# POWESHIEK COUNTY, IOWA

# LAND AUCTION

44.68 ACRES± • 1 TRACT

**VIRTUAL ONLINE AUCTION** 

**AUCTION DATE:** THURSDAY, MARCH 23, 2023 | **AUCTION TIME:** 10:00 AM CST



# SUE A. CURRIN

REPRESENTING ATTORNEY: RICK L. LYNCH | LYNCH LAW OFFICE 207 S. WASHINGTON STREET | BLOOMFIELD, IA 52537 | (641) 664-3188





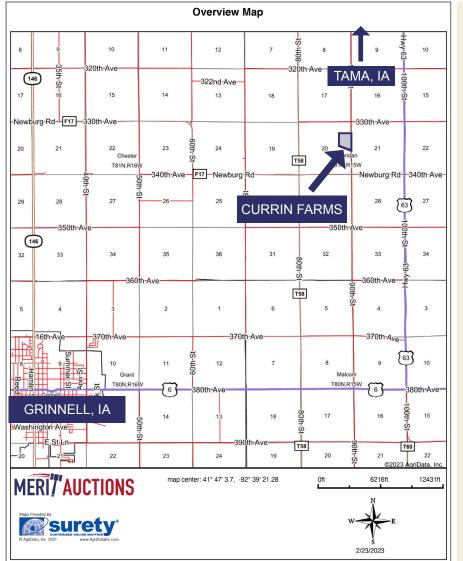
AUCTION REPRESENTATIVES: JOHN PROBASCO (641) 856-7355 & JIM HUFF (319) 931-9292



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### LOCATION

The Currin Farm is located in Section 20, T81N•R15W, Sheridan Township, Poweshiek County, Iowa. (6 miles NE of Grinnell, Iowa or 11 miles south of Tama, Iowa). From Tama, Iowa go south on US Hwy. 63 10 miles to 330th Ave. Turn right or west and proceed 1 mile to 90th St. turn left or south and proceed a ¼ mile to the farm.



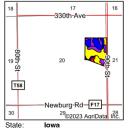
# TRACT INFORMATION

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- FSA information indicates 43.19 of tillable cropland with the balance of the tract being in waterways.
- · Ackmore, Tama & Shelby soils.
- CSR2 is 68.4.
- Access is on the east by 90th St.







County: 20-81N-15W Location: Townshin:

## **MERIT AUCTIONS** Maps Provided By: Surety W E E LUSTOMIZES ONLINE MAPPING W E E

Soils da	ata provided by USDA and NRCS.			SZOZO AGIII	ata, moi		© AgriData, Inc. 2021	w	ww.AgriDataInc.com	Š
Area S	ymbol: IA157, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	*n NCCPI Corn	*n NCCPI Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	16.18	36.8%		llw	203.2	58.9	70	91	61
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.65	12.9%		IIIe	211.2	61.2	87	89	70
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	4.75	10.8%		IIIe	168.0	48.7	51	76	57
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.40	10.0%		llw	185.6	53.8	60	60	4
273B	Olmitz loam, 2 to 5 percent slopes	3.38	7.7%		lle	224.0	65.0	90	94	75
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	3.19	7.3%		IIIe	182.4	52.9	62	85	6
273C	Olmitz loam, 5 to 9 percent slopes	2.10	4.8%		Ille	208.0	60.3	82	92	7
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	2.03	4.6%		IVe	144.0	41.8	36	71	5
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	1.39	3.2%		IVe	177.6	51.5	58	82	64
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.36	0.8%		IVe	108.8	31.6	16	70	49
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.30	0.7%		llw	204.8	59.4	78	80	83
11B	Colo-Ely complex, 0 to 5 percent slopes	0.20	0.5%		llw	204.8	59.4	86	92	70
Weighted Average					2.53	194.7	56.4	68.4	*n 84.4	*n 65.

### **METHOD**

The Currin Farm will be sold on a price per acre basis, based on 44.68 acres and the advertised acres found in this brochure. Bidding is NOT contingent upon financing, an appraisal or inspection.

### **TERMS**

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Friday, April 21, 2023 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. Farm sells with full farming rights for the 2023 crop year. For questions or complete details contact the auction company.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.



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