



**Farmers
National
Company™**

www.FarmersNational.com

L-2500342

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

25.65± Acres, Marion County, Iowa

Offered in One Tract

BIDS DUE: Friday, July 18, 2025, by 4:00 PM

Contact Agents for Additional Details!

Highlights:

- Residential acreage, income potential on 25 acres
- 5 bedroom home, out buildings, CRP income
- Pond, timber, hunting lodge, livestock facilities



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: 2234- 155th Pl., Knoxville, Iowa 50138. Go six miles south of Knoxville on Highway 14 to G-76, then 4^{1/2} miles east on G-76th to 155th Pl., then 1/4 mile south on gravel to address: 2234-155th Pl., Knoxville, Iowa 50138.

Legal Descriptions: The Southeast Quarter of the Northeast Quarter EXCEPT Parcel B, Section 21, Township 74 North, Range 19 West of the 5th P.M., Marion County, Iowa. Beacon Parcel #0465100500

Property Description: This property is in the Twin Cedars School District. It has a 5-bedroom home with 2,601 sq. ft. of living space, including 2 full bathrooms and a 2-car attached garage. The home features central air, LP gas, and a heat pump for heating. At closing, the seller will offer an \$18,000 credit for septic tank improvements. The kitchen has modern appliances, and the living room includes a wood-burning fireplace. The basement has a utility room, furnace, and 200-amp electric service. The master bathroom upstairs has a Jacuzzi tub and a stand-up shower.

The property also has mature trees, income from CRP, livestock facilities with automatic water, pipe fencing, grain bins, and a 36 x 72 machine shed. There is a converted hog house that serves as a hunting lodge. You will find a pond, timber, and areas for recreation.

Additional Comments: OPEN TENANCY at closing including fall 2025 hunting rights. Includes 500 gallon L.P. tank with dwelling. No Lock-box, **contact agent(s) for showing.**

CRP Information: Subject to CRP contract of \$2,883.00 annual payment to expire 09/30/2027.

Taxes: \$1,934.00

FSA Information:

	Base	PLC Yield
Corn	2.58 acres	97 bushels

Farm Data:

Cropland	02.58 acres
CRP	13.30 acres
Timber	06.41 acres
Pond	00.50 acres
<u>Buildings</u>	<u>03.00 acres</u>
Total	25.79 acres

Room Sizes:

Main Floor

Kitchen:Gas stove top, built-in double Maytag ovens, L.G. Side by side refrigerator/freezer, microwave

Utility Room: 1/2 bath, Whirlpool top load washer, Whirlpool front load gas dryer

Living Room: Wood burning fireplace insert

Master Bathroom: Tub and shower

Master Bedroom: Double Closet

Bedroom: Two bedrooms

Sun Porch

Basement

Family Room: Wood fireplace, outside entrance

Utility room, furnace, 200 amp electric, Rudd hot water heater

Upstairs

Master Bedroom: Double closet

Master Bathroom: Jacuzzi jet tub and stand up shower

Bedroom: Double closet



Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	10	39.37	38.0	0	66	4e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	7.96	31.34	62.0	0	69	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.73	22.56	24.0	0	62	6e
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.24	4.88	72.0	0	80	2e
W	Water	0.48	1.89	-	0	-	-
TOTALS		25.41(*)	100%	43.32	-	65.5	4.04



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	5.37	41.72	62.0	0	69	3e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	4.99	38.77	38.0	0	66	4e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.38	18.49	24.0	0	62	6e
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.15	1.17	72.0	0	80	2e
TOTALS		12.89(*)	100%	45.88	-	66.78	3.93

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.38	54.09	38.0	0	66	4e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	1.72	39.09	62.0	0	69	3e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.16	3.64	24.0	0	62	6e
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.15	3.41	72.0	0	80	2e
TOTALS		4.41(*)	100%	48.12	-	67.65	3.61

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.82	55.03	38.0	0	66	4e
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	0.67	44.97	62.0	0	69	3e
TOTALS		1.49(*)	100%	48.79	-	67.35	3.55

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	1.51	52.61	62.0	0	69	3e
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.96	33.45	38.0	0	66	4e
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.4	13.94	24.0	0	62	6e
TOTALS		2.87(*)	100%	48.68	-	67.02	3.75

Exterior:



Hunting Shed:



Interior:





For Sale By Bid Terms

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 August 29, 2025, or such other date agreed to by the parties. Subject to CRP contract.

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 the closing 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 August 29, 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 the closing 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 Friday, July 18, 2025, at 4:00 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 Cobblestone Hotel and Suites (1212 Eric Dr. Knoxville, Iowa 50138) on Tuesday, July 22, 2025, 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.

Additional Comments: Owner will credit buyer \$18,000 at closing for Septic tank improvements/replacement. Owner will retain 100% of 2025 CRP payment.

Bid Form L-2500342
2234 - 155th Pl., Knoxville, Iowa 50138

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

**Tract 1: LEGAL: The Southwest Quarter of the Northeast Quarter EXCEPT Parcel B,
Section 21, Township 74 North, Range 19 West of the 5th P.M., Marion County, Iowa.
Beacon Parcel # 0465100500**

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 4:00 PM, Friday, July 18, 2025, to:

John Van Zee

Farmers National Company

13445 South 68th Ave. West, Mitchellville, Iowa 50169

Email: jvanzee@farmersnational.com

Cell: 641-521-0151

The Seller's accepted written bids will be notified and invited to participate in an **Oral Bidding** to be held on Tuesday, July 22, 2025 at 10:00 AM at the Cobblestone Hotel & Suites, Knoxville, Iowa 50138. 1212 Eric Dr., Knoxville, Iowa 50138



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities