

LAND AUCTION

80 +/- Acres ■ Webster County, IA
Thursday, June 8, 2023 ■ 10:30 a.m.

Dayton Community Center, 104 1st St NW, Dayton, IA 50530

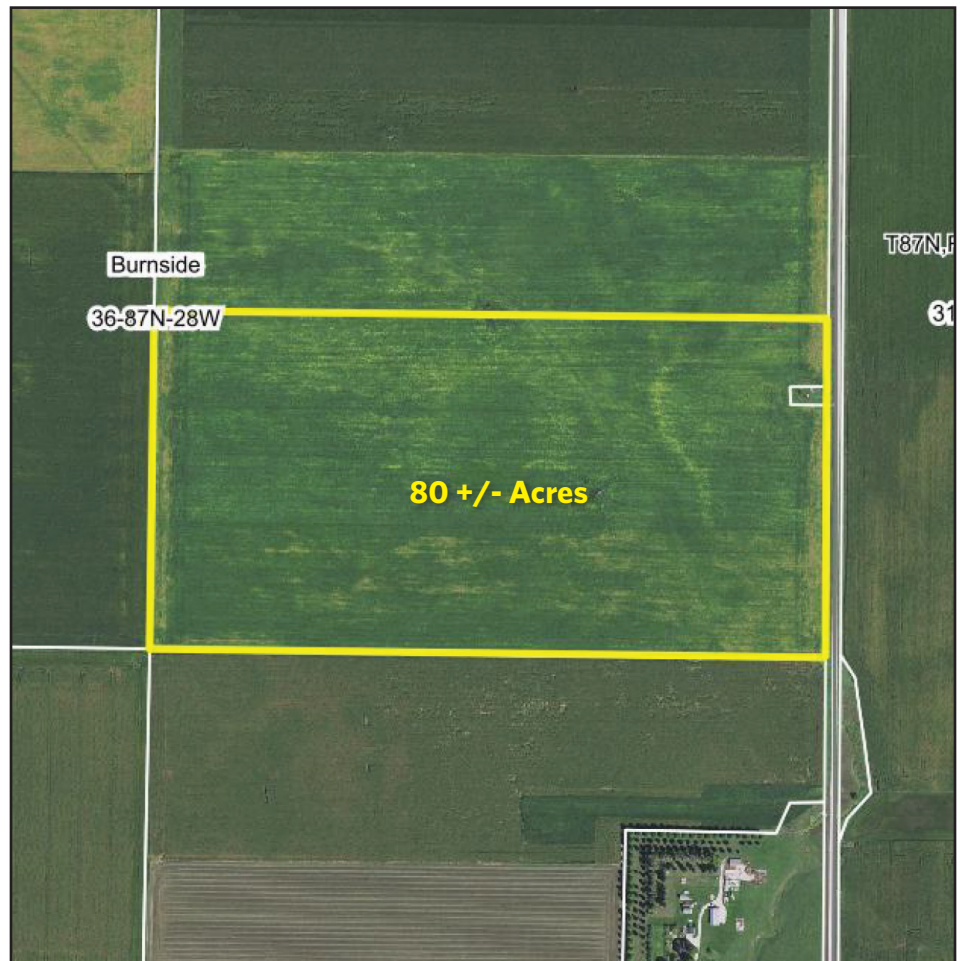
LAND LOCATION:

From Dayton, IA – 4 Miles north on Hwy P73. Then East 1 mile and North ¼ Mile to SE corner of the Farm.

LEGAL:

The North One-half (N1/2) of the Southeast Quarter (SE ¼) of Section Thirty-six (36), Township Eight-seven (87), Range Twenty-eight (28), West of the Fifth PM, Burnside Twp, Webster Co., IA. containing 80 Acres more or less.

Average CSR2 74.3



See reverse side for details.



Damon Adams
Darwin Adams
Auctioneers

www.iowaLandAuctioneers.com



Mike Nissly, Broker
Nissly & Nissly, Inc.

Office: 641-648-4285

Cell: 515-689-3412

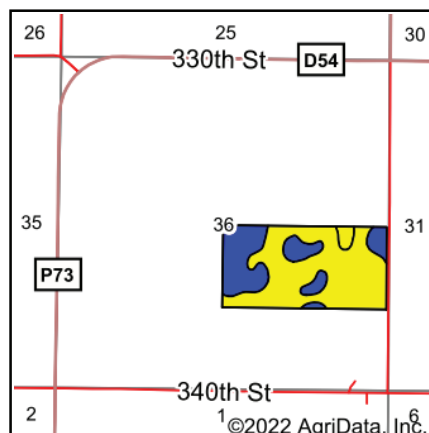
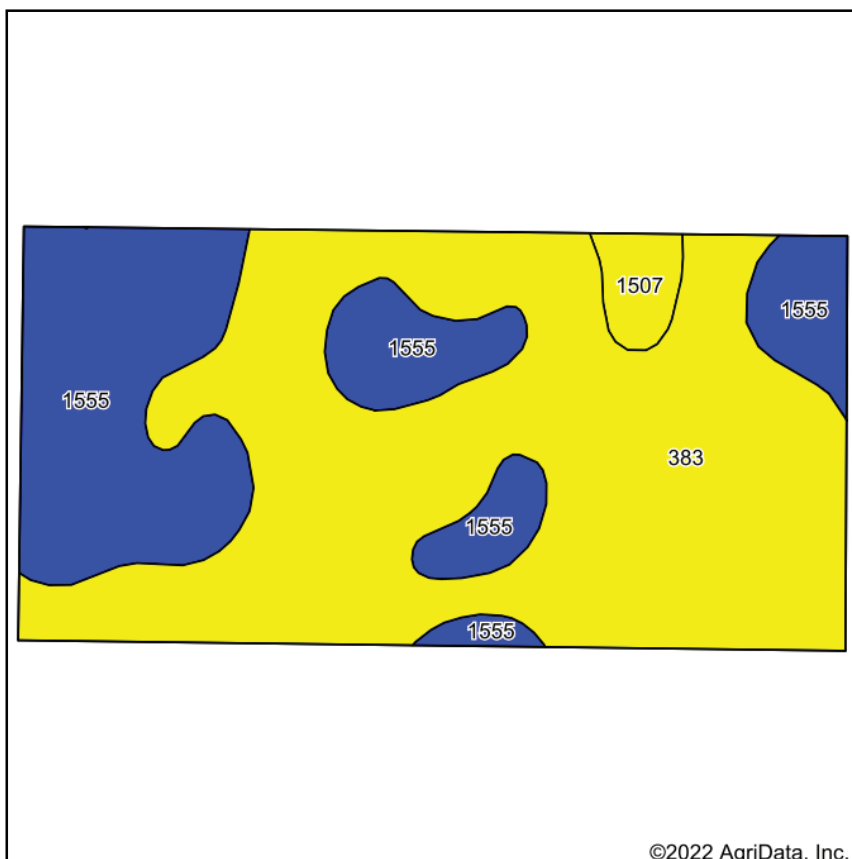
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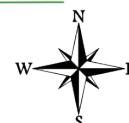
Soils Map



State: **Iowa**
 County: **Webster**
 Location: **36-87N-28W**
 Township: **Burnside**
 Acres: **78.2**
 Date: **6/22/2022**

NISSLY AND NISSLY INC.
 Farm Management - Income Tax
 Accounting - Payroll Services
 NisslyandNissly.com

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

Area Symbol: IA187, Soil Area Version: 38												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
383	Marna silty clay loam, 0 to 2 percent slopes	50.95	65.2%		llw	193.6	56.1	69	73	77	77	72
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	25.34	32.4%		le	222.4	64.5	86	86	80	80	74
1507	Brownston silty clay loam, 0 to 2 percent slopes	1.91	2.4%		llw	177.6	51.5	62	68	65	64	65
Weighted Average					1.68	202.5	58.7	74.3	77.1	*n 77.7	*n 77.7	*n 72.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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AUCTION METHOD:

Farm will be sold as 80 A. more or less.

CONDITIONS:

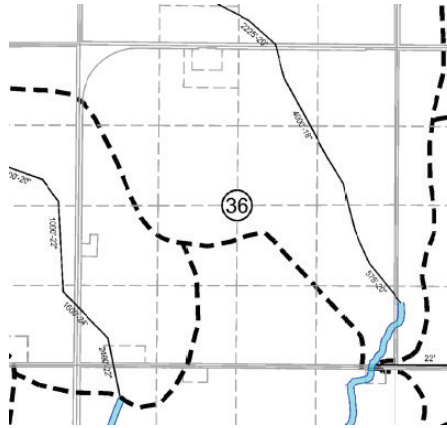
Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

CASH RENT LEASE:

The farm is under contract for 2023. The buyer will receive the 2nd half Cash Rent payment in the amount of \$8,752.50. The buyer will also receive 50% of the Variable Lease Payment which will be paid late December 2023.

TILE:

A large 18"-20" county tile crosses the farm through the east 40. This provides excellent outlet for private tile.



MINERALS:

All mineral rights will be conveyed to the Buyer.

REGISTRATION:

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day. Phone bidders are also accepted. Phone Bidders need to call and register by 10:00 am the day of the auction.

TERMS:

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing.

POSSESSION:

Full Possession will be March 1, 2024 when the current lease is completed. It is expected the buyer will be allowed access to the farm this fall to do fall tillage.

PROPERTY TAXES:

Property taxes will be prorated to date of closing.

CONTRACT & TITLE:

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense.

SELLER:

Dennis, Dean, and Dave Beckman

BROKER/AGENCY:

Nissly & Nissly, Inc. and its representatives are agents of the Seller.

AUCTIONEER:

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.



511 Washington Avenue
Iowa Falls, IA 50126

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FIRESPRING

LAND AUCTION
80 +/- ACRES