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L-2400542

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FOR SALE BY BIDS

90.27± Acres, Jasper County, Iowa

Offered in One Tract

BIDS DUE: Monday, October 29, 2024, by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- Cropland with grain bins and pole barn
- Open tenancy for 2025
- CSR2 of 71 with quality soils



For additional information, please contact:
John Van Zee, Agent | (641) 521-0151
JVanZee@FarmersNational.com



Eric Van Zee, Agent | (515) 971-2633
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Property Information

Directions to Property:

From the city of Ira on County Road F24, go one-quarter of a mile north on West 88th Street North. The tract lies on the west side of the gravel road and on the south side of North 73rd Avenue West.

Legal Description:

SE 1/4 of NW 1/4 and NE 1/4 of SW1/4 in Sec. 32, T81N, Rg 20W of the 5th P.M., and Lots 1,2,3,4,5,6,7, and 8 in Block 2 and lots 1,2,7, and 8 in Block 3, all in Rippey's Second Addition to the city of Ira, Jasper County, Iowa.

Property Description:

89.12 acres of cropland, including a building site with two grain bins, and a 34' x 56' pole barn. OPEN TENANCY for 2025!

FSA Information:

	Base	PLC Yield
Corn	44.70 acres	132 bushels
Soybeans	39.45 acres	48 bushels

Farm Data:

Cropland	89.12 acres
Buildings	1.15 acres
Total	90.27 acres

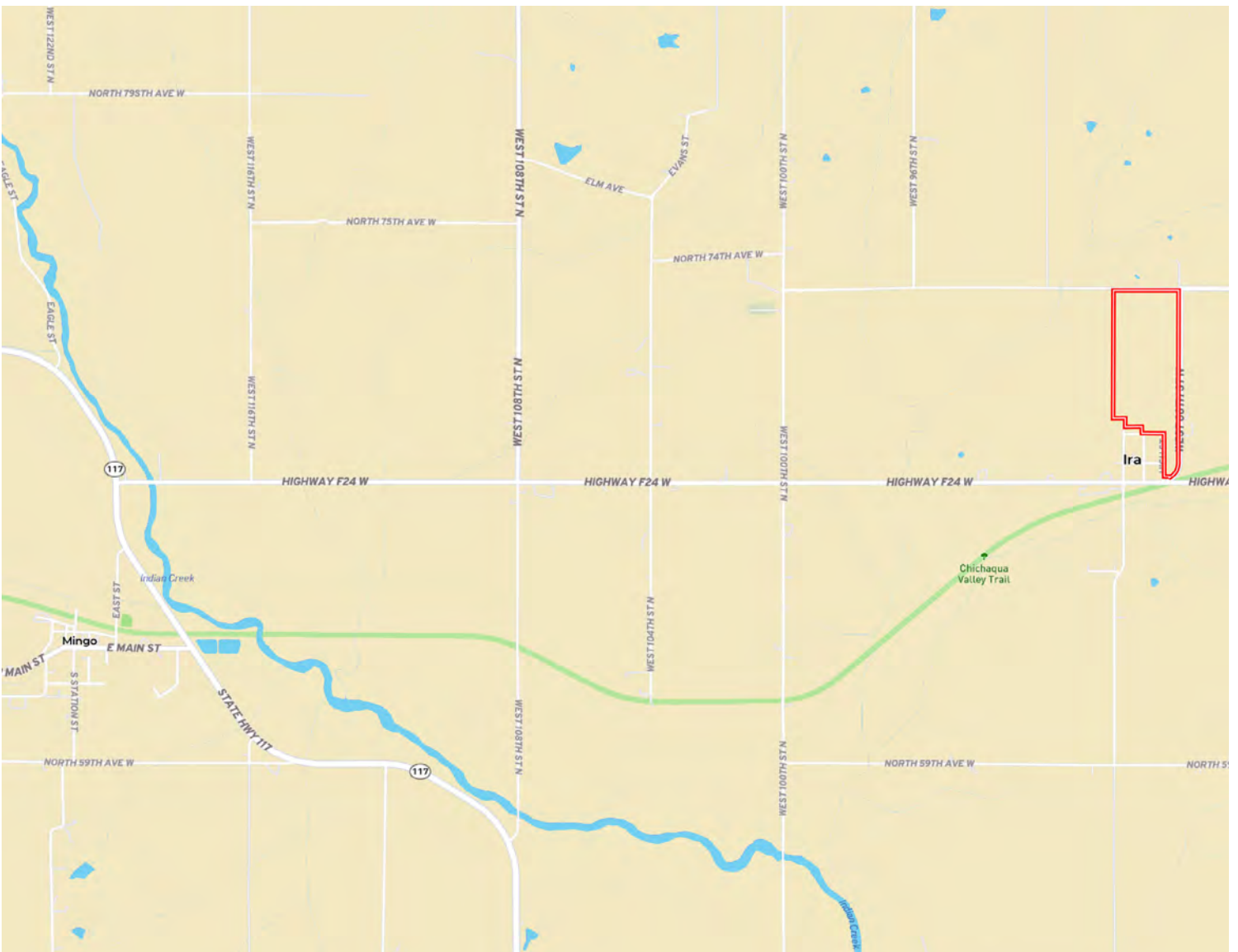
Improvements:

Established waterways, building site with two grain bins, and a pole barn.

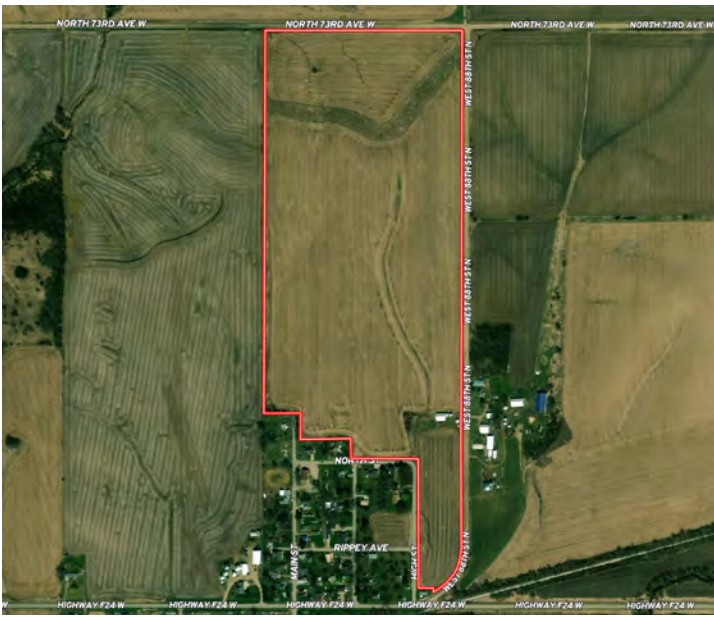
Taxes:

- \$3,606.00

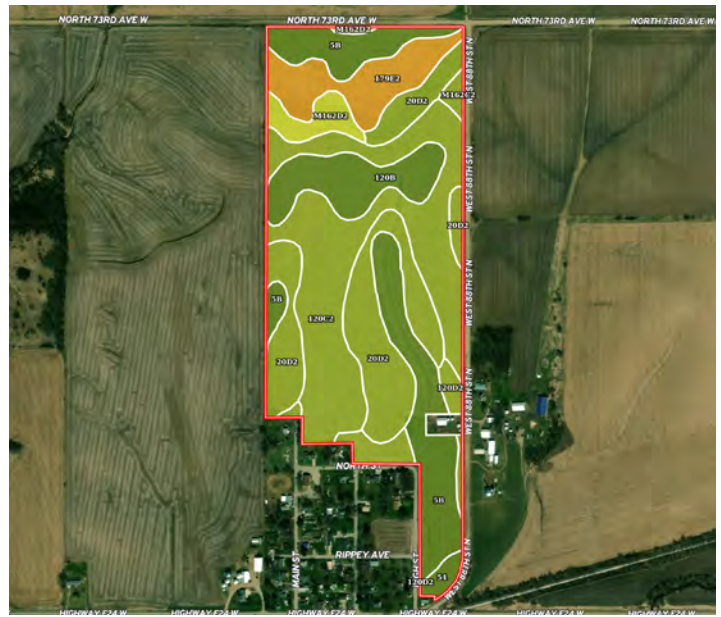
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	26.95	30.35	87.0	0	88	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	20.01	22.53	55.0	0	84	3e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	17.12	19.28	77.0	0	88	2w
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	8.22	9.26	32.0	0	72	6e
120B	Tama silty clay loam, 2 to 5 percent slopes	8.18	9.21	95.0	0	96	2e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	3.4	3.83	62.0	0	84	3e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	3.14	3.54	57.0	0	81	4e
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.09	1.23	60.0	0	63	2w
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.71	0.8	82.0	0	85	3e
TOTALS		88.82(*)	100%	71.13	-	85.63	3.02



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 January 10, 2025, or such other date agreed to by the parties.

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. 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 January 10, 2025, 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 October 29, 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 Newton Arboretum Krumm Center (3000 North 4th Avenue East, Newton, Iowa 50208) on Monday, November 4, 2024, at 10:00 AM.

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: Robert W. State Estate

