

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

239 m/l Acres
Jones County, IA

Aug. 1st, 2024
11:00am

LCC
Anamosa, IA



Tract 1:
Total Acres: 83.83 acres M/L



Tract 2:
Total Acres: 154.8 acres M/L

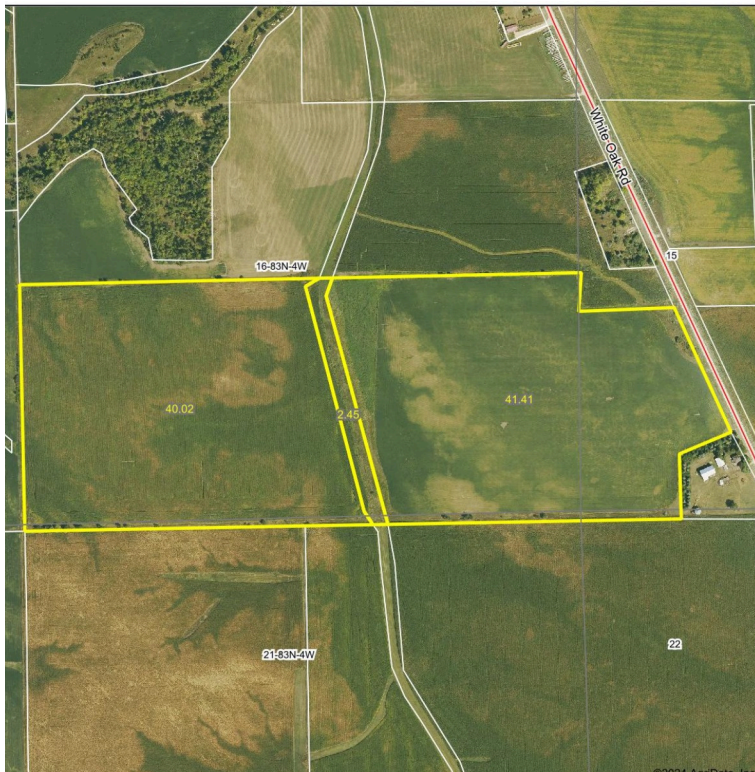
Property Features

- Building Site Potential
- Timber
- Productive Tillable Land

BRET BARNER, BROKER/AUCTIONEER
(319) 462-4100 or (319) 480-2124

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Barner Realty & Auction "Since 1976" 211 W. Main St Anamosa, IA 52205

Tract #1



16-83N-4W
Jones County
Iowa

Location:

Corner of 40th St & White Oak Rd
Martelle, IA

Land Data:

Total Acres: 83.83 M/L
Tillable: Approx. 81.4 acres m/l
CSR2: 90.3 on the tillable

Directions:

Farm is on White Oak Rd approx.
3 miles SE of Martelle

Description:

Are you in search of premium
farmland in Jones County? This
Tract is nearly all tillable,
featuring extremely high-quality
soil!

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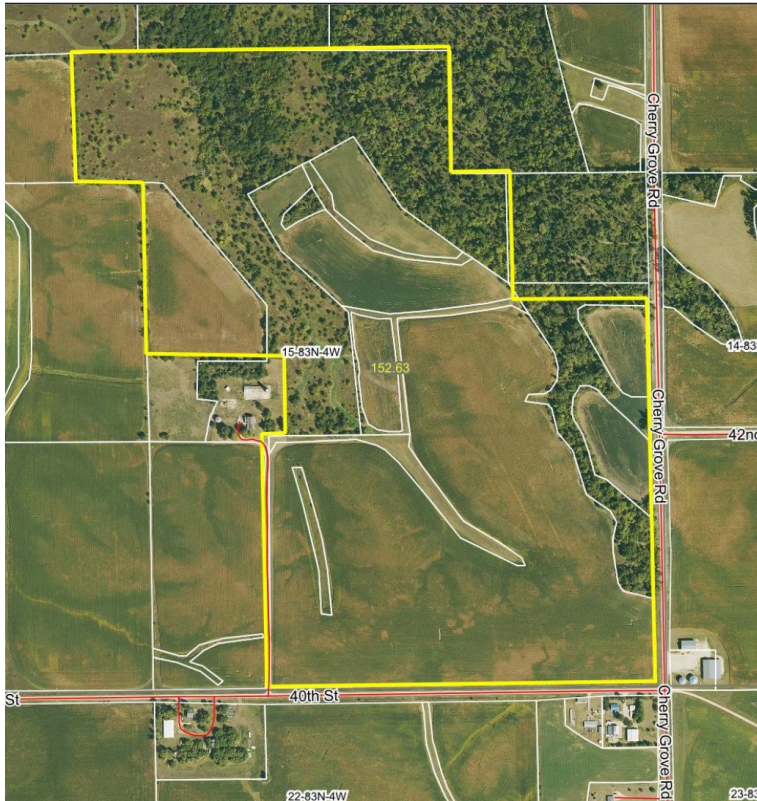
Aerial Photo



"No One Knows The Country Like We Do"

**Barner Realty
& Auction**

Tract #2



15-83N-4W
Jones County
Iowa

Location:

Corner of 40th St & Cherry Grove Rd
Martelle, IA

Land Data:

Total Acres: 154.8 M/L

Tillable: 93.51 acres m/l

CSR2: 83.5 on the tillable

Directions:

Farm is on 40th St & Cherry
Grove Rd approx. 3 miles SE of
Martelle

Description:

This Tract offers a mix of high-quality land, timber and pasture, perfect for recreational use or hunting. Don't miss the opportunity to choose your ideal property on sale day!

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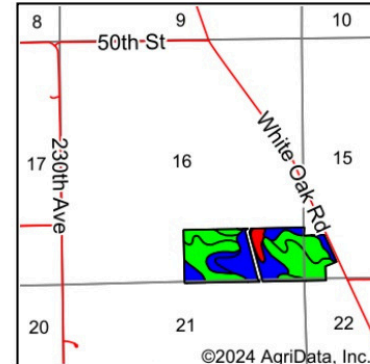
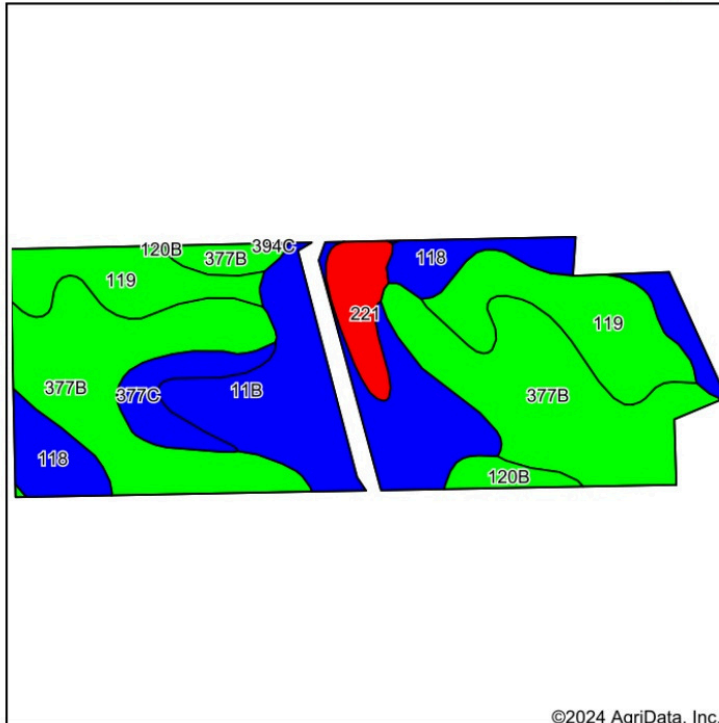
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Soil Map

"No One Knows The Country Like We Do"

Barner Realty & Auction

Tract #1



State: **Iowa**
 County: **Jones**
 Location: **16-83N-4W**
 Township: **Greenfield**
 Acres: **81.43**
 Date: **6/25/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA105, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
377B	Dinsdale silt loam, 2 to 5 percent slopes	32.27	39.5%	 	llle	95	90	88	88	70	76	
11B	Colo-Ely complex, 0 to 5 percent slopes	17.24	21.2%	 	llw	86	68	92	92	64	76	
119	Muscatine silt loam, 1 to 3 percent slopes	15.19	18.7%	 	lw	95		94	94	79	87	
118	Garwin silty clay loam, 0 to 2 percent slopes	8.11	10.0%	 	llw	90	95	91	90	68	72	
377C	Dinsdale silt loam, 5 to 9 percent slopes	3.63	4.5%	 	llle	88	75	86	86	70	73	
221	Klossner muck, 1 to 4 percent slopes	3.41	4.2%	 	lllw	48	50	88	88	80	87	
120B	Tama silt loam, 2 to 5 percent slopes	1.58	1.9%	 	lle	95	95	98	98	80	79	
Weighted Average						1.90	90.3	*	*n 90.4	*n 90.3	*n 70.8	*n 78

**IA has updated the CSR values for each county to CSR2.
 *- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.
 *n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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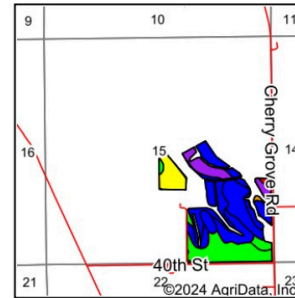
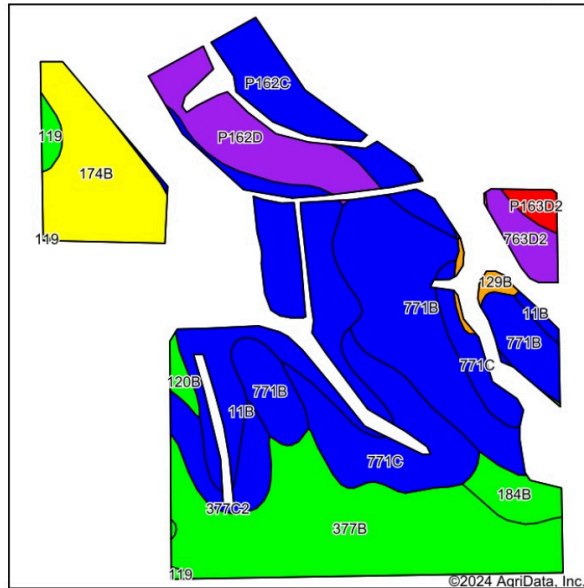
Soil Map



"No One Knows The Country Like We Do"

Barner Realty & Auction

Tract #2



State: Iowa
 County: Jones
 Location: 15-83N-4W
 Township: Greenfield
 Acres: 93.51
 Date: 6/26/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
377B	Dinsdale silt loam, 2 to 5 percent slopes	20.13	21.5%		lle	95	90	88	88	70	76	
771B	Waubeek silt loam, 2 to 5 percent slopes	17.85	19.1%		lle	89	85	85	85	70	77	
11B	Colo-Ely complex, 0 to 5 percent slopes	12.81	13.7%		llw	86	88	92	92	64	76	
771C	Waubeek silt loam, 5 to 9 percent slopes	10.18	10.9%		llle	85	70	84	84	69	76	
174B	Bolan loam, 2 to 5 percent slopes	8.77	9.4%		lls	64	70	81	81	67	70	
P162D	Downs silt loam, paha, 9 to 14 percent slopes	6.71	7.2%		llle	57		81	81	68	70	
P162C	Downs silt loam, paha, 5 to 9 percent slopes	6.23	6.7%		llle	85		86	86	72	77	
377C2	Dinsdale silt loam, 5 to 9 percent slopes, eroded	3.33	3.6%		llle	87	73	81	81	66	66	
184B	Klinger silt loam, 1 to 4 percent slopes	2.37	2.5%		llw	95	90	88	88	79	82	
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	2.05	2.2%		llle	58	56	72	72	68	68	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	0.88	0.9%		llle	47		73	73	63	61	
119	Muscatine silt loam, 1 to 3 percent slopes	0.84	0.9%		llw	95		94	94	79	87	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.69	0.7%		llw	73	63	85	85	72	83	
120B	Tama silt loam, 2 to 5 percent slopes	0.67	0.7%		lle	95	95	98	98	80	79	
Weighted Average						2.28	83.5	*	*n 85.6	*n 85.6	*n 68.9	*n 74.9

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Additional Photos

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Tract #1



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Auction Info



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Terms: Cash with 10% down non-refundable day of auction with signing of purchase agreement. Balance at closing in approximately 45 days with delivery of warranty deed and updated abstract.

Possession: At Closing, subject to current rental contract. Termination has been given to current renter.

Taxes: Taxes to be updated after parcel split (to be prorated to the date of possession)

Owner: Holthaus/Day

Auctioneer: Bret Barner (319) 480-2124

Information provided herein is for informational purposes only and the auction company makes no guarantees to its accuracy. Prospective bidders are responsible for their own research & conclusions. Announcements made the day of the auction will take precedence over previously printed material. Seller reserves the right to refuse any and all bids.

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