

# Crawford Co, IA 156.25+/- ACRES

## SALE DAY FLYER

### AUCTION DETAILS

11/14/23 at 1:00 PM  
Live And Online  
Boulders Event Center  
2507 Boulders Event Center  
Denison, IA 51442

### PROPERTY DETAILS

**Total Acres:** 156.25+/- Acres Offered In 2 Tracts  
**Method:** Bid By The Acre/Buyers Choice  
**Seller:** A Faye Clark Marital Trust  
**Agent:** Garret Armstrong



### ENTIRE FARM DESCRIPTION

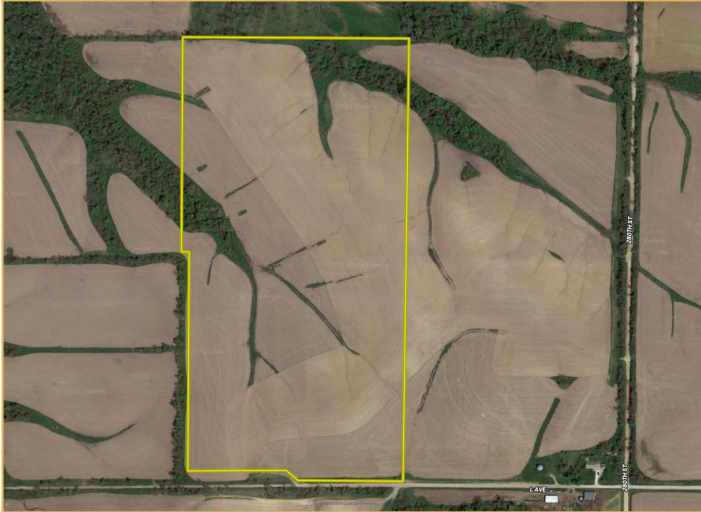
Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is proud to represent the A Faye Clark Marital Trust in the sale of 152.25 total acres m/l of quality Crawford County, Iowa farmland. Located in Section 25 of Goodrich Township, this highly tillable farm consists of 138.74 FSA tillable acres carrying a weighted average CSR2 of 65.6. The soils consist mainly of Marshall silty clay loam, Judson silty clay loam and Burchard clay loam with slope ratings between 4 - 18 percent. The balance of the farm consists of timbered draws and managed waterways. This is a quality farm that will continue produce strong yields year after year. This farm would make for a solid investment to diversify your portfolio or be a great addition to your current farming operation. For more information about this incredible farm, call the Listing Agent at (641) 757-9156.

Representing Attorney:  
James D Lohman  
Reimer Lohman & Retiz  
1231 Broadway #300  
Denison, IA 51442  
712-236-4627



# RANCH & FARM AUCTIONS LLC

## TRACT INFO



**Tract #:** Tract 1  
**Deeded acres:** 77.6 Acres M/L  
**FSA Farmland Acres:** 77.6 Acres M/L  
**DCP Cropland Acres:** 69.39 Acres M/L  
**Soil Types:** Marshall silty clay loam, Judson silty clay loam & Burchard clay loam  
**Soil PI/NCCPI/CSR2:** 70.9 CSR2  
**Base acres and Yield:** n/a  
**CRP Acres/payment:** n/a  
**Taxes:** \$2,682.00  
**Lease Status:** Open Tenancy for 2024 crop year  
**Possession:** Immediate possession subject to current tenants rights for 2023  
**Survey needed?:** No survey needed  
**Brief Legal:** 25-84N-39W NW SE & SW SE  
**PIDs:** 0825400003, 0825400001  
**Lat/Lon:** 42.0547, -95.3312

This tract has high quality tillable acres with a weighted average CSR2 of 70.9 which is well above the county average. This farm has rolling terrain with good drainage. The farm is predominantly row crop with some waterways and timber draws. The farm has a good access point along its south boundary, L Avenue.

**Property Location:** From Denison, head north on 20<sup>th</sup> Street and stay to the right on Denison Ridge Road. Continue on Denison Ridge Rd. for approximately 1.5 miles until the intersection with 280<sup>th</sup> Street. Turn left on 280<sup>th</sup> Street and travel due north for ½ mile. Turn left (west) on L Ave and travel 1/3 mile. The field entrance will be on the right. Signs will clearly identify the property location.

**Farm Information:** 77.6 acres m/l with 69.39 FSA cropland acres.



**Tract #:** Tract 2  
**Deeded acres:** 78.65 Acres M/L  
**FSA Farmland Acres:** 78.65 Acres M/L  
**DCP Cropland Acres:** 69.35 Acres M/L  
**Soil Types:** Marshall silty clay loam & Judson silty clay loam  
**Soil PI/NCCPI/CSR2:** 60.3 CSR2  
**Base acres and Yield:** n/a  
**CRP Acres/payment:** n/a  
**Taxes:** \$2,234.00  
**Lease Status:** Open Tenancy for 2024 crop year  
**Possession:** Immediate possession subject to current tenants rights for 2023  
**Survey needed?:** Adjacent 40 to the west is being surveyed and it will effect the legal description on Tract 2  
**Brief Legal:** 25-84N-39W NE SE & EX 385' x 200' in SE COR SE SE  
**PIDs:** 0825400002, 0825400004  
**Lat/Lon:** 42.0547, -95.3261

This tract has high quality tillable acres with a weighted average CSR2 of 60.3. This farm has rolling terrain with good drainage. The farm is predominantly row crop with managed waterways and timber draws. There 10,750 bushel grain bin that is fully operational and sells with this tract. The farm has three quality field entrances along 280<sup>th</sup> Street.

**Property Location:** From Denison, head north on 20<sup>th</sup> Street and stay to the right on Denison Ridge Road. Continue on Denison Ridge Rd. for approximately 1.5 miles until the intersection with 280<sup>th</sup> Street. Turn left on 280<sup>th</sup> Street and travel due north for ½ mile. Continue north through the intersection with L Avenue. There will be three field entrances along 280<sup>th</sup> Street on the left. Signs will clearly identify the property location.

**Farm Information:** 78.65 acres m/l with 69.35 FSA cropland acres.



# Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

**ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through AUCTION DAY and provide a written report through the date of this contract and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees. Current year's taxes are pro-rated through day of closing as is customary.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

**Tracts sold by the acre-** The contract will indicate the current acreage, bid per acre, and the high bid will be current acreage times the bid per acre. If a survey is needed, tracts sold by the acre will have the final purchase price adjusted to the surveyed acres times the high bid per acre.

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Buyers are not allowed possession until Closing and filing of the deed, at which time the property should be re-keyed. "Showing" requests from Buyers after the auction may not be able to be accommodated. If successful buyer wishes to enter the property for agricultural purposes prior to close, they should make arrangements with the agent and seller for that access.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

**Sale Order:** Bid by the acre/buyer's choice

**Sale Method:** Selling Subject to seller acceptance.

**Closing:** On or before 30 days from seller acceptance

**Possession:** At closing subject to 2023 tenants' rights

**Taxes:** 2023 taxes paid by seller/2024 taxes paid by buyer

**Tenancy:** Sells subject to 2023 tenants' rights, Seller to receive 2023 cash rent.

**Buyers Premium:** none

**Survey:** None required

**Down Payment:** 10% due immediately

**Seller:** A Faye Clark Marital Trust

**CRP and Cash Rents:** 2023 cash rent will be retained by seller

## Disclosures:

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- OPEN TENANCY FOR 2024
- Closing costs: Buyer pay title search/title insurance, any fees associated with financing. Typical closing costs split 50/50

