

# LAND AUCTION



**ABSOLUTE AUCTION**

**94.79 AC± | 1 TRACT | WASHINGTON CO, IA**

## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 6/29/22 | AUCTION TIME: 5:00 PM**

**AUCTION LOCATION: WASHINGTON COUNTY**

**FAIRGROUNDS | 22223 250TH ST | WASHINGTON, IA 52353**

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is honored to offer an extremely rare opportunity to own a beautiful combination farm of high quality crop land with fantastic hunting, adjacent to the stunning Lake Darling State Park! Its location next to the State Park wildlife refuge will give you the exclusivity of hunting a thriving population of unpressured wildlife that come from the no-hunting sanctuary. The Peter and Grace Jochimsen farm will be offered in one tract, selling absolute through public auction at 5:00pm on Wednesday June 29th in the banquet hall at the Washington County Fairgrounds. This attractive farm includes high quality cropland, recreational timber, a large pond, and several great building sites. There are approximately 94.79 taxable acres, including 42.67 FSA crop acres that carry an average weighted CSR2 of 81.1. The farm is leased for the 2022 growing season and will be open for full possession March 1, 2023. Mark your calendar to join us at 5:00pm at the Washington County Fairgrounds in Washington, Iowa, or bid online through our website.



### **TRACT 1: 94.79 ACRES ±**

**From Brighton:** 2.5 miles west on Highway 1. Turn right (north) on Elm Avenue. The farm is located one third of a mile north, on the west side of the road. The farm is approximately 15 miles from Washington, 46 miles from Iowa City, and 69 miles from Cedar Rapids.

**Legal Description:** 94.79 acres m/l in Section 27, Township 74 North, Range 09 West of the 5th PM in Washington County, Iowa. Exact legal description will come from the abstract.

#### **Real Estate Tax:**

Taxes Payable 2021 - 2022: \$2,596

Net Taxable Acres: 94.79

#### **FSA Data:**

FSA Effective Crop Acres: 42.67

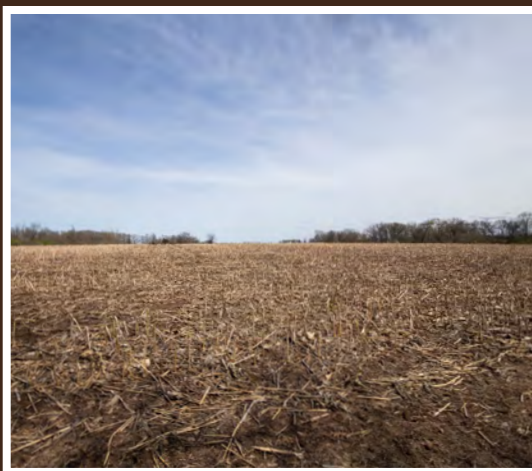
CRP Acres: 3.4

#### **Soil Types/Productivity:**

Primary soils are Givin silt loam, Clinton silt loam, Inton silt loam. Estimated CSR2 on the crop acres is 81.1, according to Surety AgriData.

#### **Topography:**

Gently rolling with natural drainage and tiling.



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

SELLER'S ATTORNEY | TIM GRADY | LEFF LAW FIRM

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