

**Offers Due by
June 12, 2024 at
12:00 PM CST**

See page 2 for submission process

***FARMLAND
AVAILABLE FOR BID***

**Franklin County, IA
6 Acres M/L**

Vicki Meints



**SCOTT
BORCHERING**

Real Estate Broker, Farm Manager

Licensed In IA & MN

☎ 515-708-6033

✉ scott@growthland.com

www.growthland.com

808 Central Avenue West, PO Box 531
Hampton, Iowa 50441 Office: 641-812-3211

Offer Submission Process

Franklin County, IA
6 Acres M/L

Offer Process

- Prospects will submit an offer by June 12, 2024 at Noon, 12 PM CST.
Ask agent for an offer form.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid **by June 12, 2024, at 12 P.M. CST**
- Cash offers, no contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

If seller chooses to proceed with multiple bidders to Round Two, they are committing to sell to one of the bidders.

- Bidders will be asked to submit highest and final bid **by June 13, 2024, at 12 P.M. CST**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **June 13, 2024, at 5 P.M. CST**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) 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 all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s).

Agency Disclaimer

Growthland and their associates are agents of the Seller.



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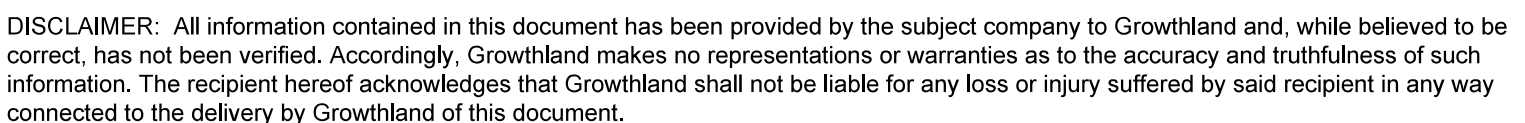
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Property Details

Franklin County, IA
6 Acres M/L

Legal Description

Commencing at the Northwest Corner of the Northeast Quarter (NE1/4) of Section Twenty-one (21), Township Ninety-three (93) North, Range Nineteen (19) West of the 5th P.M., thence East 672 feet 4 inches, thence South 414 feet, thence West 672 feet 4 inches, thence North 414 feet to the point of beginning. Exact Legal to come from abstract.

Township: West Fork

Location

Seven miles southeast of Sheffield, Iowa, bordered on the west by county blacktop road Tulip Avenue (S56) and on the north by county graveled road 230th Street.

Farm Lease

The subject property is rented for the 2024 crop year, with the current owners retaining 100% of the lease income for 2024. Contact the agent for details. The lease for 2025 will be terminated.

Acreage Breakdown:

Taxable Acres: 5.52
FSA Tillable Acres: 5.57
FSA Farmland Acres: 5.81

Soil Productivity: **CSR2:** 57.7

Property Taxes: \$130.00

Parcel Numbers: 0421200007

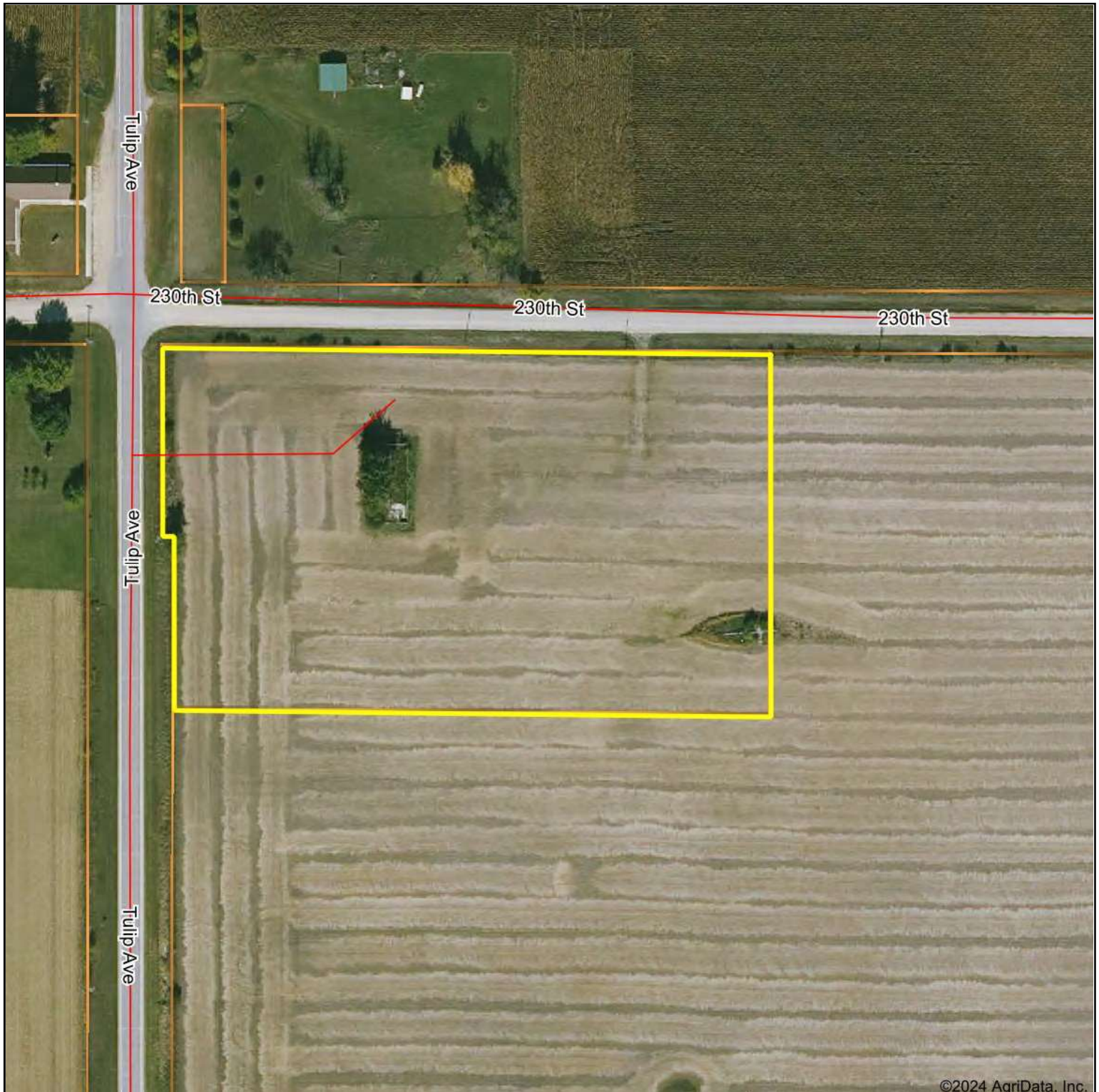
School District: West Fork Community School

FSA Farm Base Acres:	Corn Base Acres:	4.33
	Corn PLC Yield:	151
	Soybean Base Acres:	1.05
	Soybean PLC Yield:	44
	Oats Base Acres:	0.03
	Oats PLC Yield:	54

Comments:

Purchase this parcel to combine with the larger adjoining parcel that is also available for bid. This parcel would also be suitable as a stand alone tract for a potential building site. Tile map available upon request.

Aerial Map



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Boundary Center: 42.861597, -93.093148

0ft 164ft 327ft

21-93N-19W
Franklin County
Iowa



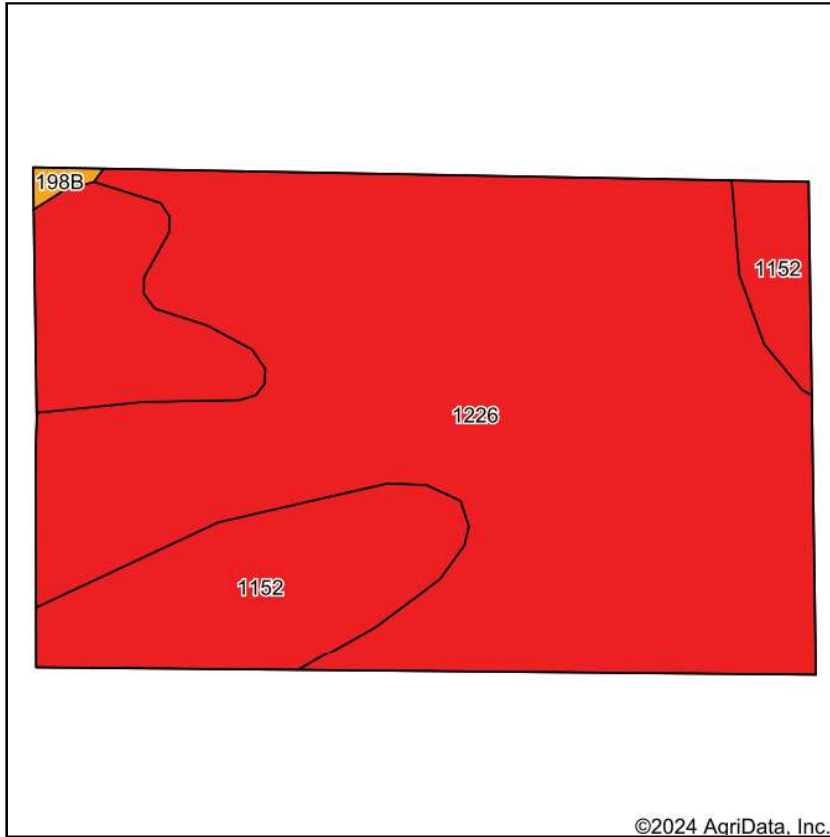
Maps Provided By:



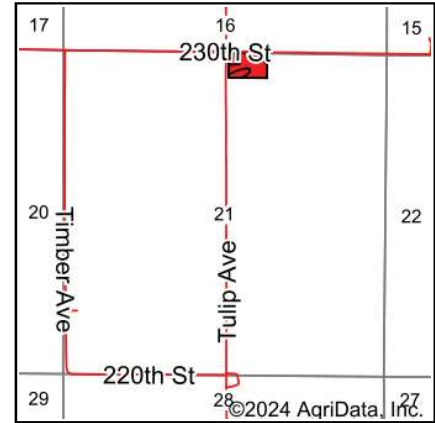
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Franklin**
 Location: **21-93N-19W**
 Township: **West Fork**
 Acres: **5.81**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA069, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.33	74.5%		59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.48	25.5%		54
Weighted Average					57.7

**IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

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United States
Department of
Agriculture

Franklin County, Iowa



FARM: 10157
TRACT: 9340
SECTION: NW/4 NW/4 NE/4 21 West Fork

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

lowa_ROAD_I_2008

lowa_ROAD_I_2008

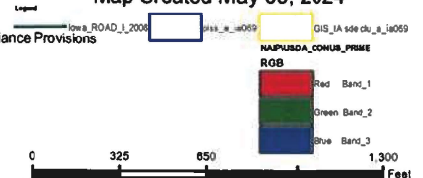
NAIPUSDA_CONUS_PRIME

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

2024 Program Year

Map Created May 09, 2024



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USDA is an equal opportunity provider, employer, and lender.

Property Photos

Franklin County, IA
6 Acres M/L



Northwest corner looking southeast



Northeast corner looking southwest