

LAND AUCTION

92 +/- Acres • Hardin County, IA
June 9, 2022 • 10:30 a.m.

Stockdale Gun Club, 10724 Hwy S55, Ackley, IA 50601

LAND LOCATION:

From Iowa Falls – 5 miles east on Hwy D15 to S55. Then north 1 mile to the SW corner of the Farm.

LEGAL:

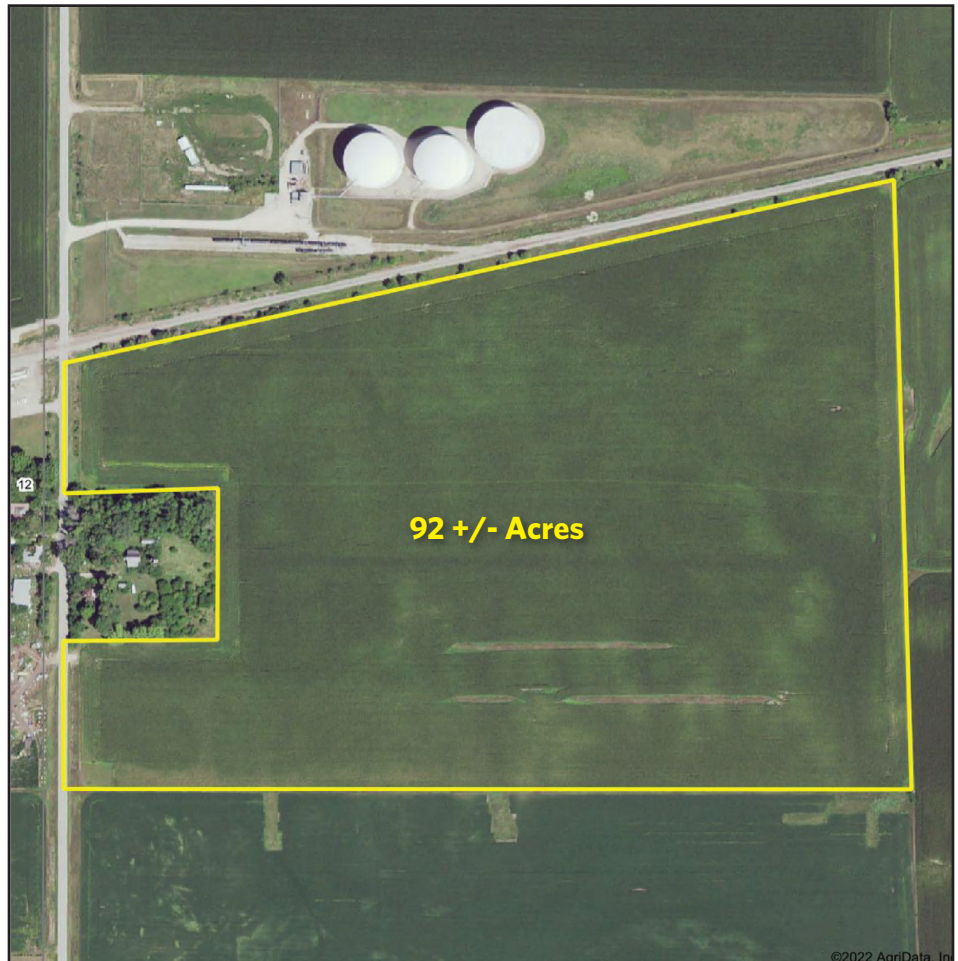
That area lying south of the Railroad ROW in the Northwest Quarter (NW1/4) of Section Seven (7), excluding the building site, in Township Eighty-nine North (89N), Range Nineteen West (19W) of the Fifth PM. (5th), Hardin Township, Hardin Co., IA, containing 93 Acres more or less.

Corn Base	51.9 A.
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PLC Corn Yld	167 Bu./A.
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Soybean Base	38.40 A.
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PLC Bean Yld	54 Bu./A.
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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

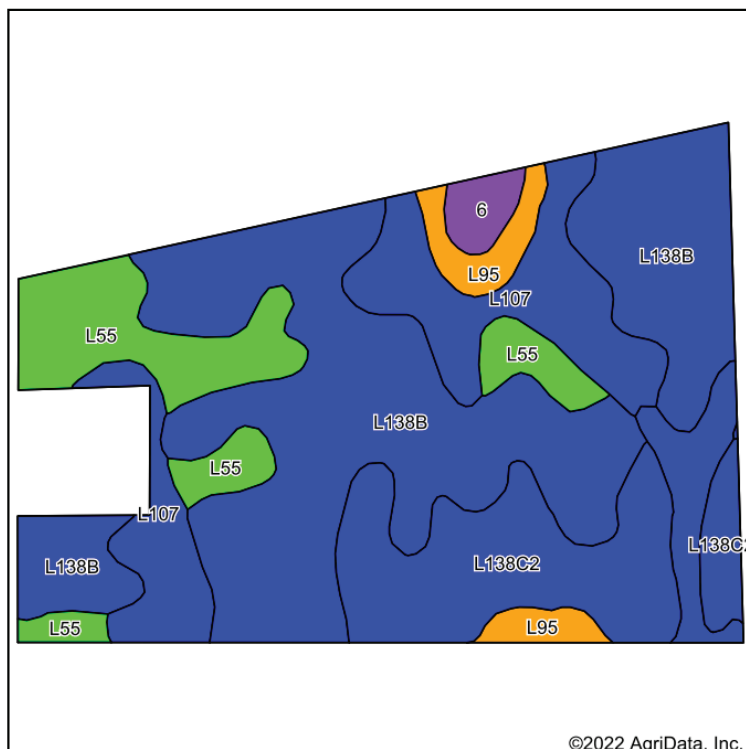
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LAND AUCTION

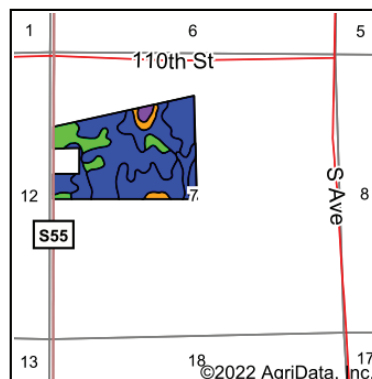
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Hardin**
Location: **7-89N-19W**
Township: **Etna**
Acres: **92.67**
Date: **4/20/2022**

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

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA083, Soil Area Version: 28

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
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	43.75	47.2%		Ile	220.8	64.0	88		80	77	80
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.25	16.5%		IIle	0.0	0.0	83		67	66	67
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	13.88	15.0%		IIlw	0.0	0.0	88		84	77	84
L55	Nicollet loam, 1 to 3 percent slopes	11.57	12.5%		Ile	0.0	0.0	91		85	78	85
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	3.45	3.7%		IIlw	0.0	0.0	89		84	78	84
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	3.28	3.5%		IIlw	0.0	0.0	75		80	68	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.49	1.6%		IIIlw	185.6	53.8	59	59	76	74	74
Weighted Average					2.06	107.2	31.1	86.7	*-	*n 79.2	*n 75	*n 79.1

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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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■ **10:30 a.m. ■ Stockdale Gun Club, 10724 Hwy S55, Ackley, IA 50601**

AUCTION METHOD:

Farm will be sold as 92 +/- A.

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 2022. The lease for 2023 has been cancelled. The buyer will receive the 2nd half Cash rent payment of \$11,250.00. The buyer will also receive 50% of the Variable Lease Payment which will be paid in late December, 2022.

TILE:

An extensive tile project was completed in 2012. See Tile map on the website – NisslyandNissly.com – Real Estate Sales

HEL:

The South 41A of the farm is considered HEL and is under a conservation plan. See the current Conservation Plan on the website

WETLAND DETERMINATION:

A wetland determination has been made on the farm and the acres are Prior Convert/Non-Wetland (PC/NW)

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, 2023, 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:

Cheryl Growden-Piana

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

PRSRT STD
US POSTAGE
PAID
FIRESPRING

LAND AUCTION
92 +/- ACRES