

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:

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		137.5 2(*)	100%	49.73	ı	76.96	3.53

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 March 1, 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 March 1, 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 January 27, 2025, 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 Thursday, January 30, 202, 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: Trevor Robert Titus and Kristin Marie Titus

Property Location Map





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 \$				
· · · · · · · · · · · · · · · · · · ·	nowledge there will be an Oral Bidding to follow and t money on the date of sale if I am the successfo				
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).