



FARM LAND AUCTION



128 Acres M/L DOUGLAS TWP, MONTGOMERY COUNTY, IOWA

Tuesday, December 14, 2021 11:00 AM

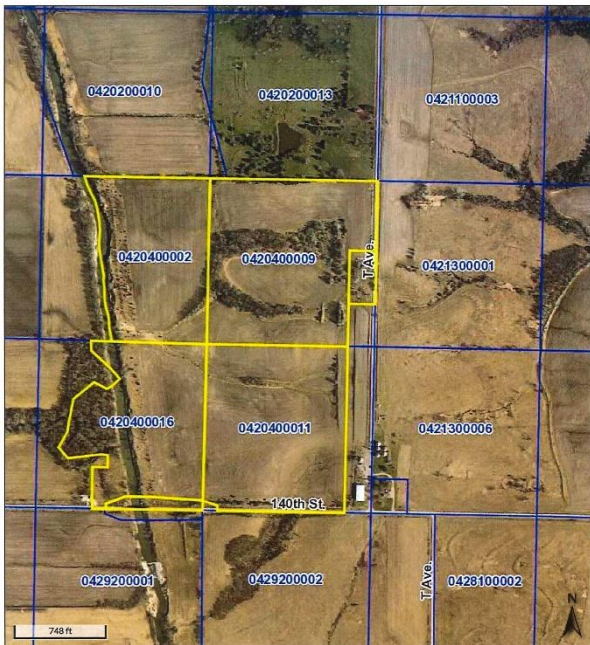
***Sale Location: The Hayloft, Grant IA 50847**

Farm Location: 3 miles south of Grant IA on HWY 71 to 140th Street, 1 mile west on north side of road.



Brief Legal: Located in the SE ¼ of Section 20, Douglas TWP, Montgomery County.

Beacon™ Montgomery County, IA



Overview

Legend

- Townships
- Corporate Limits
- Parcels
- Roads

Date created: 11/9/2021
Last Data Uploaded: 11/9/2021 3:14:51 PM
Developed by: **Schneider** REAL ESTATE

Soils Map

Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class ^c	CSR2 ^m	CSR	ⁿ NCCPI Soybeans
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	26.77	29.6%	IIIe		49	52	62
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	10.80	12.0%	IIIe		75	62	66
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	10.41	11.5%	IVe		6	13	44
1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally flooded	9.01	10.0%	IIw			87	93
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	7.88	8.7%	IIIe			92	81
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	7.78	8.6%	VIe		32	33	51
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	4.22	4.7%	IIw		78	85	85
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.21	3.6%	IIw		67	70	63
76B	Ladoga silt loam, 2 to 5 percent slopes	3.14	3.5%	IIIe		86	82	78
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	2.78	3.1%	IIw		77	83	86
179D2	Gara loam, dissected till plain, 9 to 14 percent slopes, eroded	2.70	3.0%	IVe		43	43	54
273B	Olmitz loam, 2 to 5 percent slopes	1.62	1.8%	IIIe		89	72	82
Weighted Average						3.05	57.9	*n 66.7

State: Iowa
County: Montgomery
Location: 20-73N-36W
Township: Douglas
Acres: 90.32
Date: 11/8/2021

Map Provided by: **surety**

2021 Certified Acres: Corn 87.25, CRP 8.59 @ \$1,813/year expires 09/30/2030.

Court House: 128.04 Gross Acres, 120.75 Taxable Acres. Property Taxes: \$2,822.00

CSR2: 57.9 (crop acres Surety Maps). FSA: Farmland 115.42, Cropland 98.15, Effective DCP 89.56.

NOTE: Farm to be sold as "Bid x 128 Acres."

Farm was recently is terraced with tile inlets.

Buyer to have full Possession for 2022 Crop Year

Auction flyer available on [Auctionzip.com](https://www.auctionzip.com)

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 10% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before January 14, 2022 for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given on March 1, 2022. Buyer will be responsible for their own Title Opinion. Bids are not subject to finance. Financing arrangements must be made before auction date. Property taxes prorated to closing date.

Note: Property Connection Real Estate represents the Sellers at this auction. Any announcements made sale day will take Precedence over all printed material. All information provided was gathered from sources deemed reliable but not guaranteed by Property Connection Real Estate. Bidders are urged to inspect the property and verify any information to their satisfaction.

Willis N. Nelsen, Owner

Dennis 'Leroy' Phillips Broker/Auctioneer 712-249-1606 Licensed in the State of Iowa
Sale arranged and conducted by Property Connection Real Estate & Auction
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J.C. Van Ginkel, Attorney for the Seller

