

PUBLIC LAND AUCTION

212 +/- Acres Farmland Pott County Iowa

LIVE & ONLINE BIDDING



AUCTION DETAILS

Tues January 24, 2023 | 10:00 AM
Oakland Community Building
614 Dr Van Zee Rd, Oakland, IA 51560

PROPERTY DETAILS

212 +/- Acres Offered as Two Tracts
Buyers Choice Method of Sale

Tract #1: 143 +/- Acres

Tract #2: 69 +/- Acres

Close to Local Grain Elevators!
Full Possession to Farm in 2023!

Sellers: Palubecki



Midwest
Ag Services, Inc.

PUBLIC LAND AUCTION

Tuesday January 24, 2023 | 10:00 AM

Oakland Community Building • 614 Dr Van Zee Rd, Oakland, IA 51560

212 +/- Acres Offered as Two Tracts



Midwest Ag Services is proud to offer 212 +/- Acres of Farmland in Pott. Co. Iowa at Public Auction on January 24, 2023, at 10:00 AM. The property will be offered in two individual tracts using the Buyer's Choice method of sale.

The farms are highly tillable & in an excellent state of productivity. The farms are located only 6 miles from the Hancock Elevator & approx. 14 miles from Atlantic Ethanol Plant. The Buyer(s) will receive full possession to farm during the 2023 crop year. Only 1 mile off pavement & would make an excellent location for an acreage.

The Public Land Auction is scheduled for Tuesday January 24, 2023, at 10:00 AM at the Oakland Community Center, 614 Dr. Van Zee Rd. Oakland IA. Online bidding will be available the day of the sale.

Directions to the Farm: From Hancock Iowa, go East on Hwy G30 for 6 miles, then one mile North on 490th St. Tracts #1 & #2 are located on the west side of 490th St. Tract #1 is located on the north side of the railroad & Tract #2 is located on the South side of the railroad.

Auction Method: Tracts #1 & #2 will be sold using the Buyers Choice method of sale on a price per acre basis. The winning bidder can elect to take, in any order, Tracts #1 or #2 or both for their winning bid. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The bidding increments are at the sole discretion of the Auctioneer.

Contract & Abstract: The successful bidder will sign a purchase agreement upon completion of the auction. Seller will provide continued abstract at their expense.

Earnest Deposit: 10% earnest money due at completion of the auction.

Closing: On or before February 28, 2023. The balance of the purchase price due at closing by cashier's check or wire transfer. Willson Pechacek, PLC is the closing agent.

Possession: Subject to the 2022 cash rent lease which expires on February 28, 2023. The Buyer will receive full possession to farm in 2023.

Bidder Registration: All prospective live auction bidders must register with Midwest Ag Services, Inc. before the live bidding begins. All prospective online bidders must register with Midwest Ag Services, Inc. and must be approved to bid. Call 402-618-1326 for assistance.

Other Provisions:

- The buyer will be purchasing the property in its "as is, where is" condition.
- Real Estate Taxes will be pro-rated to date of closing.
- The sale is not contingent upon financing, the buyer must have financing approved prior to the live auction.
- The Seller reserves the right to reject any or all bids.
- If a buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited.
- This real estate is selling subject to all covenants, restrictions, encroachments, easements, as well as all applicable zoning laws.
- Midwest Ag Services, Inc. is acting as the Seller's agent.
- Any announcements made at the Auction will take precedence over previously printed materials or oral statements.

Disclaimer: All the information contained herein is presumed to be accurate according to the best available information from sources deemed reliable. All information should be verified for accuracy by interested parties.

Tract #1: 143 +/- Acres

Brief Legal: N. of RR Sec 6-76-38

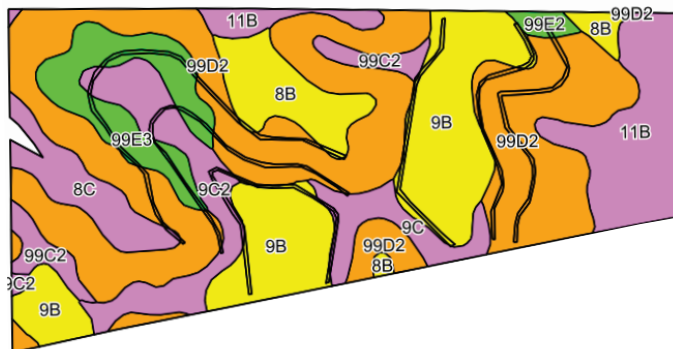
Cropland: 142.2 FSA Cropland Acres

CSR2: 73.5

Soils: Exira, Marshall, Judson & Ackmore-Colo-Judson

Real Estate Taxes: \$4,712 per year (Estimated)

Improvements: None



Tract #2: 69 +/- Acres

Brief Legal: S. of RR Sec 6-76-38

Cropland: 62.77 FSA Cropland Acres

CSR2: 74.9

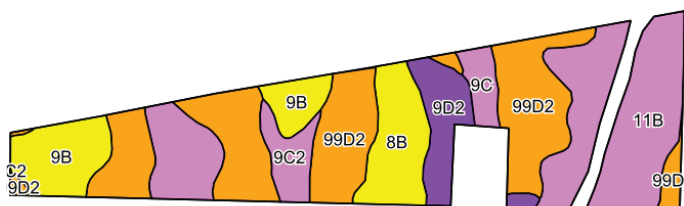
Soils: Exira, Marshall, Judson & Ackmore-Colo-Judson

Real Estate Taxes: \$2,274 per year (Estimated)

Improvements:

7,500 bu & 8,000 bu grain bins.

2,400 SF Metal Shed & 3,120 SF Wood Barn.





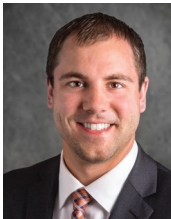
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**Farm Sales, Farm Appraisals
and Farm Management.**

245 W. Broadway PO Box 845
Council Bluffs IA 51502
(712)-323-5353
www.MidwestAgServices.com



Kelly Summy
Broker
402-670-0878



Evan Summy
Assoc. Broker
402-618-1326



Nick Gray
Salesperson
712-789-9932

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10:00 AM**

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614 Dr Van Zee Rd
Oakland, IA 51560**

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*Full Possession to
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More Info
www.MidwestAgServices.com

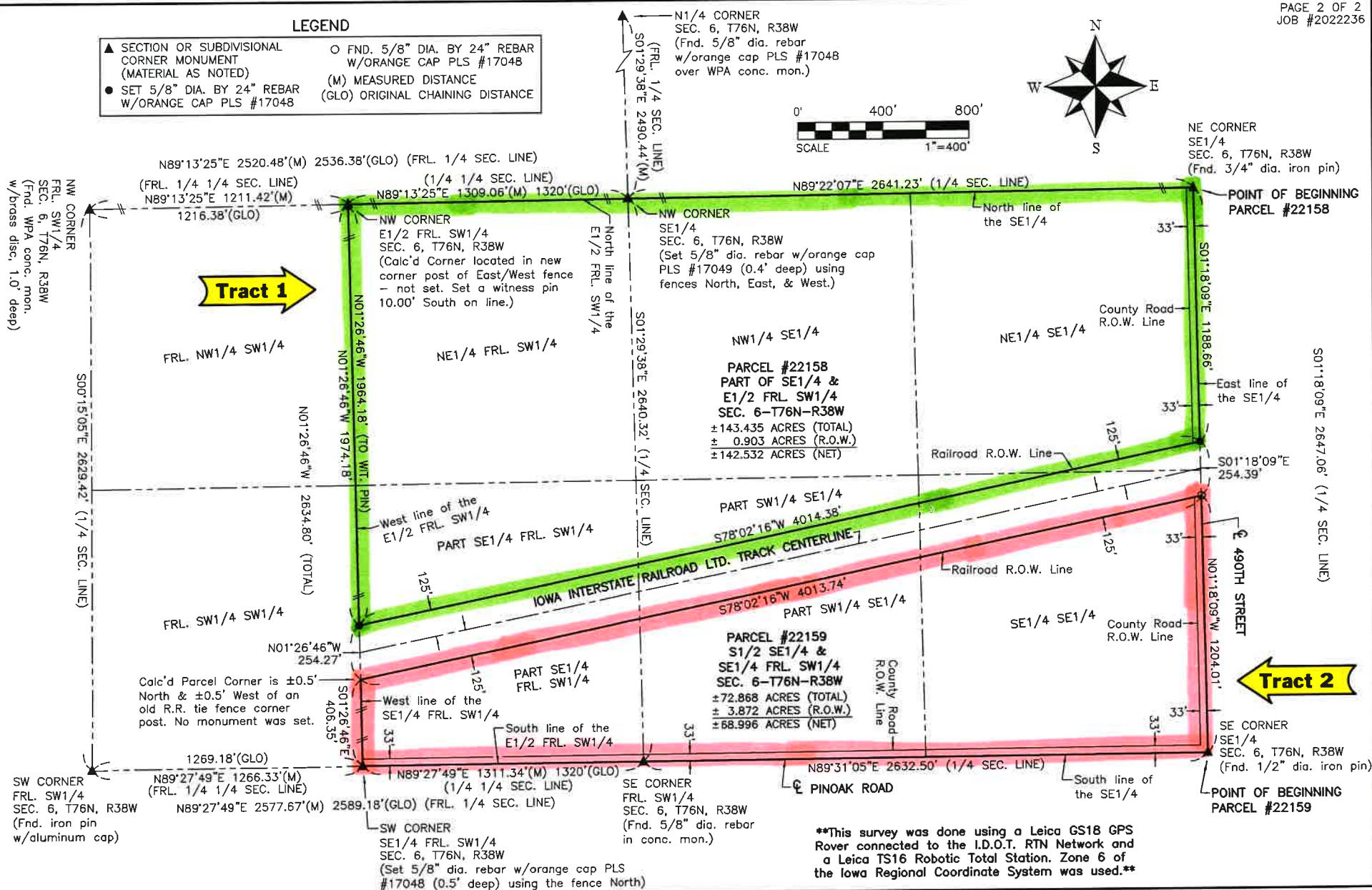




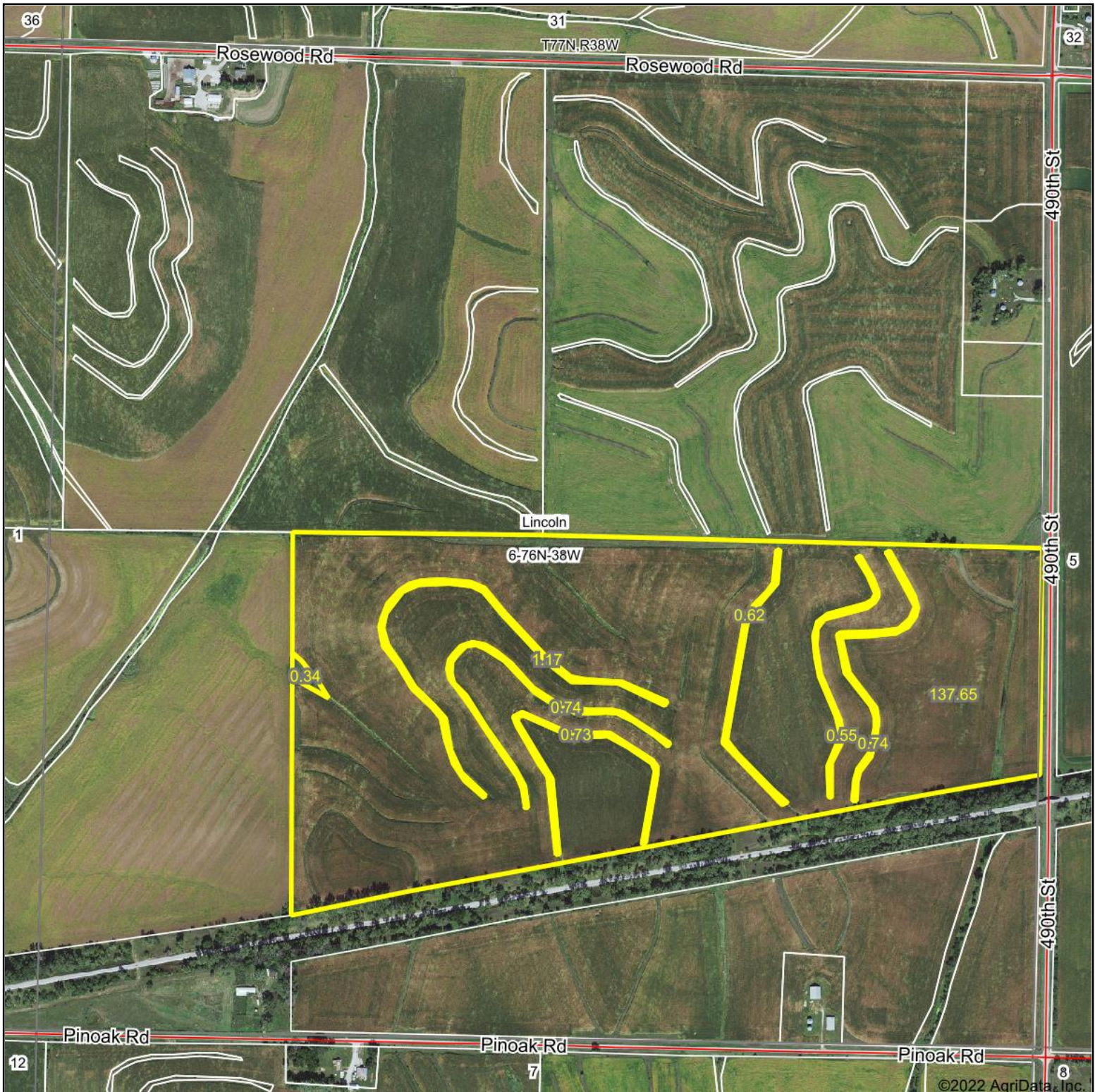
etal 10

▲ SECTION OR SUBDIVISIONAL
CORNER MONUMENT
(MATERIAL AS NOTED)
● SET 5/8" DIA. BY 24" REBAR
W/ORANGE CAP PLS #17048

○ FND. 5/8" DIA. BY 24" REBAR
W/ORANGE CAP PLS #17048
(M) MEASURED DISTANCE
(GLO) ORIGINAL CHAINING DISTANCE



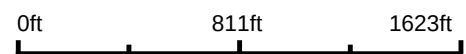
Aerial Map



©2022 AgriData, Inc.

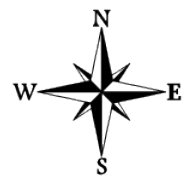


Map Center: 41° 24' 41.37, -95° 15' 38.99



6-76N-38W
Pottawattamie County
Iowa

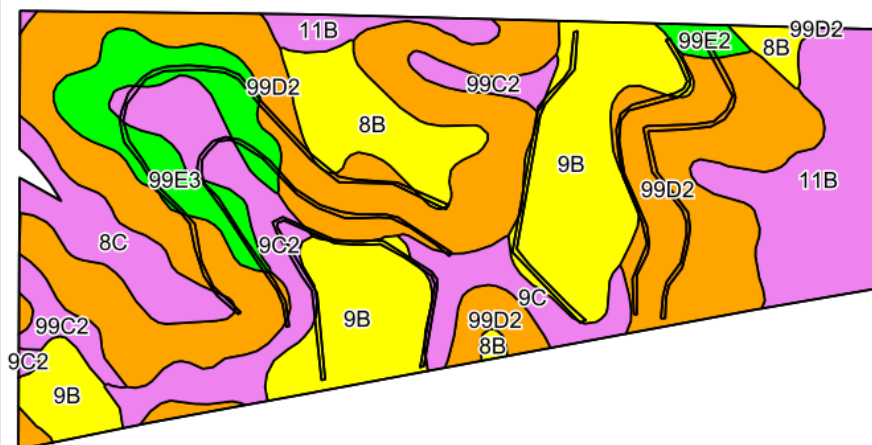
TRACT #1 AERIAL MAP



12/20/2022

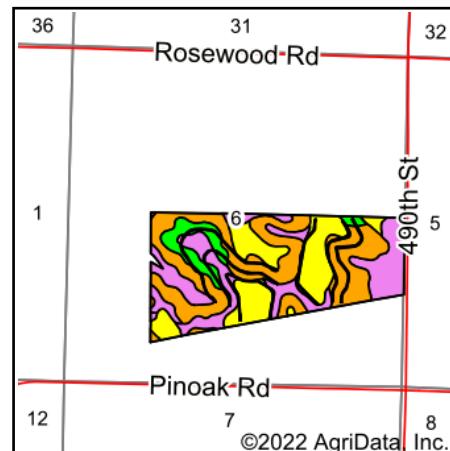
Soils Map

TRACT #1 SOIL MAP



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Pottawattamie**
 Location: **6-76N-38W**
 Township: **Lincoln**
 Acres: **142.2**
 Date: **12/12/2022**



Maps Provided By:



Area Symbol: IA155, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	56.48	39.7%		IIIe	59	54	64
9B	Marshall silty clay loam, 2 to 5 percent slopes	26.03	18.3%		Ile	95	83	76
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	15.40	10.8%		IIw	81	63	79
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	9.95	7.0%		IIIe	87	67	69
99E3	Exira silty clay loam, 14 to 20 percent slopes, severely eroded	9.85	6.9%		IVe	40	42	48
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	8.76	6.2%		Ile	92	82	80
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	6.04	4.2%		IIIe	87	67	77
9C	Marshall silty clay loam, 5 to 9 percent slopes	4.86	3.4%		IIIe	89	69	79
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	3.75	2.6%		IIIe	87	64	68
99E2	Exira silty clay loam, 14 to 20 percent slopes, eroded	1.08	0.8%		IVe	47	45	58
Weighted Average					2.72	73.5	63.3	*n 69.2

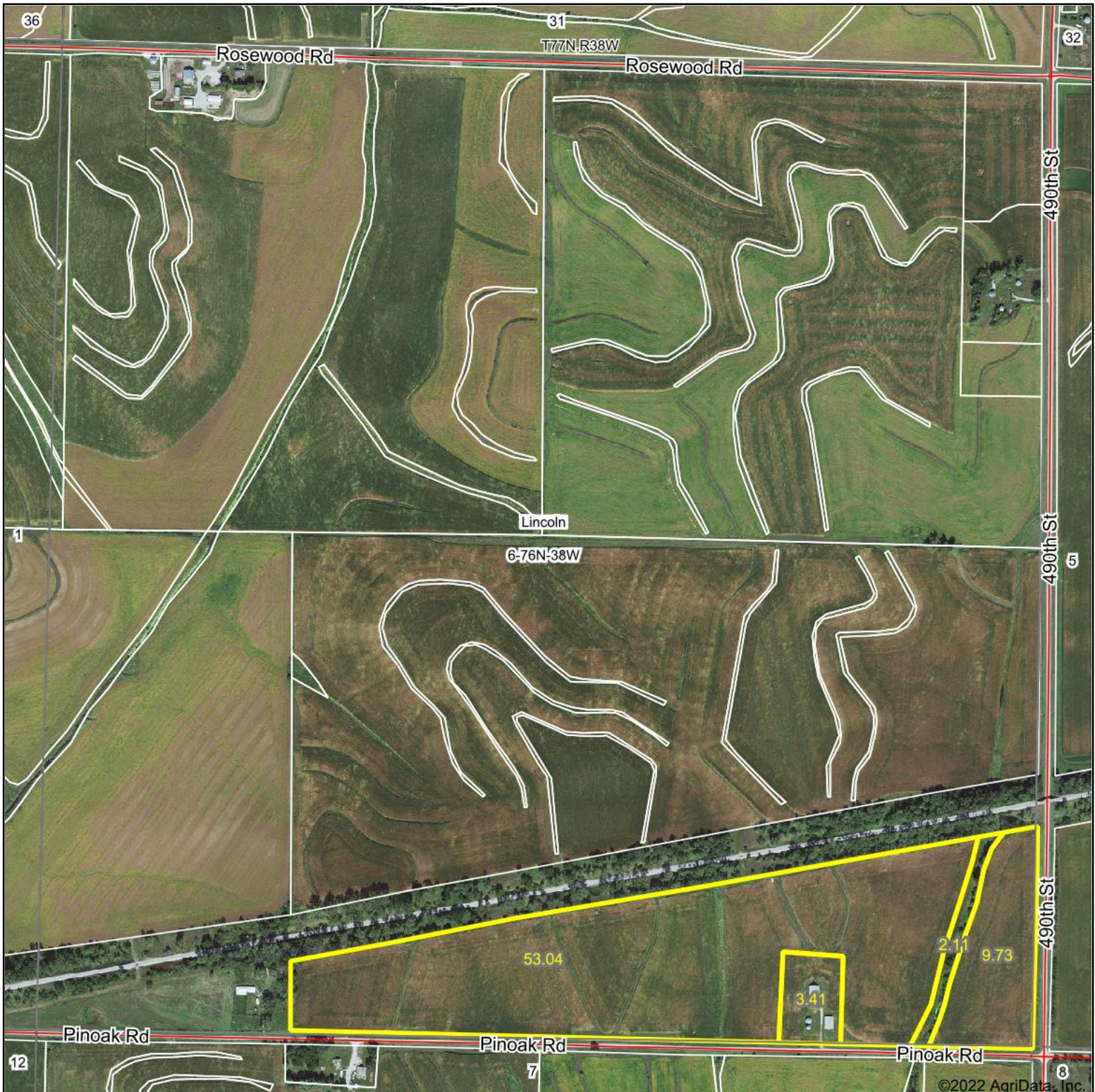
**IA has updated the CSR values for each county to CSR2.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Maps Provided By:



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www.AgriDataInc.com

Map Center: 41° 24' 41.37, -95° 15' 38.93

0ft 812ft 1625ft

6-76N-38W
Pottawattamie County
Iowa
TRACT #2 AERIAL MAP

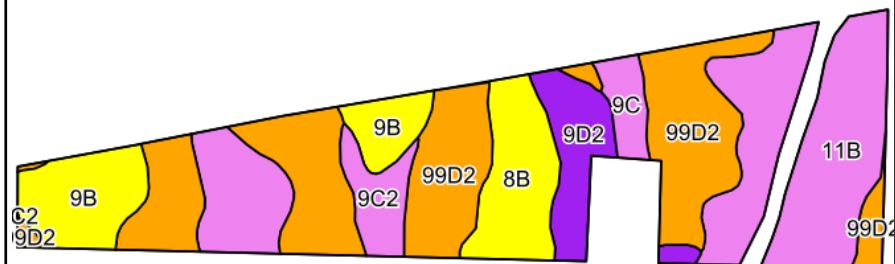


12/20/2022

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

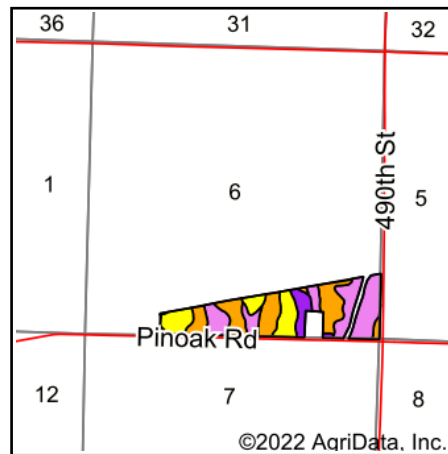
Soils Map

TRACT #2 SOIL MAP



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



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State: **Iowa**
 County: **Pottawattamie**
 Location: **6-76N-38W**
 Township: **Lincoln**
 Acres: **62.77**
 Date: **12/12/2022**



Maps Provided By:



Area Symbol: IA155, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	22.11	35.2%		IIIe	59	54	64
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	19.31	30.8%		IIw	81	63	79
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.99	11.1%		Ile	95	83	76
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.72	9.1%		Ile	92	82	80
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	4.37	7.0%		IIIe	61	57	64
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.53	4.0%		IIIe	87	67	69
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.74	2.8%		IIIe	89	69	79
Weighted Average					2.49	74.9	63.7	*n 72

**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

Soils data provided by USDA and NRCS.

IOWA
EAST POTTAWATTAMIE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3756

Prepared : 12/9/22 3:25 PM CST

Crop Year : 2023

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

TRACT #1 & #2 COMBINED

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
210.84	204.97	204.97	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	204.97	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	125.30	0.00	152	0
Soybeans	70.60	0.00	46	0

TOTAL 195.90 0.00

NOTES

Tract Number : 1340

Description : SE & E SW 6 76 38 Lincoln
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : PALUBECKI FAMILY TRUST, JOANN PALUBECKI ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
210.84	204.97	204.97	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	204.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	125.30	0.00	152



United States
Department of
Agriculture

Pottawattamie County, Iowa



Legend

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

Wetland Determination Identifiers

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

Tract Cropland Total: 204.97 acres

2023 Program Year

Map Created October 25, 2022

Farm 3756

Tract 1340

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).