

Growthland

Appraisals, Management, Brokerage, & Advising



BIDDING ONLINE OR IN PERSON

Wednesday, October 18, 2023
Michael J. Manatt Community Center
105 Jackson St
Brooklyn, IA 52211

FARMLAND AUCTION

Poweshiek County, IA
80 Acres M/L

Ronald M. Brandt
Living Trust



SCOTT BORCHERING

Real Estate Broker, Farm Manager

Licensed In Iowa

☎ 515-708-6033

✉ scott@growthland.com



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

✉ john@growthland.com

www.growthland.com

5475 Dyer Ave, Suite 141 Marion, IA 52302
Office: 319-377-1143

Auction Information

**Poweshiek County, IA
80 Acres M/L**

Auction Date and Time

Wednesday, October 18, 2023 at 10:00 AM

Auction Location

Online or In Person Bidding

Michael J. Manatt Community Center
105 Jackson St, Brooklyn, IA 52211

Sale Method

This property will be offered at public auction. Bidding available in person and online. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.

- The Farmland will be offered as one tract on an 80 acres more or less basis.
- Seller reserves the right to refuse any or all bids.

Description

80 Acres m/l of Poweshiek County farmland located in Section 36 of Warren Township. Consists of 76.28 tillable acres m/l with a CSR2 of 91.3 and 2.50 CRP acres for a total of 78.78 cropland acres. Located three miles southwest of Victor, IA.

Terms

Ten percent of the purchase price required on the day of the auction. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Conditions

This sale is subject to any and all easements, leases and any other restrictions of record.

Auctioneer

John Airy, Auctioneer

Disclaimer

Growthland and their associates are agents of the Seller



**SCOTT
BORCHERDING**

Real Estate Broker, Farm Manager

Licensed In Iowa

☎ 515-708-6033

✉ scott@growthland.com



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

✉ john@growthland.com

Property Details

Poweshiek County, IA
80 Acres M/L

Legal Description

W1/2 NW1/4 Section 36, township 80 North, Range 13, West of the 5th P.M.;
Poweshiek County, IA

Township: Warren

Location

Located three miles southwest of Victor, Iowa. Bordered to the north by 410th Avenue, to the west by 240th Street and to the south by Interstate 80.

Acreage Breakdown:

Taxable Acres: 80.00
Tillable Acres: 76.28
FSA Acres: 78.78
CRP Acres: 2.50

Soil Productivity: **Tillable CSR2:** 91.3

Property Taxes: \$3,250.00

Parcel Numbers: 1987100
1987200

School District: HLV School District

FSA Farm Base Acres: **Corn Base Acres:** 56.79
Corn PLC Yield: 168
Soybean Base Acres: 19.48
Soybean PLC Yield: 56

Conservation Reserve Program (CRP):

Annual payment of \$1,010 or \$403.80 per acre expires September, 2026.

Comments:

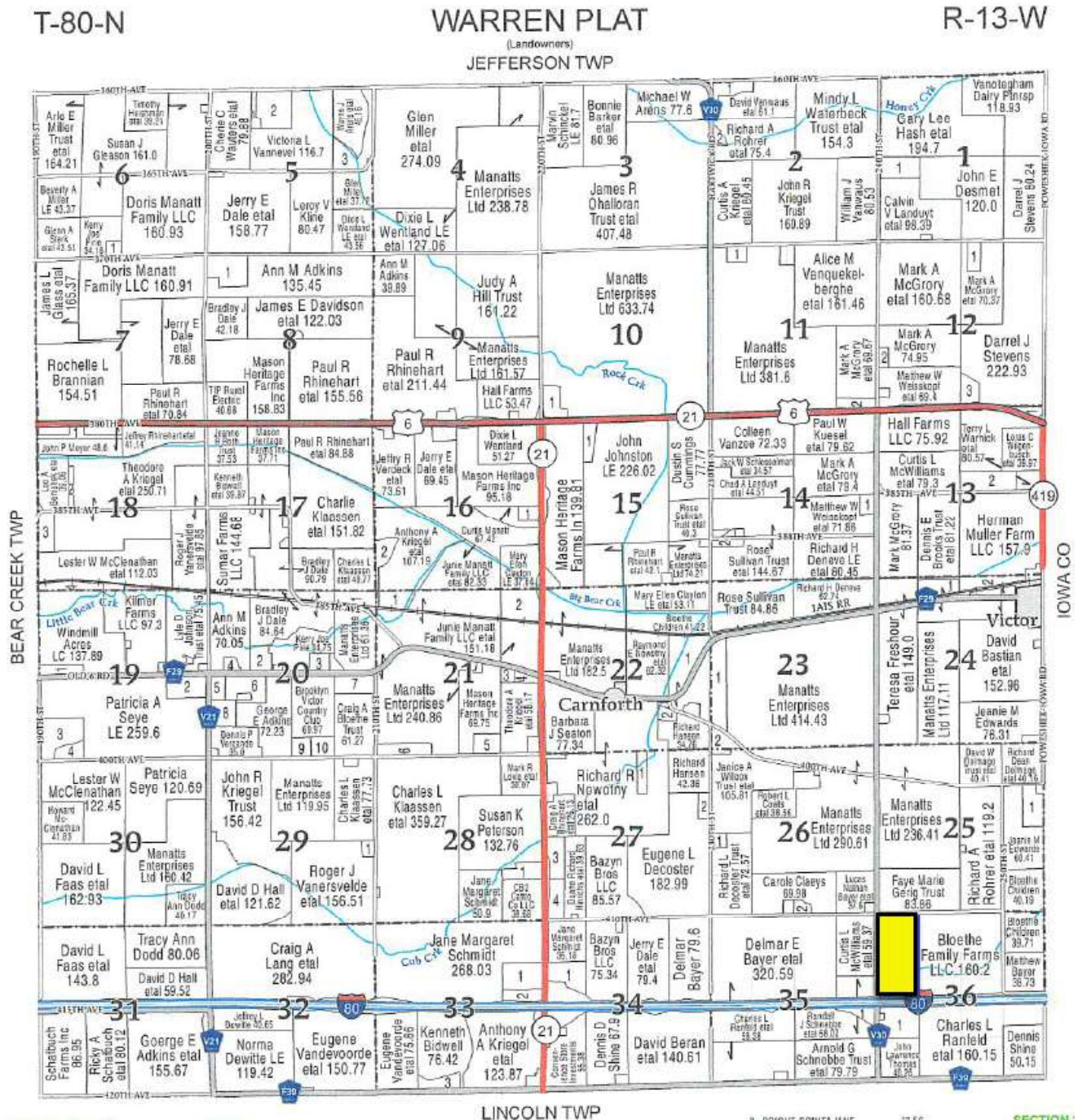
This farm is a top producing farm, with a corn yield of 246 bpa in 2022 and a soybean yield of 75 bpa in 2021. The owner has made tile and conservation improvements as needed over the years. Tile maps available upon request.

Growthland

Appraisals, Management, Brokerage, & Advising

Plat Map

Poweshiek County, IA
80 Acres M/L



DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.

Aerial Map



©2023 AgriData, Inc.

Growthland

Boundary Center: 41.699796, -92.316887

0ft 491ft 982ft

Maps Provided By:

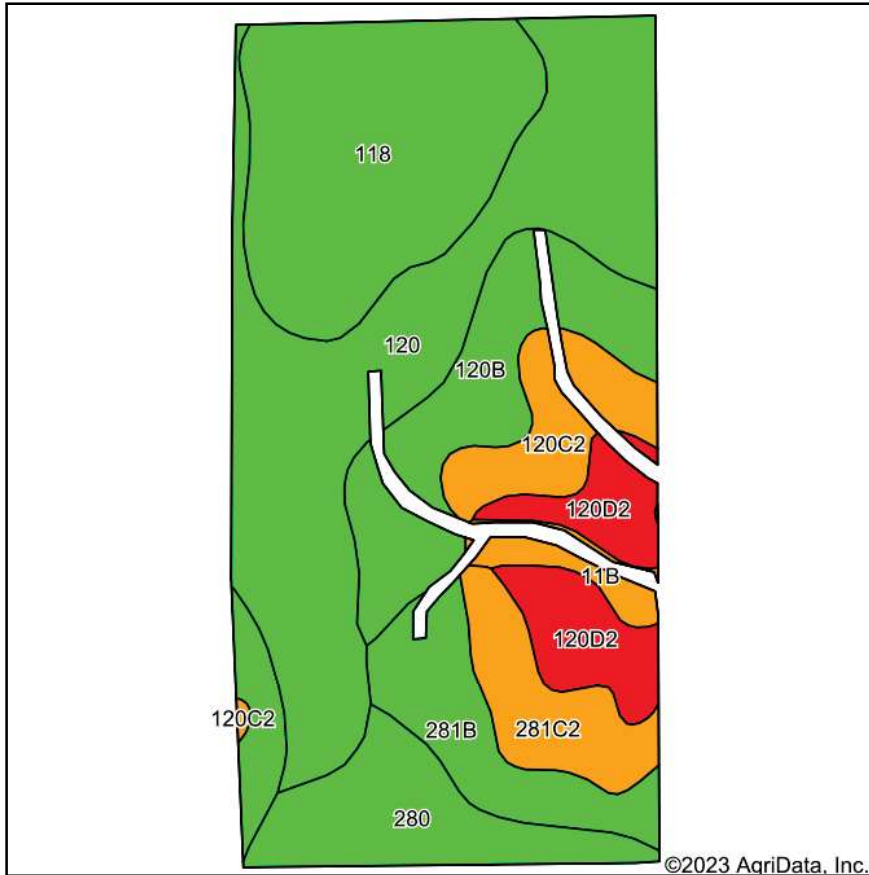


© AgriData, Inc. 2023 www.AgriDataInc.com

36-80N-13W
Poweshiek County
Iowa



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **36-80N-13W**
 Township: **Warren**
 Acres: **76.28**

Growthland

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA157, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
120	Tama silty clay loam, 0 to 2 percent slopes	22.38	29.3%		100
118	Garwin silty clay loam, 0 to 2 percent slopes	15.89	20.8%		90
120B	Tama silty clay loam, 2 to 5 percent slopes	10.66	14.0%		95
280	Mahaska silty clay loam, 0 to 2 percent slopes	6.39	8.4%		94
281B	Otley silty clay loam, 2 to 5 percent slopes	5.59	7.3%		91
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	5.48	7.2%		62
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	4.37	5.7%		82
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.23	5.5%		87
11B	Colo-Ely complex, 0 to 5 percent slopes	1.29	1.7%		86
Weighted Average					91.3

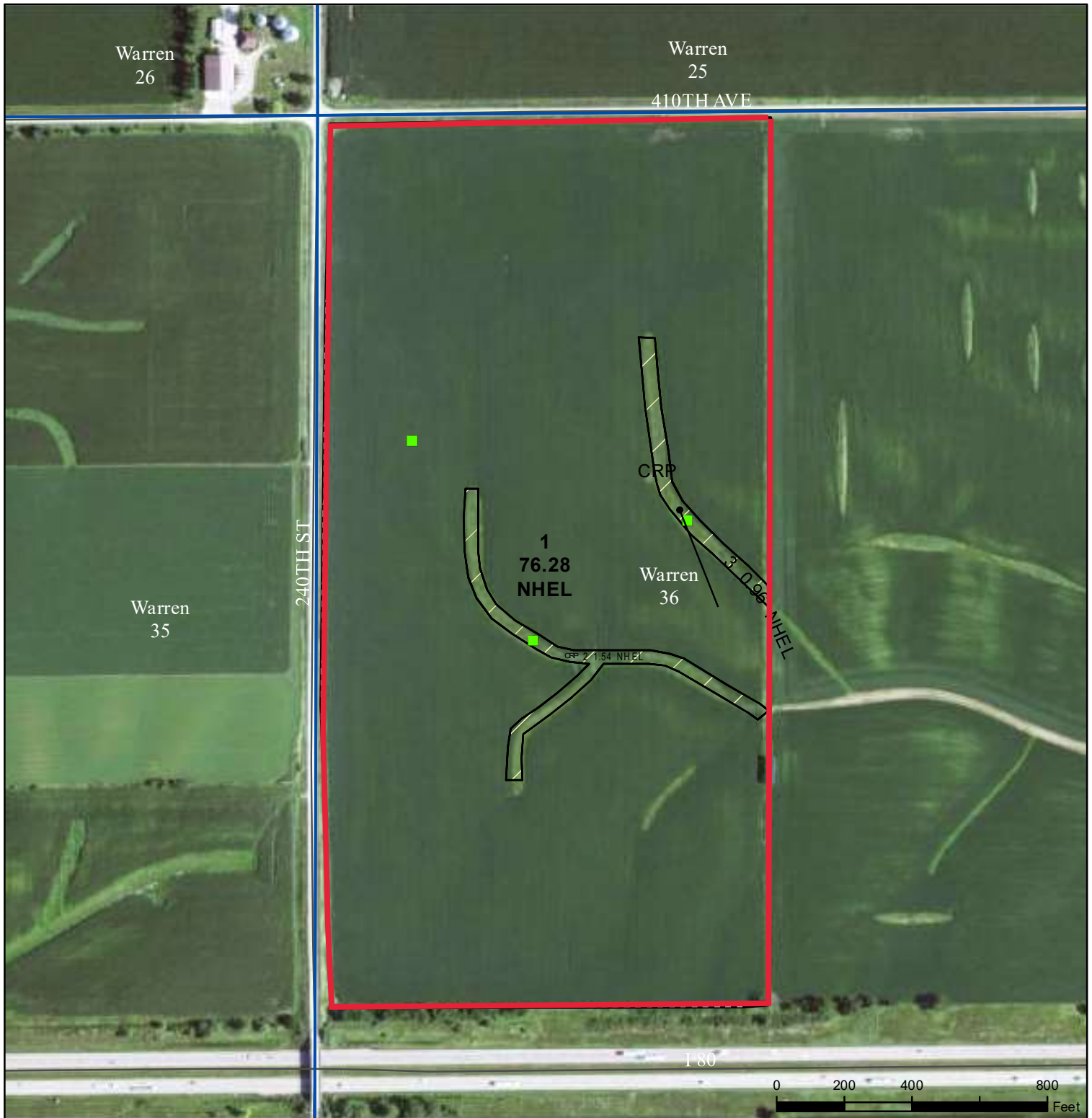
**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.



United States
Department of
Agriculture

Poweshiek County, Iowa



Legend

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

Wetland Determination

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

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.

2023 Program Year

Map Created April 03, 2023

Farm **2799**

Tract **2545**

Tract Cropland Total: 78.78 acres

Property Photos

Poweshiek County, IA
80 Acres M/L



View from the northeast looking southwest



View from the northwest looking southeast

DISCLAIMER: All information contained in this document has been provided by the subject company to Growthland and, while believed to be correct, has not been verified. Accordingly, Growthland makes no representations or warranties as to the accuracy and truthfulness of such information. The recipient hereof acknowledges that Growthland shall not be liable for any loss or injury suffered by said recipient in any way connected to the delivery by Growthland of this document.

Property Photos

Poweshiek County, IA
80 Acres M/L



View from the southeast looking northwest



View from the southwest looking northeast