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L-2500101

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FOR SALE BY BIDS

160± Acres, Jasper County, Iowa

Offered in One Tract

BIDS DUE: Monday, January 27, 2025, by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- **OPEN TENANCY for 2025!**
- **137.39 acres of cropland with 50 CSR2**
- **Tiled and terraced with established waterways**



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 Kellogg, travel three miles north on Highway 224 to County Road F-27, then 2.25 miles east on County Road F-27, to East 115th Street North. Then, travel 2.25 miles north. The tract lies on the west side of East 115th Street North.

Legal Descriptions:

Hickory Grove Plat - The Northeast Quarter of Section 30, Twn. 81 N, Rg. 17 W. of the 5th P.M., Jasper County, Iowa.

Property Description:

12.52 acres of NHEL, 124.87 acres of HEL with waterways, terraces with tile inlets, and a non-crop wildlife habitat with a potential pond. Rural water available at the road.

Improvements:

- Terraces with tile inlets



FSA Information:

| | Base | PLC Yield |
|----------|-------------|----------------|
| Corn | 62.40 acres | 163.00 bushels |
| Soybeans | 18.40 acres | 50.00 bushels |

Farm Data:

| | |
|----------|--------------|
| Cropland | 137.39 acres |
| Non-crop | 20.61 acres |
| ROW | 2.00 acres |
| Total | 160.00 acres |

Taxes:

- \$4,268.00

Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-------|-----|-------|------|
| 24E2 | Shelby loam, 14 to 18 percent slopes, moderately eroded | 24.68 | 17.95 | 37.0 | 0 | 75 | 4e |
| 24F2 | Shelby loam, 18 to 25 percent slopes, moderately eroded | 22.51 | 16.37 | 21.0 | 0 | 60 | 6e |
| 5B | Ackmore-Colo complex, 2 to 5 percent slopes | 18.71 | 13.6 | 77.0 | 0 | 88 | 2w |
| 20C2 | Killduff silty clay loam, 5 to 9 percent slopes, eroded | 16.02 | 11.65 | 81.0 | 0 | 89 | 3e |
| 93D2 | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded | 14.82 | 10.78 | 35.0 | 0 | 72 | 3e |
| 120D2 | Tama silty clay loam, 9 to 14 percent slopes, eroded | 14.37 | 10.45 | 62.0 | 0 | 84 | 3e |
| 192D2 | Adair clay loam, 9 to 14 percent slopes, moderately eroded | 8.85 | 6.43 | 10.0 | 0 | 60 | 4e |
| 428B | Ely silty clay loam, 2 to 5 percent slopes | 7.78 | 5.66 | 88.0 | 0 | 91 | 2e |
| 430 | Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded | 4.99 | 3.63 | 70.0 | 0 | 91 | 2w |
| 93E2 | Shelby-Adair complex, 14 to 18 percent slopes, moderately erode | 3.98 | 2.89 | 30.0 | 0 | 70 | 4e |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 0.75 | 0.55 | 78.0 | 0 | 78 | 2w |
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 0.06 | 0.04 | 95.0 | 0 | 96 | 2e |
| TOTALS | | 137.52(*) | 100% | 49.73 | - | 76.96 | 3.53 |



Bid Form

Hickory Grove Township; Jasper County, Iowa; Listing Number: L-2500101

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

Tract 1 Legal Description: The Northeast Quarter of Section 30, Township 81 North, Range 17 West of the 5th P.M., Jasper County, Iowa.

Beacon Parcels: 0530200001, 0530200002, 0530200003, 0530200004

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, Monday, January 27, 2025, to:

John Van Zee
Farmers National Company
Address: 13445 S 68th Avenue West, Mitchellville, Iowa 50169
Email: JVanZee@FarmersNational.com
Phone: 641-521-0151

The Seller's accepted written bid(s) will be notified and invited to participate in an **Oral Bidding** to be held on Thursday, January 30, 2025, at 10:00 AM at the Newton Arboretum Krumm Center (3000 North 4th Avenue East, Newton, Iowa 50208).