

148 ACRES MORE/LESS

WOODBURY COUNTY LAND AUCTION

Monday, December 16, 2024 - 10:30 a.m.

Sale Site: Dana Hall, Danbury, Iowa

LEGAL: The Southwest Fractional Quarter, (SW fr. 1/4) of Section Thirty-One (31), Township Eighty-Seven (87), North, Range Forty-Two (42), West, of the Fifth P.M. in the County of Woodbury and State of Iowa.

Address: 2796 Osceola Ave., Danbury

Directions to Farm: From Danbury, take County Hwy 54, 5.5 mi. NW. Then North 3 mi. on County Hwy L-27, then East 1 mi. on 290th St. then N. 1 mi. on Osceola Ave. Farm is on east side of the road.

FSA Information: Farm Number: 9899

Total Farm Acres: 153.71 Cropland Acres: 126.77

Corn Base: 64.63 Yield: PLC 133

Bean Base: 25.50 Yield: PLC 38

CSR II: Surety: 56.3

Farm will be sold on taxable acres.

Taxable Acres: 148.74

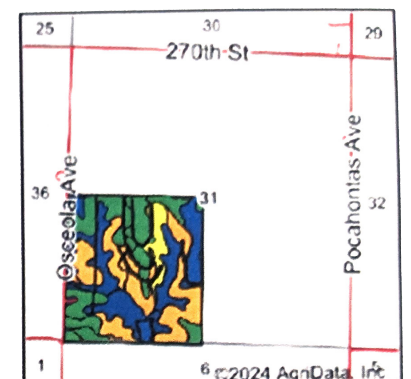
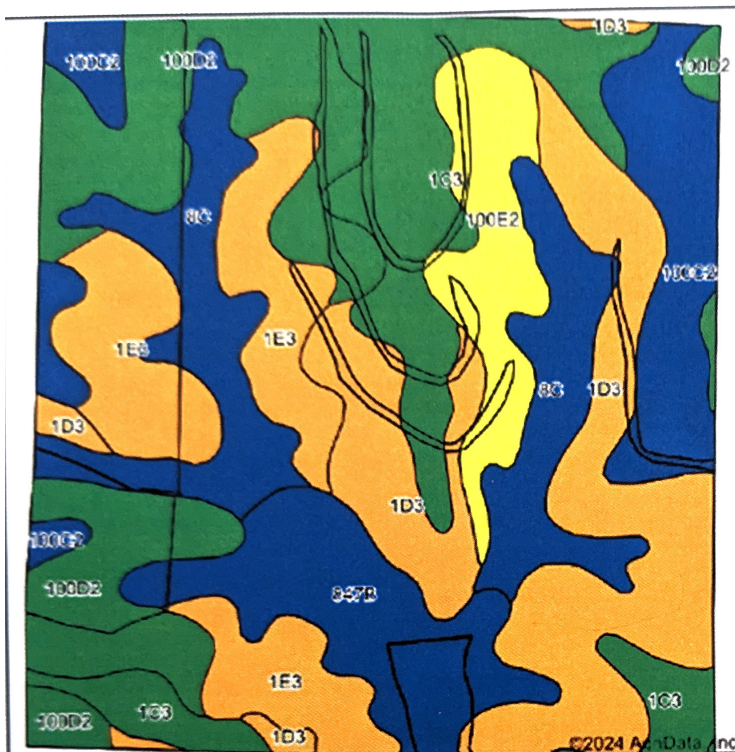
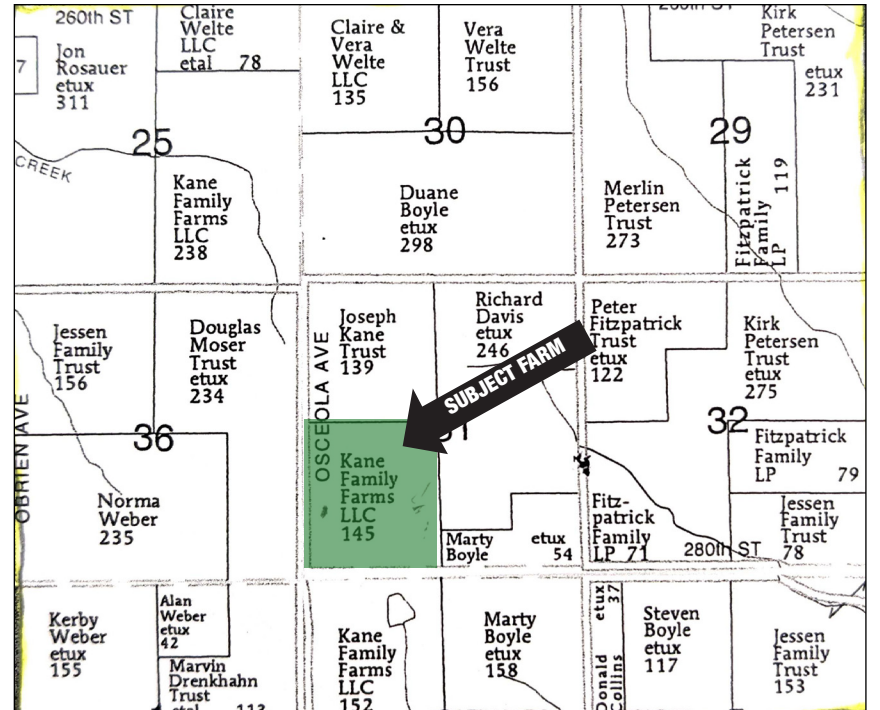
Real Estate Taxes: \$4,852

Farm Lease has been terminated.

General Description: This nice combination rolling hill farm with app. 20 acres of open pasture. Acreage has a nice machine shed, older home, also offers hog and cattle feeding yards.

Terms and Conditions: The successful bidder shall be required to pay 10% of the total purchase price on the day of the sale, and shall sign a Real Estate Contract that states the entire balance payable at closing on or before Jan. 28, 2025, when the seller has furnished an abstract showing merchantable title and gives a warranty deed. Prorate Real Estate Tax of \$2,426 will be credited to the Buyer. Landlord's Possession will be given at closing. Pasture and Acreage possession on Aug. 1, 2025.

Announcements: Information provided here was obtained from sources deemed reliable, but the seller and First Security Realty and auctioneers make no guarantee as to their accuracy. The sale of this property is not contingent upon buyer financing. Sellers reserves the right to reject any or all bids. The buyer will purchase the property "As Is Where Is" with no warranties expressed or implied. ALL prospective bidders are urged to inspect the property. Any announcements made day of sale take precedents over printed material. Agents and auctioneers represent the seller throughout the transaction.



State: Iowa
 County: Woodbury
 Location: 31-87N-42W
 Township: Morgan
 Acres: 148.11
 Date: 7/13/2024



Area Symbol: IA193, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	CSR2**	CSR
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	28.75	19.4%			IIIe	32 37
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	24.79	16.7%			IIIe	60 47
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	19.67	13.3%			IIIe	58 46
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	19.37	13.1%			IIIe	87 64
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.92	12.8%			IVe	18 28
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	14.13	9.5%			IIIe	85 57
847B	Judson-Rawles complex, 0 to 5 percent slopes	13.13	8.9%			IIIe	86 61
100E2	Monona silty clay loam, 14 to 20 percent slopes, eroded	9.35	6.3%			IVe	46 37
Weighted Average						3.10	56.3 46.3

**IA has updated the CSR values for each county to CSR2
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Kane Family Farms LLC, Sellers

First Security Realty, Real Estate Broker

www.firstsecurityrealty.com

Auctioneers: Dick Schleis: 712-880-7000; Steve Kuhlmann: 712-269-2577

To inspect property, contact Russ Wray: 712-840-1239

Closing Attorney: Alyssa Herbold



First Security Realty
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