

Scott County, Iowa

LAND & EQUIPMENT

AUCTION

THURSDAY, NOVEMBER 30, 2023 AT 10:00 A.M. CST

VIRTUAL ONLINE - LAND

THURSDAY, NOVEMBER 30, 2023 AT 11:00 A.M. CST

TIMED ONLINE - EQUIPMENT

66.35 TAXABLE ACRES
1 TRACT



MOHR BROTHERS CORP.
JERRY & ANN MOHR

JERRY'S CELL (563) 579-1076



AUCTION REP:
JIM HUFF
(319) 931-9292



AUCTION REP:
RUSSELL LAMP
(319) 212-0774



"Specializing in Farm Real Estate & Ag Equipment"

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Ft. Madison, IA 52627

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REPRESENTING ATTORNEY:

Clemens A. (Cal) Werner, Jr.
STANLEY, LANDE & HUNTER
201 W. 2nd Street, Suite 1000
Davenport, IA 52801
(563) 324-1000

ONLINE BIDDING
PROVIDED BY:



LOCATION

The Jerry & Ann Mohr farm is located in Sections 14 & 15, Allens Grove Township, Scott County, IA approximately 4 miles east of Dixon, IA or 15 miles northwest of Davenport, IA. From Dixon, IA go southeast 1½ miles on Allens Grove Rd. (Co. Rd. Y42E) to 288th St. Turn left and proceed northeast and east 1 ½ miles to River Camp Rd. Turn left and go north and northeast to the farm.

TRACT INFORMATION

- FSA information indicates 51.90 acres of tillable cropland currently in CRP. The CRP payment is \$287.55 per acre expiring in 2024. The balance of the farm is in wooded areas in the western and northern portions.
- Soils include Ambraw & Shaffton.
- CSR2 is 47.6.
- This parcel offers attractive hunting & recreational acreage, is in close proximity to the Wapsipinicon River and close proximity to the Buena Vista County Park of Scott County, IA.
- Access is on the south & east by River Camp Rd.



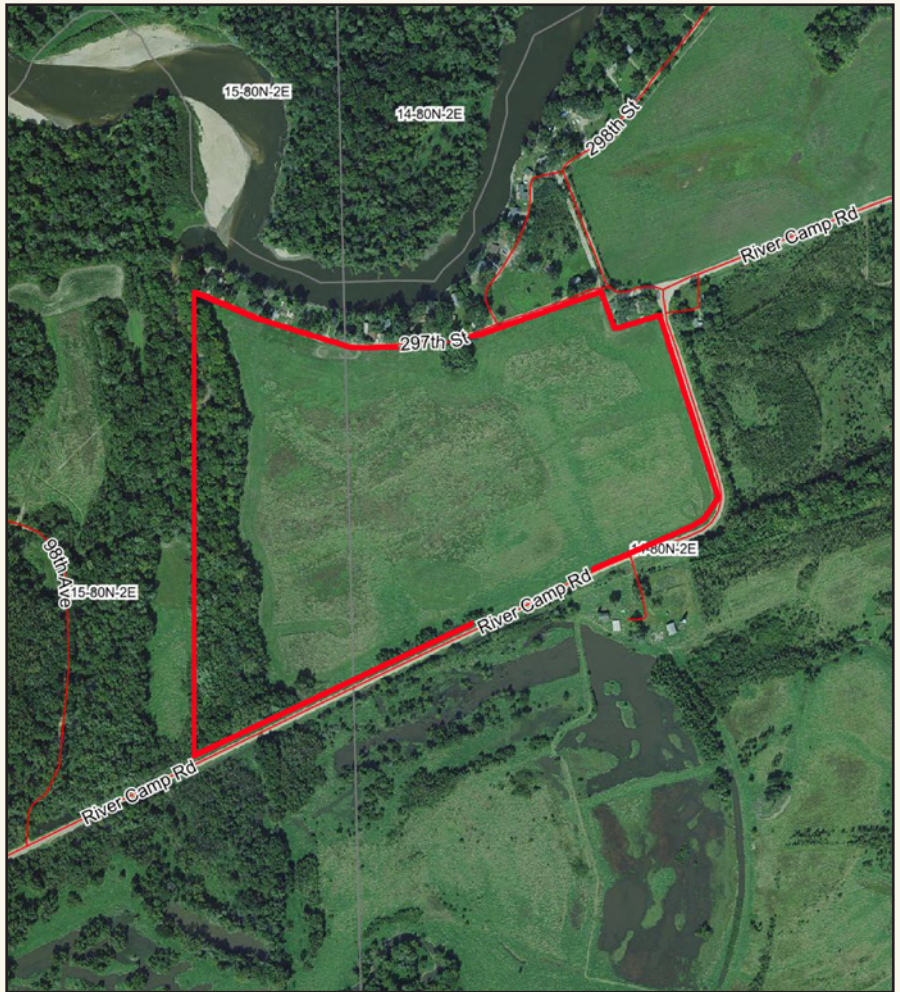
METHOD

The Mohr farm will be sold on a price per acre basis, based on 66.35 taxable acres and the advertised acres found in this brochure. Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

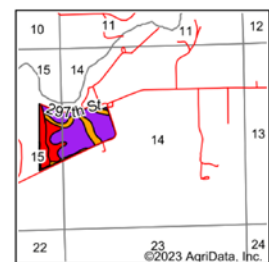
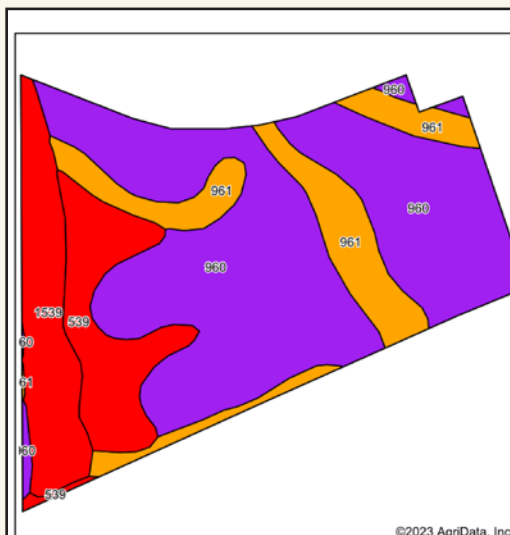
TERMS

Ten (10%) percent of the bid price to be due on the day of the sale with the balance due in approximately 30 days, on or before Friday, December 29, 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. 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.



Additional photos & virtual aerial video available online!



State: **Iowa**
 County: **Scott**
 Location: **14-80N-2E**
 Township: **Allens Grove**



Soils data provided by USDA and NRCS.

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Area Symbol: 1A163, Soil Area Version: 31										
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c	'1 Corn Bu	'1 Soybeans Bu	CSR2**	'n NCCPI Corn	'n NCCPI Soybeans
960	Shaffton loam, 0 to 2 percent slopes	37.02	58.7%		llw	80.0	23.2	58	85	80
961	Ambraw clay loam, 0 to 2 percent slopes	10.35	16.4%		llw	196.8	57.1	73	73	79
1539	Ambraw-Perks-Lawson complex, frequently flooded, 0 to 2 percent slopes	7.97	12.6%		Vw	120.0	34.8	5	7	2
539	Perks sandy loam, 0 to 3 percent slopes	7.76	12.3%		lls	88.0	25.5	8	42	25
Weighted Average						2.50	105.2	30.5	47.6	*n 67.9

TIMED ONLINE EQUIPMENT AUCTION

THURSDAY, NOVEMBER 30, 2023 AT 11:00 A.M. CST

EQUIPMENT IS LOCATED AT THE FARM NEAR ELDRIDGE, IA
PHYSICAL ADDRESS: 23785 130TH AVE. • ELDRIDGE, IA 52748

MOHR BROTHERS CORP.

FOR EQUIPMENT QUESTIONS - JERRY (563) 579-1076



EQUIPMENT
INSPECTION DAY:

FRIDAY,
NOVEMBER 24
9:00 AM - 2:00 PM



AUCTION REP:
JIM HUFF
(319) 931-9292



AUCTION REP:
RUSSELL LAMP
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*You won't
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auction!*

TRACTORS

- 2012 John Deere 9630R 4WD tractor, P.S. trans., 4 outlets, 1000 PTO, 3-pt., rear wheel weights, quick hitch, Green Star Ready, premium cab, 7in. color display, HID lighting, Michelin 520/85R42 tires & duals, 1,544 hrs. (800 hrs. on JD reman engine), SN 1RW9360RHJCP004561
- 2008 John Deere 7630 MFWD tractor, TLS front axle, 20 spd. AutoQuad Plus trans., 4 hyd. outlets, 540/ 1000 PTO, 45 GPM hyd. pump, AutoTrac ready w/ plug & play, extremity lighting, front weights, front fenders, quick hitch, 480/80R42 rear tires & duals, 420/85R28 front tires, 1,759 hours, SN RW7630A013202
- 2010 John Deere 7630 MFWD tractor, TLS front axle, 20 spd. AutoQuad Plus trans., 4 hyd. outlets, 540/ 1000 PTO, 45 GPM hyd. pump, AutoTrac ready w/plug & play, extremity lighting, loader prep. package w/ joystick control, front fenders, quick hitch, 480/80R42 rear tires & duals, 420/85R28 front tires, sells complete w/ 2010 John Deere 746 loader, 96in. material bucket, 2,017 hours, Gold Key, SN 1RW7630AKAA032519,
- 1930 John Deere GP tractor, rear fenders, rear hitch, 15.5-16 front tires, 13-24 rear tires, SN 216562



SKIDLOADER & ATTACHMENT

- 2012 John Deere 329D skid loader, cab w/ heat & air, hand & foot controls, front aux. hyd. 84in. material bucket, 794 hours, 1 year use on new tracks, SN 1T0329DAKBD203849
- John Deere TR400 Worksite Pro skid loader trencher, 48in. mast, 5in. boot, SN TOTR48B900296



AMS EQUIPMENT

- John Deere 2630 GS3 display, RTK, SF2, SN PC-GU2UA342314
- John Deere Starfire 6000 receiver SN PCS161B917032, sells complete w/ John Deere Radio RTK 450, SN PCSR54C593742
- John Deere Starfire 6000 receiver, SN PCS1618325595
- John Deere Starfire 3000 receiver, SF1
- John Deere Starfire ITC receiver
- (3) John Deere Brown box displays (1 with key card)



COMBINE & HEADS

- 2010 John Deere 9570 2WD combine, Bullet Rotor, Contour-Master feederhouse, sidehill performance package, chopper & spreader, hopper ext. rear hitch, 21.5ft. unload auger, Premier cab, 480/ 80R38 front tires & duals, 18.4-26 rear tires, 1,912 eng./ 1,182 sep. hours, Gold Key, SN 1H09570SE90735150
- 2007 John Deere 893 8 row 30in. corn head, knife rolls, hyd deck plates, poly snouts single point hook up, lights, Sn H00983X721234
- 2013 John Deere 625F 25ft. HydraFlex platform, hyd. fore & aft., full fingered auger, stubble lights, single point hook-up, SN 1H00625FLD0755344
- (2) Unverferth HT25 25ft. head carts, 22,5X8;00-12 tires

**ALL ITEMS SELL TO THE HIGHEST BIDDER
WITH NO-RESERVE! NO BUYER'S PREMIUM!**

PLANTING & TILLAGE EQUIPMENT

- John Deere 1770 NT 16 row 30in. planter, Max Emerge XP row units, no-till, vacuum, variable spd. hyd. drive, pneumatic down pressure, half width disconnect, insecticide, markers, 2-pt. hitch, corn & bean meters, less monitor, SN 1A01770YLBM745115
- John Deere 1990 CCS 30ft. air seeder, 15in. spacings, variable speed trans., half width disconnect, less monitor, SN 1A81990CEM760107
- Patriot 220 2 compartment seed tender, tandem axle, variable spd. poly auger, Honda GX160 engine, ball hitch, SN MMS012725
- 2016 Kuhn Krause Excelerator 8005 30ft. vertical tillage tool, tandem tires, single point depth control, Star Wheel & rolling basket soil conditioners, 340/60R16.5 tires, SN 8005-30-A0312
- John Deere 2100 3pt. 7 shank inline ripper, spring shank resets, gauge wheels, SN N02100X001052
- John Deere 235 25ft. disc, tandem tires on main frame, 18.5in. blades, 7.5in. spacings, 11-14 tires, SN 017617
- Blue Jet 11 knife pull type NH3 applicator, walking tandems, 38in. spacing, hyd. control flow meter, rear hitch, 9.50-15 tires
- Hardi Navigator 4000 1,200 gal. pull type sprayer, 60ft. boom, single nozzle bodies w/ 20in. spacings, 3 section shutoff, chem inductor, fresh water tank, 2in. fill, Ace hyd. product pump, Raven 440 monitor, 320/90R46 tires, SN 40-0353



DAY CAB SEMI & GRAIN TRAILER

- 2004 International 8600 day cab semi, Cummins ISM engine, Eaton Fuller 10 speed trans, air ride, air ride cab, air slide 5th wheel, dual steel fuel tanks, rear quarter fenders, 168in. wheel base, 349,634 miles, SN 1HSHXahr74J093355
- 2013 Stoughton AHV-40IT-AR-S 40ft. grain trailer, 60in. sides, ag hoppers, roll tarp, air ride, 11R22.5 tires & (8) aluminum wheels, VIN 1DW1A4022ES460910

GRAIN HANDLING EQUIPMENT

- Parker 739 grain cart, roll tarp, lights, large & small 1000 PTO shafts, 30.5-32 tires, SNB22220134
- Brent 644 gravity wagon, roll tarp, extendable hitch, lights, brakes, 425/65R22.5 tires, SN B26050154
- EZ-Flow gravity wagon, JD 1075 gear
- Mayrath 8in. x 60ft. swing away auger, hyd. lift, 540 PTO, SN 925572
- 30ft. 10,000bu. grain bin will need to be removed, 6in. to 8in. unload auger, 12hp 3ph fan, aeration floor, distributor & sweep, must be removed by July 1, 2024



ADDITIONAL INFORMATION & PHOTOS AVAILABLE ONLINE!

FARM EQUIPMENT & SUPPORT ITEMS

- Kuntz 7yd pull type dirt scraper, 2-way swivel hitch, hyd. controlled, front jack, 16.5-16.1 rear tires, 12.5-15 front tires
- John Deere 155 9ft. 3-pt. blade, fully adjustable
- Heider Wagon on John Deere 953 gear
- 10ft. flare box wagon
- 1,500 gal. poly tank w/2" pump
- 500 gal. fuel tank w. Fillrite 20GPM pump
- 1000 gal. fuel tank, less pump
- Devilbiss Air America 80 gal. air compressor, 6.5hp, 220 volt
- Winco 30,000KW 3 phase generator, 540 PTO
- Selection of quality farm equipment & related items.

Auctioneers Note: Mark your calendars now to participate in this upcoming eastern Iowa Farm Retirement Auction. After a life long journey in the agricultural industry, the Mohr's have decided to retire and spend more time with family. You will find their equipment in tip-top and field ready condition. You will not be disappointed in the quality. We look forward to seeing you at the equipment inspection on **Friday, November 24th from 9 AM - 2 PM**, we urge you to come and take a look. This will be a timed online auction with No buyer's premiums or reserves. Loader & operator will be available the day after the sale to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.



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