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FOR MORE INFO!



FOR SALE BY BIDS

238.02± Acres, Pottawattamie and Mills County, Iowa

Offered in Three Tracts

BIDS DUE: Tuesday, November 26, 2024, by 2:00 PM

Contact Agent for Additional Details!

Highlights:

- High-quality soils
- Well maintained and terraced
- Excellent add-on unit, or a great option for a beginner



For additional information, please contact:
JT Oltman, AFM, Agent | (402) 672-7400
JOltman@FarmersNational.com

Property Information

Directions to Property:

From Treynor, go east on Highway 92. Turn south on 320th Street for 4.75 miles. Tract 1 sits south of Applewood and west of 320th Street. Continue south for two miles to Brother Avenue, and head east for two miles. Tract 2 is southwest of Brother Avenue and 340th Street. Tract 3 is southeast of Brother Avenue and 340th Street.

Legal Description:

- **Tract 1:** South of Road S ½ of the SE ¼ (73.40 acres) and South of Road NW ¼ of the SE ¼ (4.62 acres) Section 32, Township 74, Range 41 in Pottawattamie County, Iowa.
- **Tract 2:** North 1/2 of the NE 1/4 and the SE 1/4 of the NE 1/4 all in Section 10. Township 73 North, Range 41 West of the 5th P.M., Mills County, Iowa.
- **Tract 3:** NW 1/4 of the NW 1/4 of Section 11, Township 73, Range 41 West of the 5th P.M., Mills County, Iowa.

Property Description:

Well-maintained farm; very clean, excellent production in a strong farming area, and just south of Treynor, Iowa. Offered in three individual tracts, which gives the property many possibilities for both farmers and investors. Nearly 22,000 bushels of storage on Tract 2. Tract 2 also has a beautiful creek running through it.

Improvements:

Tract 2 has a grain bin site; three grain bins with about 22,000 bushels of storage.

FSA Information:

• Tract 1:

	Base	Yield
Corn	38.10 acres	145 bushels
Soybeans	33.90 acres	42 bushels

• Tracts 2 & 3:

	Base	Yield
Corn	99.00 acres	145 bushels
Soybeans	35.40 acres	42 bushels

Both tracts are currently under one farm number. They will be reconstituted by FSA if purchased separately.

Farm Data:

• Tract 1:

Cropland	72.61 acres
Non-crop	<u>5.41 acres</u>
Total	78.02 acres

• Tract 2:

Pasture	107.42 acres
Non-crop	11.80 acres
Buildings	<u>0.78 acres</u>
Total	120.00 acres

• Tract 3:

Pasture	37.48 acres
Non-crop	<u>2.52 acres</u>
Total	40.00 acres

Taxes:

- **Tract 1:** \$3,018.00
- **Tract 2:** \$4,488.00
- **Tract 3:** \$1,376.00

Property Location



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	17.41	22.52	60.0	0	78	3e
12B	Napier silt loam, 2 to 5 percent slopes	17.4	22.51	93.0	0	89	2e
9B	Marshall silty clay loam, 2 to 5 percent slopes	17.18	22.22	95.0	0	89	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.01	11.65	59.0	0	84	3e
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	6.05	7.83	61.0	0	86	3e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.87	5.01	92.0	0	96	2e
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	3.56	4.6	26.0	0	59	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.95	2.52	32.0	0	59	3e
10C	Monona silt loam, 5 to 9 percent slopes	0.71	0.92	89.0	0	87	3e
10B	Monona silt loam, 2 to 5 percent slopes	0.16	0.21	95.0	0	88	2e
TOTALS		77.3(*)	100%	74.83	-	83.89	2.5

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	42.45	35.48	92.0	0	96	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	34.34	28.7	59.0	0	84	3e
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	22.82	19.07	91.0	0	96	1
9C	Marshall silty clay loam, 5 to 9 percent slopes	13.86	11.58	89.0	0	96	3e
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	3.46	2.89	5.0	0	88	4e
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	1.82	1.52	87.0	0	94	2w
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	0.51	0.43	87.0	0	84	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.39	0.33	95.0	0	89	2e
TOTALS		119.65(*)	100%	79.39	-	92.23	2.27

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	22.69	56.88	59.0	0	84	3e
99C	Exira silty clay loam, 5 to 9 percent slopes	9.47	23.74	90.0	0	93	3e
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.57	13.96	92.0	0	96	2e
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	1.7	4.26	87.0	0	84	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.46	1.15	95.0	0	89	2e
TOTALS		39.89(*)	100%	72.58	-	87.87	2.85



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 December 23, 2024, 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 Bri Sorensen Law Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bri Sorensen Law Trust Account the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 23, 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 Bri Sorensen Law.

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 Buyer(s) and Seller will each pay one-half of the survey cost. Final contract prices will not 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 JT Oltman (PO Box 69, Oakland, Iowa 51560) up to Tuesday, November 26, 2024, at 2:00 PM. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 J. Scheel Loving Trust

