

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

150 m/l Acres

Dec. 7th, 2022

LCC

Jones County, IA

2:00pm

Anamosa, IA



Property Features

- Hard Surface Access
- Mostly Tillable
- 53 CSR2 Rating

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

barnerrealty_auction@outlook.com www.barnerrealtyauctioninc.com
Barner Realty & Auction "Since 1976" 211 W. Main St Anamosa, IA 52205

Aerial Photo



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**Barner Realty
& Auction**



**36-85N-3W
Jones County
Iowa**

Location:

Corner of County Home Rd E23 &
140th Ave
Amber, IA

Land Data:

Tillable: Approx. 147 acres m/l
CSR2: Approx. 53 on the tillable

Directions:

Farm is on paved County Home
Rd. E23 approx. 1.5 miles east of
Amber

Description:

Come to the table Farmland
buyers! Approximately 150 acres
in a great area on hard
surfaced road . Mostly all tillable,
Farm is well kept and in very
good condition!

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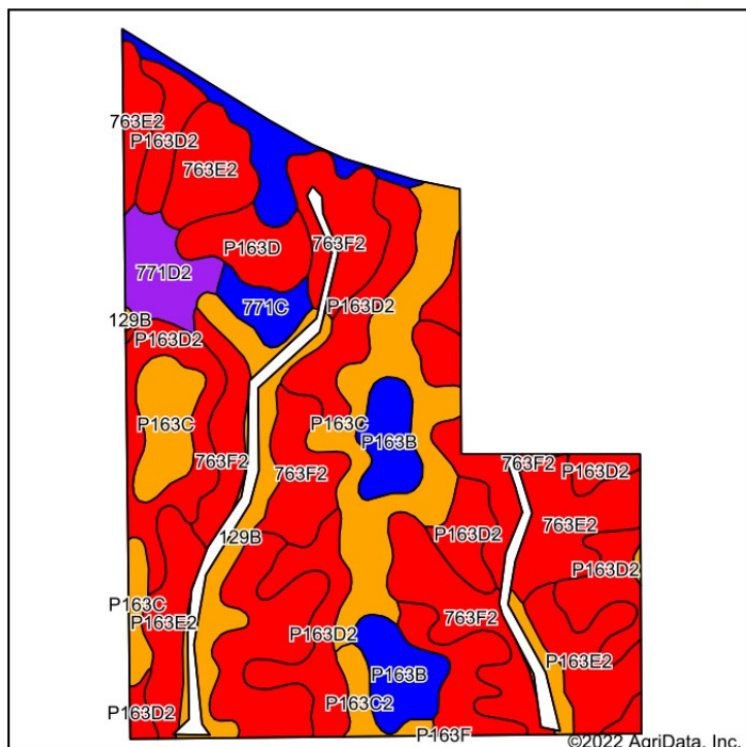
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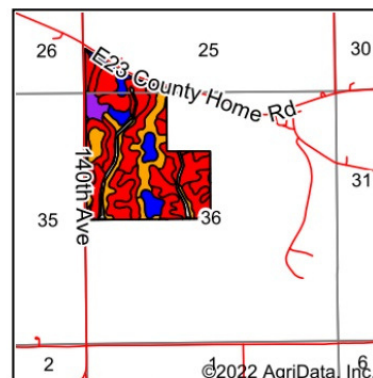
Soil Map

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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jones**
 Location: **36-85N-3W**
 Township: **Wayne**
 Acres: **145.82**
 Date: **11/14/2022**



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	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	34.04	23.3%		IIIe	47		73	73	64	61	
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	26.38	18.1%		IVe	46	45	69	69	59	63	
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	21.37	14.7%		VIe	28	26	55	55	38	47	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	20.65	14.2%		IIIe	78		83	83	72	75	
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	10.08	6.9%		IVe	35		69	69	59	57	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	8.51	5.8%		IIw	73	63	85	85	71	83	
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	7.47	5.1%		IIe	83		84	84	73	76	
771D2	Waubeek silt loam, 9 to 14 percent slopes, eroded	4.59	3.1%		IIIe	56	58	74	74	51	61	
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	4.42	3.0%		IIIe	50		78	77	68	68	
P162C	Downs silt loam, paha, 5 to 9 percent slopes	4.09	2.8%		IIIe	85		86	86	72	77	
771C	Waubeek silt loam, 5 to 9 percent slopes	2.41	1.7%		IIIe	85	70	84	84	59	77	
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	1.75	1.2%		IIIe	75		79	79	67	67	
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	0.06	0.0%		VIe	19		56	56	39	42	
Weighted Average						3.58	53.3	*	*n 72.8	*n 72.8	*n 60.8	*n 64.1

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Additional Photos

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View: Looking South East



View: Looking North East



View: Looking North West

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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: Gross \$5,440.00*** Taxes to be updated after house/buildings split from parcel (to be prorated to the date of possession)

Owner: Gene Cook Trust

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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