

Public Land Auction

High Quality 80 ac Farm Near Oakland, IA



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Auctioneer: Menke Auction & Realty

AUCTION DATE: Thursday November 18, 2021, at 10 AM at the Oakland Community Center 614 Dr Van Zee Rd, Oakland, IA 51560.

LOCATION: Approx. 1 Mile West & 1/2 Mile North of Oakland Iowa on the East Side of 400th St.

AUCTION METHOD: 80 Acres X Bid per acre.

DESCRIPTION: High Quality Tillable Cropland with 91.9 CSR2!

BRIEF LEGAL DESCRIPTION: The NW1/4SW1/4 & SW1/4NW1/4 of Section 2, T-75N, R-40W All in Pott. Co. Iowa.

CROPLAND: 76.59 FSA Cropland Acres.

CSR2: 91.9 Per Surety Mapping Software.

FSA INFO: Farm #4299 Tract #1974. 76.59 FSA Farmland Acres. 76.59 FSA DCP Cropland Acres. Corn Base Acres = 39.19 & Corn PLC Yield = 155. Bean Base Acres = 37.40 & Bean PLC Yield = 47.

RE TAXES: \$3,340 Per Year.

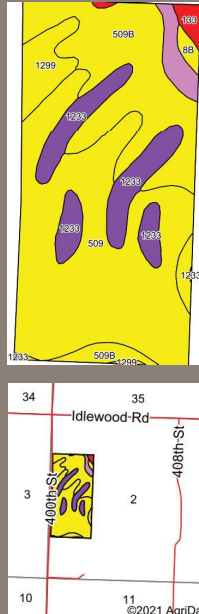
SALE TERMS: 10% Earnest Deposit at Completion of the Auction & buyer signing a purchase agreement with the balance paid in cash at Closing. Buyer Agrees to Cooperate with Sellers 1031 Exchange.

POSSESSION: At closing subject to 2021 lease which expires on February 28, 2022. Seller Retains 100% of 2021 Cash Rent.

CLOSING: January 11, 2022.

SELLERS: Norma J Taylor Trust.

OTHER: Midwest Ag Services, Inc. & its agents are representatives of the sellers. The sellers reserve the right to accept or reject any and all bids. All announcements made at the auction will take precedence over all previous marketing material or oral statements.



Area Symbol: IA155, Soil Area Version: 26

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2**
509	Marshall silty clay loam, terrace	37.11	48.5%		99
509B	Marshall silty clay loam, terrace	20.39	26.6%		94
1233	Corley silt loam	10.13	13.2%		62
1299	Minden silty clay loam	5.03	6.6%		96
509C2	Marshall silty clay loam, terrace	2.18	2.8%		88
133	Colo silty clay loam, deep loess	1.05	1.4%		78
8B	Judson silty clay loam, deep loess	0.70	0.9%		92
				Weighted Average	91.9

The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

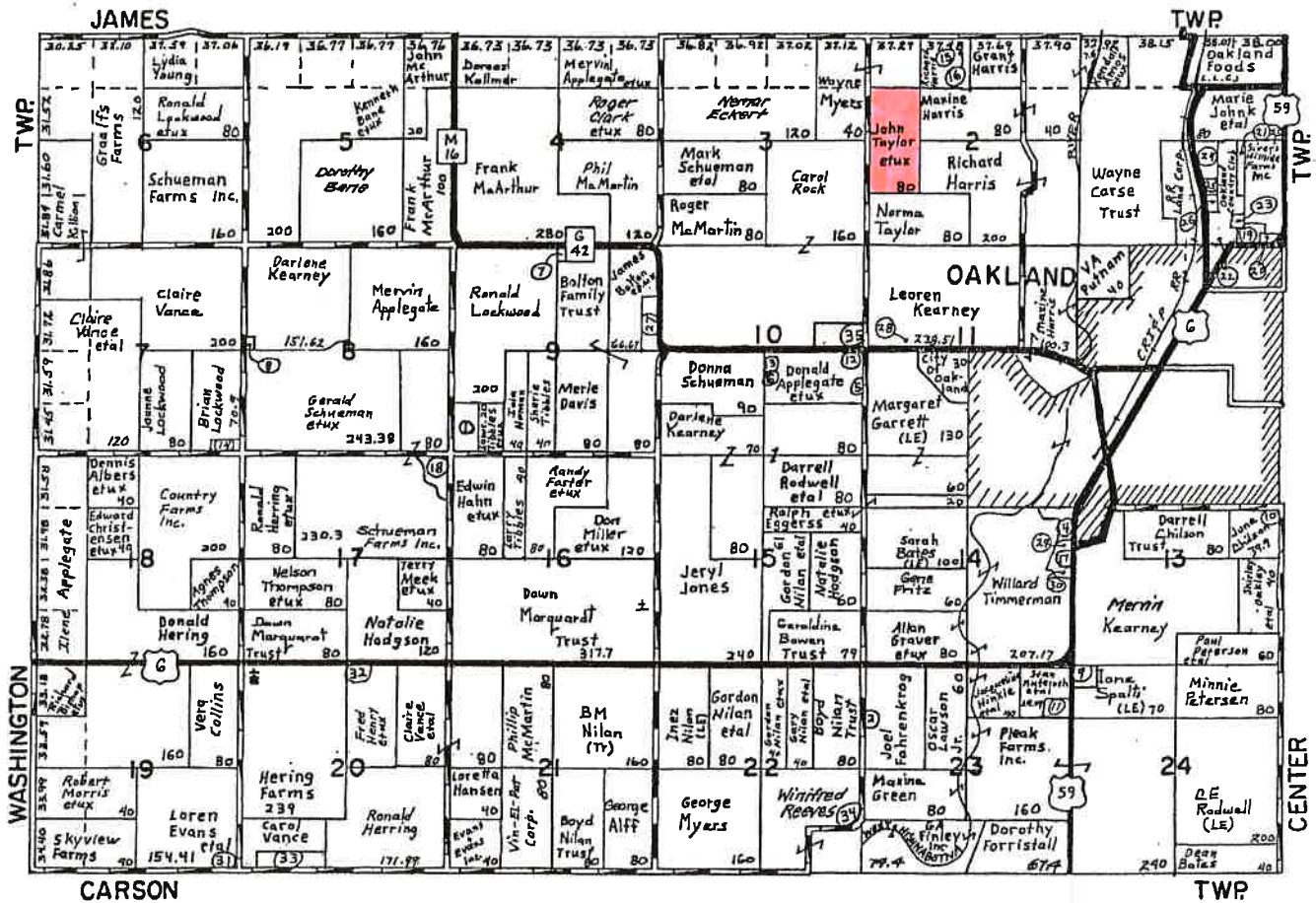
For More Details Visit: www.MidwestAgServices.com

BELKNAP

T-75N R-40W OF 5TH PM.

28. Sec. 11 Fred Henry, et ux - 1.49
 27. Sec. 14 Gerald Wilson - 5.8
 30. Sec. 14 David Parkins, et ux - 0.83
 31. Sec. 19 Ronald Hering, et ux - 4.86
 32. Sec. 20 Richard McDonald, et ux
 33. Sec. 20 James Kahl, et ux
 34. Sec. 22 Brian Welch, et ux
 35. Sec. 10 Craig Hummel, et ux - 2.0

- 1. Sec. 9 Raymond Evans - 2.0
- 2. Sec. 23 Kevin Morrissey, et ux - 0.77
- 3. Sec. 1 Iowa Power Light - 0.24
- 4. Sec. 14 Lowell Husz, et ux - 7.07
- 5. Sec. 10 David Applegate, et ux - 0.62
- 6. Sec. 10 " " - 0.5
- 7. Sec. 9 Mischa Finnegan - 0.19
- 8. Sec. 8 Warren Vorthmann, et ux - 5
- 9. Sec. 24 Faith Christian Center - 10
- 10. Sec. 13 No. Natural Gas Co. - 0.1
- 11. Sec. 23 State - 10.91
- 12. Sec. 10 W. Keith Rattenborg - 2.11
- 13. Sec. 10 Applegate + Co.
- 14. Sec. 7 David Shepard, et ux - 9.1
- 15. Sec. 2 Grant Harris, et ux - 3.5
- 16. Sec. 2 G.G. Harris, et ux
- 17. Sec. 14 Gerald Wilson, et ux - 0.96
- 18. Sec. 17 Larry Kirkpatrick, et ux - 9.7
- 19. Sec. 1 Riverside Com. School Dist. - 8
- 20. Sec. 1 Town of Oakland - 2.5
- 21. Sec. 1 Oakland Dev. Co.
- 22. Sec. 1 Roy Putnam - 0.5
- 23. Sec. 1 Bruce VanZee - 2.86
- 24. Sec. 1 Maria Johnk, et ux - 9.7
- 25. Sec. 1 Alfred Smith, et ux - 2.4
- 26. Sec. 1 Wayne Weaver, et ux - 3.65
- 27. Sec. 9 James Bolton - 13.33

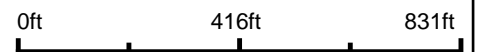


Aerial Map



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Map Center: 41° 19' 30.69, -95° 25' 13.17



2-75N-40W

**Pottawattamie County
Iowa**



10/14/2021

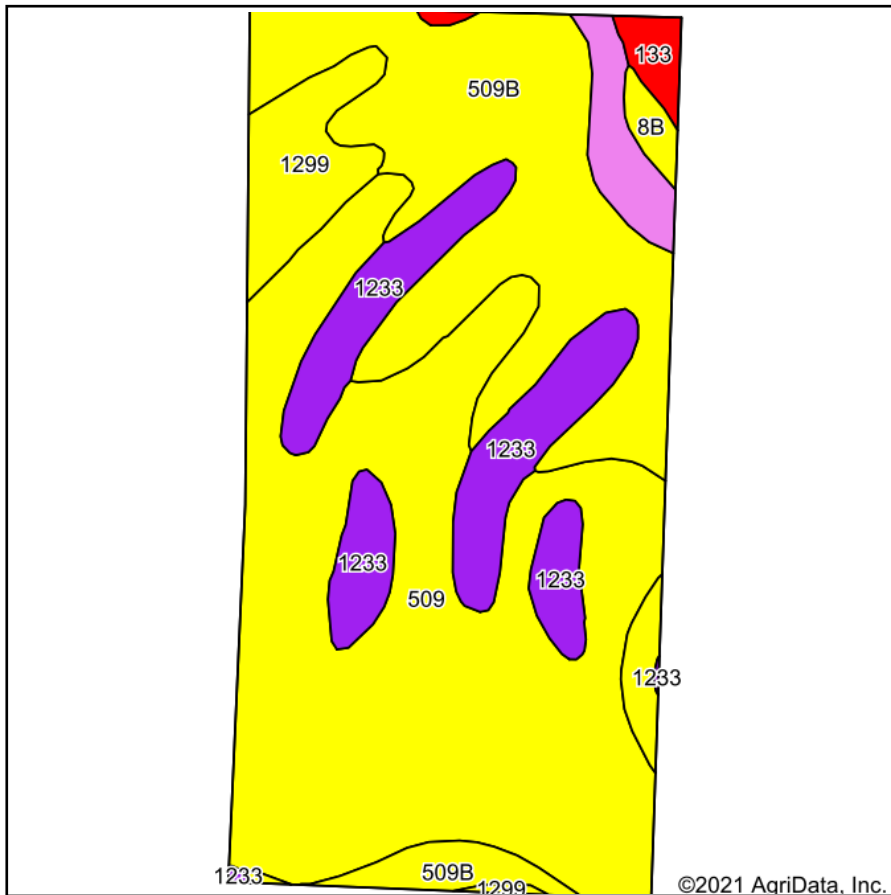
Maps Provided By:



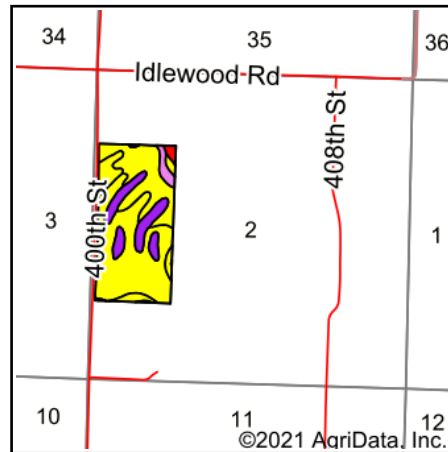
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pottawattamie**
 Location: **2-75N-40W**
 Township: **Belknap**
 Acres: **76.59**
 Date: **10/14/2021**



Area Symbol: IA155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	37.11	48.5%	Yellow	Ie	99	88	84	
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	20.39	26.6%	Yellow	Ile	94	83	82	
1233	Corley silt loam, 0 to 2 percent slopes	10.13	13.2%	Purple	IIw	62	65	83	
1299	Minden silty clay loam, 0 to 2 percent slopes	5.03	6.6%	Yellow	Iw	96	93	88	
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	2.18	2.8%	Pink	IIIe	88	67	69	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	1.05	1.4%	Red	IIw	78	80	80	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.70	0.9%	Yellow	Ile	92	82	81	
Weighted Average						1.48	91.9	83.2	*n 83.1

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

IOWA
EAST POTTAWATTAMIE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4299
Prepared : 8/2/21 3:40 PM
Crop Year : 2021

Abbreviated 156 Farm Record

Tract 1973 Continued ...

Corn	31.00	0.00	155
Soybeans	10.70	20.30	47
TOTAL	41.70	20.30	

NOTES

Tract Number : 1974
Description : SW NW & NW SW 2 75 40 Belkanp
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : NORMA JEAN TAYLOR IRREVOCABLE LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.59	76.59	76.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	76.59	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.19	0.00	155
Soybeans	37.40	0.00	47
TOTAL	76.59	0.00	

NOTES

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