

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

55.87 m/l Acres
Jones County, IA

June 10th, 2021
11:00am

Lawrence Community
Center
Anamosa, IA



Property Features

- 86.5 CSR2 - Near Hard Surface Road
- Does Not Take On Neighboring Water

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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Land Data:

Tillable: 54.54 acres

CSR2: 86.5

HEL Status: NHEL

Directions:

From Hwy 38 go East on Co. Rd. E45 approx. 1.5 miles. Then North on 118th Ave. for approx. $\frac{3}{4}$ mile. Property on the East side

Description:

Currently 48.57 acres in crop, 5.97 in CRP acres. This would make an Excellent add on farm or nice smaller farm for the first-time buyer.

Location:

118th Ave., Olin, IA
Jones County

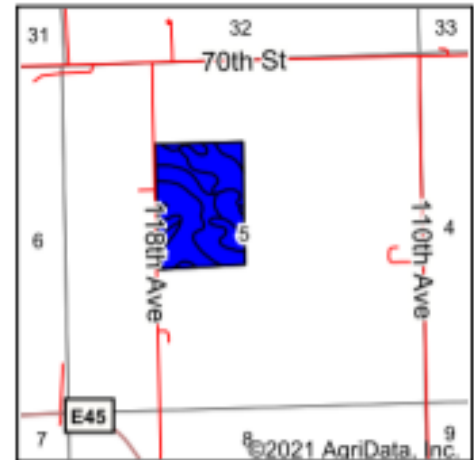
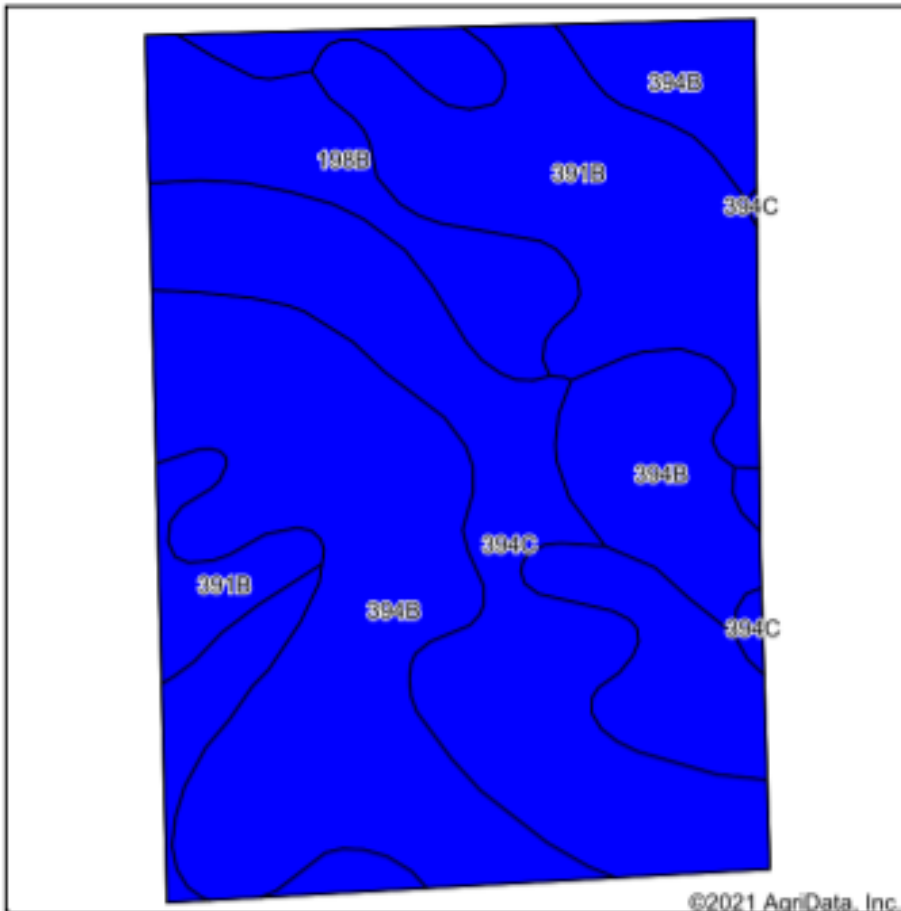
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Soil Map

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State: **Iowa**
 County: **Jones**
 Location: **5-83N-2W**
 Township: **Hale**
 Acres: **54.54**
 Date: **4/30/2021**



Soils data provided by USDA and NRCS.

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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
394B	Ostrander loam, 2 to 5 percent slopes	21.90	40.2%		lle	88	85	78	77	70	69
394C	Ostrander loam, 5 to 9 percent slopes	14.29	26.2%		llle	83	70	77	77	70	67
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.58	24.9%		llw	87	73	88	86	70	85
198B	Floyd loam, 1 to 4 percent slopes	4.77	8.7%		llw	89	75	85	81	63	85
Weighted Average						86.5	77.2	*n 80.8	*n 79.6	*n 69.4	*n 73.9

**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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Assessor Photo

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Additional Photos

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View: Looking South West



View: Looking 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: \$2,266.00 Gross (to be prorated to the date of possession)

Owner: Marie Hansen Fisher Trust
Trustees: Trudy Erickson & Terry Fisher

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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