

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

See page 2 for submission process

***FARMLAND
AVAILABLE FOR BID***

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

Jaclyn Miller Estate



**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
72 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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Growthland

Appraisals, Management, Brokerage, & Advising

Plat Map

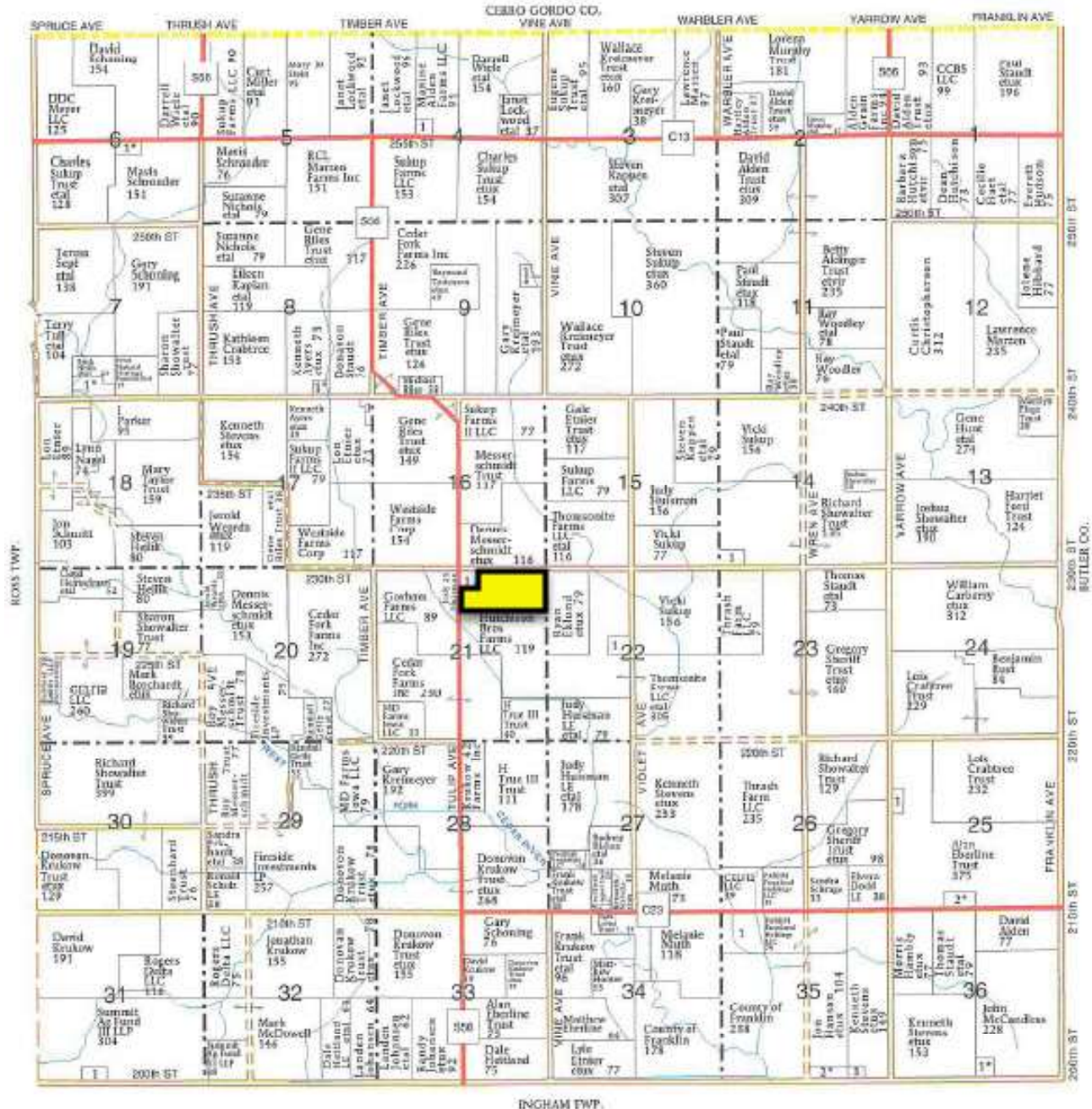
Franklin County, IA

72 Acres M/L

T-93-N

WEST FORK PLAT

R-19-W



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Property Details

Franklin County, IA
72 Acres M/L

Legal Description

The N1/2 NE 1/4 of Section 21, Township 93 North, Range 19 West of the 5th P.M., EXCEPT Tract in NW corner. 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: 71.18
FSA Tillable Acres: 71.10
FSA Farmland Acres: 71.14

Soil Productivity: **Tillable CSR2:** 53.5

Property Taxes: \$1,494.00

Parcel Numbers: 0421200002
0421200006

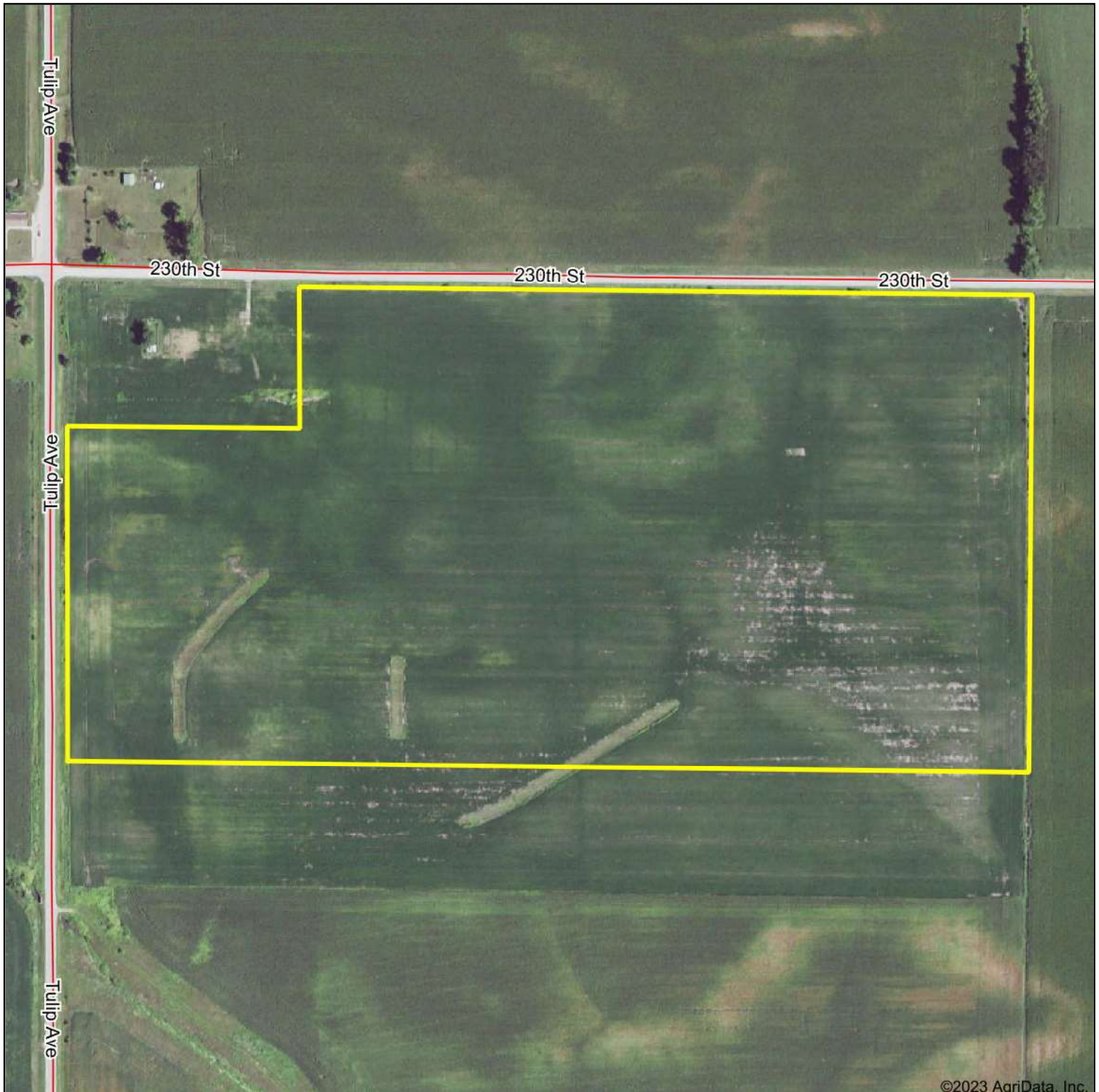
School District: West Fork Community School

FSA Farm Base Acres: **Corn Base Acres:** 52.76
Corn PLC Yield: 144
Soybean Base Acres: 17.58
Soybean PLC Yield: 41

Comments:

A nice laying tract. Purchase the additional tract available northwest of the property to make a rectangular parcel. Tile maps available upon request.

Aerial Map



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Boundary Center: 42.860321, -93.089443

0ft 420ft 840ft

21-93N-19W
Franklin County
Iowa



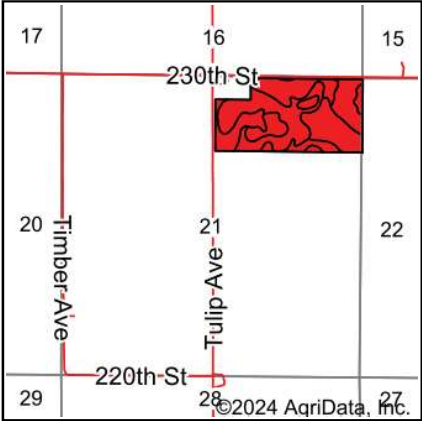
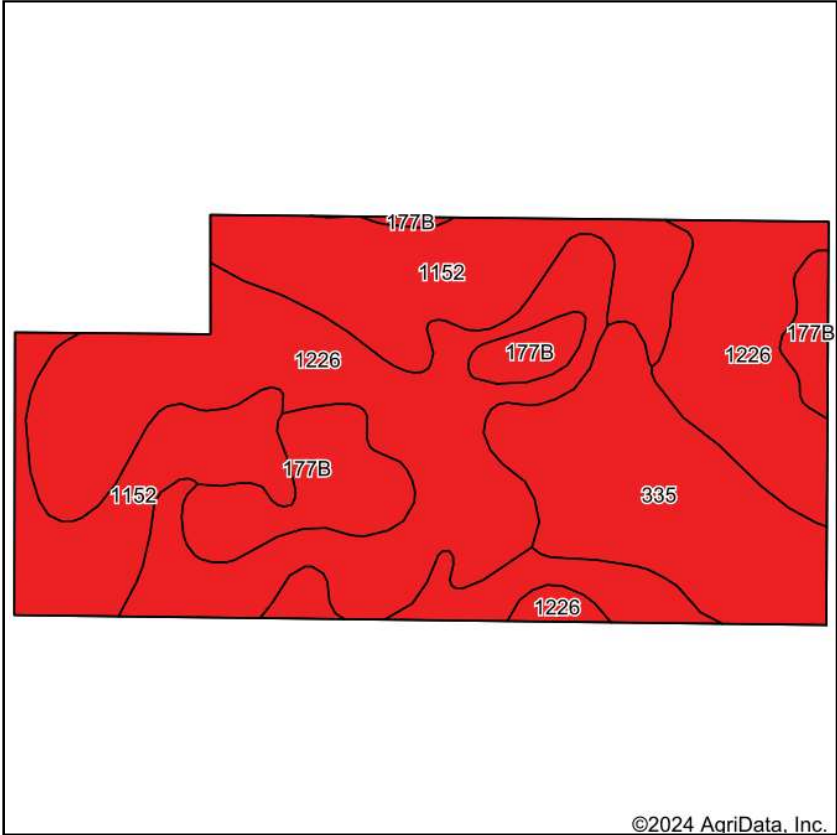
Maps Provided By:



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Tillable Soil Map



State: **Iowa**
County: **Franklin**
Location: **21-93N-19W**
Township: **West Fork**
Acres: **71.1**

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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

| 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 | 30.78 | 43.3% | | 59 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 20.79 | 29.2% | | 54 |
| 335 | Harcot loam, 0 to 2 percent slopes | 12.35 | 17.4% | | 38 |
| 177B | Saude loam, 2 to 5 percent slopes | 7.19 | 10.1% | | 55 |
| Weighted Average | | | | | 53.5 |

**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: 10155
TRACT: 9339
SECTION: N/2 NE/4 21 West Fork

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

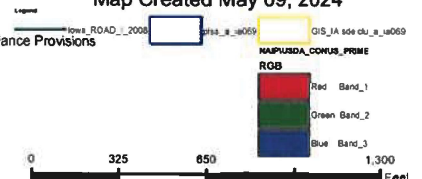
— Iowa_ROAD_I_2008

NAIP/USDA_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

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Northwest corner looking southeast



Southwest corner looking northeast

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Property Photos

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Northeast corner looking southwest



Southeast corner looking northwest