



Appraisal &  
Real Estate  
Services

504 Second St. Traer, IA 50675

# LAND AUCTION

**103.75+/-Acres located in Poweshiek Co, IA  
Foster Farm**



**Date: Friday Nov 19, 2021**

**Time: 10:05 am**

**Auction Site: Malcom**

**Auditorium, 212 Main St Malcom, IA**

**Method of Sale:**

This property will be offered at PUBLIC AUCTION. The bid will be per acre and will be multiplied by 103.75 acres to determine total sale price. If you can not be present at this auction, you may bid online, by phone, or by a confidential proxy bid. Please contact agents to make arrangements prior to auction day. Auctioneer, reserves the right, to make final decision that all bidders have had ample time to place bids, either in person or online. Auction company is not responsible for any technical difficulties with internet access or hardware related issues.

**Seller:**

Ricky, Randall, Rodney, Scott Foster and Shelley Kelley

**Agency:**

Appraisal & Real Estate Services and their representatives are Agents of the Seller.

**Terms:**

High bidder of real estate to pay 10% of the purchase price to Appraisal & Real Estate Services Trust Account on Nov 19, 2021. Successful bidder will sign a Real Estate Agreement providing full cash settlement on or before Jan 7, 2022. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price to be by

cashier's check or wire transfer at closing on or before Jan 7, 2022. Sale is subject to terms and provisions of existing farm lease until March 1, 2023, with buyer receiving 2022 rent payment. Farm is leased at \$20,200 per year. 1/2 payment due May 1, 2022

1/2 payment due Nov 1, 2022. Sellers have every intension of selling this property, but reserves the right to reject any and all bids.

**Possession:**

At Closing on or before Jan 7, 2022. Subject to lease until Mar. 1, 2023

**Farm Located:**

Sect 13 of Malcom Township, Poweshiek Co, Iowa

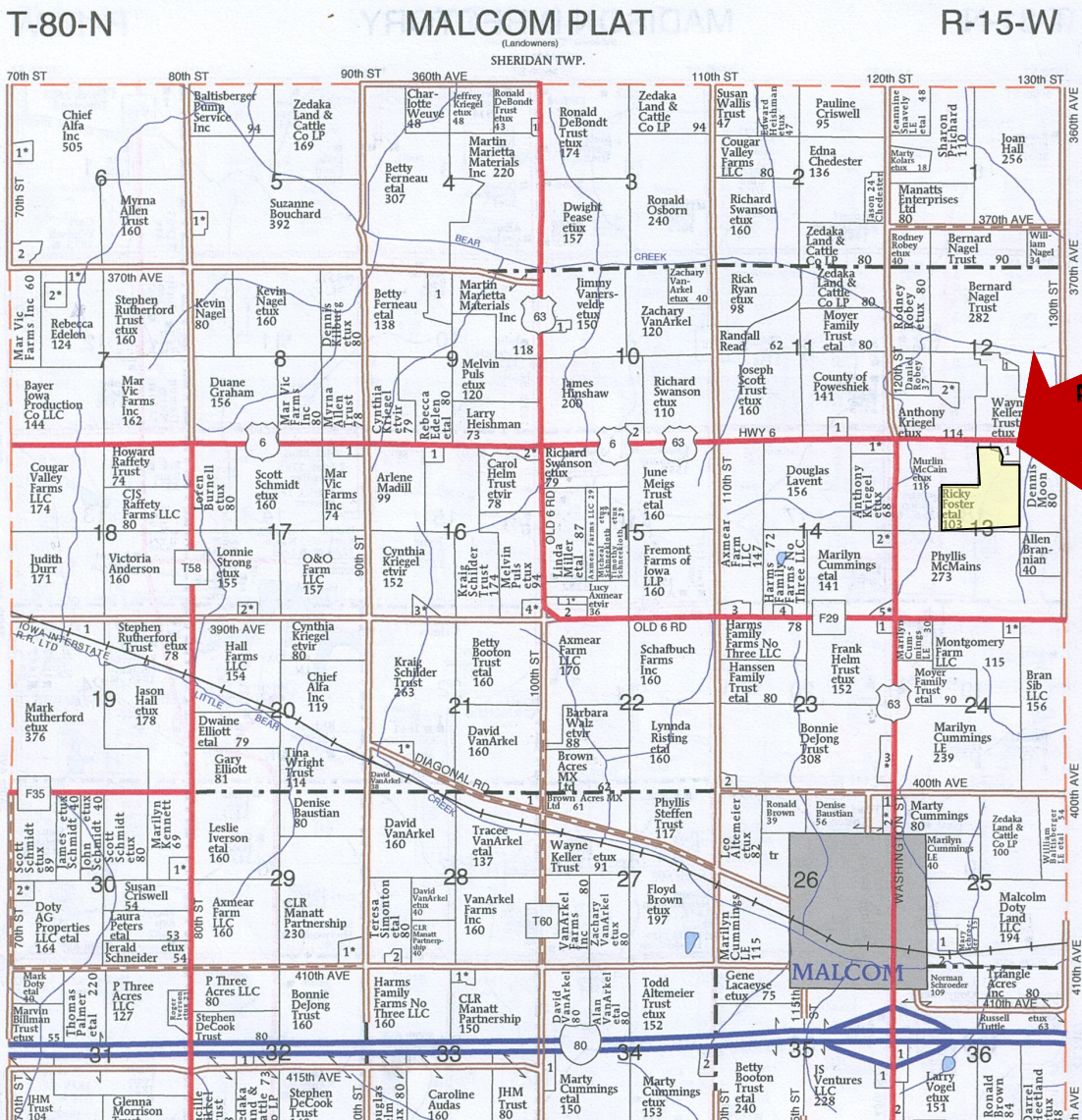
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by ARES or its staff.*

View auction details, updates, and more pictures at [midwestlandauctions.com](http://midwestlandauctions.com) or [appraisalandrealestateservices.com](http://appraisalandrealestateservices.com)

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## Announcements:

Property information provided herein was obtained from sources deemed reliable, but Appraisal & Real Estate Services makes no guarantees as to it's accuracy. All prospective bidders are urged to fully inspect the property, it's condition, and to rely on their conclusions. The property is being sold "As Is – Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

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# AERIAL MAP



Poweshiek County, Iowa



**Legend**

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 101.61 acres

2021 Program Year

Map Created March 19, 2021

**Farm 5987**  
**Tract 10779**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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

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# FSA FARM DATA

IOWA POWESHIEK Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 5987 Prepared : 10/13/21 12:18 PM Crop Year : 2022
---------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

Operator Name :	
Farms Associated with Operator :	None
CRP Contract Number(s) :	
Recon ID :	
Transferred From :	None
ARCPLC G/WF Eligibility :	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
101.61	101.61	101.61	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	101.61	0.00		0.00		0.00	0.00	0.00

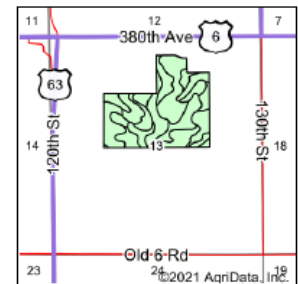
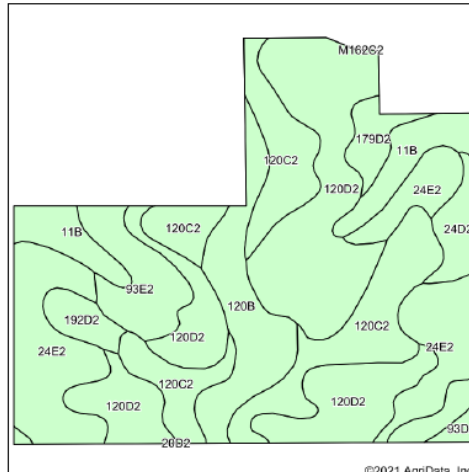
Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Com	40.98	0.00	132	
Soybeans	14.21	0.00	45	
<b>TOTAL</b>	<b>55.19</b>	<b>0.00</b>		

## SURETY SOIL MAP

### Property Information:

- 103 .27 +/- Taxable Acres according to Poweshiek County Assessor, plus approx. .5 acres for new access to Hwy 6. Sellers will pay for new driveway and culvert.
- 101.61 Acres Crop Land according to USDA
- 63.8 CSR 2 according to Surety Maps
- Net Property Taxes \$2634 year



State: Iowa  
 County: Poweshiek  
 Location: 13-80N-15W  
 Township: Malcom  
 Acres: 103  
 Date: 10/10/2021

Code	Soil Description	Acres	Percent of field	Non-Irr Class 'c	CSR2**	CSR	*n NCCPI Soybeans	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	31.43	30.5%	IIIe	62	66	66	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.76	20.2%	IIIe	87	76	70	
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	18.85	18.3%	IVe	36	38	53	
120B	Tama silty clay loam, 2 to 5 percent slopes	9.20	8.9%	IIe	95	93	80	
11B	Colo-Ely complex, 0 to 5 percent slopes	8.81	8.6%	IIw	86	68	76	
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	5.82	5.7%	VIe	30	10	48	
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.85	2.8%	IIIe	51	49	58	
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	2.32	2.3%	IVe	51	43	59	
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	2.19	2.1%	IVe	16	15	45	
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.77	0.7%	IIIe	44	25	54	
<b>Weighted Average</b>					<b>3.22</b>	<b>63.8</b>	<b>59.9</b>	<b>*n 64.6</b>

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- \*All of the tools to produce your next successful auction
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- \*Pre-qualified buyers for your property
- \*Members of Iowa Association of Realtors, National Association of Realtors, multiple MLS's, and have a strong relationship with many agents throughout the State of Iowa.

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