



Hawkeye Farm
Mgmt & Real Estate

PRODUCTIVE AG LAND

- 148.09 +/- ACRES
- 144.81 +/- DCP CROPLAND ACRES
- 61.8 CSR2
- OPEN TENANCY FOR 2024 GROWING SEASON
- PRIMARY SOIL TYPES: MARSHALL, IDA, JUDSON
- S32-T84N-R38W
- TAXES: 4 PARCELS | \$4,394 ANNUAL

NOTE

- JUST OUTSIDE DENISON, IOWA
- CENTRALLY LOCATED BETWEEN DENISON, DELOIT, VAIL



Luke Nissen
Iowa Land Specialist
(712) 304-4827
Luke@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.

— 148.09 +/- ACRES OFFERED IN 1 TRACT —

FARMLAND AUCTION

REPRESENTING:

ZELDA INMAN IRREVOCABLE TRUST

CRAWFORD COUNTY, IOWA

MILFORD TOWNSHIP



11 AM on Wednesday, November 8, 2023

BOULDERS EVENT CENTER

2507 Boulders Drive | Denison, Iowa 51442

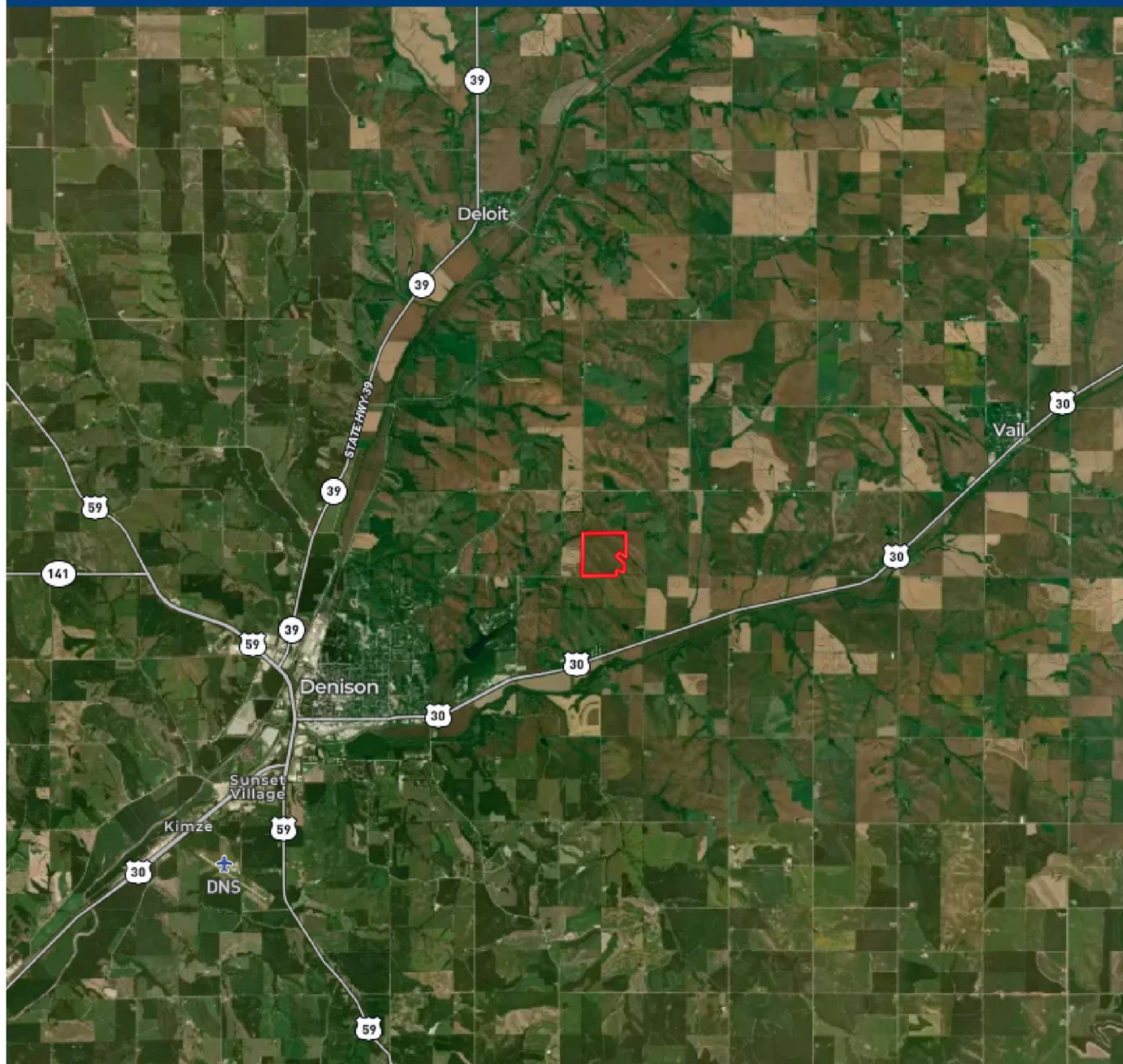
United Country Hawkeye Farm Mgmt & Real Estate is honored to represent the sale of the Zelda Inman Irrevocable Trust locally known as the Ehlers & Kienast Farm. Please join us on Wednesday, **November 8, 2023** as we sell this 148.09 +/- acre Crawford County, Iowa tract at live public auction offered as a single unit. This Milford Township farm displays high percentage tillable acres and quality representation of the farmland found throughout this immediate area. Marshall, Ida, and Judson are the three predominant soil types found throughout this 61.8 CSR2 average farm. The structured terraces and waterways have been well maintained throughout this Western Iowa Tract assisting with erosion control, adequate drainage, and quality crop production on an annual basis. **We look forward to seeing everyone 11:00 AM at the Boulders Event Center in Denison, IA. For more information contact Iowa Land Specialist Luke Nissen at 712-304-4827 or email luke@uciowa.com.**

Representing Attorney: Matthew Bollman - Pearson Bollman Law.

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 BETWEEN

DENISON, DELOIT, VAIL



FSA 156EZ AERIAL MAP

FARM #2297 / TRACT #2932 / 2023 PROGRAM YEAR



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

2023 Program Year

Map Created April 06, 2023

Farm **2297**

Tract **2932**

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 144.81 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

AERIAL MAP

ZELDA INMAN IRREVOCABLE TRUST



PRODUCTIVE AG LAND

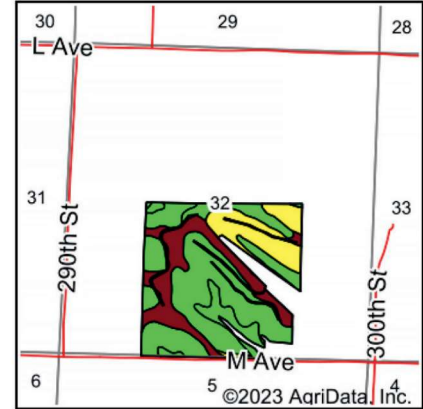
144.81 +/- DCP CROPLAND ACRES WITH 61.8 CSR2
PRIMARY SOIL TYPES: MARSHALL, IDA, JUDSON

INVESTMENT OPPORTUNITY

OPEN TENANCY FOR 2024 GROWING SEASON
BUYER WILL TAKE POSSESSION ON MARCH 1, 2024

TILLABLE SOILS MAP

MILFORD TOWNSHIP | CRAWFORD COUNTY, IOWA



State: **Iowa**
 County: **Crawford**
 Location: **32-84N-38W**
 Township: **Milford**
 Acres: **141.28**
 Date: **9/28/2023**

Hawkeye Farm Mgmt & Real Estate

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

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA047, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Corn	*n NCCPI Soybeans	
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	66.28	46.9%	Green	IIIe	61	54	83	64	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	28.37	20.1%	Red	IIIe	58	55	61	61	
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	23.43	16.6%	Yellow	IVe	45	41	74	53	
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	9.68	6.9%	Green	IIIe	87	66	88	77	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	7.50	5.3%	Green	IIIe	87	64	88	69	
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	5.13	3.6%	Green	Ile	81	66	84	76	
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	0.89	0.6%	Green	Ile	92	81	95	80	
Weighted Average						3.12	61.8	54	*n 77.8	*n 63.3

**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.



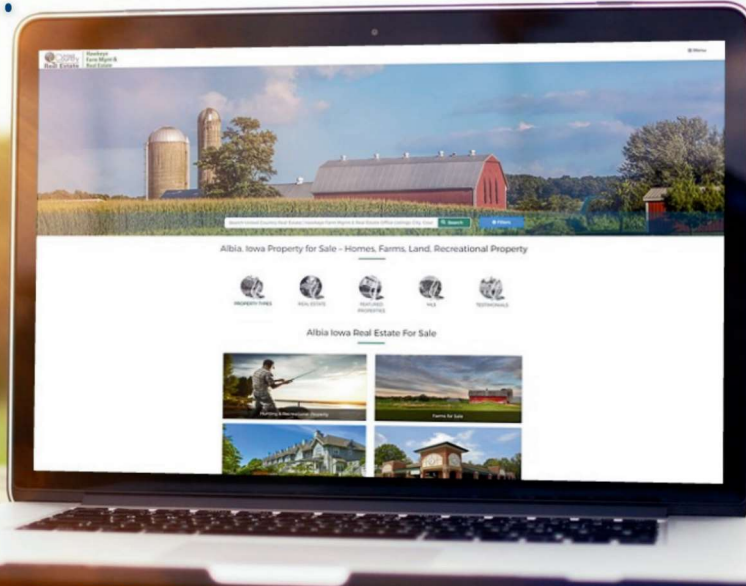
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National Marketing.
Local Expertise.



AUCTION & TRADITIONAL LISTINGS

"WE ARE READY TO WORK FOR YOU!"

United Country Hawkeye Farm Mgmt and Real Estate is a family-owned brokerage and has been serving Iowa since 1989.

If you are considering management or sale of your Iowa land, call for a no-obligation consultation to determine what options we have available to assist your needs.

SPECIALIZING IN:

- **Farm Land**
- **Farm Management**
- **Recreational and Hunting Land**
- **Investment Properties**
- **Acreages**
- **Auctions**
- **1031 Exchange Sales**



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ALAN AMMONS-BROKER | ALL AGENTS LICENSED IN THE STATE OF IOWA

AUCTION TERMS AND CONDITIONS

Sellers: Zelda Inman Irrevocable Trust

Representing Attorney: Matthew Bollman – Pearson Bollman Law

Sale Date: Auction will be held Wednesday, November 8, 2023, at 11:00 AM at the Boulders Event Center, 2507 Boulder Drive, Denison, Iowa 51442.

Approval of Bids: Seller is serious about selling this property at auction but does reserve the right to accept or reject the final bid. 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 in one tract. 148.09 +/- acres will be the multiplier.

Auction Method: The property will be sold on a price-per-acre basis based on acreages obtained from the Crawford County Treasurer.

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 Country Hawkeye Farm Mgmt & Real Estate, or 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 Luke Nissen at 712-304-4827 for a private showing prior to the day of sale.

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

Possession: Farm lease is open for the 2024 growing season and possession will be given on March 1, 2024. No cash rent will be credited to the buyer at closing.

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 auction. Contract will call for 10% earnest money on the day of 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 December 22nd, 2023. 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 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 2022-2023 Property taxes will be prorated. Exact legal to come from deed and abstract. Buyer is responsible for their own investigation of 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 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 Hjelm with the Acre Company acts as the Auctioneer.

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



**HAWKEYE
FARM MGMT &
REAL ESTATE**

**NATIONAL MARKETING
LOCAL EXPERTISE**

UCIOWA.COM

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