

Land Auction

"No One Knows The Country Like We Do"

Property:

Date:

Auction Location:

123 m/l Acres

Oct. 12th, 2024

The Legion

Jones County, IA

10:00am

Oxford Junction, IA



Property Features

- Existing Acreage
- Timber & Pasture
- River Frontage

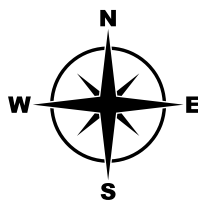
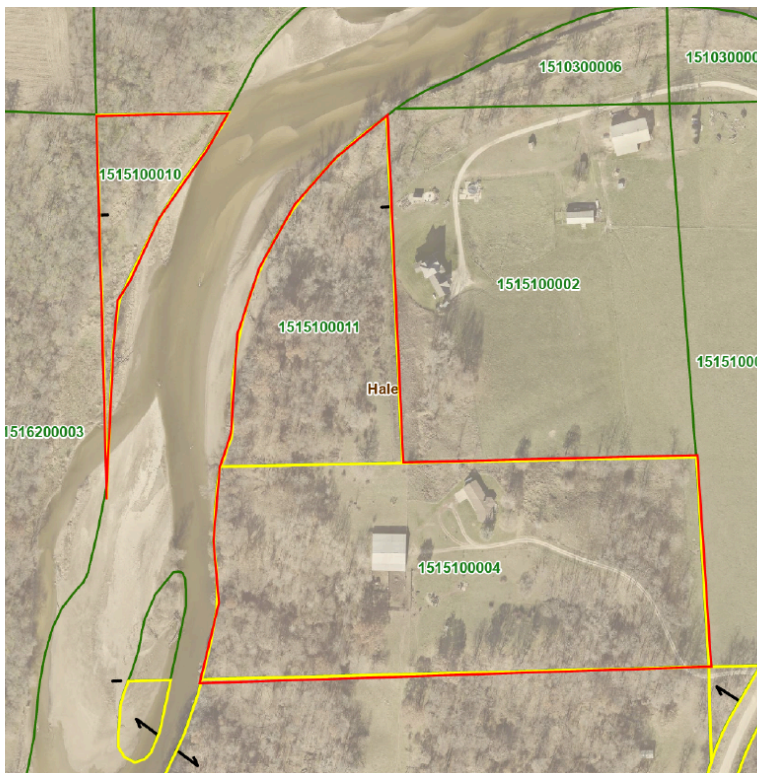
TONY WAGNER - AUCTIONEER

319-521-0013

Tony Wagner Auctioneering - Stanwood, IA (AuctionZip ID #26603)

Closing Agent : United Country Barner Realty & Auction

Tract #1



Location:

4705 100th Ave., Oxford Junction
(Hale)

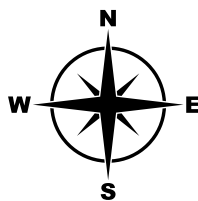
Description:

19 acres +/- has ranch home with 1938 sq ft finished main level & 2 stall attached garage. Also 120' x 75' shed w/automatic waters. Land is timber pasture, trails and hilltop river frontage of the Wapsi!

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Tract #2



Location:

South of: 4705 100th Ave., Oxford
Junction (Hale)

Description:
40 acres +/-
Timber/pasture
ground includes
cattle shed and
some Wapsi River
Frontage!
Borders up with
Tract 1.

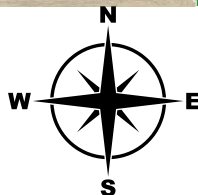
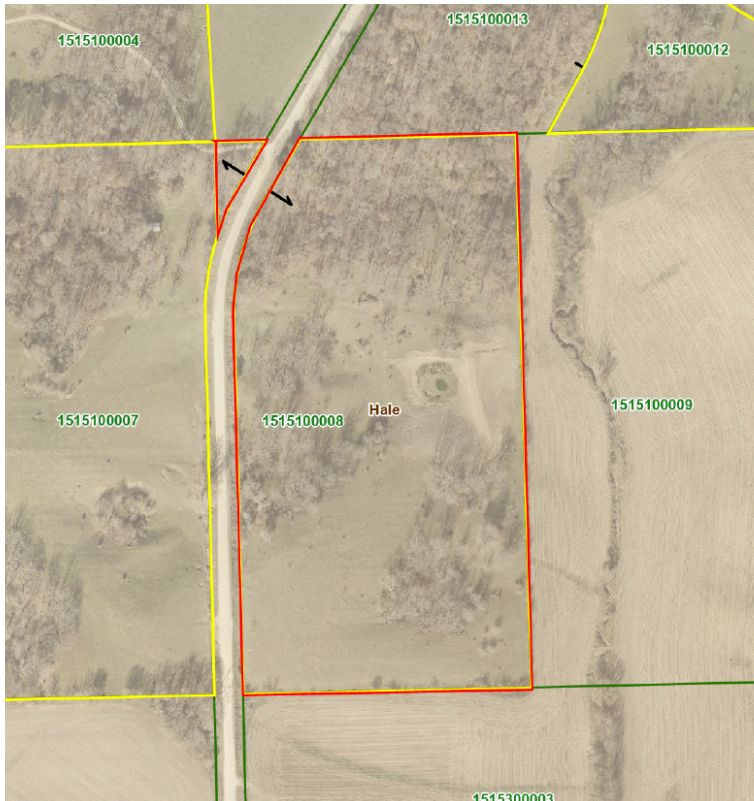
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Tract #3



Location:

100th Ave, Olin, IA
East of Tract 2

Description:

This 19-acre tract of timber and pasture land features a newly rebuilt pond and is located just across the road from Tract 2.

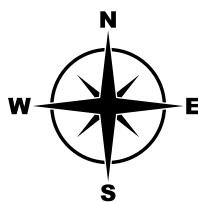
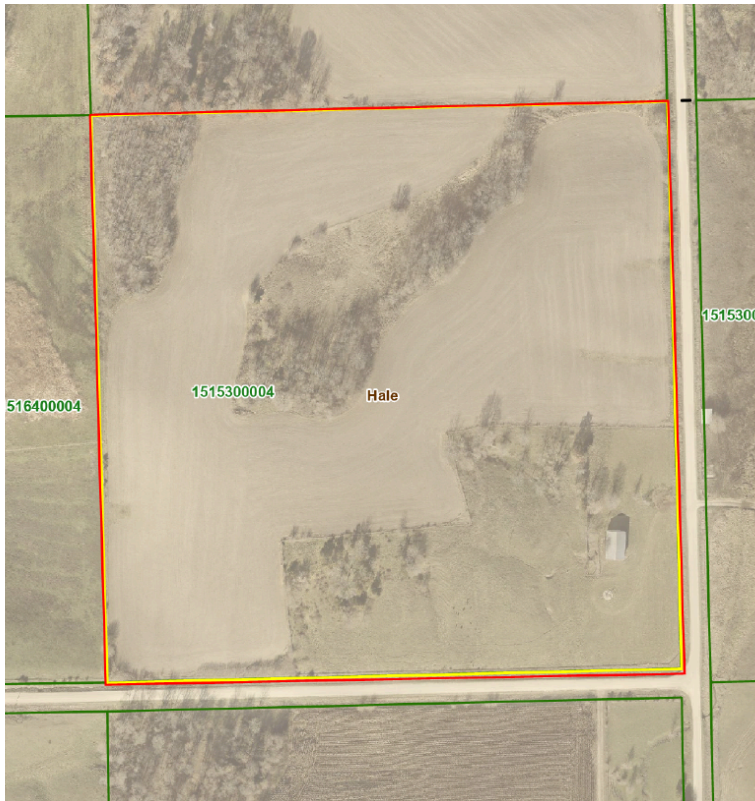
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Tract #4



Location:

Corner of 100th Ave & 42nd St,
Olin, IA

Description:

4079 100th Ave.,
Oxford Junction
(Hale) This 38-acre
tract includes 22.4
tillable acres with a
CSR2 rating of 47.2.
The remaining land is
timber and pasture,
and the property
features a 40' x 60'
shed.

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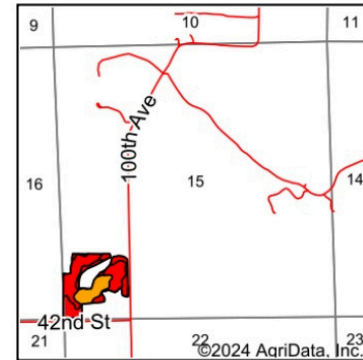
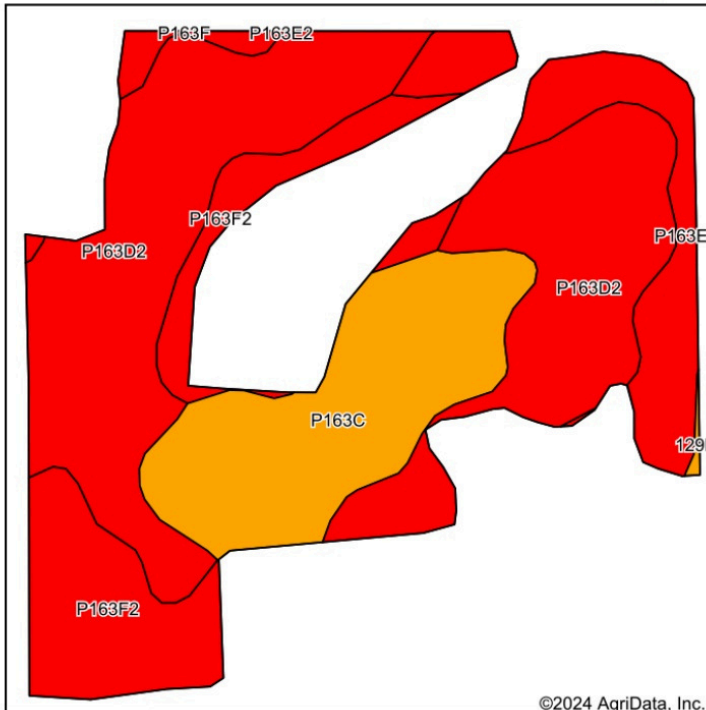
Soil Map

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Tract #4

Soils Map



State: Iowa
 County: Jones
 Location: 15-83N-2W
 Township: Hale
 Acres: 22.4
 Date: 9/30/2024



Soils data provided by USDA and NRCS.

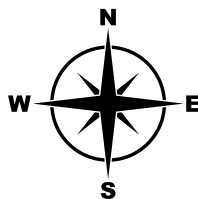
Area Symbol: IA105, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	10.93	48.8%		Ille	47		73	73	63	61	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	4.82	21.5%		Ille	78		83	83	72	75	
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	3.74	16.7%		Vle	19		56	56	38	42	
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	2.58	11.5%		Ive	35		69	69	59	57	
P163F	Fayette silt loam, paha, 18 to 25 percent slopes	0.33	1.5%		Vle	22		59	59	41	46	
Weighted Average						3.66	47.2	*-	*n 71.6	*n 71.6	*n 60	*n 60.2

**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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Tract #5



Description:
This 7.25-acre tract of timber and pasture spans both sides of Jungle Town Road, with one side bordering the scenic Wapsi River and Hale Bridge.

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

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Auction Info



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**Barner Realty
& Auction**

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: Hurley & Madelyne Hall

Auctioneer:

TONY WAGNER 319-521-0013 Auctionzip.com ID 26603

Broker: 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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NOTES



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