

# Unimproved 74.77 Taxable Acres in Section 25, Center Township, Pottawattamie County, Iowa

## LAND AUCTION

### LIVE & SIMULCAST

## Tuesday, October 17, 2023 @ 11:00 AM

Visit [www.iowaland.net](http://www.iowaland.net)

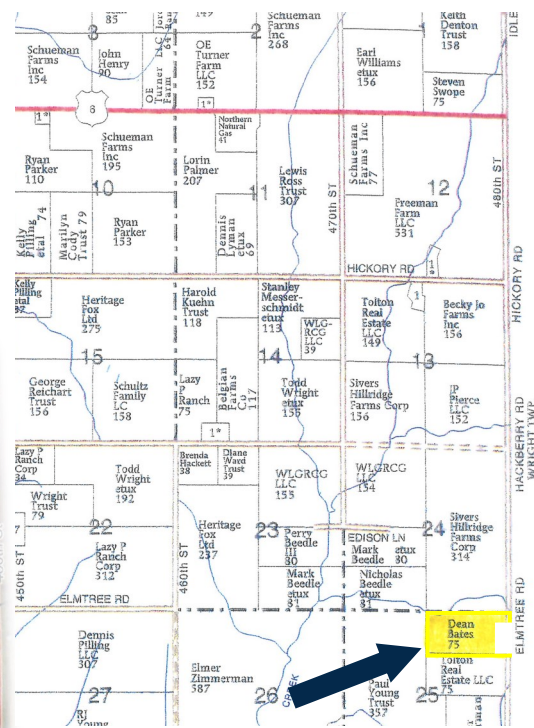
**Auction Site: Oakland Community Center | 614 Dr Van Zee Road | Oakland, Iowa**

### LEGAL DESCRIPTION (abbr.)

The N 1/2 NE 1/4 Section 25, Center Township, in T75N-R39W of the 5th P.M., Pottawattamie County, Iowa., excluding the building site on 4.37 taxable acres in the in east part of the farm.

### FARM LOCATION

**Oakland Community Center to Farm:** 7 miles east on Highway 6 and 3 miles south on 480th Street.  
**Griswold to Farm:** 5 miles west on Highway 92, then right turn for 3 miles north on 500th Street, then left turn for 2 miles west on Elmtree Road and a left turn south on 480th Street.  
**Carson to Farm:** 7 miles east on Highway 92, then left turn for 2 miles north on 470th Street, then right turn for 1 mile east on Dogwood Road, and turn left for 0.8 miles on 480th Street.



### General Information

This highly productive nearly level to rolling farm has had excellent stewardship. It has good access via an included route off gravel road 480th Street. In the opinion of the auctioneers, additional tillable land and ease of farming can be gained by eliminating trees and ditches in the southwesterly part. Do not miss this great opportunity!

### Tax Information

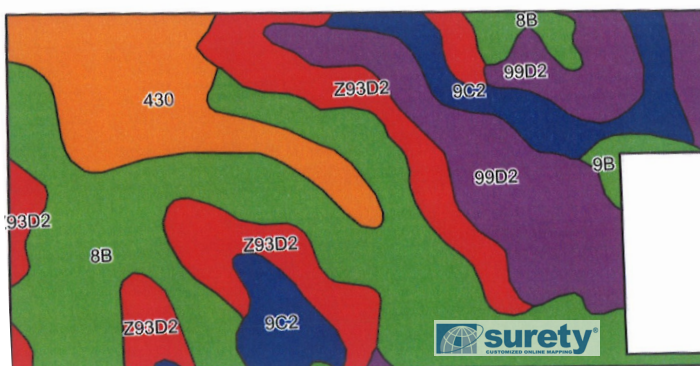
The current annual net taxes are \$2458.00 for 74.77 taxable acres. The sellers shall pay the installment of real estate taxes normally delinquent October 1, 2024 (if unpaid), and all prior taxes if any.

### FSA Information

FSA reports: 74.73 acres of farmland; 66.59 acres of cropland; 37.20 A corn base with a 138 bu. PLC yield ; 27.80 A soybean base with a 43 bu. PLC yield. The Crop Election Choice is ARC County.

### Soil Data

The CSR2 of this tract is 73.1, with 62.1% being soils with a CSR2 of higher than 77.



\* Visit [www.iowaland.net](http://www.iowaland.net) for additional soil data information.

Area Symbol: 1A 155 Soil Area Version : 28 Soils Data provided by USDA and NRCS				
CODE	SOIL DESCRIPTION (ABBR.)	PERCENT OFFIELD	CSR2	CSR2
8B	Judson silty clay loam, deep loess	36.7%	82	82
99D2	Exira silty clay loam, 8 to 14 percent slopes	19.7%	59	59
Z93D2	Shelby-Adair clay loams, deep loess	18.3%	38	38
430	Ackmore silt loam, 0 to 2 percent slopes	13.9%	77	77
9C2	Marshall silty clay loam, 2 to 5 percent slopes	10.2%	87	87
WEIGHTED AVERAGE				73.1

### Terms & Conditions

The final selling price of this property will be the highest bid multiplied by the taxable acres. The buyer shall pay 10% of the total purchase price on the day of the sale and sign a Real Estate Contract that states the entire remaining balance shall be payable at the time of closing when an abstract showing merchantable title and a Trustee Warranty Deed will be given. Closing and possession of the property is estimated to be not later than December 1, 2023. If an online bidder is successful via Proxi-bid.com, that bidder shall wire 10% earnest money deposit within 24 hours of the date of the auction and e-sign a Real Estate Contract. **There will be no onsite or online buyer's premium.** Please call the Midwestern Land & Auction office (712) 882-2406 for wiring instructions.

All announcements made on the day of the sale will supersede any previously given information.

All online prospective bidders shall register on PROXIBID.COM no later than Friday, October 13, 2023 at 12:00 p.m. (NOON) - NO EXCEPTIONS. For online bidding, please use the PROXIBID links located at [www.iowaland.net](http://www.iowaland.net). All FSA figures as stated are estimates and may be subject to RECON. Buyers are purchasing this property "as is". Prospective buyers may view this property from the road, or on site with represent given to soil conditions.

**SELLERS: Gary L. Bates Revocable Trust and Vickie P. Bates Revocable Trust**

For additional information, maps, drone videos, and images contact the auctioneers at Midwestern Land & Auction, Inc. or visit

[www.iowaland.net](http://www.iowaland.net)

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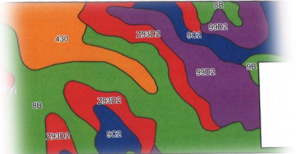
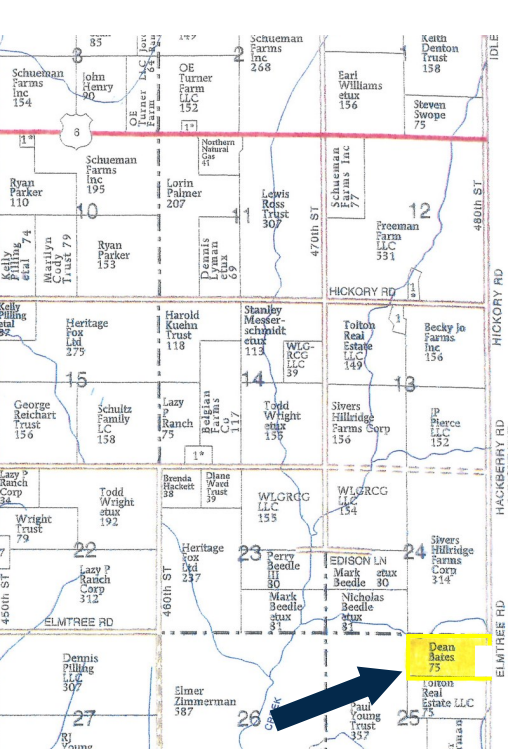


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Excellent Stewardship

