

# \* AUCTION \*

## FARM LAND, CARE FACILITY, PASTURE (County Farm)

**Section 25, Washington Twp, Cass County Iowa**

**Saturday January 21, 2023 10:00 AM**

**\*Sale Location: Cass County Court House, Atlantic IA 50022**

(5 W 7<sup>th</sup> Street, Atlantic IA 50022)

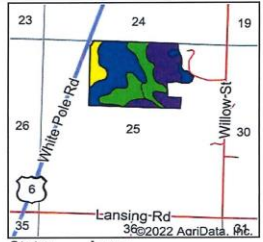
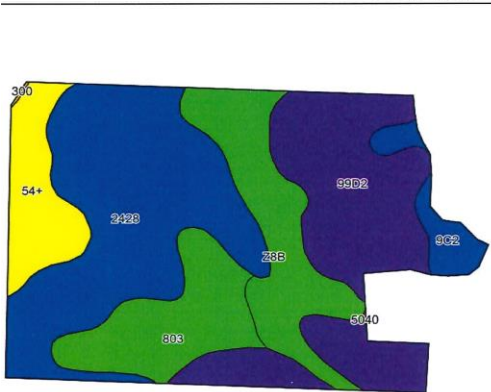
**Property Location: 60191 Willow Street. SW of Atlantic on Hwy 6 to 29<sup>th</sup> Street, east ¼ mile to Willow, south 1.6 miles on west side or 1.5 miles SW on Hwy 6, farm is on east side.**

### PROPERTY IS IN 3 TRACTS

#### \*TRACT 1 117.73 M/L Acres Crop Land



Soils Map



State: Iowa  
County: Cass  
Location: 25-76N-37W  
Township: Washington  
Acres: 116.35  
Date: 11/28/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA029, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	Irr Class 'c	CSR2**	CSR	*n NCCPI Soybeans
2428	Ely-Colo, overwash-Mt. Sterling complex, 0 to 2 percent slopes	38.25	32.9%	■	lw		84	76	
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	32.08	27.6%	■	ille		59	53	
28B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.22	14.8%	■	lle		92	83	
803	Melia silty clay loam, terrace, 0 to 2 percent slopes	14.55	12.5%	■	l	l	100	94	
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.84	8.5%	■	llw		69	63	
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.34	3.7%	■	ille		87	77	
300	Bremer silty clay loam, 0 to 2 percent slopes	0.07	0.1%	■	llw		80	71	
Weighted Average				1.86	*		79.1	71.9	*n %

**117.73 Acres M/L To be Surveyed**

**115 FSA Certified Crop Acres**

**79.1 CSR2**

**Farm is Terraced and Tiled**

**Estimated Property Tax: \$4,754**

**Field Entrance off US Hwy 6**

**There will be an Easement for the Lagoon Piping.**

#### \*TRACT 2 11.88 Acres M/L Includes: Building Site, Driveway & Lagoon



This property was known as the County Home and dates back to the late 1800's. The current buildings were built in 1976. Built as a 43-bed nursing home the main facility is a brick on block structure with 19,694 square feet of usable area. The three-wing design has HVAC roof top units on each wing. Two of these units are new. The property also has a heated and insulated 40' X 75' Steel Frame Shop with wide overhead doors w/openers. The shop houses a generator with a Ford V-8 propane powered engine that services the facility. The partitioned shop has both men's and women's restrooms. Estimated property taxes for Tract 2 are \$6,300 if used as residential or \$8,900 if used as commercial. Both of these structures are in good condition. These buildings are serviced with city water. A lagoon system is used by the facility and there will be an easement through the farmland for piping. There will also be a driveway easement for the pasture. To be Surveyed

#### \*TRACT 3 34.43 Acres M/L Pasture



The Pasture has 20.72 acres M/L on the north side of driveway and 13.71 acres M/L on south side of driveway. The two parcels are connected by a tube under the driveway where livestock can move between. There is a well and a new Ritchie cattle water in the south parcel. Pastures carry a 64.3 CSR2 Rating. North side of driveway has farmable terraces. Estimated property taxes are \$1,084. There will be a driveway easement for the pasture. To be Surveyed

#### BIDDING ORDER

**1: TRACT 1 CROPLAND**

**2: TRACT 2 FACILITY**

**3: TRACT 3 PASTURE**

**4: TRACT 2 FACILITY AND TRACT 3 PASTURE**

**\*ONLINE BIDDING AVAILABLE ON PROXIBID\***

**Buyer to have full Possession for 2023 Crop Year**

**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 March 15, 2023 for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given at Closing. 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.

**Cass County Care Facility (AKA: Cass County Farm, Willow Heights), 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**

**510 Poplar St., Atlantic IA 50022 - Office 712-243-4408 ~ Fax 712-243-4356**

**phillips@metc.net**



Auction flyer and photo's available on [auctionzip.com](http://auctionzip.com)