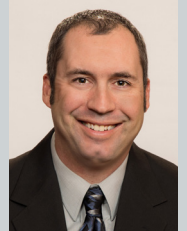
Highlights:

- Off-the-beaten-path, recreational CRP/timber
- Secluded 160 acres of wildlife habitat
- Two miles south of I-80
- Great location to live “off the grid”



For additional information, please contact:

**John Van Zee, Agent | (641) 521-0151
JVanZee@FarmersNational.com**



**Eric Van Zee, Agent | (515) 971-2633
EVanZee@FarmersNational.com**

Property Information

Directions to Property:

From I-80 (exit 197), go one half mile south on Highway V-18 to gravel road 175th Street, then travel one mile south on 175th Street to the intersection of 430th Avenue. Continue one-half of a mile south on the locked and gated Level "C" road to the farm.

Legal Description:

The NE 1/4 of SW 1/4, SE 1/4 of SW 1/4, NW 1/4 of SE 1/4, SW 1/4 of SE 1/4; All in Section 11, Township 79 North, Range 14 West of the 5th P.M., Poweshiek County, Iowa.

Property Description:

Secluded 160 acres with well-maintained CRP fields, food plots for wildlife habitat, timbered draws, an old barn, mowed recreational paths, and locked and gated access on a maintained Level "C" road. Great location for a weekend getaway, camping, or living off the grid! Must see to appreciate the possibilities!

Improvements:

- Old barn for restoration
- Planted pine trees
- Food plots

Taxes:

- \$3,964.00

Farm Data:

Cropland	9.33 acres
Non-crop	2.61 acres
CRP	125.79 acres
Timber	<u>19.93 acres</u>
Total	157.66 acres

FSA Information:

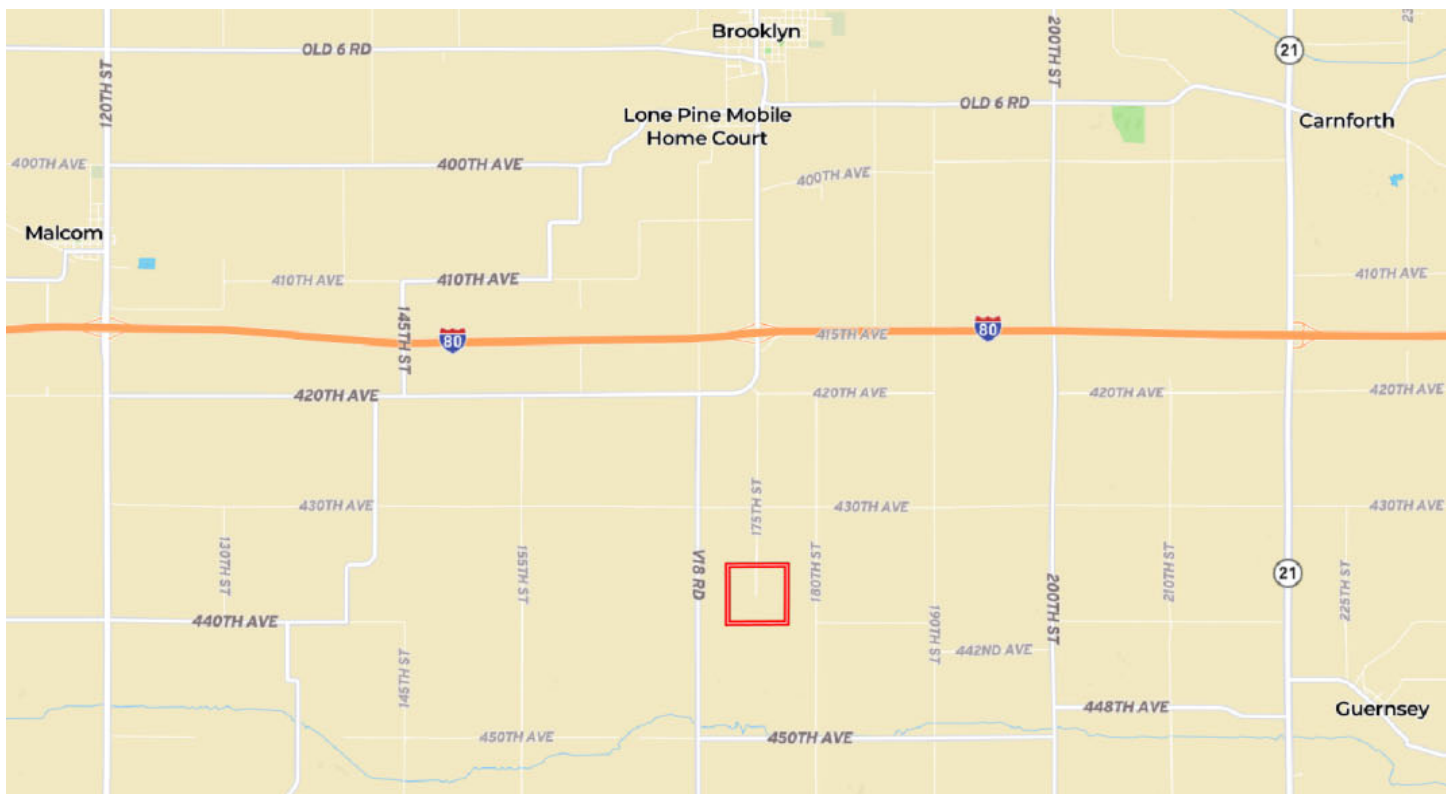
	Base	Yield
Corn	7.10 acres	179 bushels

CRP Information:

- 7.1 acres, due to expire September 30, 2029. Annual payment of \$1,526
- 118.38 acres, due to expire September 30, 2030. Annual payment of \$22,966



Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	35.25	26.65	36.0	0	72	4e
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	26.33	19.91	82.0	0	83	3e
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	23.85	18.03	16.0	0	70	4e
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	14.24	10.77	44.0	0	73	3e
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	11.59	8.76	78.0	0	78	2w
281B	Otley silty clay loam, 2 to 5 percent slopes	10.22	7.73	91.0	0	88	2e
11B	Colo-Ely complex, 0 to 5 percent slopes	7.19	5.44	86.0	0	92	2w
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	1.97	1.49	52.0	0	85	3e
273C	Olmitz loam, 5 to 9 percent slopes	1.48	1.12	82.0	0	93	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.14	0.11	22.0	0	58	4e
TOTALS		132.26(*)	100%	53.8	-	77.19	3.23



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. 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 Farmers National Company.

Possession: Possession will be granted at closing on June 10, 2024, or such other date agreed to by the parties. Subject to CRP contracts.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company the required earnest payment. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on June 10, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Farmers National Company.



Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of John Van Zee (13445 South 68th Avenue West, Mitchellville, Iowa 50169) up to May 1, 2024, at 5:00 PM. Bids should be for the total dollar amount and not per acre. Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held at 425 East Street South, Grinnell, Iowa 50112, on Monday, May 6, 2024, at 10:00 AM, at the Poweshiek County Fair Grounds (Exhibit Hall).

Approval of Bids: Final sale is 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, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day 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.

Seller: Larry D. Van Ervelde and Virginia Van Ervelde

