

Terms & Conditions:

Auction Method: Parcel will be sold on a per acre basis multiplied by 135.45 acres to determine the contract price.

Earnest Deposit: A Deposit equal to 10% of the Final Contract price on the day of the auction is required, with the balance due at closing. Earnest deposit will be held in the Trust Account of Ambassador Title & Escrow. Failure to close by the posted Closing date will result in the Buyer forfeiting the Earnest Deposit, unless both parties have agreed in writing to a mutually agreeable closing date. Buyer may be liable for a per diem charge of \$500.00 for every day the closing goes beyond the original closing date.

Purchase Agreement: The successful bidder will execute a purchase agreement immediately after being declared the winning bidder by the Auctioneer. The Purchase Agreement will offer **NO** contingencies for financing, property condition, or any other alterations to the agreement.

Closing: Closing date will be on or before November 30th, 2023. The closing will be conducted by Ambassador Title & Escrow.

Possession: Possession will be given at closing once all funds have been received and all documents have been recorded, subject to tenant's rights through February 29th, 2024. Full possession will be given on March 1, 2024.

Lease: The lease for 2024 has not been terminated and all rents for 2023 will be paid to the Seller.

Taxes: Taxes will be prorated to the date of closing.

Easements: Sale is subject to all Easements and Right of Ways of records.

Title: Seller will provide an updated Abstract to the Buyers attorney for Title Opinion at the Buyers cost.

Agency: Menke Auction & Realty are acting as Agents of the Seller.

Announcements: Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition, and to research any information to their own satisfaction. Any announcements made the day of the auction take precedence over all printed material. Bidding increments are solely at the discretion of the Auctioneer. **All decisions of the Auctioneer will be final**

I have read the Terms and Conditions of the Auction and agree to abide by them.

Buyers Name: _____

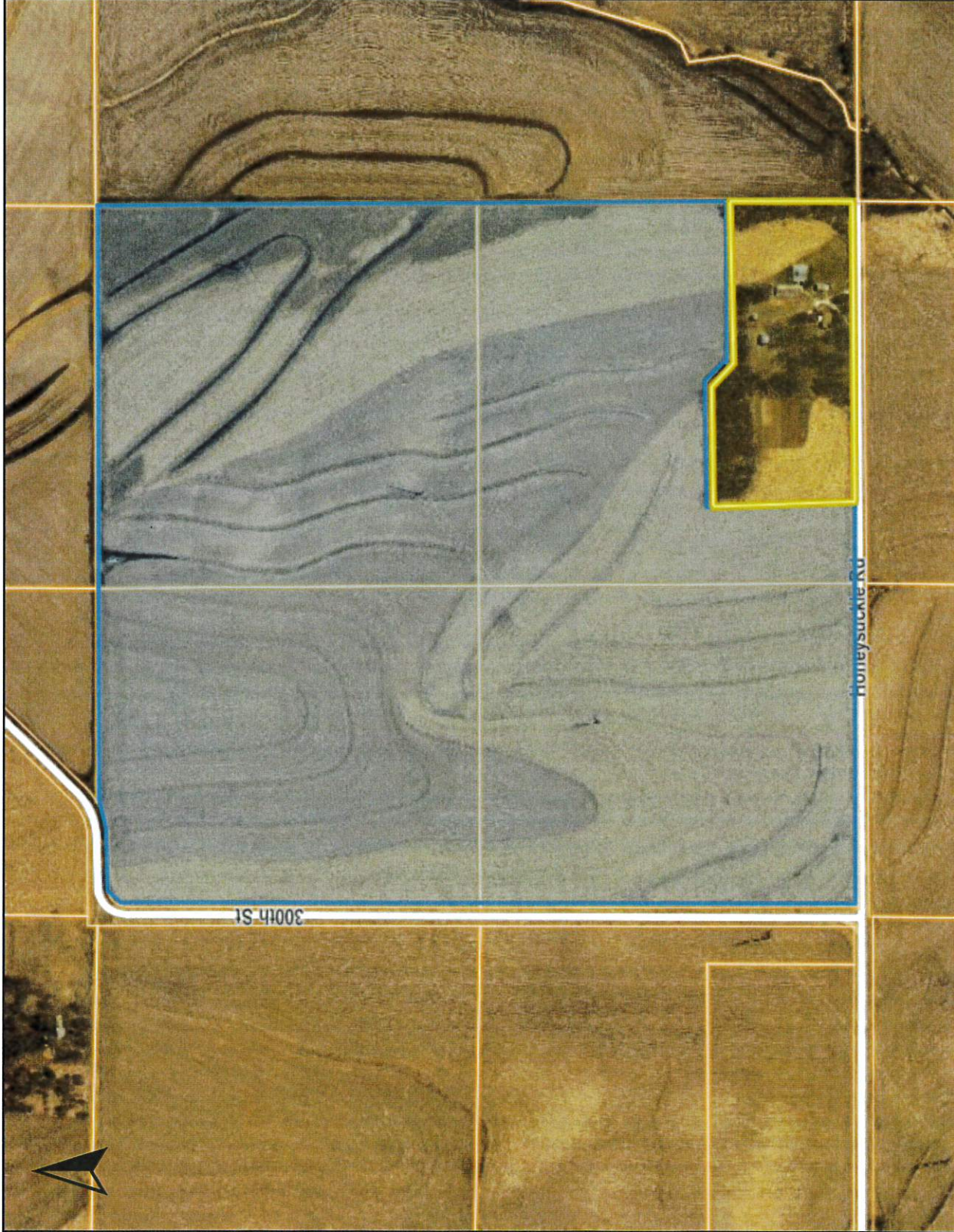
Phone: _____

Buyers Full Address: _____

Buyers Signature: _____

Date: _____

Buyers Email: _____



Legend

Aerial Photo Spring 2022
Accuplus (Map Service)

Red: Band_1

Green: Band_2

Blue: Band_3

World Imagery (Map Service)
World Imagery

High Resolution 60cm
Imagery

227 S 6th St.
Suite #169
Council Bluffs, IA 51501
(712) 328-4885
gis@pottcounty-ia.gov
<https://gis.pottcounty-ia.gov>

9/2/2023



**Pottawattamie
County**
Geographic
Information Systems

SCALE: 8085



Users of Pottawattamie County (The County) GIS data agree that he/she will at all times indemnify and hold The County and its officers, employees, and agents harmless from any damages, claims, lawsuits, costs, or liability arising from any act, omission, or commission with respect to the release and use of information in this Agreement and any of the terms thereof. The County makes no claim as to the accuracy of the spatial data and its associated data tables and assumes no responsibility for their positional or content accuracy. The County makes no claim as to the ability of the spatial data to fulfill the Contracting Organization's application requirements. In providing data (or access to data), The County assumes no obligation to assist in the use of the data, or in the development, use, or maintenance of any applications applied to the data. In no event shall The County be liable for any direct, indirect, incidental, consequential or special damages that may result from the use of the GIS data.



Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
144.14 <i>133.52</i>	137.64 <i>133.52</i>	137.64 <i>133.52</i>	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	137.64		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	70.10	0.00	104	0
Soybeans	62.80	0.00	30	0
TOTAL	132.90	0.00		

NOTES

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Tract Number : 9154
Description : N8 SW 6 75 41 L
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 : KEVIN UNDERWOOD
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
144.14	137.64	137.64	0.00	0.00	0.00	0.00	0.0

IOWA
EAST POTTAWATTAMIE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3682
Prepared : 8/16/23 1:40 PM CST
Crop Year : 2023

Tract 9154 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	137.64	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	70.10	0.00	104
Soybeans	62.80	0.00	30
TOTAL	132.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States
Department of
Agriculture

Pottawattamie 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

Tract Cropland Total: 137.64 acres

2023 Program Year

Map Created May 16, 2023

Farm 3682

Tract 9154

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).

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Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	1.6	1.2%
10B	Monona silt loam, 2 to 5 percent slopes	95	44.1	32.6%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	5.5	4.0%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	53.7	39.7%
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	38	7.0	5.2%
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	81	23.4	17.3%
Totals for Area of Interest			135.1	100.0%

Description

CSR2 = 74.7

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

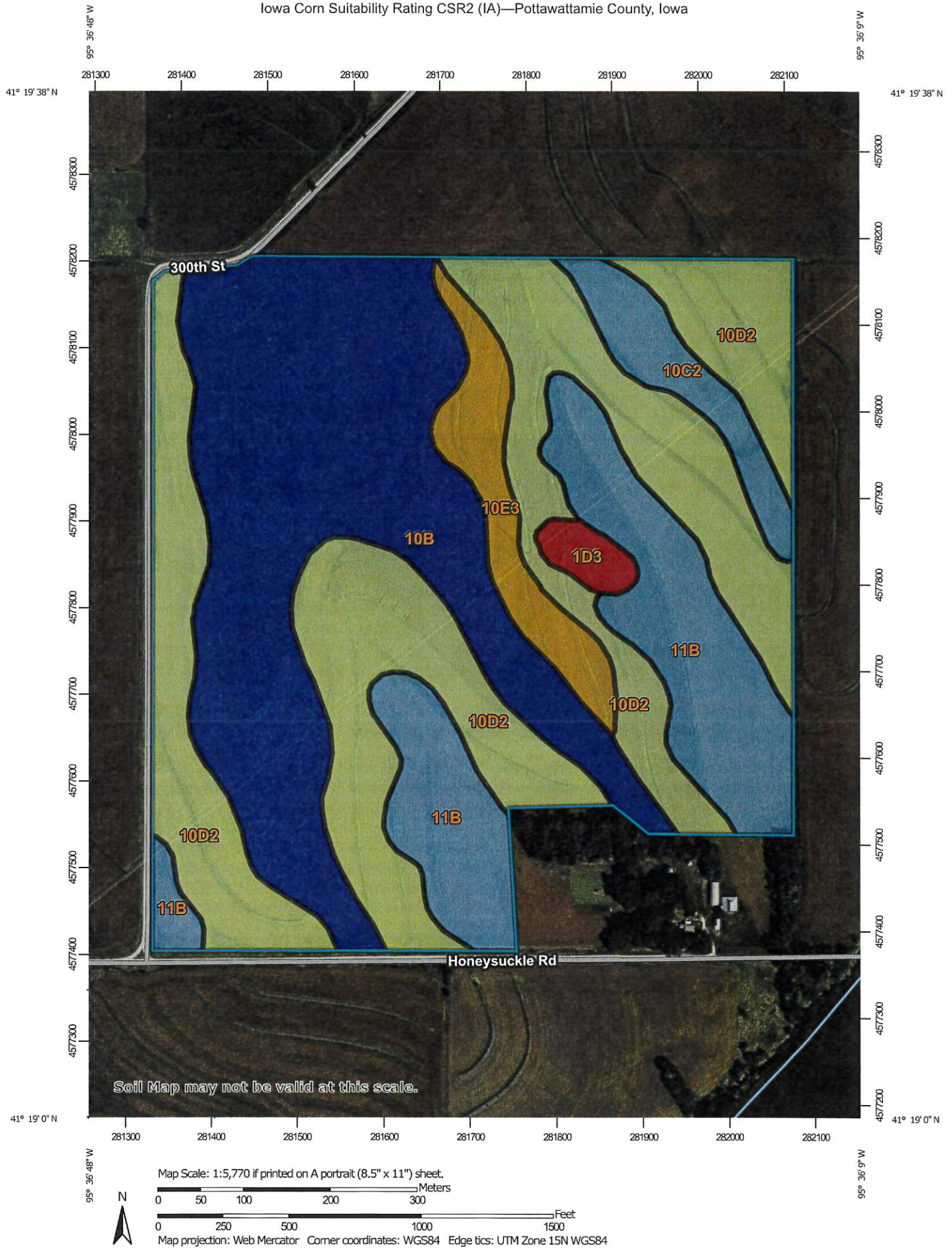
When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Iowa Corn Suitability Rating CSR2 (IA)—Pottawattamie County, Iowa

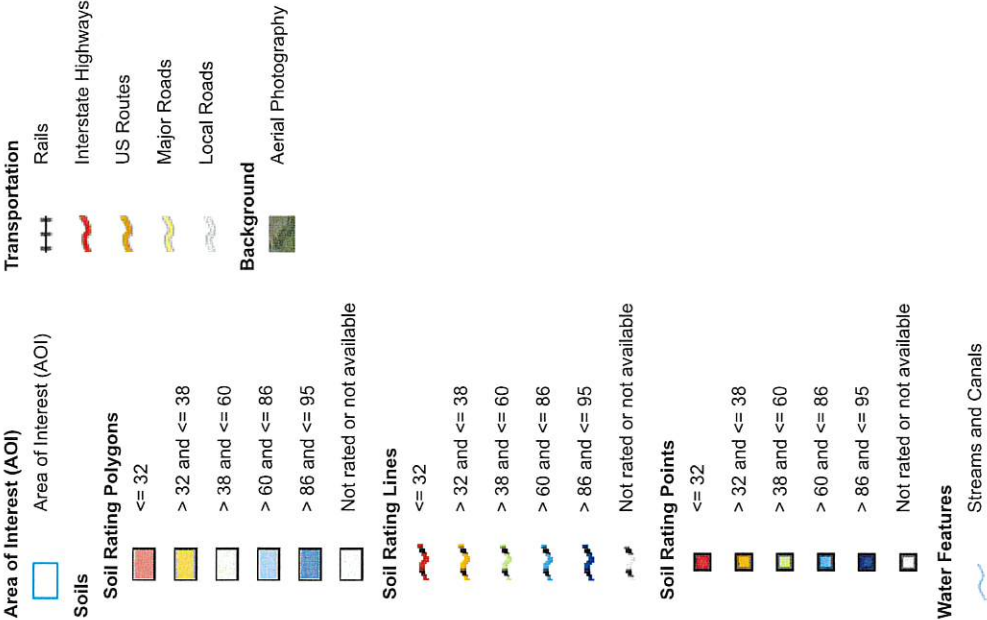


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/10/2023
Page 1 of 3

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pottawattamie County, Iowa
Survey Area Data: Version 28, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 14, 2022—Sep 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.