

VIRTUAL ONLINE – JACKSON COUNTY IOWA LAND AUCTION

TUESDAY, SEPTEMBER 17, 2024 @ 10:00 A.M.



82.19 SURVEYED ACRES
2 TRACTS



THE ROBERT F & MYRNA J LARKEY FAMILY TRUST

SCARLET DIETZ & ROBIN KROGMAN, CO-EXECUTORS

REPRESENTING ATTORNEY: WILLIAM T. MCCULLOUGH
3425 E. Locust Street | Davenport, IA 52803 | (563) 326-4060



JIM HUFF



JOHN PROBASCO

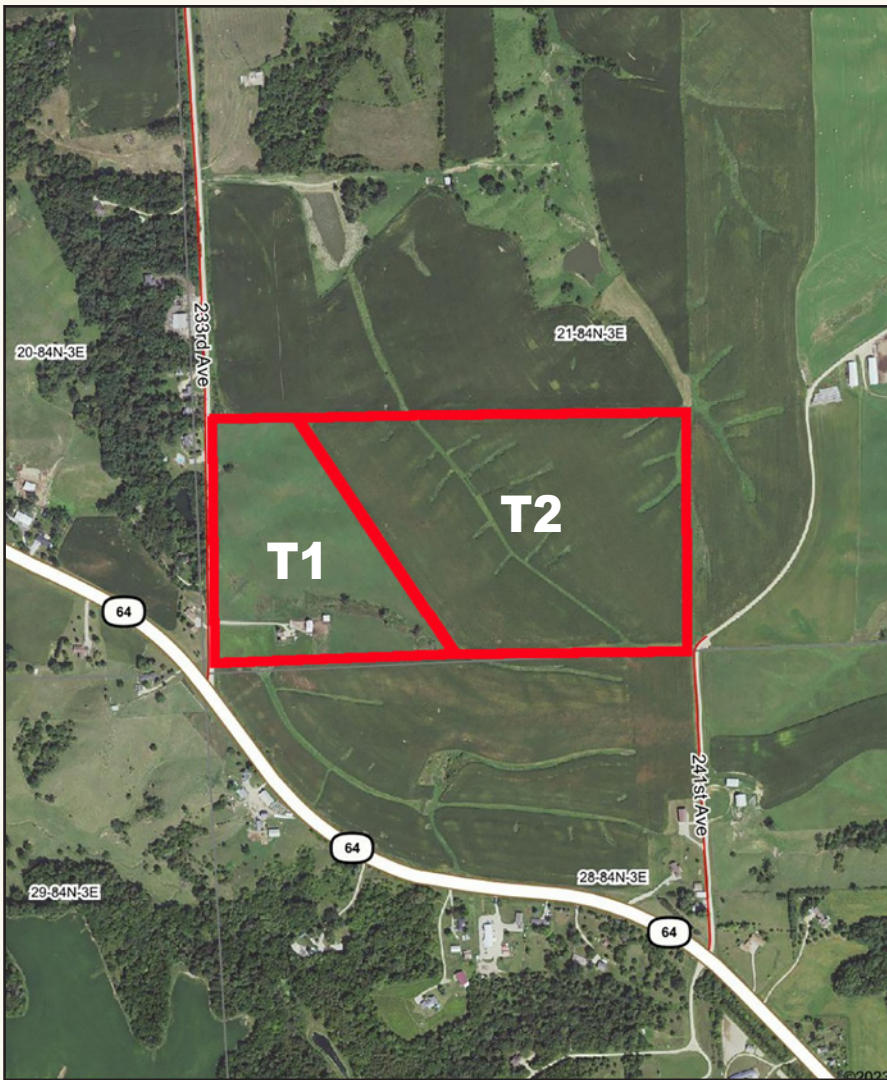


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ONLINE BIDDING
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AUCTION REPRESENTATIVES:
Jim Huff (319) 931-9292 | John Probasco (641) 856-7355



BIDDING INFORMATION & VIRTUAL AERIAL VIDEO AVAILABLE ONLINE!

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LOCATION

The Larkey Farm is located in Section 21, Maquoketa Township, Jackson County, IA, 1½ miles southeast of Maquoketa, IA. From Maquoketa, IA go east 1.5 miles to 233rd Ave., turn left or north and go a short distance to Tract 1. Tract 2 is located directly east of Tract 1 and can be accessed by 241st Ave.

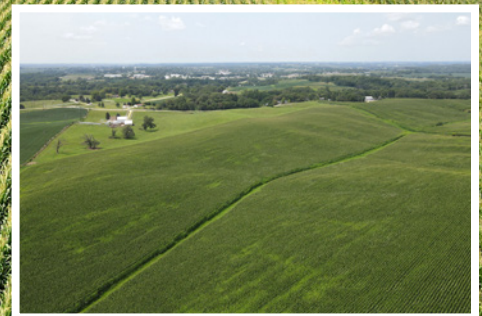
TRACT INFORMATION

TRACT 1 • 28.80 SURVEYED ACRES W/ COUNTRY HOME

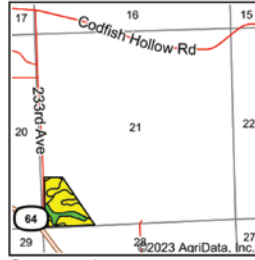
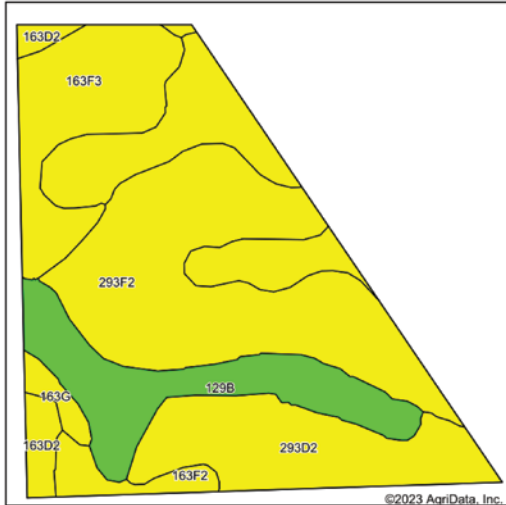
- This attractive parcel is improved with a stately turn of the century stone home that includes 1-3 bedrooms and offers 1,284 sq. ft. of living area. Other amenities of the home includes a large family room with a gas fireplace, GFA furnace with central air and a concrete patio.
- The property includes a 30ft. x 42ft. stone foundation livestock barn that has a 20ft. x 30ft. lean-to-addition, a smaller hay/livestock barn as well as livestock holding/feeding pens. This property fits perfectly for the horse person or cattle person.
- FSA information indicates 16.72 acres of tillable cropland that is in improved pastureland.
- Fayette-Lamont-Chelsea soils.
- Words & pictures don't do this parcel justice, this is a Must See Property! This property has a ton of potential not only as a permanent residence, but as an AirBnB or a bed and breakfast. We urge you to come take a look!
- Access is on the west by 233rd Ave.

TRACT 2 • 53.39 SURVEYED ACRES

- FSA indicates 52.50 acres of tillable cropland that is currently in row crop production.
- Fayette-Lamont-Chelsea & Fayette soils.
- CSR2 is 30.7.
- Access is on the southeast by 241st Ave.



SOIL MAP - TRACT 1



State: Iowa
 County: Jackson
 Location: 21-84N-3E
 Township: Maquoketa



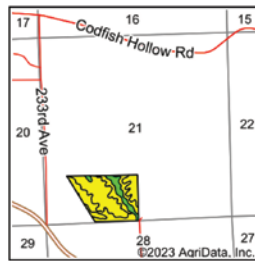
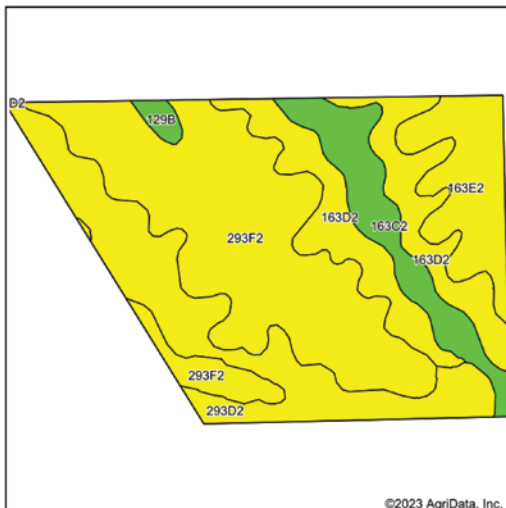
Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	1 Corn Bu	1 Soybeans Bu	CSR2**	1n NCCPI Corn	1n NCCPI Soybeans	
293F2	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes, moderately eroded	9.65	32.9%		Vile	80.0	23.2	12	44	30	
293D2	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded	9.07	31.0%		Ille	80.0	23.2	30	59	45	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	4.25	14.5%		Ilw	177.6	51.5	73	85	83	
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	4.11	14.0%		Vile	105.6	30.6	12	56	36	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	0.90	3.1%		Ille	164.8	47.8	46	78	62	
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.87	3.0%		Vile	116.8	33.9	18	59	42	
163G	Fayette silt loam, 25 to 40 percent slopes	0.45	1.5%		Vile	102.4	29.7	5	20	10	
Weighted Average						4.88	101.8	29.5	27.5	1n 57.4	1n 44.2

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SOIL MAP - TRACT 2



State: Iowa
 County: Jackson
 Location: 21-84N-3E
 Township: Maquoketa



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class %c	1 Corn Bu	1 Soybeans Bu	CSR2**	1n NCCPI Corn	1n NCCPI Soybeans	
293F2	Fayette-Lamont-Chelsea complex, 18 to 25 percent slopes, moderately eroded	19.83	39.6%		Vile	80.0	23.2	12	44	30	
293D2	Fayette-Lamont-Chelsea complex, 9 to 14 percent slopes, moderately eroded	10.67	21.3%		Ille	80.0	23.2	30	59	45	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	8.77	17.5%		Ille	164.8	47.8	46	78	62	
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.40	10.8%		Ive	140.8	40.8	35	74	58	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.85	9.7%		Ille	193.6	56.1	72	81	66	
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	0.51	1.0%		Ilw	177.6	51.5	73	85	83	
Weighted Average						4.68	113.4	32.9	30.7	1n 60.4	1n 45.9

METHOD

The Larkey farm will be sold in 2 individual tracts based on a survey that has been completed. Tract 1 will be sold first for a LUMP SUM total dollar amount. Tract 2 will be sold next on a price per acre basis based on the surveyed acres. The tracts will NOT be offered in its entirety or in any combinations. 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 the sale with the balance due in approximately 30 days, on or before Thursday, October 17, 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, DocuSign, or in person. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing of the home on Tract 1. Possession on the remainder of the farm will be subject to a lease with the tenant. Farm sells free & clear for the 2025 crop year. Subject to the Iowa Septic System Law and that this is an estate, Tract 1 is exempt of any septic upgrades. Any future septic system testing and upgrades will be at the buyers expense.

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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**IMPROVED PASTURE
LAND!**

**COLONIAL STYLE
STONE HOME!**

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FEEDING PENS!**

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MERIT AUCTIONS

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LARKEY FAMILY TRUST**

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