



Hawkeye Farm
Mgmt & Real Estate

FARMLAND AUCTION

LAMBERSON FAMILY FARM

WAPELLO COUNTY, IA

RICHLAND TOWNSHIP

PRODUCTIVE AG LAND

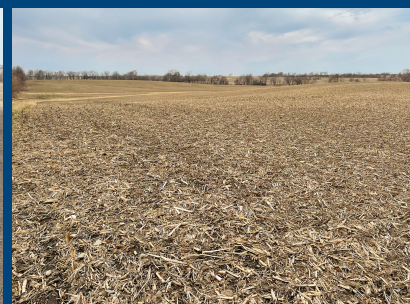
- 63+/- TILLABLE ACRES
- 70.9 CSR2
- QUALITY LOCAL TENANT IN PLACE FOR 2022 SEASON
- PRIMARY SOIL TYPES: COLO-ELY, OTLEY, LADOGA-HEDRICK
- \$1,628 ANNUAL TAXES

NOTE

- LOCATED ON HIGHWAY 149 NEAR HIGHWAY 63
- CENTRALLY LOCATED WITHIN 5-10 MILES OF OTTUMWA, HEDRICK, AND OSKALOOSA



65.66+/- ACRES OFFERED IN 1 TRACT
PAVED HIGHWAY 149
NORTH OF HIGHWAY 63 | OTTUMWA, IA



10am on May 4th, 2022

BRIDGEVIEW CENTER

102 S. Church Street | Ottumwa, IA 52501

Ryan Ammons

641.777.2955
Ryan@UCIowa.com

Nate Ammons

641.777.2861
Nate@UCIowa.com

UCIowa.com

**United Country Hawkeye
Farm Mgmt. & Real Estate**

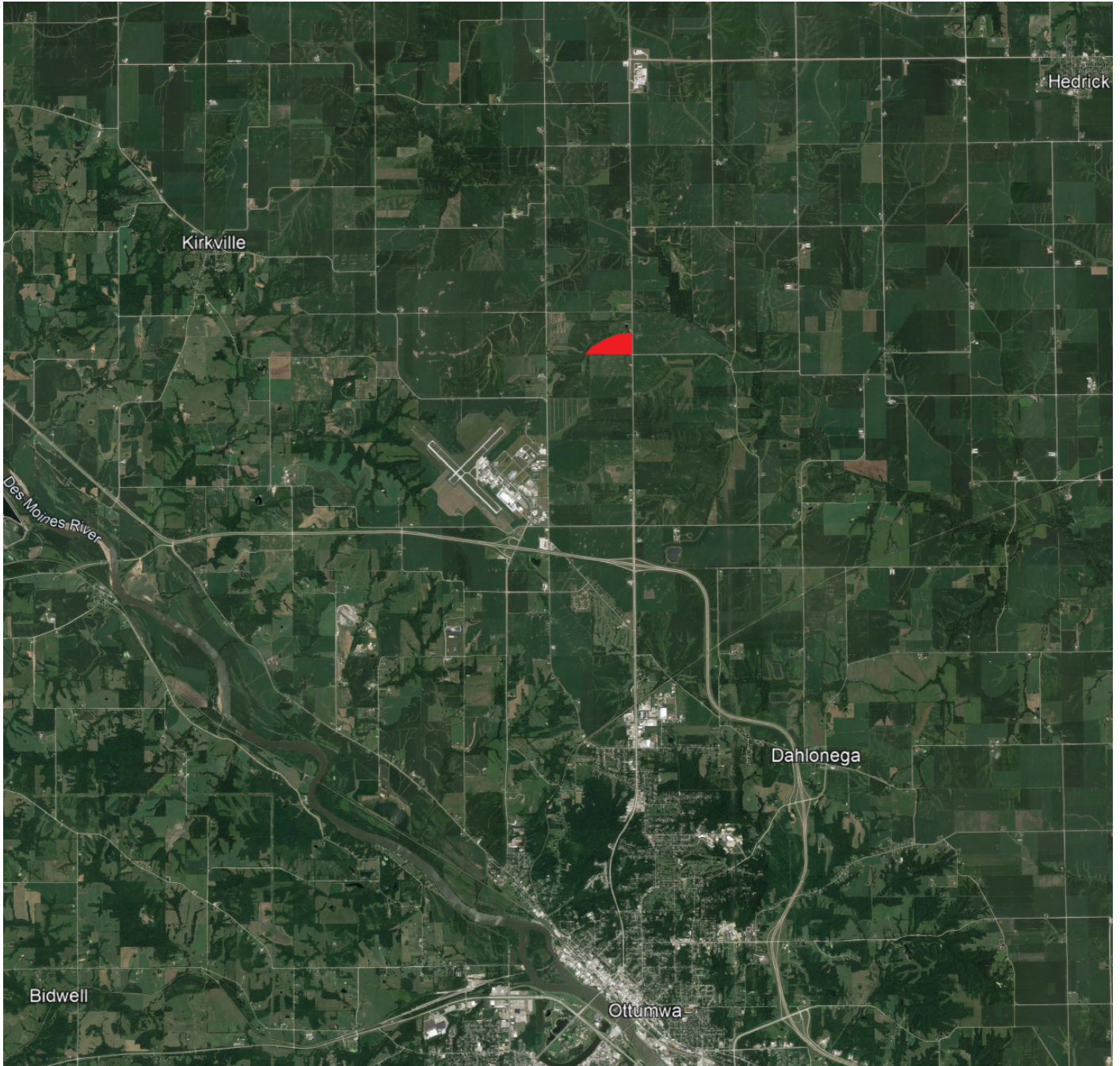
1010 S. Clinton | Albia, IA 52531
Alan Ammons-Broker
All Agents Licensed in the state of Iowa

United Country-Hawkeye Farm Mgmt & Real Estate will be offering this excellent investment quality row crop unit at live public auction on May 4th, 2022 at the Bridgeview Center in Ottumwa, IA.

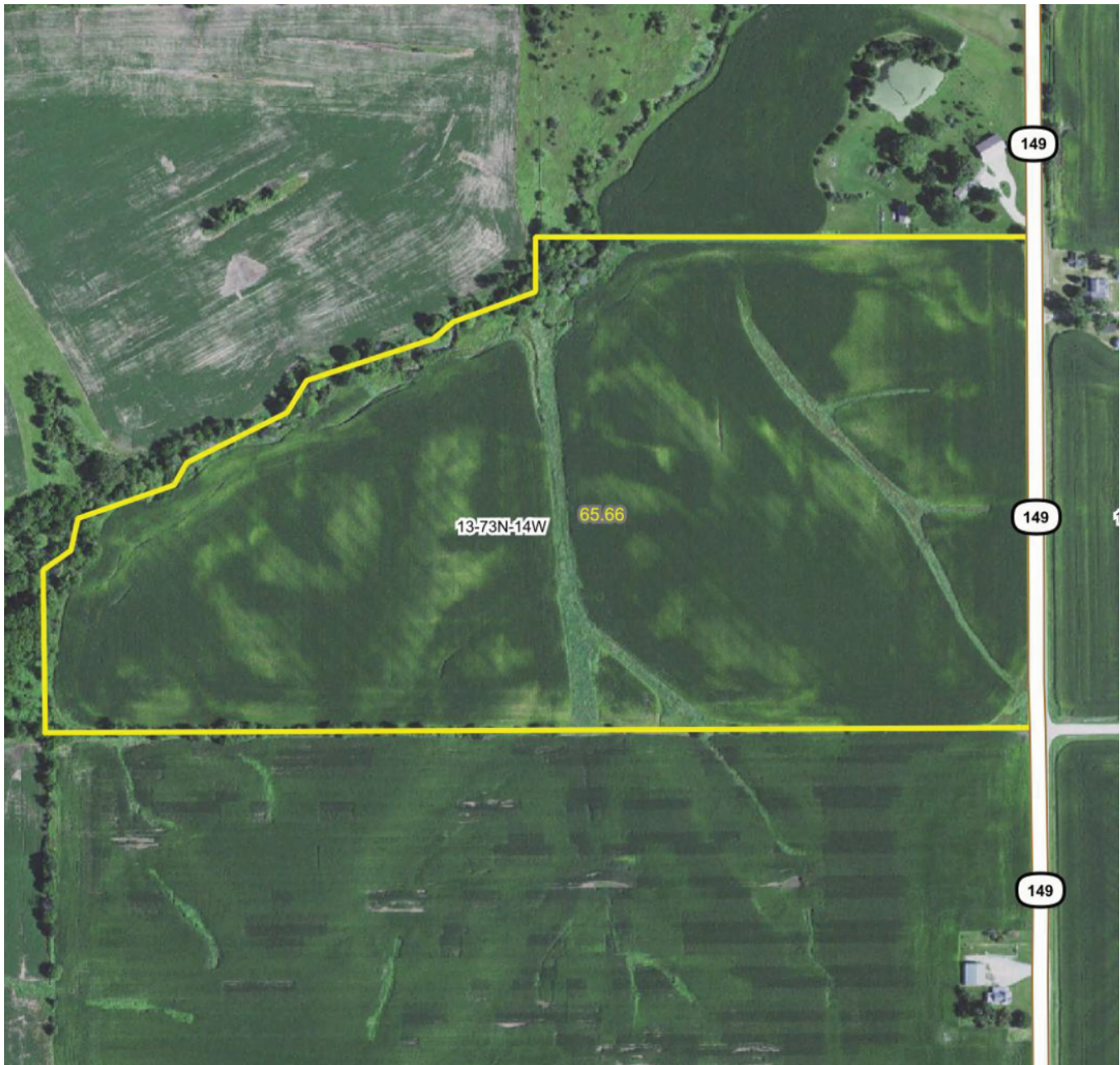
This prime crop unit offers a great opportunity for a quality tract with productive soils in a great area of Wapello County, IA. Call Nate Ammons or Ryan Ammons for more details.

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supercede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.

**CENTRALLY LOCATED NORTH OF HIGHWAY 63
MINUTES FROM OTTUMWA, HEDRICK, OSKALOOSA,
FREMONT, KIRKVILLE, AND CHILLICOTHE**



AERIAL VIEW OF THE LAMBERSON FAMILY FARM RICHLAND TOWNSHIP | WAPELLO COUNTY, IOWA



PRODUCTIVE AG LAND

63.9+/- TILLABLE ACRES WITH 70.9 CSR2 | LEVEL TO ROLLING TERRAIN WITH GOOD DRAINAGE
PRIMARY SOIL TYPES: COLO-ELY, OTLEY, LADOGA-HEDRICK, NIRA

INVESTMENT OPPORTUNITY

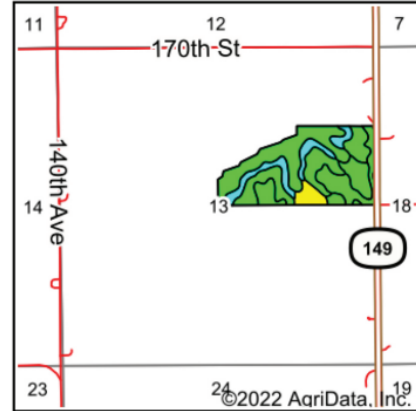
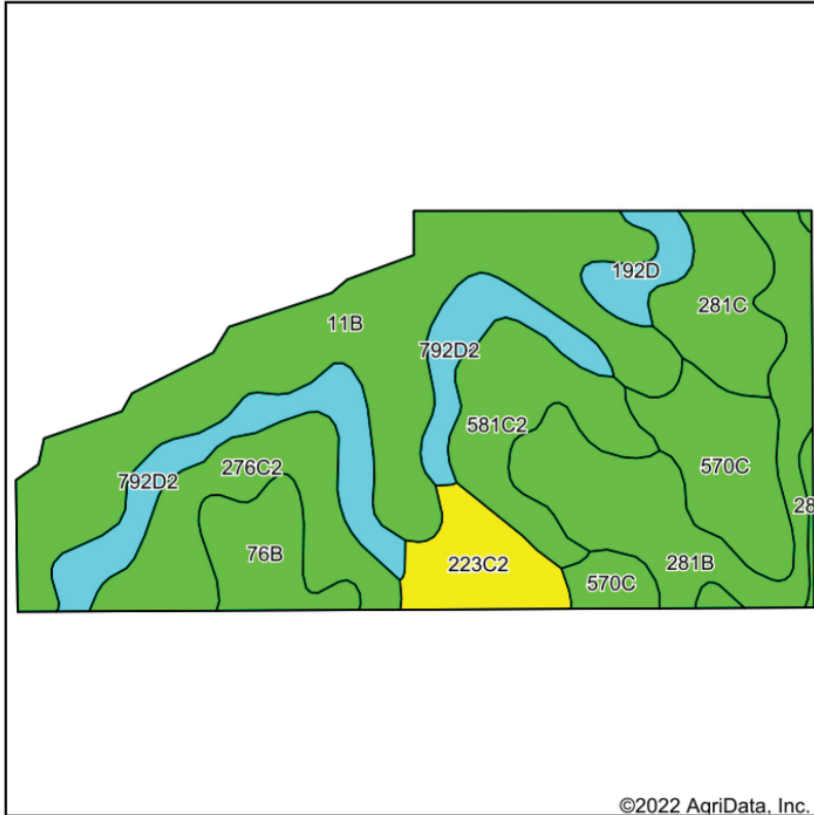
QUALITY TENANT IN PLACE FOR 2022 CROP SEASON
BUYER WILL EARN 100% OF 2022 CROP LEASE PAYMENT | 63.9 FSA CERTIFIED ACRES

BUILDING POTENTIAL

ACCESSED VIA PAVED HIGHWAY 149 NORTH OF OTTUMWA
ATTRACTIVE BUILDING SITES WITH UTILITIES NEARBY

QUALITY IOWA SOIL TYPES RICHLAND TOWNSHIP | WAPELLO COUNTY, IOWA

Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **13-73N-14W**
 Township: **Richland**
 Acres: **65.66**
 Date: **3/30/2022**

Hawkeye Farm Mgmt & Real Estate

United Country Real Estate
 22 N Main, Albia IA Phone: 641-932-7796
 Email: hawkeye@uclowa.com
 On the web: www.uclowa.com
 www.iowawhitetailfarms.com

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

Area Symbol: IA179, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
11B	Colo-Ely complex, 0 to 5 percent slopes	18.17	27.7%		Ilw	86	68	76	
281B	Otley silty clay loam, 2 to 5 percent slopes	9.08	13.8%		Ile	91	90	77	
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7.67	11.7%		IVe	11	10	42	
276C2	Ladoga-Hedrick silt loams, 5 to 9 percent slopes, moderately eroded	6.32	9.6%		IIIe	73	64	73	
570C	Nira silty clay loam, 5 to 9 percent slopes	5.97	9.1%		IIIe	76	72	86	
581C2	Otley-Nira silty clay loams, 5 to 9 percent slopes, moderately eroded	5.54	8.4%		IIIe	77	68	69	
281C	Otley silty clay loam, 5 to 9 percent slopes	4.14	6.3%		IIIe	85	75	74	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	3.45	5.3%		IVw	45	20	48	
76B	Ladoga silt loam, 2 to 5 percent slopes	3.17	4.8%		Ile	86	85	79	
192D	Adair silty clay loam, 9 to 14 percent slopes	1.64	2.5%		IVe	16	20	47	
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.51	0.8%		Iw	94	95	77	
Weighted Average						2.72	71.1	62	*n 70

**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.

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 Ryan@UClowa.com

United Country Real Estate
Hawkeye Farm Mgmt & Real Estate

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AUCTION TERMS AND CONDITIONS

Seller: Lamberson Family Farm: William & Melliny Lamberson, Mary Ann Gardner, Dare & Chloe Lamberson, Fred Lamberson, Joan Lamberson Ratliff, Ryan Craver, and Morgan Page & Jason Alicea.

Sale Date: The auction will be held on Wednesday, May 4, 2022, at 10:00 AM at the Bridgeview Center, 102 S. Church Street, Ottumwa, IA 52501.

Approval of Bids: The seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid on both properties. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer and Seller. Conduction of the auction and increments of bidding are at the direction and discretion of United Country Hawkeye Farm Mgmt & Real Estate and/or the auctioneers.

Tracts: Farm will be sold as one tract containing 65.66 acres +/-.

Auction Method: The property will be sold on a price per acre basis based on 65.66 acres +/-.

FSA: All FSA information, maps, field boundaries, and acres are presumed accurate based on the best available information and knowledge of the seller and United Country Hawkeye Farm Management & Real Estate.

As Is-Where Is: Property is sold "AS IS-WHERE IS" and the Buyer should take time to examine this property thoroughly and rely on their own judgment. The only guarantee from the Seller is a valid, good, and marketable title to the property. Neither the Seller, United County Hawkeye Farm Mgmt & Real Estate, nor the Auctioneers are giving any warranties other than a clear title. Buyer must conduct their own inspections at their own expense prior to bidding at the auction. Auctioneers, United Country Hawkeye Farm Mgmt & Real Estate, or its agents are not responsible for any representation made by Seller or their employees and are not responsible for accidents on the sale property should any occur. **Contact United Country Hawkeye Farm Mgmt & Real Estate at 641-932-7796 or Ryan Ammons at 641-777-2955 or Nate Ammons at 641-777-2861** for a private showing prior to the day of sale. *Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.*

Taxes: Taxes will be pro-rated to the date of closing and based on tax acres as sold per county treasurer.

Possession: The farm is leased for the 2022 growing season and possession of the crop acres will be given on March 1, 2023.

Mineral Rights: All mineral rights, if any, owned by the Seller will be conveyed to the Buyer.

Subject to: The sale of this property is subject to any and all easements of record, covenants, restrictions of record, and leases.

Contract and Earnest Payment: Buyer and Seller will enter a standard format Contract for the Sale of Real Estate on the day of the auction. Contract will call for 10% earnest money on the day of the sale to be held in Hawkeye Farm Mgmt Trust in the form of a personal, corporate, or cashier's check with the balance of the purchase price due, in certified funds, at closing on or before June 10, 2022. Contracts will contain no financing or inspection contingencies and Buyer must have their own financing and make their own inspections prior to bidding at this auction. Seller will provide abstract continued through the date of sale to Buyer's attorney for title opinion and deliver title by General Warranty Deed. Buyer will be responsible for their own mortgage policies of title insurance (if applicable). The 2022 Property Taxes will be prorated. Exact legal to come from the deed and abstract. Buyer is responsible for their own investigation of the property and/or zoning for their intended use.

Day of Auction: Announcements made by the United Country Farm Mgmt & Real Estate and Auctioneers ahead of or during the time of sale take precedence over any previously printed materials or any oral statements made. The sale will be controlled by the auctioneer. United Country Hawkeye Farm Mgmt & Real Estate and Auctioneers represent the Seller only. If a tie or dispute occurs between two or more bidders, the Auctioneer may re-open the bidding at the Auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid. Auctioneer reserves the right to reject any bid that is only a fraction advance over the preceding bid, to regulate bidding, and to accept or reject any or all bids. Auctioneer reserves the right to enter bids on behalf of absentee/phone bidders as well as the Seller. Any and all decisions of the Auctioneer regarding the conduct of the auction shall be final without liability to any party.

Agency: Auction Company United Country Hawkeye Farm Mgmt & Real Estate, Auctioneer and their representatives are exclusive agents of the Seller. Jon Hjlem with the Acre Company acts as the Auctioneer.

THE BIDDING WILL ONLY LAST A FEW MINUTES AND THE AUCTIONEER HAS FINAL SAY.