

Poweshiek County Land Auction

120 Acres m/l – Deep River, Iowa – Deep River Community Center – 10 a.m. – November 20, 2018

Description: 120 acres m/l of prime Poweshiek County farmland located in Section 15, Deep River Township. Farm carries a CSR 2 rating of 85, with convenient access to U.S. Highway 21.

Rental Details: Farm is currently rented until February 29, 2020. Current lease terms consist of 112 tillable acres @ \$250/acre or \$28,000. Buyer to receive entire proceeds of \$28,000. Contract available upon request.

Land Auction Details

Seller: Meinke Family Trust

10 a.m. Tues., Nov. 20, 2018

Deep River Community Center

701 Main St., Deep River, IA 52222

Agents

Vince Johnson, 641-891-5326 vince@iowalandsales.com

Matt Mann, 641-990-4016 matt@iowalandsales.com

Auctioneer: Stan McIlrath, 641-990-1187

Property Information

Legal Description

The Northeast Quarter of the Southeast Quarter and the South Half of the Southeast Quarter of Section 15-78-13.

Estimated Net Taxes

\$3,648/year

FSA Data

Total acres - 112.39

Total cropland - 112.39

Corn base acres - 82.81

PLC corn yield - 139

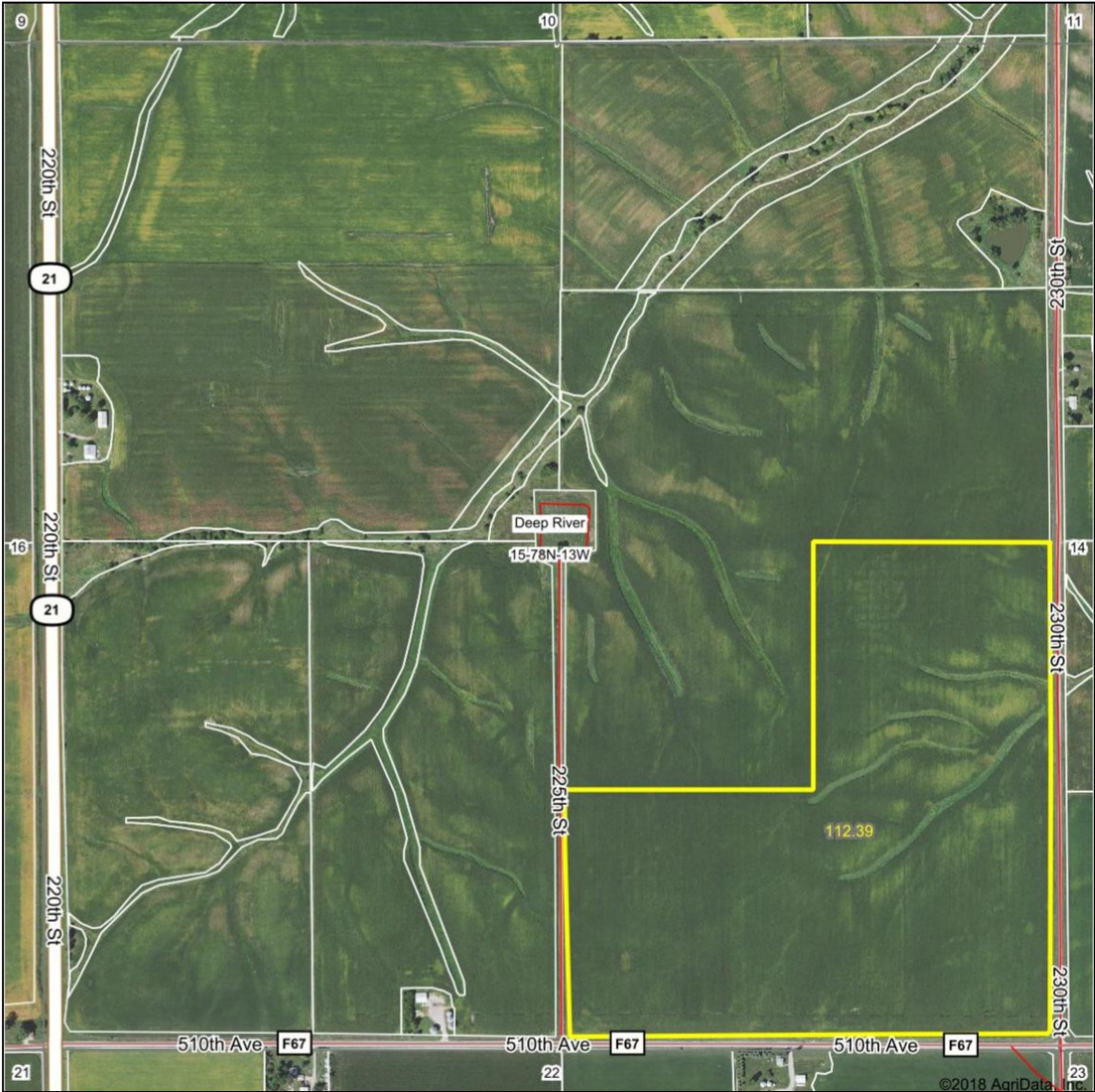
Bean base acres - 27.69

PLC bean yield - 61

(FSA map on the following pages)

FSA Map

Aerial Map



map center: 41° 33' 37.55, -92° 20' 46.53

0ft 817ft 1634ft

IOWA
LAND SALES
 & FARM MANAGEMENT
experts in our fields.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © Agridata, Inc. 2018 www.AgridataInc.com

15-78N-13W
Poweshiek County
Iowa

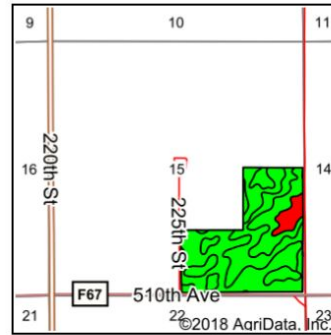
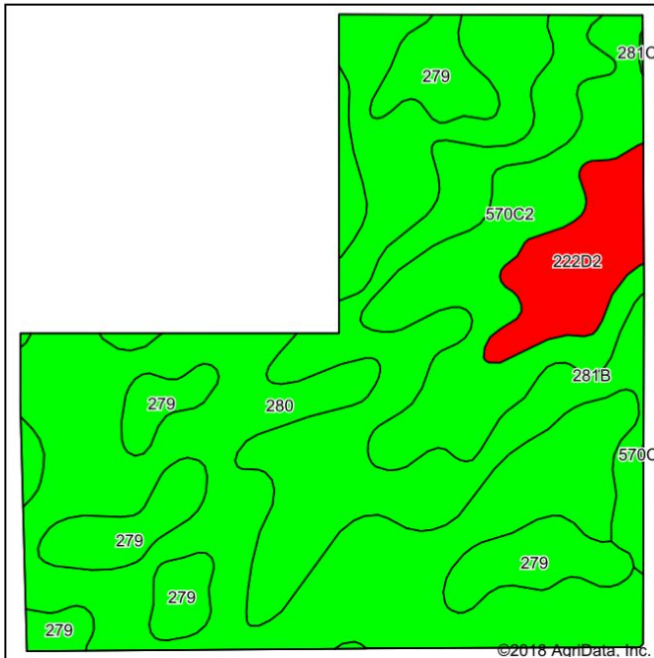
©2018 AgriData, Inc.

9/25/2018

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

CSR2 Data

Soils Map



State: **Iowa**
 County: **Poweshiek**
 Location: **15-78N-13W**
 Township: **Deep River**
 Acres: **112.39**
 Date: **9/25/2018**



Soils data provided by USDA and NRCS.

©2018 Agridata, Inc.

Area Symbol: IA157, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	49.48	44.0%		lw	94	96	78
281B	Otley silty clay loam, 2 to 5 percent slopes	25.74	22.9%		lle	91	91	76
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	15.86	14.1%		llle	72	68	68
279	Taintor silty clay loam, 0 to 2 percent slopes	14.68	13.1%		llw	83	89	72
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	6.63	5.9%		lve	26	10	44
Weighted Average						84.8	84.9	73.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

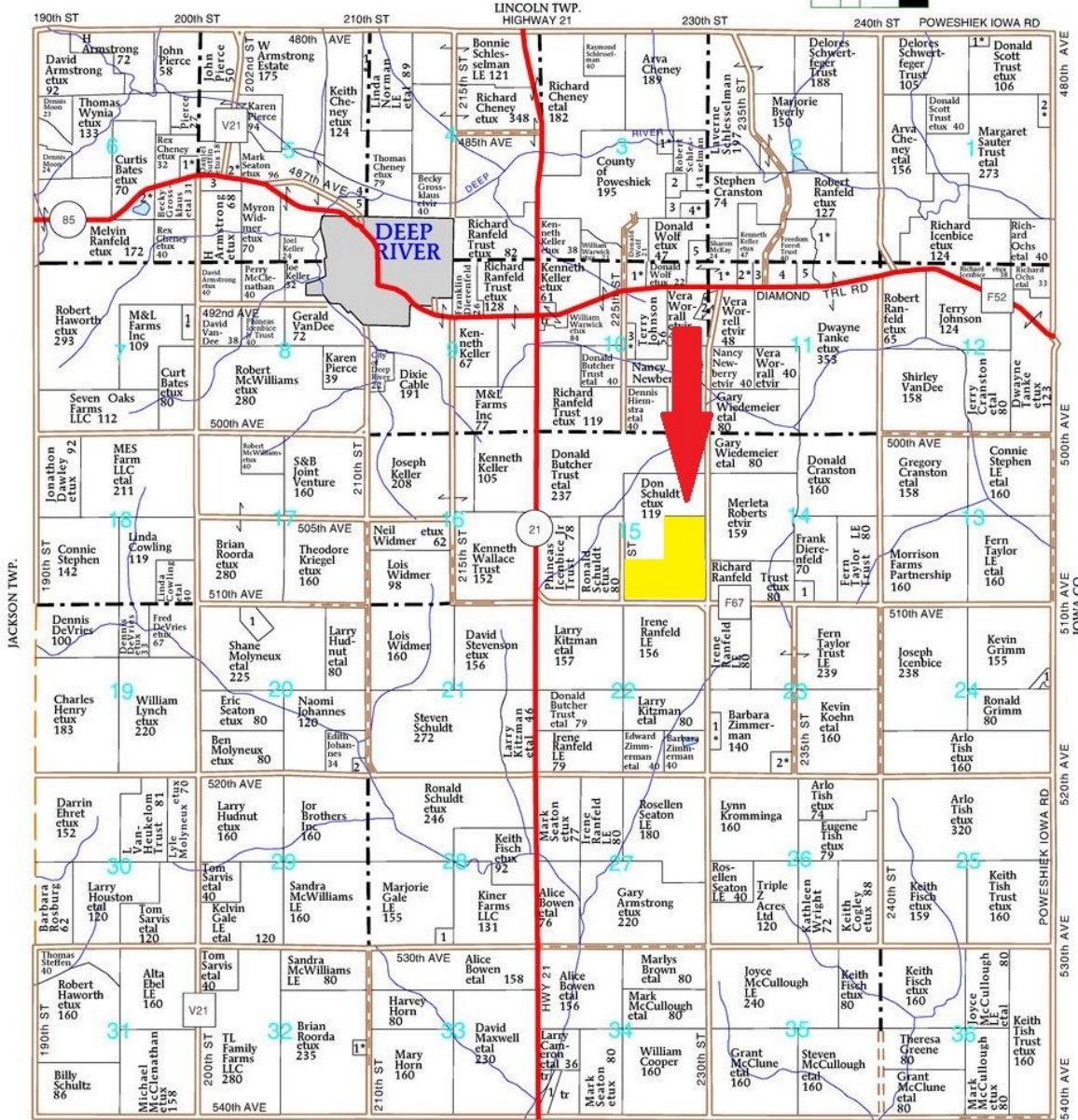
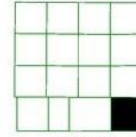
Soils data provided by USDA and NRCS.

Plat Map

T-78-N

DEEP RIVER PLAT
 (Landowners)

R-13-W



KEOKUK CO.

Auction Terms & Announcements

Method: Property will be offered for sale in one tract. Iowa Land Sales and its representatives are acting as agents of the seller. Bidding increments solely at discretion of the auctioneer.

Contract & Earnest Payment: A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing. If the Buyer fails to fulfill the terms of the Purchase Agreement to be executed on the day of the sale, Seller may forfeit the Agreement, and all payments made by Buyer shall be forfeited, including earnest money.

Closing & Possession: Closing will occur on or before January 4, 2019. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the new buyer at closing, subject to tenant rights.

The Purchase Agreement must be executed by the actual buyer or the legal representative of the Buyer on the day of the sale. In the event a potential Buyer cannot attend the auction, said Buyer can send a representative to the auction. Said representative must be registered with the Broker at least two (2) business days prior to the auction, along with a copy of a valid, signed Power of Attorney. Limited power of attorney forms are available upon request from the Broker. The Purchase Agreement cannot be assigned by Buyer without Seller's written consent.

Announcements: All property is sold on an "As is, Where is" basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

Disclaimer: Iowa Land Sales obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisers should conduct your own investigation of the property and transaction.