

Public Land Auction

High Quality 80 ac Farm Near Oakland, IA



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Auctioneer: Menke Auction & Realty

AUCTION DATE: Thursday November 18, 2021, at 10 AM at the Oakland Community Center 614 Dr Van Zee Rd, Oakland, IA 51560.

LOCATION: Approx. 1 Mile West & 1/2 Mile North of Oakland Iowa on the East Side of 400th St.

AUCTION METHOD: 80 Acres X Bid per acre.

DESCRIPTION: High Quality Tillable Cropland with 91.9 CSR2!

BRIEF LEGAL DESCRIPTION: The NW1/4SW1/4 & SW1/4NW1/4 of Section 2, T-75N, R-40W All in Pott. Co. Iowa.

CROPLAND: 76.59 FSA Cropland Acres.

CSR2: 91.9 Per Surety Mapping Software.

FSA INFO: Farm #4299 Tract #1974. 76.59 FSA Farmland Acres. 76.59 FSA DCP Cropland Acres. Corn Base Acres = 39.19 & Corn PLC Yield = 155. Bean Base Acres = 37.40 & Bean PLC Yield = 47.

RE TAXES: \$3,340 Per Year.

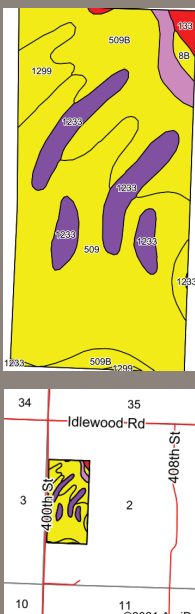
SALE TERMS: 10% Earnest Deposit at Completion of the Auction & buyer signing a purchase agreement with the balance paid in cash at Closing. Buyer Agrees to Cooperate with Sellers 1031 Exchange.

POSSESSION: At closing subject to 2021 lease which expires on February 28, 2022. Seller Retains 100% of 2021 Cash Rent.

CLOSING: January 11, 2022.

SELLERS: Norma J Taylor Trust.

OTHER: Midwest Ag Services, Inc. & its agents are representatives of the sellers. The sellers reserve the right to accept or reject any and all bids. All announcements made at the auction will take precedence over all previous marketing material or oral statements.



Area Symbol: IA155, Soil Area Version: 26

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2**
509	Marshall silty clay loam, terrace	37.11	48.5%		99
509B	Marshall silty clay loam, terrace	20.39	26.6%		94
1233	Corley silt loam	10.13	13.2%		62
1299	Minden silty clay loam	5.03	6.6%		96
509C2	Marshall silty clay loam, terrace	2.18	2.8%		88
133	Colo silty clay loam, deep loess	1.05	1.4%		78
8B	Judson silty clay loam, deep loess	0.70	0.9%		92
Weighted Average					91.9

The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For More Details Visit: www.MidwestAgServices.com



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