

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

152.55 m/l Acres
Jones County, IA

June 3rd, 2021
11:00am

Lawrence Community
Center
Anamosa, IA



Property Features

- Hard Surface Access
- 131 Tillable Acres
- Older Pole Building w/Lean to

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

Aerial Photo



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Map Center: 42° 5' 22.65, -91° 6' 9.03

**17-84N-2W
Jones County
Iowa**

Location:

Corner of Highway 38 & 110th St
Center Junction, IA

Land Data:

Tillable: Approx. 131 acres m/l

CSR: 49.8 on tillable

CSR2: 43.4 on tillable

CSR: 50 on whole farm

CSR2: 47.4 on whole farm

Directions:

From Hwy 64 go North on Hwy 38
approx. 2 miles. Then West on
110th St. Land borders 110th and
hwy 38

Description:

Great starter or add on farm,
with approx. 131 tillable acres.
Balance in timber, pasture and
waterways. There is an older
pole building w/lean to on this
property located on the south
side of the original farmstead.

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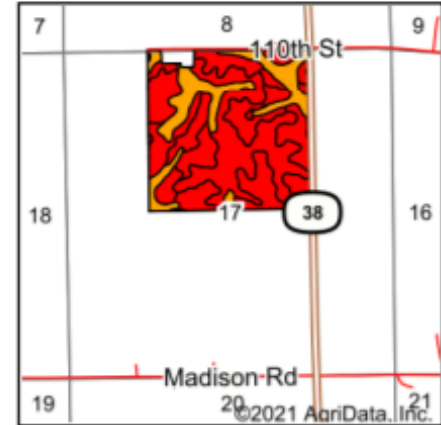
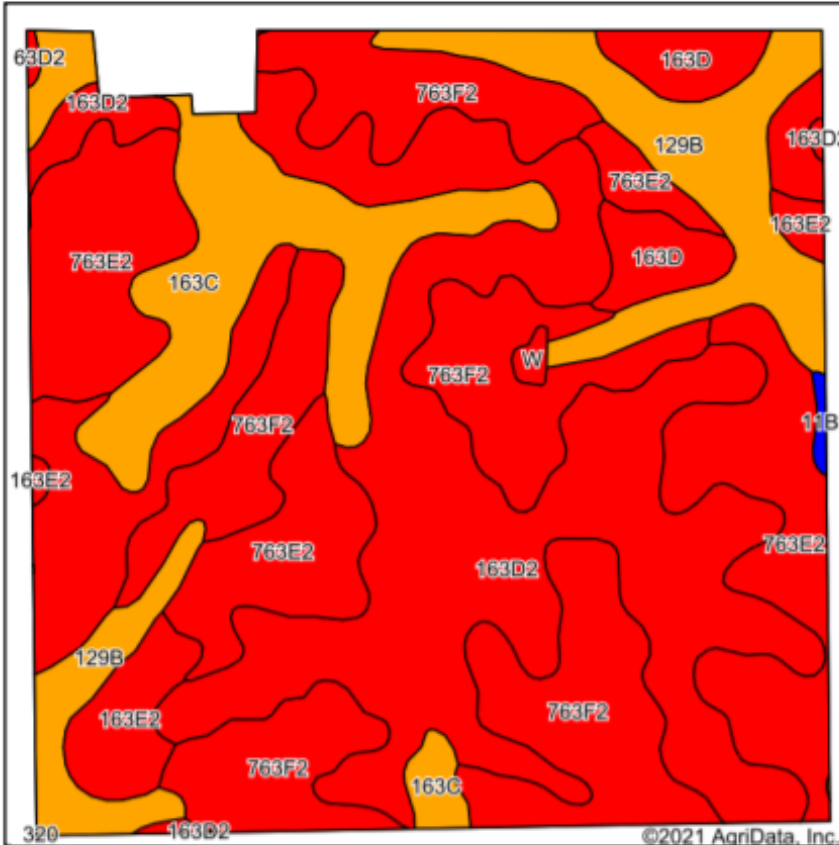
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Soil Map



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State: **Iowa**
 County: **Jones**
 Location: **17-84N-2W**
 Township: **Madison**
 Acres: **164.71**
 Date: **5/7/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA105, Soil Area Version: 25

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
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	55.21	33.5%		IIIe	46	58	79	79	66	63
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	36.33	22.1%		VIe	28	26	60	60	42	44
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	29.90	18.2%		IVe	46	45	75	75	65	60
163C	Fayette silt loam, 5 to 9 percent slopes	16.80	10.2%		IIIe	75	70	88	87	75	76
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	16.17	9.8%		IIlw	73	63	86	85	71	84
163D	Fayette silt loam, 9 to 14 percent slopes	4.93	3.0%		IIIe	49	60	84	84	72	71
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	4.67	2.8%		IVe	35	48	75	75	62	59
W	Water	0.40	0.2%			0	0				
11B	Colo-Ely complex, 0 to 5 percent slopes	0.30	0.2%		IIlw	86	68	92	92	64	76
Weighted Average						47.4	50	*n 75.6	*n 75.4	*n 61.8	*n 61.6

**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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FSA Data



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IOWA JONES Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6267 Prepared : 5/10/21 1:49 PM Crop Year : 2021
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Operator Name : ██████████
 Farms Associated with Operator : 19-105-832, 19-105-6267
 CRP Contract Number(s) : None
 Recon ID : 19-105-2020-31
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
166.31	131.14	131.14	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	131.14	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	17.90	0.00	36	
Corn	64.50	0.00	116	
Soybeans	11.70	0.00	35	
TOTAL	94.10	0.00		

NOTES

Tract Number : 12102
 Description :
 FSA Physical Location : IOWA/JONES
 ANSI Physical Location : IOWA/JONES
 BIA Unit Range Number :
 HEL Status : HEL field on tract. Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : EDNA J MOEHL
 Other Producers : None
 Recon ID : 19-105-2020-30

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
166.31	131.14	131.14	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	131.14	0.00	0.00	0.00	0.00	0.00

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IOWA JONES Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6267 Prepared : 5/10/21 1:49 PM Crop Year : 2021
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DCP Crop Data

Tract 12102 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	17.90	0.00	36
Corn	64.50	0.00	116
Soybeans	11.70	0.00	35
TOTAL	94.10	0.00	

Assessor Photo



FSA Data

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USDA United States Department of Agriculture
Jones County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

- Wetland Determination**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 131.14 acres

2021 Program Year

Map Created March 01, 2021

Farm 6267
Tract 12102

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USDA is an equal opportunity provider, employer, and lender.

Additional Photos

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View: Looking South West



View: Looking South East



View: Looking North West



View: Looking North East

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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. Buyer to receive 2nd half 2021 rent.

Possession: At Closing, subject to current rental contract. Buyer will be responsible for termination of current rental agreement by September 1, 2021 if they so choose.

Taxes: \$2,863.00 Gross (to be prorated to the date of possession)

Owner: Edna Moehl Estate

Executor: Andy McKean

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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