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L-2400244

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FOR SALE BY BIDS

273.16± Acres, Jasper County, Iowa

Offered in Three Tracts

BIDS DUE: Tuesday, June 25, 2024, by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- High quality cropland along the North Skunk River
- Timber pasture, grain bin, electric utilities, building site
- Secluded recreational timber, wildlife habitat



For additional information, please contact:

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



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

Property Information

Directions to Property:

Tract 1 and Tract 2: 2 miles East of Newton on Highway 6 to East 76th Street North then three miles North on gravel to address: 4787 East 76th Street North.

Tract 3: Two miles East of Newton on Highway 6 to East 76th Street North then two miles North on gravel to North 35th Avenue East then East 1/2 mile. Timber tract lies on the south side of the dead end road.

Legal Description:

Tract 1: The No. 1/2 of SE1/4 and that part of the S. 1/2 of SE 1/4 lying north of the pasture fence in Sec. 8, Twn 80 N., Rg. 18 W..(Subject to Survey). Parcel # 0908400001.

Tract 2: That part of the S. 1/2 of the SE 1/4 of Sec. 8 lying south of the pasture fence, and the North 1/2 of the NE 1/4 of Sec. 17, Twn. 80N., Rg. 18 W. (Subject to Survey). Parcel # 0908400001, 0917200001, 0917200002.

Tract 3: The NW 1/4 of the NE 1/4 of Sec. 21,Twn. 80N., Rg. 18 W. Parcel # 0921200001.

Property Description:

Tract 1: Includes high quality cropland along the North Skunk River with wildlife timber habitat.

Tract 2: Timber pasture with 2 wells, electricity, grain storage bin, potential building site, and wildlife habitat. Also subject to Deed Restriction per DNR livestock confinement feeding operations. Contact Agent for details.

Tract 3: Secluded Timber with Privacy for wildlife.

Improvements:

- Drainage tile on Tract 1
- Tract 2 has grain storage bin, electricity, and two wells in "AS-IS" condition.

Taxes:

Tract 1: \$2,996 estimated

Tract 2: \$1,836 estimated

Tract 3: \$660

Farm Data:

Tract 1:	
Cropland	92.0 acres
Timber	28.06 acres
River	4.74 acres
Total	124.8 acres

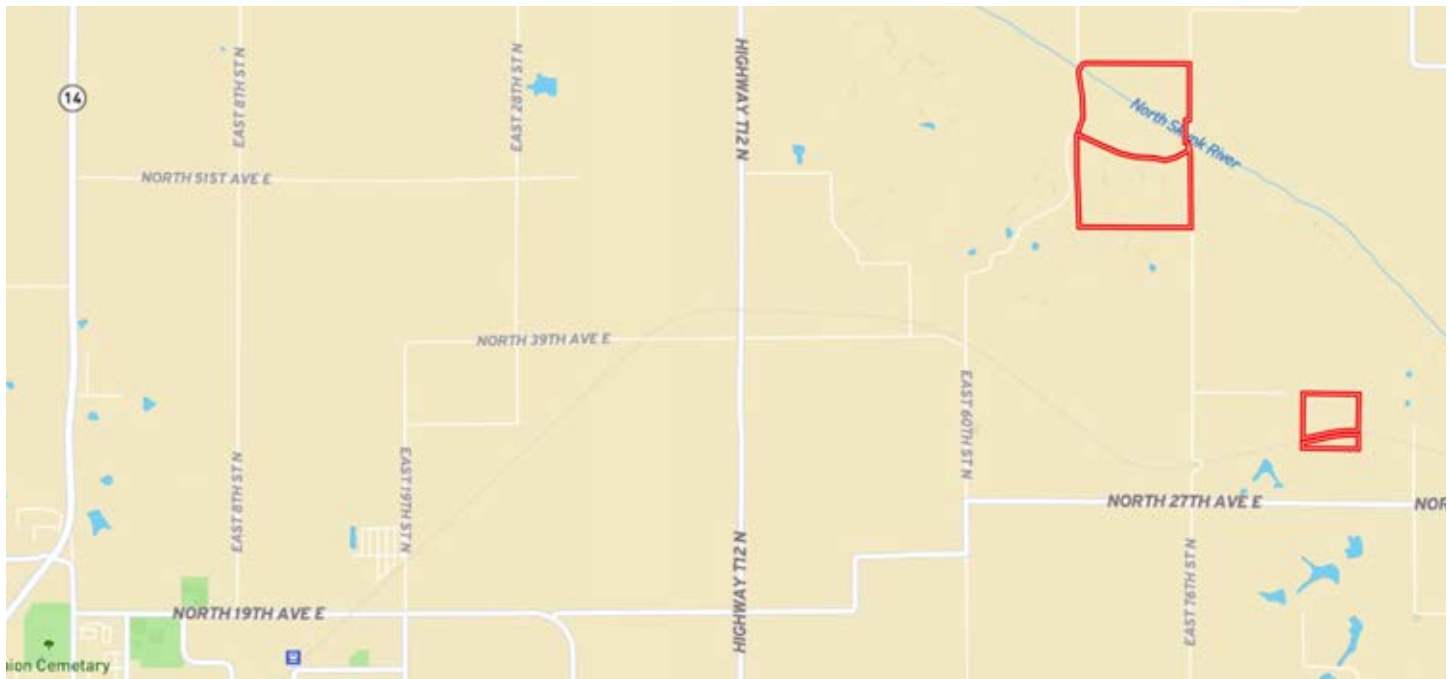
Tract 2:	
Cropland	12.0 acres
Pasture	20.0 acres
Timber	79.5 acres
Total	111.5 acres

Tract 3:	
Timber	37.0 acres
Total	37.0 acres

FSA Information:

Tract 1:		
	Base	PLC Yield
Corn	68.51 acres	151 bushels
Soybeans	24.09 acres	56 bushels

Location Map



Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	70.43	56.4	60.0	0	63	2w
3115	Colo, overwash-Lawson complex, channeled, 0 to 2 percent slopes, frequently flooded	21.85	17.5	5.0	0	10	5w
88	Nevin silty clay loam, 0 to 2 percent slopes	14.61	11.7	92.0	0	98	1
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	5.29	4.24	95.0	0	98	2e
RIVER	Water, rivers and streams	4.74	3.8	-	0	-	-
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.73	2.99	74.0	0	78	2w
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.81	1.45	78.0	0	78	2w
2133	Colo silty clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.58	1.27	35.0	0	7	5w
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.58	0.46	77.0	0	93	2w
428B	Ely silty clay loam, 2 to 5 percent slopes	0.26	0.21	88.0	0	91	2e
TOTALS		124.88(*)	100%	53.83	-	57.07	2.46

Tract 2

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
65G	Lindley loam, 25 to 40 percent slopes	50.87	45.59	5.0	0	19	7e
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	19.92	17.85	47.0	0	78	3e
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	11.78	10.56	36.0	0	75	4e
3115	Colo, overwash-Lawson complex, channeled, 0 to 2 percent slopes, frequently flooded	11.16	10.0	5.0	0	10	5w
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.99	6.26	76.0	0	82	3e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	5.24	4.7	90.0	0	91	2e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.79	2.5	77.0	0	88	2w
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.4	1.25	78.0	0	78	2w
2133	Colo silty clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.03	0.92	35.0	0	7	5w
M162	Downs silt loam, till plain, 0 to 2 percent slopes	0.34	0.3	95.0	0	93	1
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.04	0.04	60.0	0	63	2w
TOTALS		111.56(*)	100%	27.5	-	44.47	5.06

Tract 3

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
5B	Ackmore-Colo complex, 2 to 5 percent slopes	11.92	32.22	77.0	0	88	2w
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	8.93	24.14	32.0	0	72	6e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.37	17.22	57.0	0	81	4e
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	2.38	6.43	26.0	0	69	4e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.31	6.24	82.0	0	85	3e
428B	Ely silty clay loam, 2 to 5 percent slopes	2.06	5.57	88.0	0	91	2e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.57	4.24	77.0	0	93	2w
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.67	1.81	47.0	0	78	3e
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	0.41	1.11	16.0	0	57	7e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.27	0.73	90.0	0	91	2e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.11	0.3	55.0	0	85	3e
TOTALS		37.0(*)	100%	59.15	-	81.39	3.58

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.9	34.2	77.0	0	88	2w
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	8.76	30.26	32.0	0	72	6e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.92	10.09	57.0	0	81	4e
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	2.38	8.22	26.0	0	69	4e
428B	Ely silty clay loam, 2 to 5 percent slopes	2.06	7.12	88.0	0	91	2e
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	1.57	5.42	77.0	0	93	2w
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.67	2.31	47.0	0	78	3e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.52	1.8	82.0	0	85	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.11	0.38	55.0	0	85	3e
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	0.06	0.21	16.0	0	57	7e
TOTALS		28.95(*)	100%	57.14	-	81.01	3.63

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	3.45	42.86	57.0	0	81	4e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.02	25.09	77.0	0	88	2w
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.79	22.24	82.0	0	85	3e
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	0.35	4.35	16.0	0	57	7e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.27	3.35	90.0	0	91	2e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.17	2.11	32.0	0	72	6e
TOTALS		8.05(*)	100%	66.37	-	82.75	3.38

Tract 1



Tract 2



Tract 3



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 September 1, 2024, or such other date agreed to by the parties. Subject to current lease.

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 Nuzum and Montalvo, PLLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nuzum and Montalvo, PLLC the required earnest payment. The Seller will provide a current abstract of title at their expense.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on September 1, 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 Nuzum and Montalvo, PLLC.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. **Written bids will be received at the office of Eric Van Zee up to Tuesday, June 25, 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 the office of Nuzum and Montalvo PLLC, Newton, Iowa 50208, on Friday, June 28, 2024, at 10:00 AM. See bid form for more details.

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: The Nadine Weuve Trust, John Van Zee, Trustee

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Bid Form

Kellogg Township, Jasper County, Iowa L-2400244

I/we hereby offer the following amount(s) for the parcels listed below:

Tract 1: LEGAL : The N. ½ of the SE ¼ and that part of the South ½ of the SE ¼ lying north of the pasture fence in Sec. 8, Twn. 80N., Rg. 18 W. (124.8 +/- acres Subject to Survey) Bid amount \$ _____

Tract 2: LEGAL : That part of the S.½ of the SE ¼ of Sec. 8 lying south of the pasture fence, and the North ½ of the NE ¼ of Sec. 17, Twn. 80N., Rg. 18W. (111.5 +/- acres Subject to Survey) Also Subject to Deed Restriction per DNR livestock confinement feeding operations. Contact Agent for more details. Bid amount \$ _____

Tract 3: LEGAL : The NW ¼ of the NE ¼ of Sec. 21, Twn. 80 No., Rg. 18 W. (37.0 +/- acres) Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will be an oral bidding to follow** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature _____ Date _____
Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 5:00 PM, Tuesday, June 25, 2024, to:

Eric Van Zee, Farmers National Company
7270 So. 52nd Ave. West, Colfax, Ia. 50054
Cell 515-971-2633 Email: evanzee@farmersnational.com

The Seller’s accepted written bids(s) will be notified and invited to participate in an oral bidding to be held on Friday, June 28, 2024 @ 10:AM at Nuzum & Montalvo PLLC., 112 N. 2nd Ave. E., Newton, Iowa 50208