

## ***Mahaska County Land Auction***

119 Acres m/l – Barnes City, Iowa – Barnes City American Legion – 2 p.m. – February 28, 2019

**Description:** 119 acres m/l of quality Mahaska County farmland located in Sections 4 & 9 in Pleasant Grove Township. Farm offers a house with outbuildings located just south of Barnes City on Highway V13. Great access to local elevator and lease open to farm this year.

House available for viewing by appointment only. Please click [here](#) for assessor information.

### **Land Auction Details**

Seller: Virginia Likens Estate

2 p.m. Thurs., Feb. 28, 2019

Barnes City American Legion

Barnes City, IA 50027

### ***Agents***

Vince Johnson, 641-891-5326 [vince@iowalandsales.com](mailto:vince@iowalandsales.com)

Matt Mann, 641-990-4016 [matt@iowalandsales.com](mailto:matt@iowalandsales.com)

**Auctioneer:** Stan McIlrath, 641-990-1187

## ***Property Information***

### **Legal Description**

Legal description will be available soon.

### ***Estimated Net Taxes***

\$3,478/year

### **FSA Data**

Total acres - 119.62

Total cropland - 65.11

Corn base acres - 19.50

PLC corn yield - 113

Bean base acres - 12

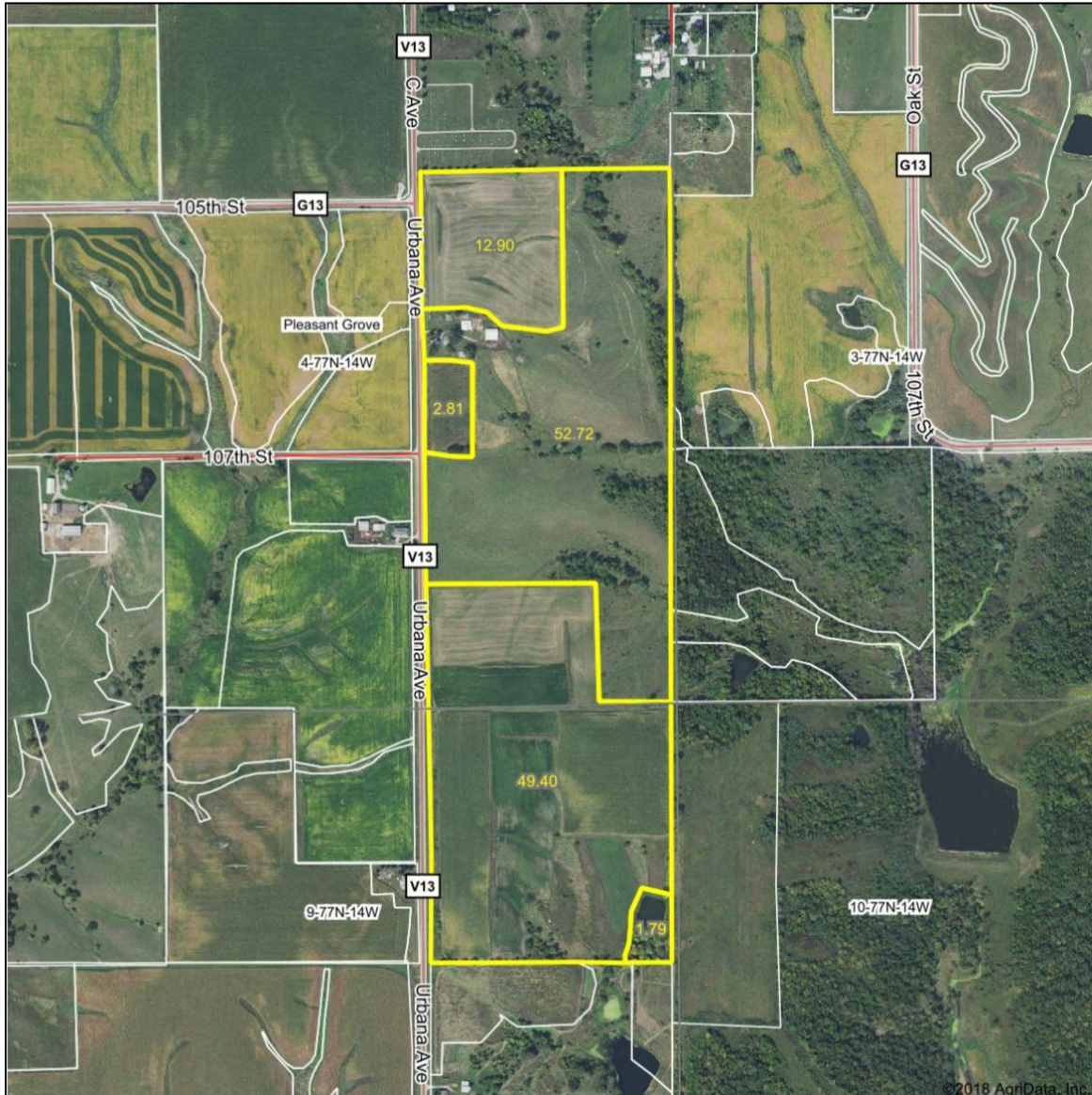
PLC bean yield - 45

Oat base acres - 6.60

PLC oat yield - 50

(FSA map on the following pages)

**Aerial Map**



**IOWA**  
**LAND SALES**  
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Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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map center: 41° 29' 51.73, -92° 28' 19.63

0ft 807ft 1614ft

**4-77N-14W**  
**Mahaska County**  
**Iowa**

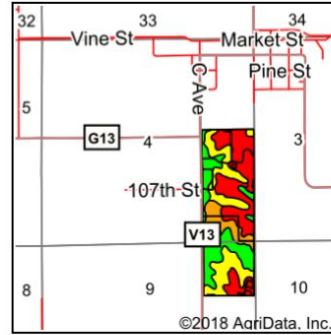
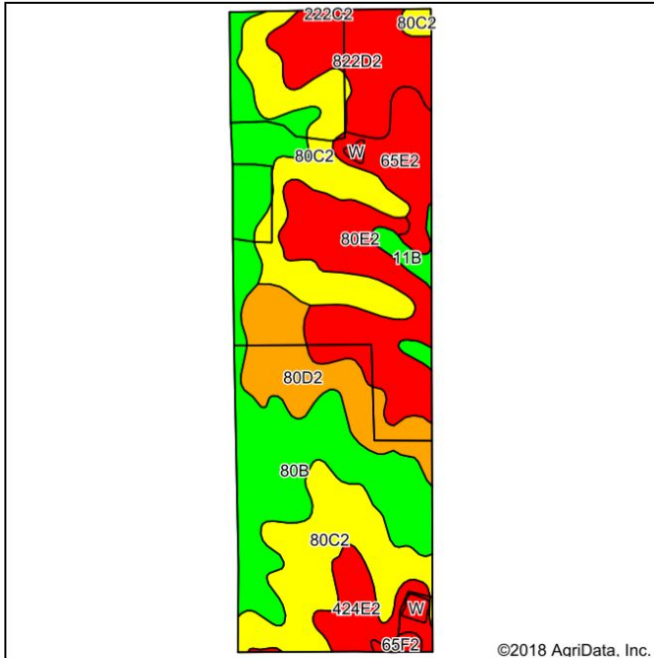


1/10/2019

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

**CSR2 Data**

**Soils Map**



State: **Iowa**  
 County: **Mahaska**  
 Location: **4-77N-14W**  
 Township: **Pleasant Grove**  
 Acres: **119.62**  
 Date: **1/10/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA123, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class °c	CSR2**	CSR	*n NCCPI Soybeans
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	32.48	27.2%		Ille	69	63	59
80B	Clinton silt loam, 2 to 5 percent slopes	29.33	24.5%		Ile	80	82	73
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	17.11	14.3%		IVe	35	43	52
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	12.43	10.4%		Ille	46	59	56
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	11.84	9.9%		IVe	12	18	42
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	6.72	5.6%		Vle	27	30	49
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	6.02	5.0%		Vle	19	5	41
11B	Colo-Ely complex, 0 to 5 percent slopes	2.08	1.7%		Ilw	86	68	74
W	Water	0.79	0.7%			0	0	0
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.62	0.5%		Vlle	10	8	36
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.20	0.2%		IVw	38	25	47
<b>Weighted Average</b>						<b>53.4</b>	<b>54.5</b>	<b>*n 57.7</b>

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

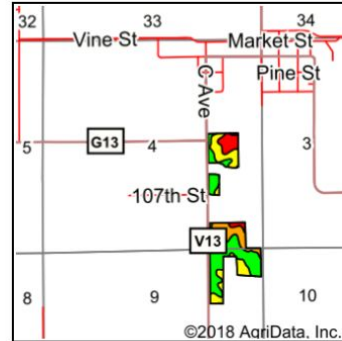
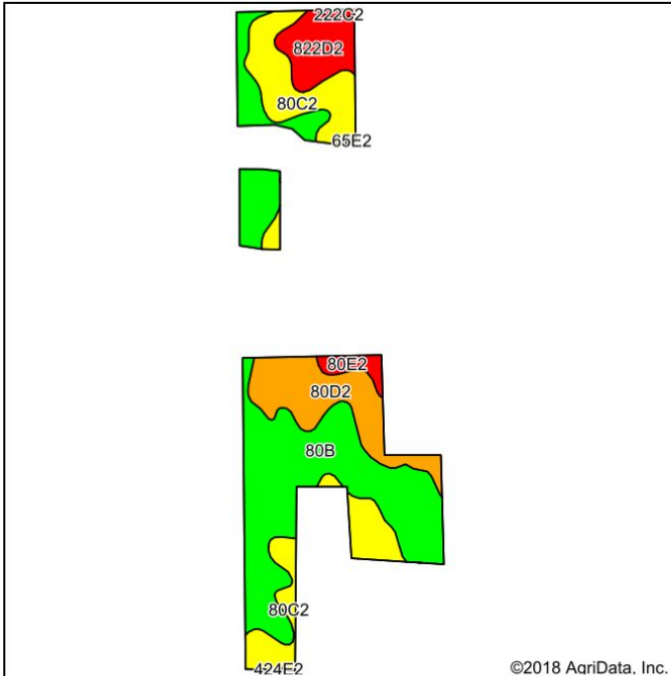
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## CSR2 Tillable Data

### Soils Map



State: **Iowa**  
 County: **Mahaska**  
 Location: **9-77N-14W**  
 Township: **Pleasant Grove**  
 Acres: **47.85**  
 Date: **1/10/2019**

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Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA123, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
80B	Clinton silt loam, 2 to 5 percent slopes	23.67	49.5%		Ile	80	82	73	
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	11.48	24.0%		IIle	69	63	59	
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	7.40	15.5%		IIIle	46	59	56	
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	3.99	8.3%		IVe	12	18	42	
80E2	Clinton silt loam, 14 to 18 percent slopes, eroded	1.11	2.3%		IVe	35	43	52	
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.20	0.4%		IVw	38	25	47	
<b>Weighted Average</b>						<b>65.2</b>	<b>67.4</b>	<b>*n 63.8</b>	

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

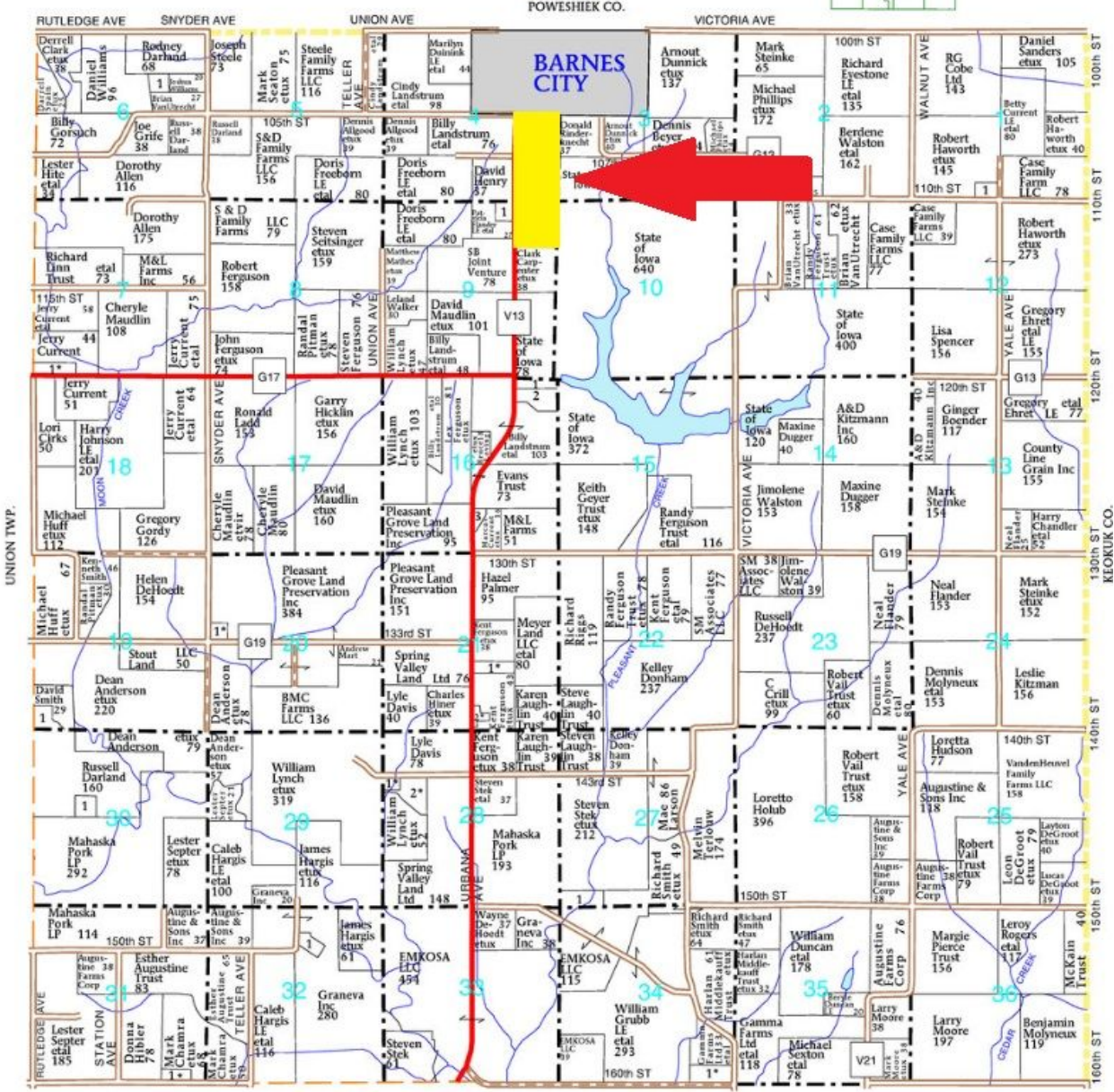
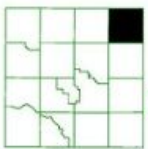
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\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

*Plat Map*

**T-77-N PLEASANT GROVE PLAT R-14-W**



## ***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 April 2, 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. The septic tank has not been updated in recent years. Because the property is being sold, "As is, where is," it will be the responsibility of the buyer to have the septic system brought up to code, if necessary, following an inspection by the Mahaska County Sanitation. 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.