

LAND AUCTION



ABSOLUTE AUCTION

73.11 AC± | 1 TRACT WASHINGTON CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/16/21 | **AUCTION TIME:** 11:00 AM

AUCTION LOCATION: WASHINGTON COUNTY FAIR
GROUNDS EXTENSION OFFICE

611 HWY 1 SOUTH, WASHINGTON, IA 52353

OPEN INSPECTION: CALL AGENT FOR A VIEWING

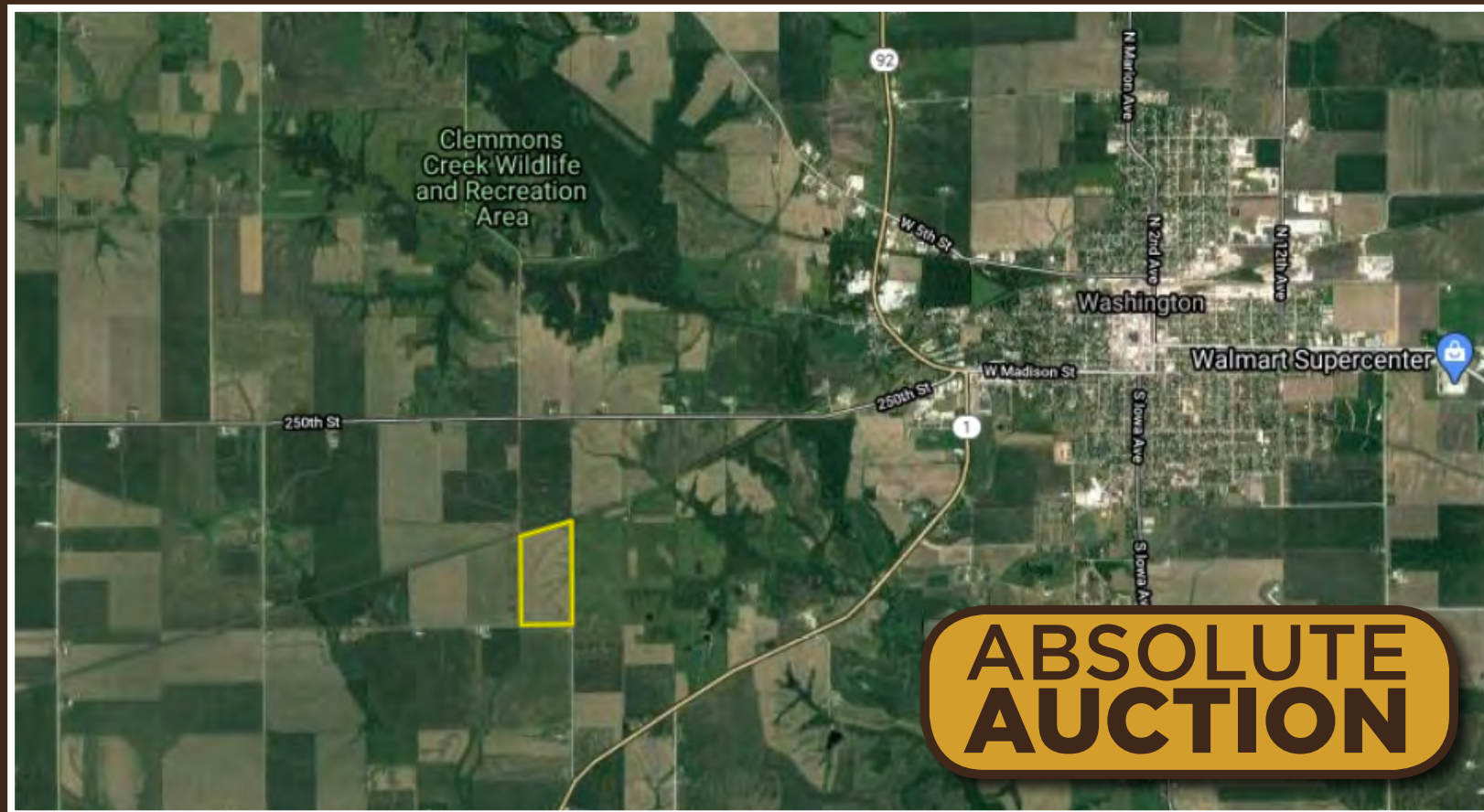
Mark your calendars for March 16th, 2021, as Whitetail Properties and Ranch & Farm Auctions is proud to represent the Atkinson Family in selling their 73.11 +/- farm absolute with 72.71 FSA tillable acres via public auction. This highly-productive century farm is well kept and sells with open tenancy for the 2021 farming season. Whether you are wanting to grow your farm, or invest in income-producing Iowa farmland, don't miss this great opportunity.

RANCH & FARM AUCTIONS, LLC

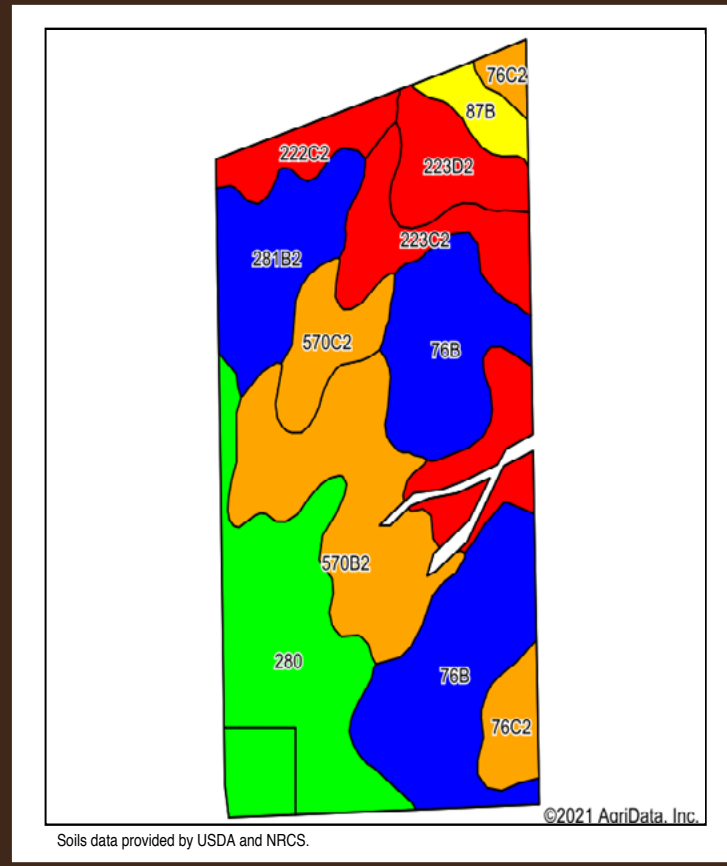
BEN HARSHYNE, AGENT: 319.853.1162 | Ben.Harshyne@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

LANDAUCTION | 3/16/21 | 11:00 AM



Washington County, Iowa farmland auction! Mark your calendars for March 16th, 2021, as Whitetail Properties and Ranch & Farm Auctions is proud to represent the Atkinson Family in selling their 73.11 +/- acre farm via public auction. This highly-productive century farm is well kept and sells with open tenancy for the 2021 farming season. The tract consists of 73.11 taxable acres, with 72.71 FSA cropland acres that carry an average CSR2 of 73.4. This high-quality tillable farm is located SW of Washington, Iowa in a strong farming community, and features Ladoga and Mahaska soils. Iowa farmland is one of the most stable and consistently appreciating investments that you can make, don't miss out on this excellent opportunity to acquire an add-on piece for your growing row-crop operation or passive-income investment. The farm is located 3 miles SW of Washington on Highway 1, then 0.8 miles north on Kiwi Avenue. The south line extends west 1/4 mile on 260th St. The property is on the north side of 260th Street and the east side of Kiwi Avenue.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-irr Class	CSR2**	CSR
76B	Ladoga silt loam, 2 to 5 percent slopes	17.82	24.5%	Blue	Ile	86	85
280	Mahaska silty clay loam, 0 to 2 percent slopes	13.96	19.2%	Green	Iw	94	95
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	11.31	15.6%	Orange	Ile	78	82
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.29	11.4%	Red	IVw	36	22
281B2	Otley silty clay loam, 2 to 5 percent slopes, eroded	6.63	9.1%	Blue	Ile	88	85
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	3.97	5.5%	Red	IVe	11	9
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.36	4.6%	Orange	IIIe	71	67
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	2.99	4.1%	Orange	IIIe	75	65
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.68	3.7%	Red	IVw	40	25
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	1.70	2.3%	Yellow	IIw	68	60
Weighted Average						73.4	70.7

**IA has updated the CSR values for each county to CSR2.
Soils data provided by USDA and NRCS.



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The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com

- Bidders may participate in the auction on site or online at Proxibid.com
- Onsite bidders should bring government issued ID
- 10% down payment immediately after auction - cash, personal or business checks accepted
- If winning bid is online, you will be immediately contacted to make arrangements for the 10% down payment and a purchase contract will be sent via DocuSign
- High bidder has 30 days to close unless otherwise noted
- Announcements on auction day will take precedence over any prior announcements
- This is a no contingency sale and is not subject to financing or additional inspections
- Possession at closing, subject to tenant's rights, if any
- If a survey is needed it will be done following the auction and total purchase price will be adjusted to the surveyed acres
- All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment

FOR MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM