

Jack & Steve Beck Property
Section 13, Wyoming Township,
Jones County, IA
115 Net Acres
111.98 FSA Cropland 51CSR2



Land Auction – November 30, 2022 at 11:00 AM
AmericInn, 1910 Nairn Dr., Maquoketa, IA 52060

Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Jack/Marilyn Beck and Steve/Luann Beck

Address: 20th Avenue, Wyoming, IA 52362

Directions: From Highway 64 west of Monmouth 1.5 miles, go north on 20th Avenue 1/2 mile, property is on the east side of the road.

TYPE OF PROPERTY: Cropland

POSSESSION DATE: Closing on or about 1/2/2023. Cropland tenant has been terminated for the 2023 season. No proration of rental income to the buyer at closing.

LOCATION: Section 13, Wyoming Township, Jones County, IA

TAX ACRES: 115

NET TAXES: \$2676

DRAINAGE: Tile and Natural

ROAD TYPE: Gravel

EASEMENTS: Access and Water Rights

FSA INFORMATION FARM # 353 TRACT # 1817

FARMLAND: 113.85 **CROPLAND:** 111.98

BASE ACRES: CORN: 109.80 PLC Yield: 167

TOPOGRAPHY: Level to Rolling

CSR2 (Cropland): 111.98 Acres 51 CSR2

COMMENTS: To be offered by live auction November 30, 2022 at 11:00 AM, AmericInn, 1910 Nairn Dr., Maquoketa, IA 52060. For more information go to www.eastiowaland.com, or please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER

ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

AUCTION TERMS

Sale Method: To be offered as 1 parcel totaling 115 acres more or less. Bidding will be on a per acre basis and sold 115 times the money. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Seller reserves the right to accept or reject any or all bids.

Tax Acres: 115 net tax acres according to the Jones County Assessor.

Earnest Payment: A 10% **Non-refundable** earnest money payment is required on the day of the auction. The earnest payment may be paid by personal check. All funds will be held in the trust account of East Iowa Real Estate.

Minerals: All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

Property Taxes: \$2676. Sellers to pay real estate taxes pro-rated to closing date.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and tenants rights. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. The property and fences are sold on an "AS IS-WHERE IS" basis with no warranties or guarantees; either expressed or implied by Seller, East Iowa Real Estate, or the Auctioneer. Acreage figures are not guaranteed.

Contract and Title: Immediately upon conclusion of the auction the highest bidder(s) will enter into a real estate contract and deposit with East Iowa Real Estate the required earnest payment. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the Seller. The Seller will provide a current abstract at Seller expense.

Closing and Possession: Closing on or about January 2, 2023 or as agreed between Seller and Buyer. The balance of the purchase price will be payable at closing by bank certified check or by wire transfer. The tenant on the 111.98 acres of cropland has been terminated for the 2023 season. There will be no proration of rental income at closing.

Sellers: Jack & Marilyn Beck and Steven & Luann Beck

Announcements: Property information provided herein was obtained from sources deemed reliable, but East Iowa Real Estate, the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. No absentee or telephone bids will be accepted at the auction without prior approval of the East Iowa Real Estate or the Auctioneer.

Agency: East Iowa Real Estate, the Auctioneer & Representatives are agents of the Sellers.



Aerial Map



Maps Provided By:



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Map Center: 42° 4' 51.1, -90° 54' 44.89

13-84N-1W
Jones County
Iowa

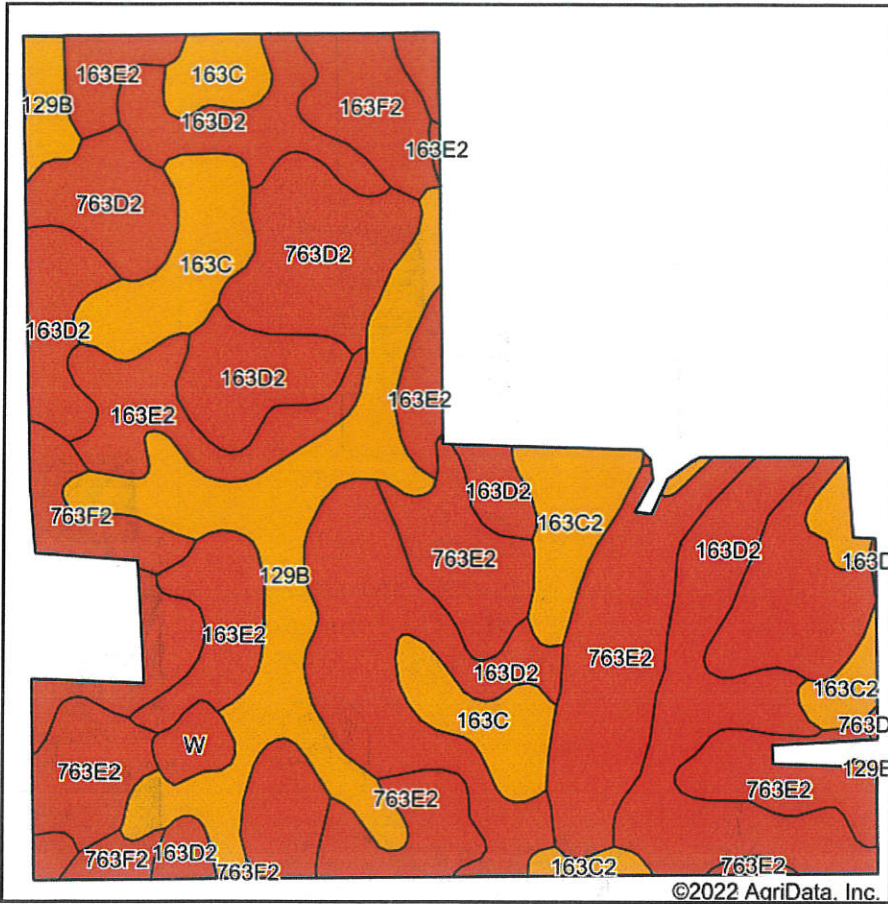
0ft 511ft 1022ft



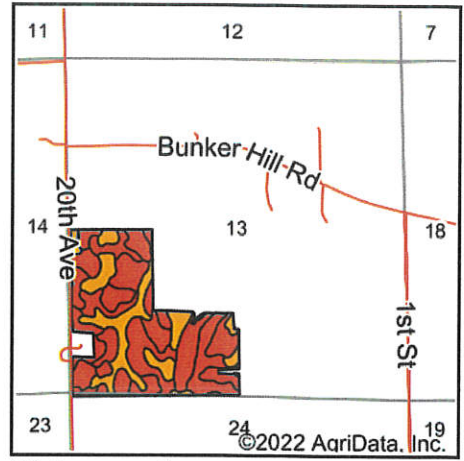
10/10/2022

Field borders provided by Farm Service Agency as of 5/21/2008

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jones**
Location: **13-84N-1W**
Township: **Wyoming**
Acres: **111.98**
Date: **10/11/2022**



Maps Provided By:



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Area Symbol: IA105, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	34.44	30.8%		IIIe	46	58	64
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	23.87	21.3%		IVe	46	45	65
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	14.63	13.1%		IIw	73	63	84
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	10.07	9.0%		IVe	35	48	59
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	8.79	7.8%		IIIe	58	56	70
163C	Fayette silt loam, 5 to 9 percent slopes	8.29	7.4%		IIIe	75	70	77
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.72	4.2%		IIIe	72	68	68
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	3.19	2.8%		VIe	18	28	44
763F2	Exette silt loam, 18 to 25 percent slopes, moderately eroded	2.99	2.7%		VIe	28	26	48
W	Water	0.99	0.9%			0	0	
Weighted Average					*-	51	53.9	*n 66.4

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Jackson County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

2022 Program Year

Map Created April 18, 2022

Farm 6353

Tract 1817

Tract Cropland Total: 111.98 acres

IOWA
JACKSON

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6353

Prepared : 10/11/22 1:06 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) :
Recon ID :
Transferred From :
ARCPLC G//F Eligibility :

Farm Land Data

Tract Number : 1817
Description : S13, JONES COUNTY GROUND
FSA Physical Location : IOWA/JONES
ANSI Physical Location : IOWA/JONES
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : STEVEN D BECK, JACK P BECK, MARY A BECK, LUANN BECK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
113.85	111.98	111.98	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	111.98	0.00	0.00	0.00	0.00	0.00

Page: 1 of 4

DCP Crop Data

Tract 1817 Continued ...

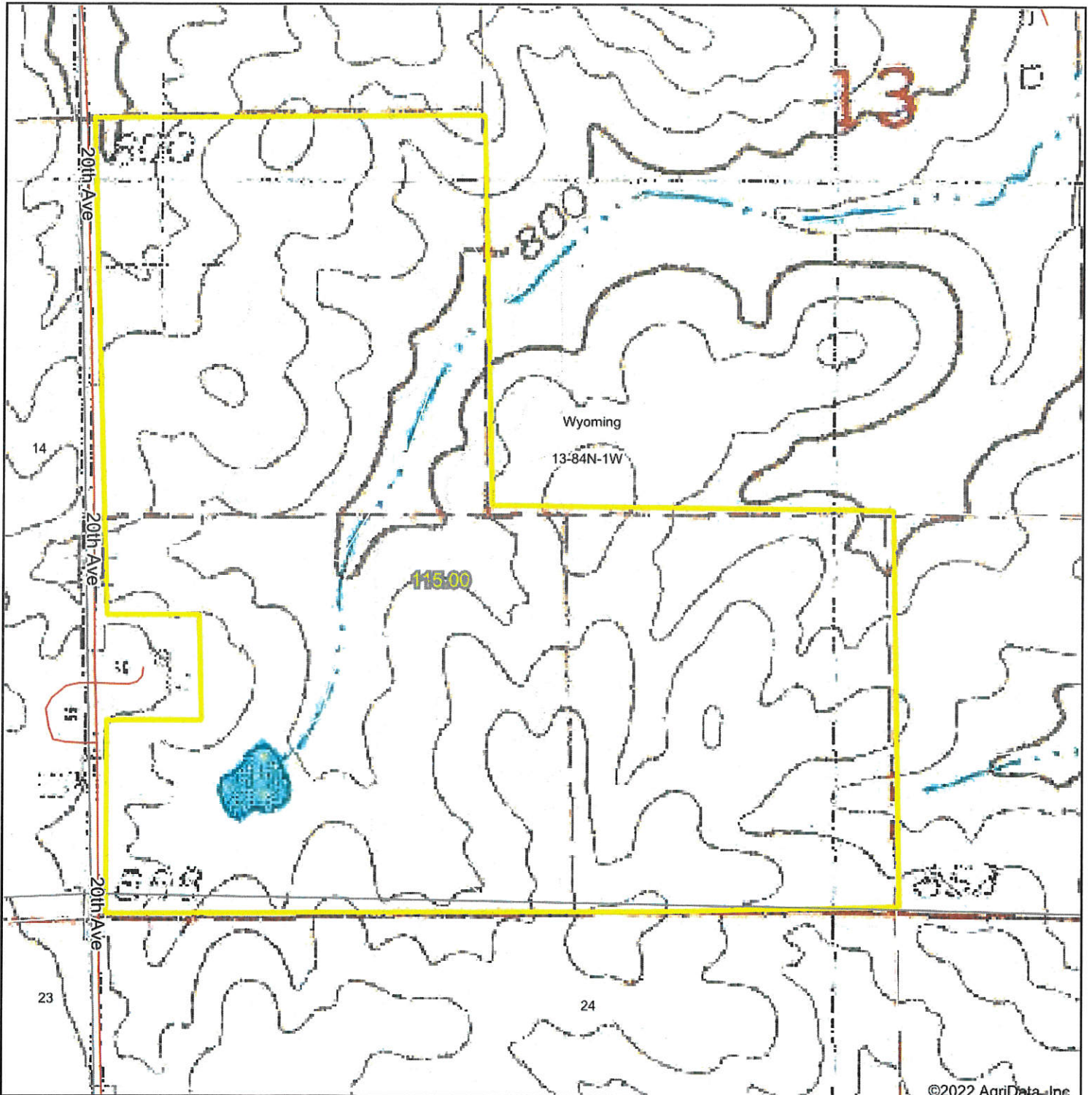
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	109.80	0.00	167
TOTAL	109.80	0.00	

NOTES

Owners : STEVEN D BECK, JACK P BECK, MARY A BECK, LUANN BECK

Page: 2 of 4

Topography Map



map center: 42° 4' 50.35, -90° 54' 44.04

0ft 511ft 1022ft

13-84N-1W
Jones County
Iowa



10/25/2022



EAST IOWA
REAL ESTATE

Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



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Maps Provided By:



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 788.0

Max: 878.4

Range: 90.4

Average: 831.0

Standard Deviation: 18.01 ft

0ft 468ft 937ft



10/25/2022

13-84N-1W
Jones County
Iowa

Map Center: 42° 4' 50.35, -90° 54' 44.04

Field borders provided by Farm Service Agency as of 5/21/2008.



PLAT & DIRECTORY
SINCE 1981

Featuring: Two maps of each township
Landowners on one side - Farm residents on the other.
Plat Maps:
Show the outline of the farm.
Who owns the land and how many acres are in the farm.
Section numbers and range numbers.

T-84-N

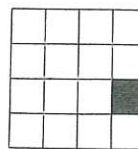
WYOMING PLAT

(Landowners)

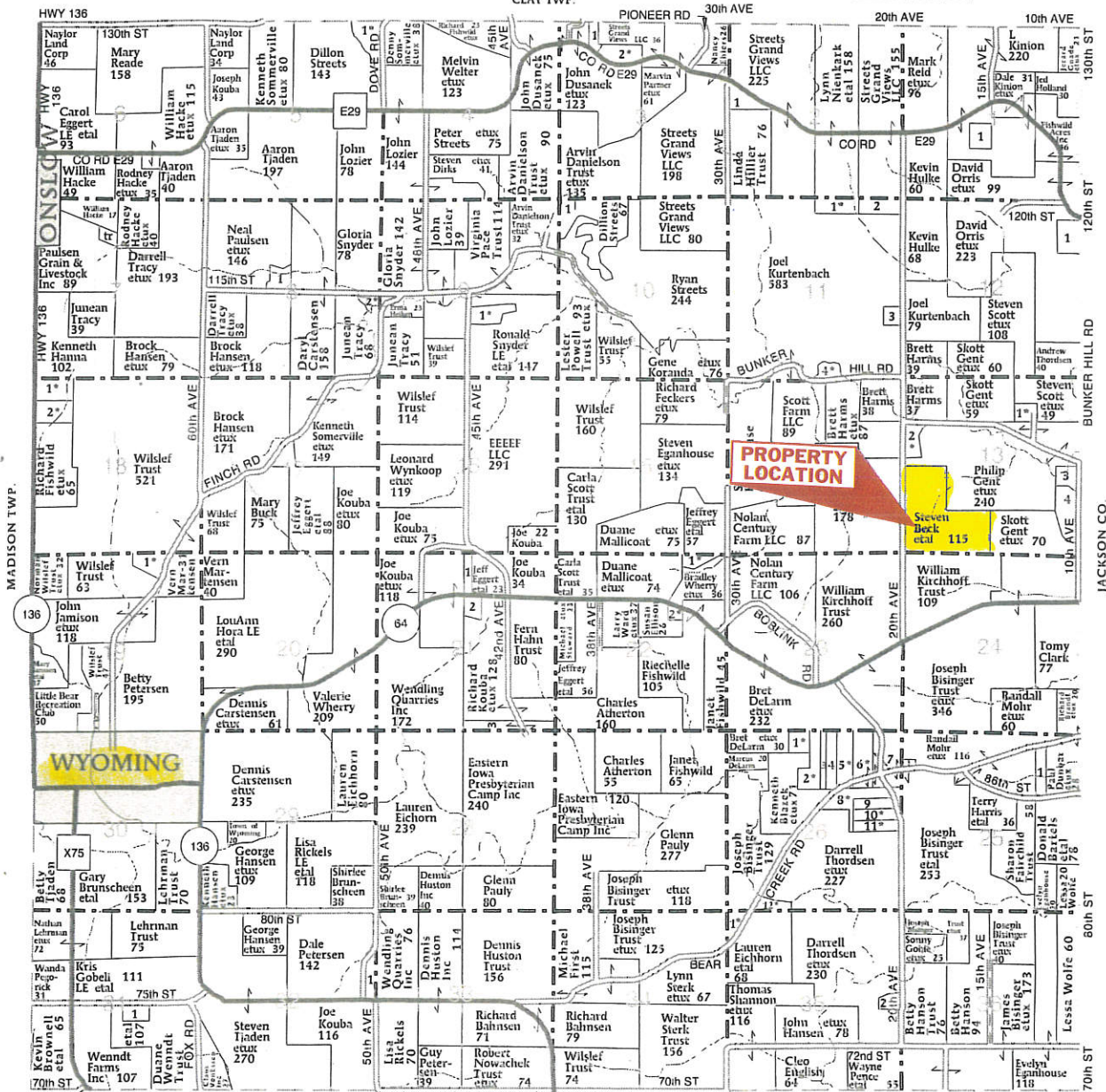
CLAY TWP.

PIONEER RD

30th AVE



R-1-W



WYOMING TOWNSHIP

SECTION 1

1. Roberts, Shadrick 14

SECTION 2

1. Yelsley, Orland 9

SECTION 3

1. Luckstedt, Susan 9

2. Petersen, Dennis etux 15

SECTION 5

1. Sommerville, Denny etux 10

SECTION 8

1. Uppena, Mary 10

2. Snyder, Dennis etux 5

SECTION 9

1. Tracy, Brian etal 10

SECTION 10

1. LaGange, Lorraine 9

SECTION 11

1. Nienkark, Lynn etal 14

2. Streets Grand Views LLC 14

3. Bridge Community Bank 6

4. Harms, Stephen etal 8

SECTION 12

1. Fishwild Acres Inc 15

SECTION 13

1. Brandenburg, Walter etux 9

2. Orris, David etux 10

3. Franzen, Michael 11

4. Scott, Ruth 17

SECTION 18

1. Oberbreckling, David etux 13

2. Hoffman, Victor etux 13

SECTION 19

1. Hills, Patric etal 14

2. Wilslef, Norman etux 6

SECTION 21

1. Eggert, Jeffrey 8

2. Fockers, Catherine 10

3. Eastern Iowa Presbyterian Camp Inc 15

SECTION 22

1. Eggert, Jeffrey etux 9

2. Bahl, Benjamin etux 5

SECTION 25

1. Ralston, Linda 9

SECTION 26

1. Eichhorn Trust, Richard etux 10

2. DeLarm, Marcus etux 15

3. DeLarm, Marcus 5

4. Eichhorn LE, Richard 10

5. Eichhorn, Richard etux 15

6. Hellweg, Ronald etux 18

7. Rentschler, Kirk 20

8. Edwards, Mark etal 14

9. Bisinger Trust, Joseph 10

10. Buresh, Brent etux 10

11. Bisinger Trust, Joseph etux 10

12. Eichhorn, Lauren etal 7

SECTION 31

1. Dome Pipeline Corp 7

SECTION 32

1. Wendling Quarries Inc 9

SECTION 35

1. Bisinger Trust, Joseph etux 9

2. Bisinger, Caitlin 5