

Jefferson County, Iowa

LAND AUCTION

THURSDAY, JANUARY 18, 2024 @ 1:00 PM CST

ONLINE BIDDING PROVIDED BY: [proxibid](#)

107.08 ± Taxable Acres
1 Tract

VIRTUAL ONLINE
AUCTION

REBECCA JAEGER ESTATE

Representing Attorney: Tim B. Kuiken
Foss, Kuiken, Cochran, Helling & Willman, P.C.
P.O. Box 30 304 South 20th Street Fairfield, IA 52556
(641) 472-3129

Co-Executors:
Katherine Jaeger & Kathy Fields



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LOCATION

The Jaeger Farm is located in Section 7, Cedar Township, Jefferson County, IA. From Fairfield, IA go south 1 mile on St. Hwy. 1 to Marigold Blvd. Turn left or east and proceed east and southeast 2 miles to the farm.

TRACT INFORMATION

- FSA information indicates approximately 50.34 acres of tillable cropland, that is currently in hay production.
- Soils include Nodaway-Vesser-Ackmore, Lindley & Weller.
- CSR2 is 39.5 (54.2 tillable acres).
- The balance of the tract features a hardwood timber area in the eastern portion and wood draws. This parcel offers awesome hunting and recreational acreage and there are several attractive home building sites.
- Access is on the southwest by Marigold Blvd.



METHOD

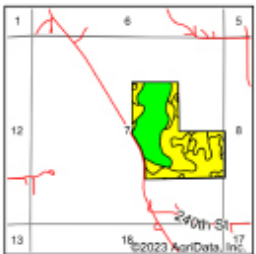
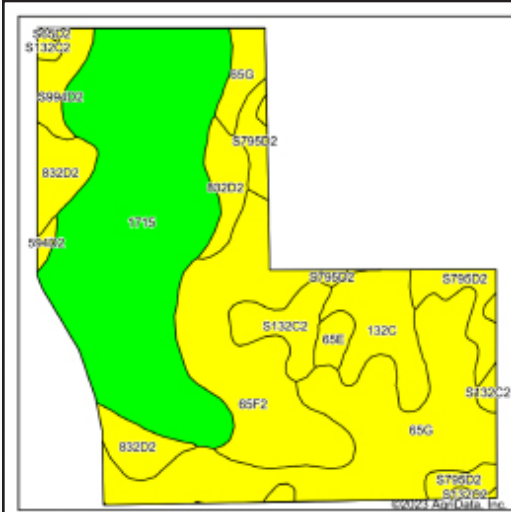
The Jaeger Farm will be sold on a price per acre basis, based on 107.08 Taxable Acres and the advertised acres found in this brochure. Bidding is NOT subject to the following contingencies, including but not limited to financing, an appraisal or inspection of the property.

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 Monday, February 19, 2024 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.



State: Iowa
 County: Jefferson
 Location: 7-71N-9W
 Township: Cedar



Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSRP Legend	Non-Irr Class To	% Corn Bu	% Soybeans Bu	CSRP**	% NCCRI Corn	% NCCRI Soybeans	
1715	Nodaway-Wesley-Adkerson complex, 0 to 2 percent slopes	40.80	35.6%		8w	190.4	55.2	76	83	83	
65G	Lindley loam, 25 to 40 percent slopes	25.42	22.2%		8e	86.0	27.6	7	19	10	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	17.29	15.1%		8e	110.4	33.0	10	53	36	
632D2	Walker silty clay loam, terrace, 9 to 14 percent slopes, moderately eroded	6.53	7.4%		8e	80.0	23.2	35	90	63	
132C	Walker silt loam, 5 to 9 percent slopes	6.42	5.8%		8e	80.0	23.2	59	85	73	
676D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	6.27	5.6%		8e	0.0	0.0	7	50	36	
6132C2	Walker silty clay loam, 5 to 9 percent slopes, moderately eroded	5.59	4.9%		8e	0.0	0.0	59	81	67	
894D2	Colland-Doubt loams, heavy loess, 9 to 14 percent slopes, moderately eroded	2.52	2.2%		8e	0.0	0.0	24	71	52	
65E	Lindley loam, 14 to 18 percent slopes	1.26	1.1%		8e	139.2	40.4	33	71	60	
594D2	Colland clay loam, 9 to 14 percent slopes, moderately eroded	0.45	0.4%		8e	88.0	25.5	8	57	41	
666D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.10	0.1%		8e			37	88	55	
Weighted Average						4.32	116	34.2	39.5	*n 61.6	*n 53.7

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IOWA LAND
AUCTION**

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ACRES • 1 TRACT**

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