

Franklin County

LAND FOR SALE

160 ACRES M/L

**PRICE
REDUCED**

LISTING #19132



MID IOWA

REAL ESTATE, AUCTIONS, & APPRAISALS

the
DIRT
Dealer



JEFFREY T. OBRECHT

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Iowa Falls, IA

LISTING #19132

PRICE: \$5,200/acre

DESCRIPTION: 160 acres m/l of eastern Franklin County land is currently offered for sale. This property consists of 160 acres m/l, of which there are approximately 154.3 taxable acres and 112.54 cropland acres m/l. This property has an average CSR2 of 72.9, with the county average CSR2 being 80.7. Good quality land located in a strong farming area of Franklin County.

DIRECTIONS: From Hampton, Iowa, go east on State Highway #3 to Raven Avenue, then go north on Raven Avenue to 175th Street, then go east on 175th Street 1/2 mile. Property is located on the south side of 175th Street. Please watch for real estate signs.

LEGAL DESCRIPTION: The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Ninety-two (92) North, Range Twenty (20), West of the 5th P.M., Franklin County, Iowa. Please refer to abstract for exact legal description.

FARM PROGRAM INFORMATION:

Cropland: 112.54 acres (Est)

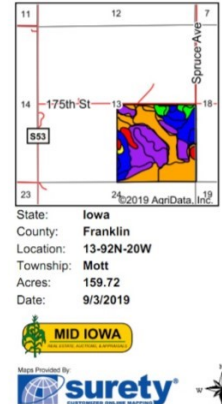
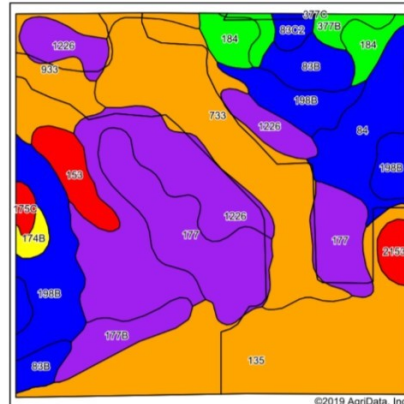
Corn Base: 72.30 acres **PLC Yield:** 141 bu.

Bean Base: 39.71 acres **PLC Yield:** 43 bu.

This farm is classified as Non-Highly Erodible Land. This property does contain a wetland or farmed wetland.

FARM LEASE: The subject property has no lease in place at this time and is open for 2020.

TOTAL SOILS MAP 160A M/L - CSR2: 72.9



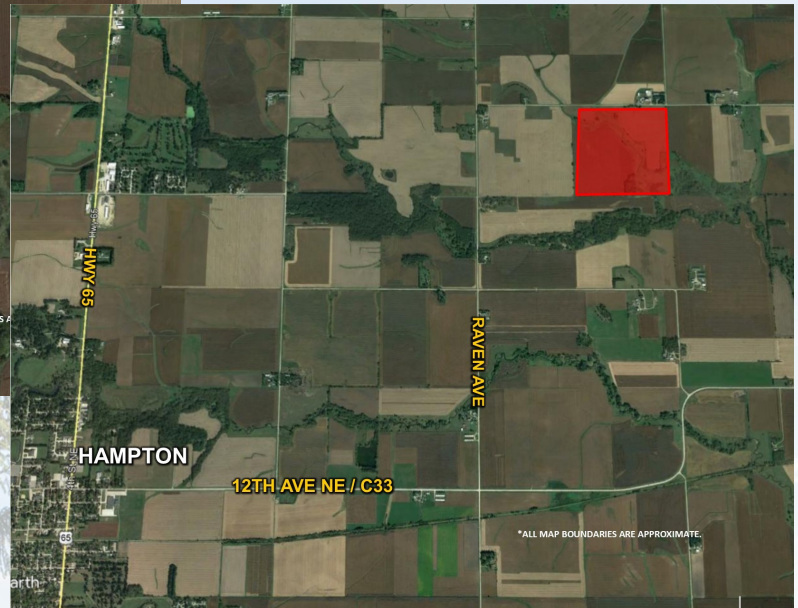
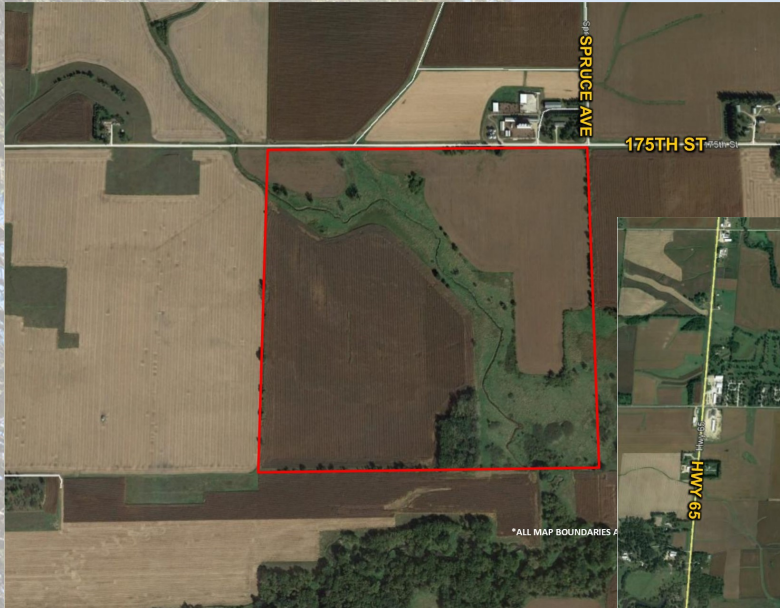
Soils data provided by USDA and NRCS

Area Symbol: 14069, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-ir Class %	CSR2**	CS R	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass hay	Corn	Corn silage	Kentucky bluegrass	Oats	Smooth bromegrass
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	29.67	18.6%		III	76	80									
1228	Lewistown loam, 0 to 2 percent slopes, rarely flooded	27.80	17.3%		III	59	72									
733	Calico silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.23	14.5%		III	78	75									
177	Saunder loam, 0 to 2 percent slopes	18.59	11.6%		III	60	63									
1988	Floyd loam, 1 to 4 percent slopes	16.14	10.1%		III	89	80									
84	Clyde silty clay loam, 0 to 3 percent slopes	9.04	5.7%		III	88	75	4.4	7	4.2		3	103.5	18	3.3	76.5
933	Saunder silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	7.98	5.0%		III	78	80									
838	Kernon loam, 2 to 5 percent slopes	6.44	4.0%		III	90	85		11	6.6		210		3.9	91	
184	Klinger silty clay loam, 1 to 4 percent slopes	4.05	3.1%		III	96	95									
177B	Saunder loam, 2 to 5 percent slopes	4.42	2.8%		III	55	58									
153	Shandep loam, 0 to 1 percent slopes	3.99	2.5%		III	48	60									
377B	Onadale silty clay loam, 2 to 5 percent slopes	2.58	1.6%		III	94	90									
2153	Shandep clay loam, 0 to 2 percent slopes, ponded, occasionally flooded	1.78	1.1%		VII	21										
932C	Kernon loam, 5 to 9 percent slopes, eroded	1.32	0.8%		III	84	68		10.6	6.3		212		3.7	88	
174B	Bolan loam, 2 to 5 percent slopes	1.11	0.7%		III	64	62									
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.93	0.6%		III	45	35									
Weighted Average						72.9	~	0.2	0.9	0.6	0.2	21.2	1	0.4	8.7	



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LISTING #19132 TERMS AND CONDITIONS

SALE METHOD: This property will be sold as 160 acres m/l.

IMPROVEMENTS: The subject property is unimproved except for field drainage tile and perimeter fence.

TAXES: \$4,406/year. Property taxes will be prorated to date of closing.

MINERALS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

EARNEST PAYMENT: A 10% earnest money payment is required with all offers. The earnest payment may be paid in the form of cash or check. All funds will be held in the named attorney's trust account.

POSSESSION: Possession will be granted at closing, which will occur 30 days after acceptance of an offer by all parties.

CONTRACT AND TITLE: Immediately upon acceptance of an offer by all parties, buyer will deposit with Mid Iowa Real Estate, Auctions, & Appraisals the required earnest payment. The Seller will provide a current abstract at their expense. Seller to pay all escrow closing costs.

CLOSING: Closing will occur after on whatever date is negotiated by buyer and seller. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

SURVEY: At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

ATTORNEY: Dan Stockdale

SELLER: W.K. Meyer Farms, LC

This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All potential buyers are urged perform their due diligence on the subject property prior to submitting an offer. All map boundaries are approximate, and photographs used may or may not depict the actual property. Total tract acres, tillable acres, FSA acres, etc. are approximate and may be subject to change.

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Mid Iowa Real Estate, Auctions, & Appraisals and its representatives have an agency agreement with the seller or may have a consensual dual agency agreement with both buyer and seller.