

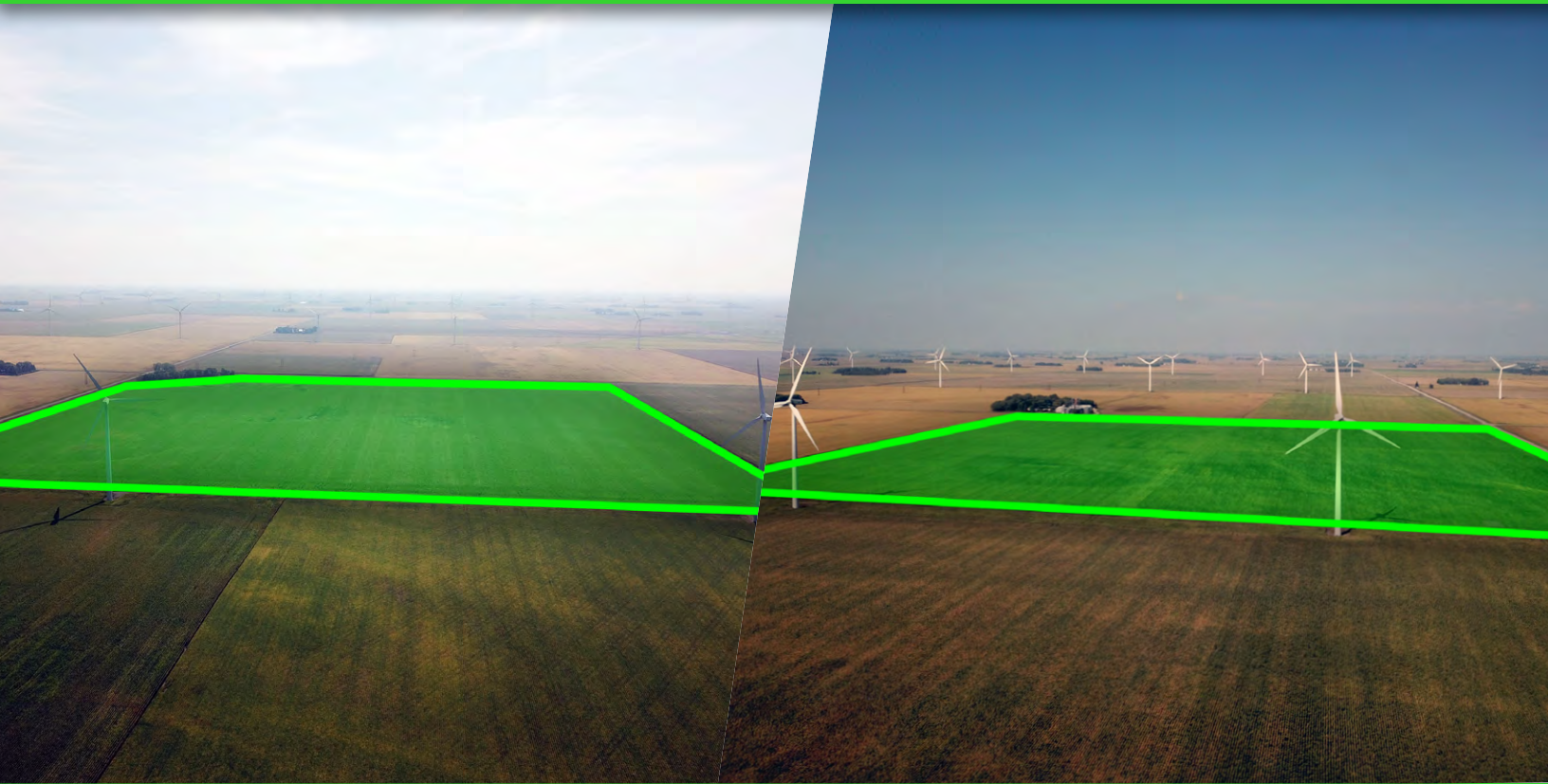
SATURDAY, NOVEMBER 23, 2019 AT 10 AM

309 ACRES +/- BARTON TWP

LANDPROZ

Agricultural & Recreational Real Estate / Auctions / Farm Management

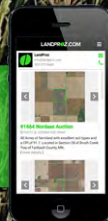
LAND AUCTION **Worth County, IA**



#1794 Johnston Trust

LANDPROZ

PROFESSIONAL LAND BROKERS AND AUCTIONEERS



**ONLINE BIDDING
AVAILABLE**

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LandProz is proud to present The Johnston Trust

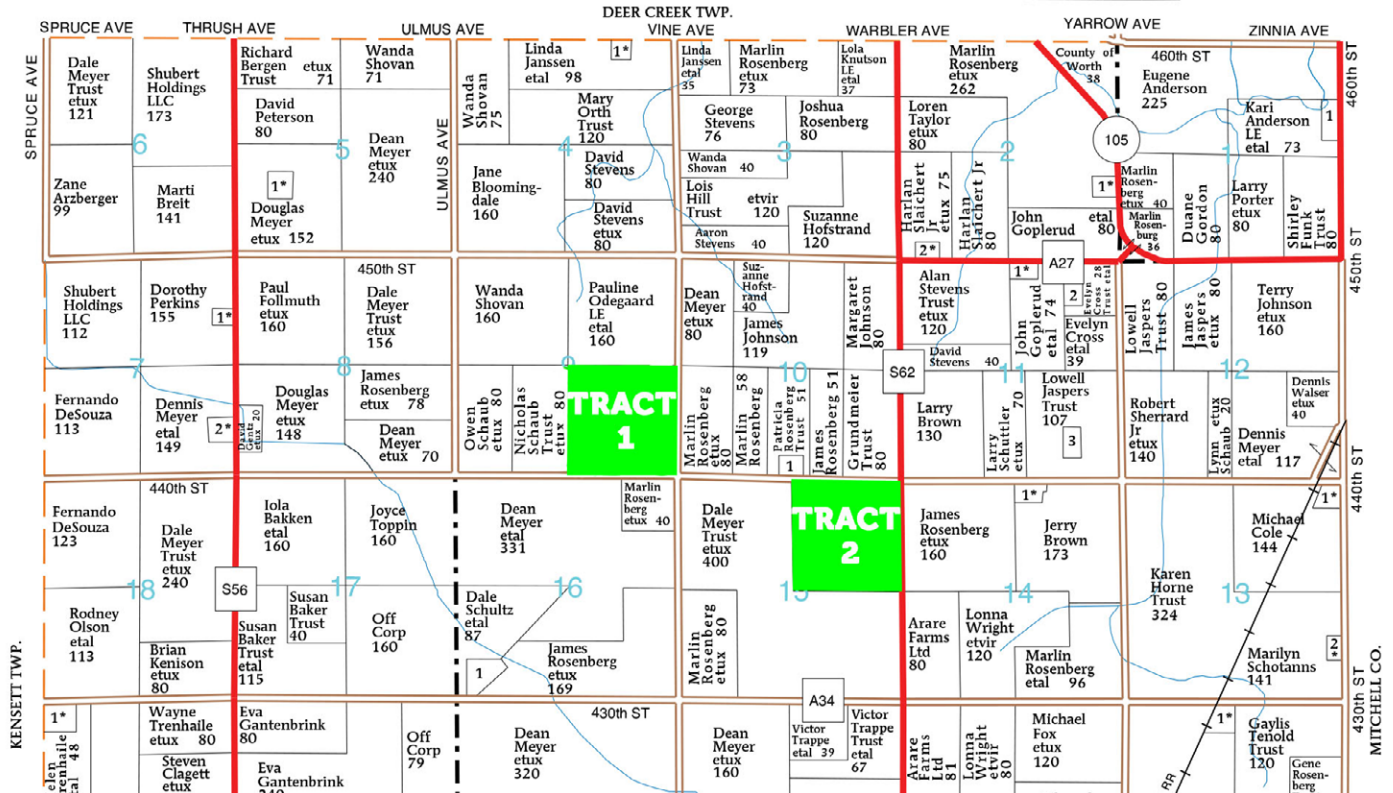
Date: Saturday, November 23, 2019

Time: 10 a.m.

Auction Location: Carpenter Community Center, Hwy 105 East,
Carpenter, IA

Property offered as 2 Tracts

LOCATION



309 ACRES +/-

Total Acres: 308.67

Total Cropland Acres: 308+/-

UPDATE: The NRCS as of November 1, 2019 updated its soil rating system for Iowa. The previous CSR 2 for Tract 1 was 88.37 and is now 82.7, and for Tract 2 it was 90.6 and is now 82.9.

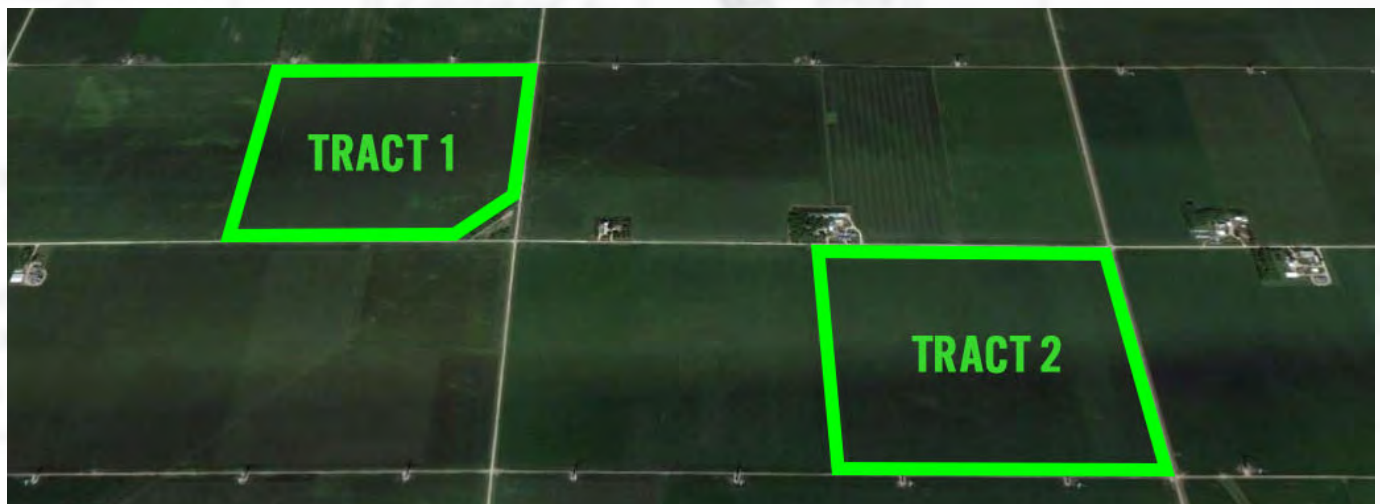
This will effect not only these farms ratings, but others as well with soils that have an updated rating.

LandProz strives for transparency so we will provide both the previous and up-dated ratings so clients and customers can fairly compare previous sales results with the same soil types for due diligence purposes on this sale.

FARM NOTES

Picture perfect 309/acres to be auctioned off in two separate tracts. Twin tracts that are almost identical in soils and size. Both come with wind right payments. They both lay flat with no obstructions through them. Average CSR2 of 82.8! Efficient high producing farms like these come up once in a lifetime in Worth county IA.

- Wind right payments
- Highly tillable with no obstructions
- Flat, square, efficient farms like these rarely make it to market in Worth County, IA



TRACT 1

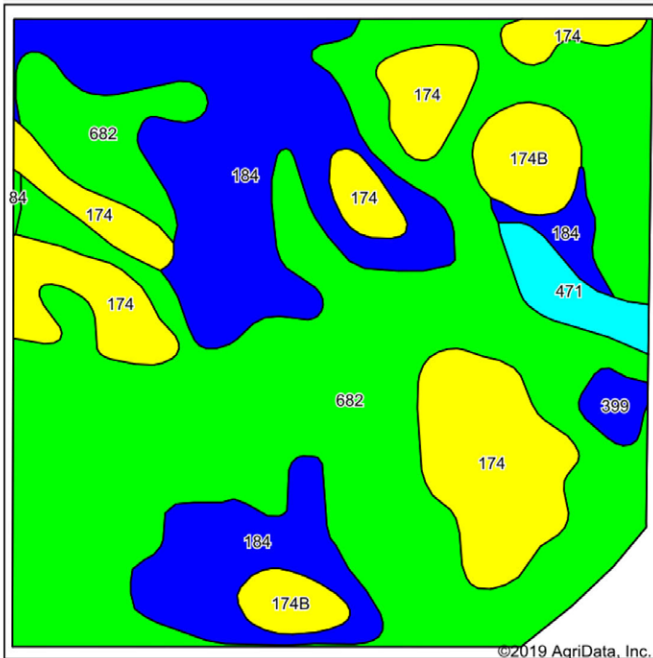
TRACT 1

152 ACRES

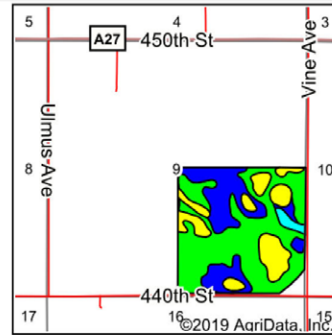
- **Total Acres:** 152.67
- **Property Tax:** \$4,558
- **Total Cropland Acres:** 152+/-
- **CSR2 Soil Rating:** 82.7 (updated)
- **Corn Base Acres:** 76.10
PLC Yield: 159
- **Soybean Base Acres:** 77.24
PLC Yield: 52
- **Wind Right Payments:** \$5,322
Roughly 2% yearly appreciation until 2033
- **Open to farm in 2020**

SOIL MAP

Soils Map



TRACT 1



State: Iowa
County: Worth
Location: 9-99N-19W
Township: Barton
Acres: 155.32
Date: 11/11/2019

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Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA195, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass hay	Corn	Corn silage	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	*n NCCPI Overall
682	Maxfield silt loam, 0 to 2 percent slopes	84.66	54.5%		Ilw	83												73
184	Klinger silty clay loam, 1 to 4 percent slopes	35.80	23.0%		Iw	95	93											88
174	Bolan loam, 0 to 2 percent slopes	24.01	15.5%		IlS	69	75		7.7	4.6		164		3	66	4.9	48	82
174B	Bolan loam, 2 to 5 percent slopes	5.98	3.9%		IlS	63	70		7.4	4.4		158		2.8	63	4.7	46	81
471	Oran loam, 1 to 3 percent slopes	3.23	2.1%		Iw	74												76
399	Readlyn silt loam, 1 to 3 percent slopes	1.49	1.0%		Iw	91												76
84	Clyde silty clay loam, 0 to 3 percent slopes	0.15	0.1%		Ilw	88		4.4	7	4.2	3	193.5	18	3.3	76.5	6.3	56	90
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass hay	Corn	Corn silage	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	*n NCCPI Overall
Weighted Average						82.7	*-	*-	1.5	0.9	*-	31.6	*-	0.6	12.7	0.9	9.2	*n 78.3

FSA MAP

Farm# 7055
Tract# 500

9 BARTON

TRACT 1



1 inch = 660 feet

CROP YEAR: _____

IMAGERY YEAR: 2017

Prepared by Worth County FSA
Map Printed: October 17, 2019

Legend

Field Boundary

Wetland Determination

Wetland Determination Identifiers

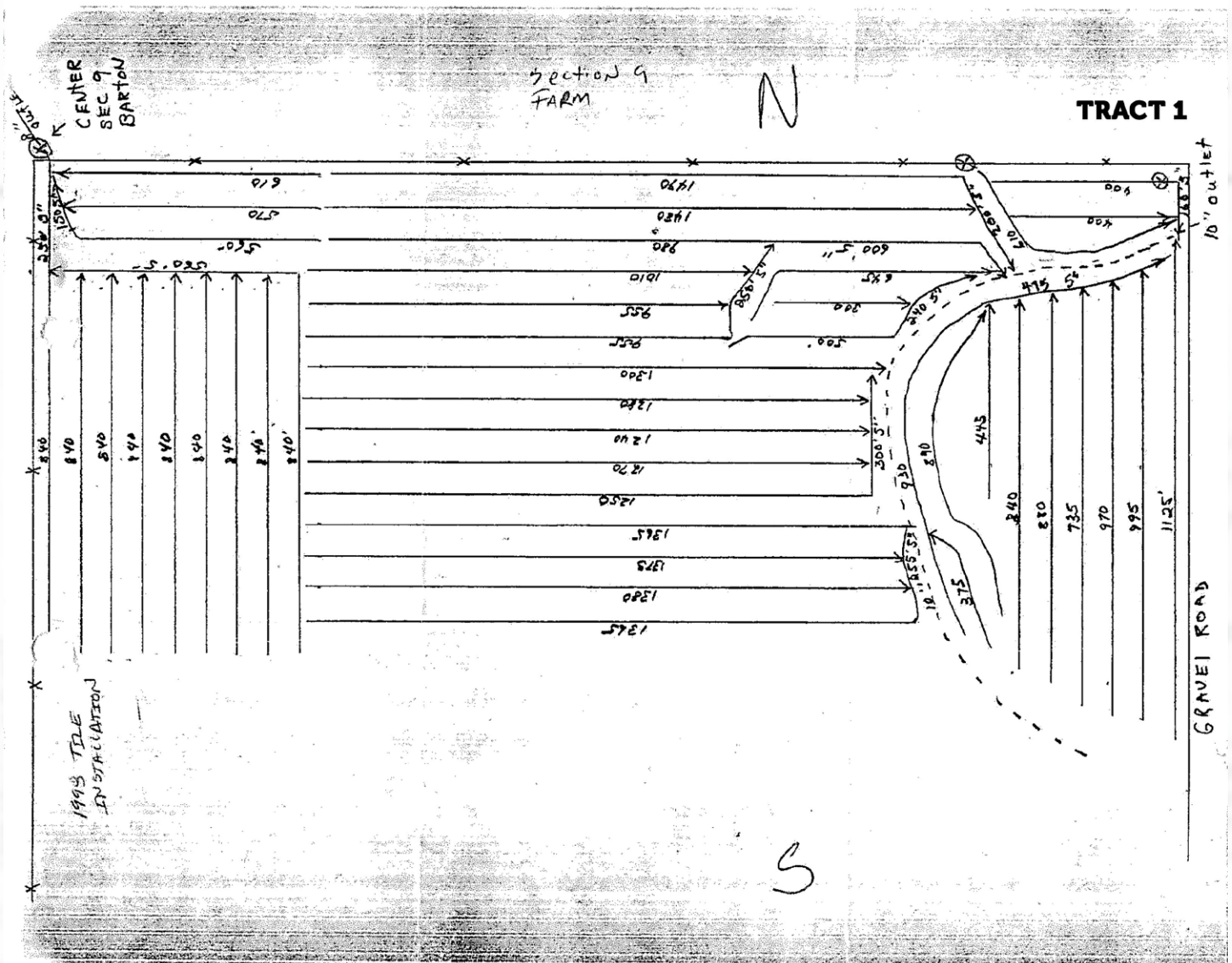
Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

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TILE MAP



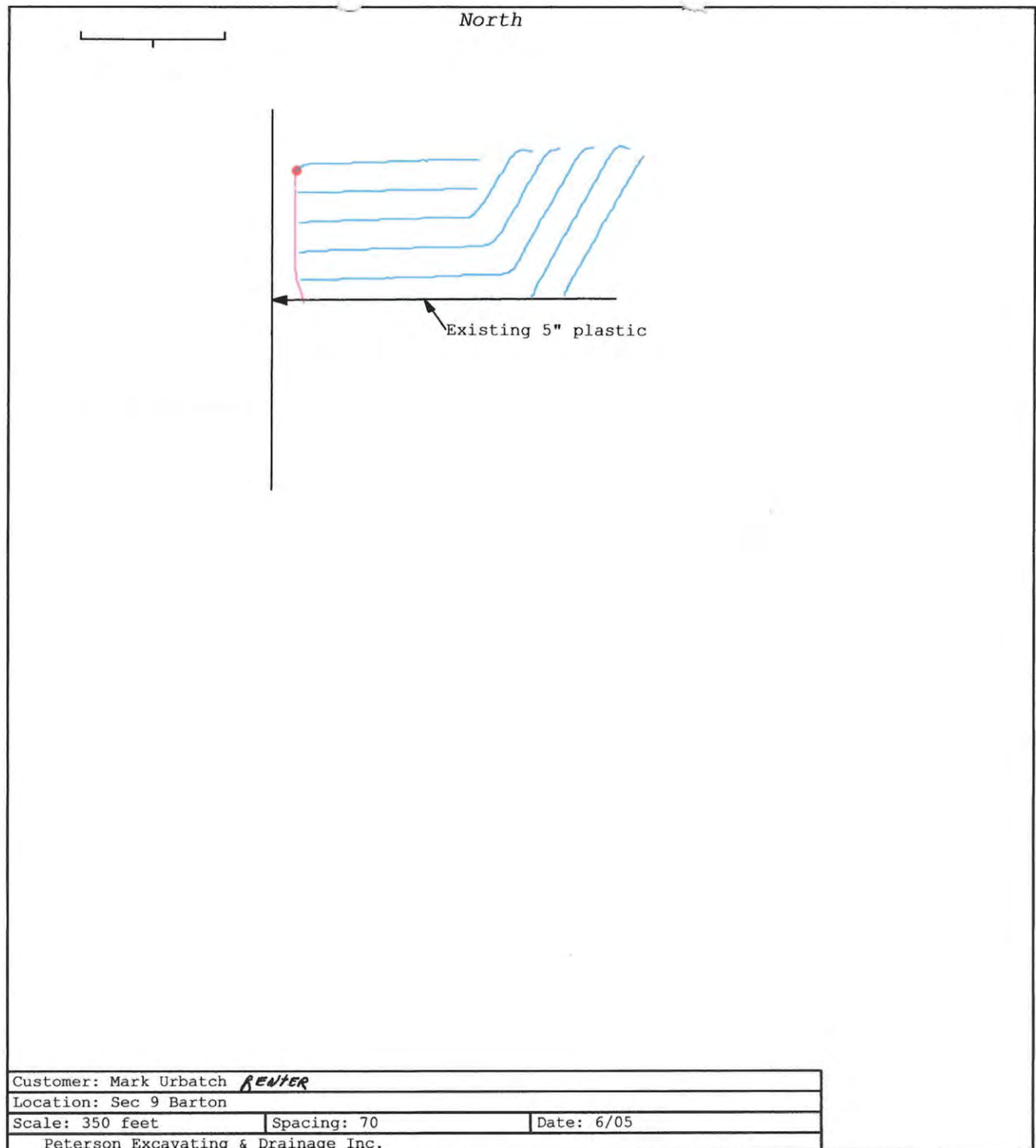
MORE PROPERTY PHOTOS AVAILABLE AT

 **LANDPROZ.COM**

TILE MAPS

LATEC GPS: Mark Urbatch.gp

TRACT 1



TRACT 2

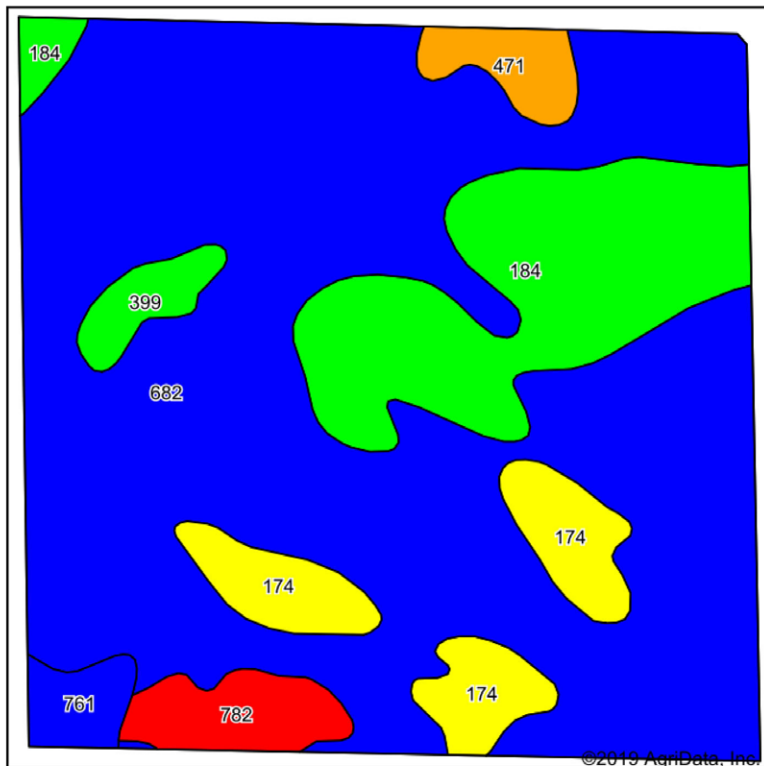
TRACT 2

156 ACRES

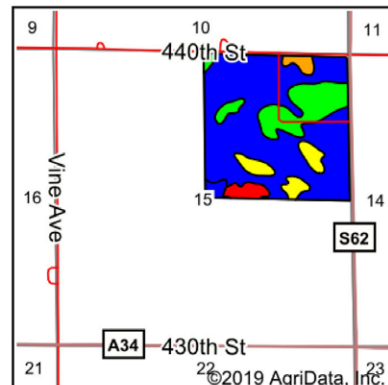
- **Total Acres:** 156
- **Property Tax:** \$4,810
- **Total Cropland Acres:** 156
- **CSR2 Soil Rating:** 82.9 (updated)
- **Corn Base Acres:** 77.6
PLC Yield: 159
- **Soybean Base Acres:** 78.46
PLC Yield: 52
- **Wind Right Payments:** \$5,322
Roughly 2% yearly appreciation until 2033
- **Open to farm in 2020**

SOIL MAP

Soils Map



TRACT 2



State: **Iowa**
 County: **Worth**
 Location: **9-99N-19W**
 Township: **Barton**
 Acres: **156.06**
 Date: **11/11/2019**

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Area Symbol: IA195, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	*n NCCPI Soybeans
682	Maxfield silt loam, 0 to 2 percent slopes	109.68	70.3%		Ilw	83									62
184	Klinger silty clay loam, 1 to 4 percent slopes	23.61	15.1%		Iw	95	93								81
174	Bolan loam, 0 to 2 percent slopes	10.44	6.7%		Ils	69		7.7	4.6	164	3	66	4.9	48	58
782	Donnan silt loam, 0 to 2 percent slopes	4.36	2.8%		Ilw	48	55	6.5	3.9	150	2.7	60	4.5	44	62
471	Oran loam, 1 to 3 percent slopes	2.99	1.9%		Iw	74									65
399	Readlyn silt loam, 1 to 3 percent slopes	2.51	1.6%		Iw	91									66
761	Franklin silt loam, 1 to 3 percent slopes	2.47	1.6%		Iw	85	90	9.6	5.8	221	4	88	6.6	64	89
Weighted Average						82.9	*-	0.8	0.5	18.7	0.3	7.5	0.6	5.5	*n 65.2

FSA MAP

Map of Farm 6303 in Mitchell County, Iowa
USDA Mitchell County, Iowa

TRACT 2



Common Land Unit
 Cropland Non-cropland CRP

Farm 6303
Tract 11358

Wetland Determination Identifiers

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

2019 Crop Year



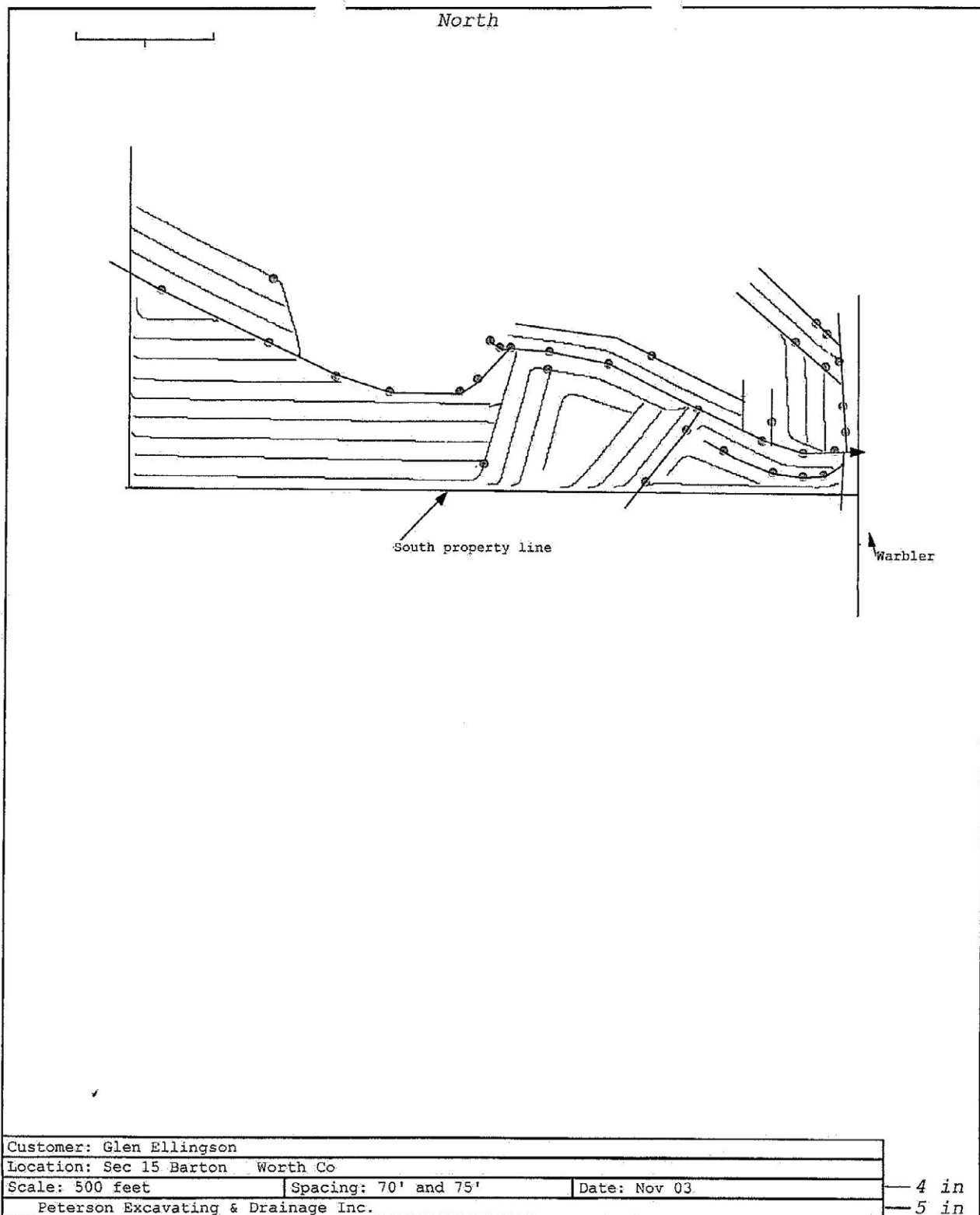
Tract 1 of 1

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TILE MAP

LATEC GPS: Glen Ellingson tps

TRACT 2



TERMS & CONDITIONS

SELLER: Johnston Trust

METHOD OF SALE: Bidding will be \$/deeded acre unless otherwise indicated by the auctioneer. Deeded acres may change because of survey or other factors, in which case the total sales price will then be adjusted to reflect that. Seller reserves the right to accept or reject any and all bids. The auction company and seller reserve the right to preclude any person from bidding if there is any concern as to a person's credentials or fitness to bid or enter into a contract.

AGENCY

LandProz Real Estate LLC and its Agents represent the seller.

TAXES

Taxes will be prorated to the day of closing.

CONDITIONS

This sale is subject to all easements, restrictions of record, covenants, and leases. Each bidder is responsible for conducting their own inquiries and due diligence efforts at their own risk concerning the subject property. All property is sold AS IS – WHERE IS with no warranties.

CONTRACTS AND TITLE

Immediately upon the conclusion of the auction, the highest/winning bidder(s) will enter into a real estate contract/purchase agreement and provide funds for earnest money to be deposited with the real estate and auction company. Seller will provide an updated abstract and clear title at their expense. Sale is not contingent upon buyer(s) financing.

TERMS & POSSESSION

\$75,000 (non-refundable) down on each tract the day of the sale. Balance due on or about December 31, 2019. 0% buyers fee will apply. Open to farm during the 2020 growing season. Possession of the cropland will take place as soon as present tenants crops are out to allow buyer to begin fall field work. Any Statement made the day of the auction takes precedence over previous material. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor seller guarantees its accuracy.

FOR MORE INFORMATION ON THE #1794 JOHNSTON TRUST

Contact your LandProz Agent



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AGENT/AUCTIONEER**
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PROFESSIONAL LAND BROKERS AND AUCTIONEERS



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PROFESSIONAL LAND BROKERS AND AUCTIONEERS



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✉ Info@landproz.com / ☎ 1-844-GO-4-PROZ

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Broker Glen Salow – IA • Broker Chad Stavnes – MN • Broker Amy Willett - MO
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