

# RANCH & FARM AUCTIONS LLC

## INTRODUCTION

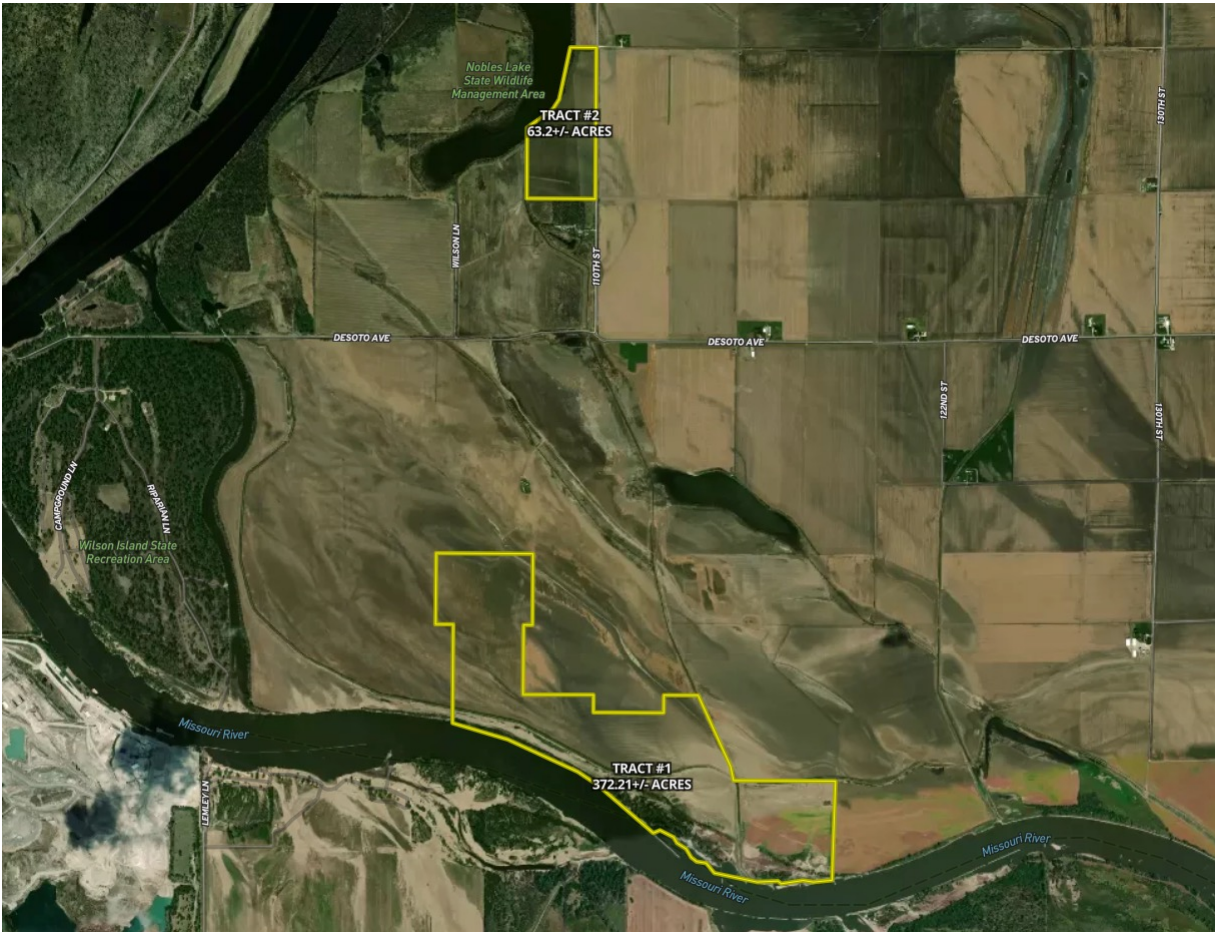
### POTTAWATOMIE CO IOWA 435.41 +/-

#### AUCTION DETAILS

- DATE/TIME: 11/29/21 AT 5:00 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: RAND COMMUNITY CENTER  
100 S 4<sup>TH</sup> ST  
MISSOURI VALLEY, IA 51555

#### PROPERTY DETAILS

- TOTAL ACRES: 435.41+/- ACRES  
OFFERED IN 2 TRACTS
- TRACT 1: 372.21
- TRACT 2: 63.2
- SELLER:



Ranch & Farm Auctions is proud to represent the sale of the Schwertley Pioneer Trust land holding in Rockford Township, Pottawattamie County, Iowa. 435.41 m/l farmland acres will be offered in two tracts selling in a live in-person and online auction. The primary soils are Grable and Haynie silt loams and Onawa silty clay with a weighted average CSR2 of 59.18. Either of these tracts would make for a great addition to an existing farming operation or as a sound investment to diversify your asset portfolio.

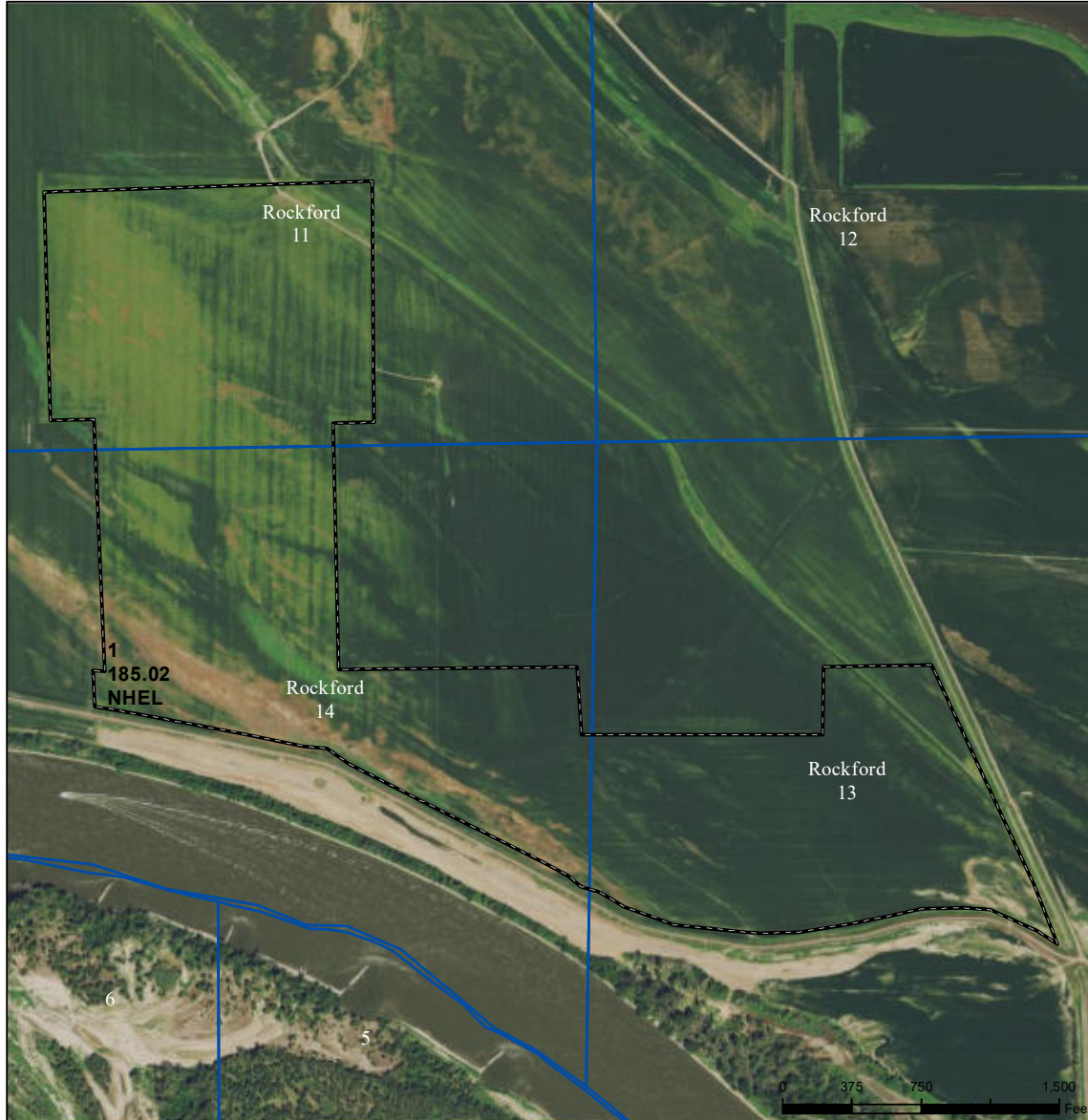


# RANCH & FARM AUCTIONS LLC

## CRP/FSA INFO



### West Pottawattamie Program Area, Iowa



#### Legend

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

#### Wetland Determination Identifiers

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

Tract Cropland Total: 185.02 acres

2021 Program Year

Map Created March 31, 2021

Farm 3190

Tract 3165

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# RANCH & FARM AUCTIONS LLC

## CRP/FSA INFO



West Pottawattamie Program Area, 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: 54.40 acres

2021 Program Year

Map Created March 31, 2021

**Farm 3190**

**Tract 2599**

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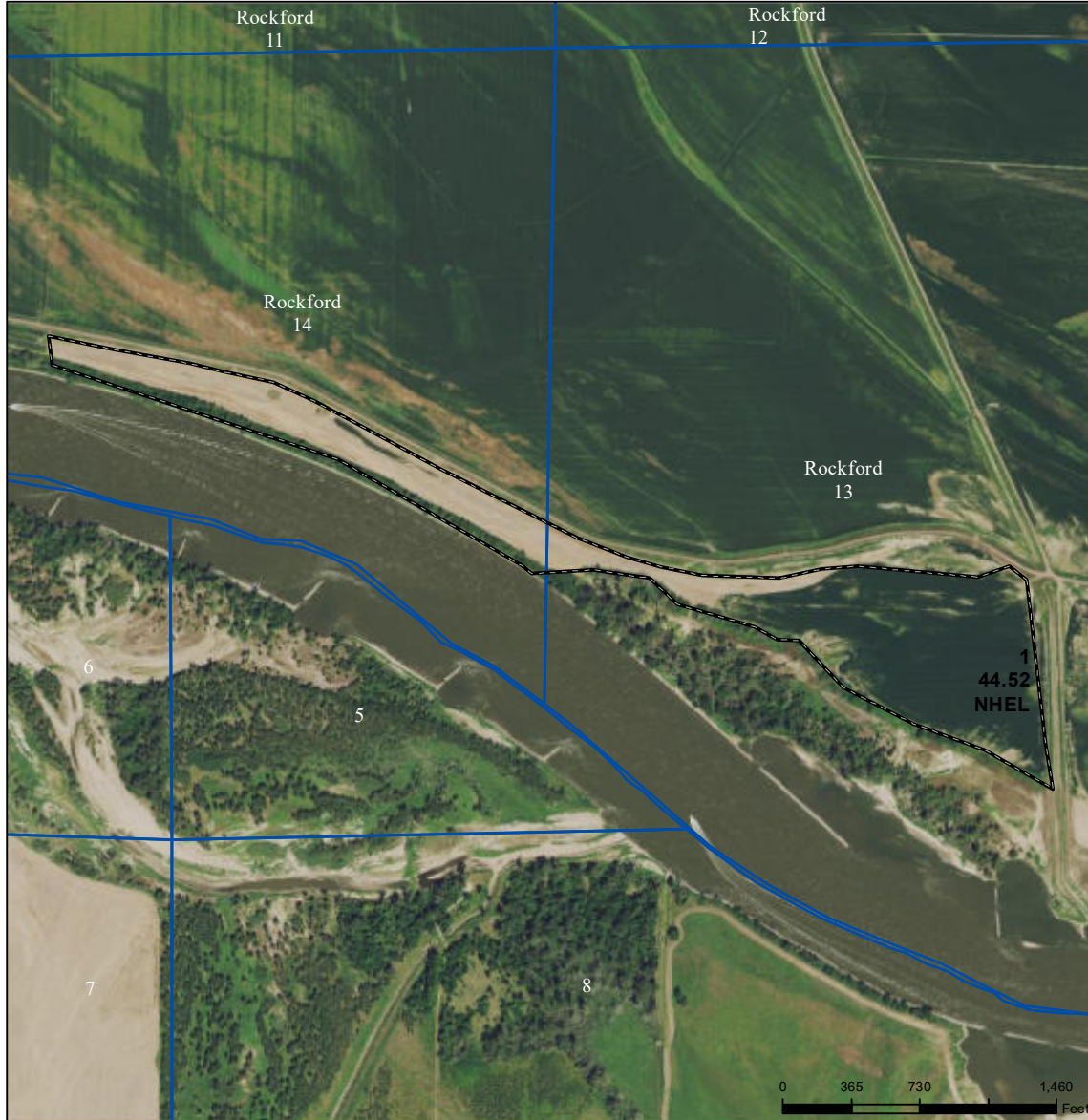


# RANCH & FARM AUCTIONS LLC

## CRP/FSA INFO



### West Pottawattamie Program Area, 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: 44.52 acres

2021 Program Year

Map Created March 31, 2021

Farm 3190

Tract 3167

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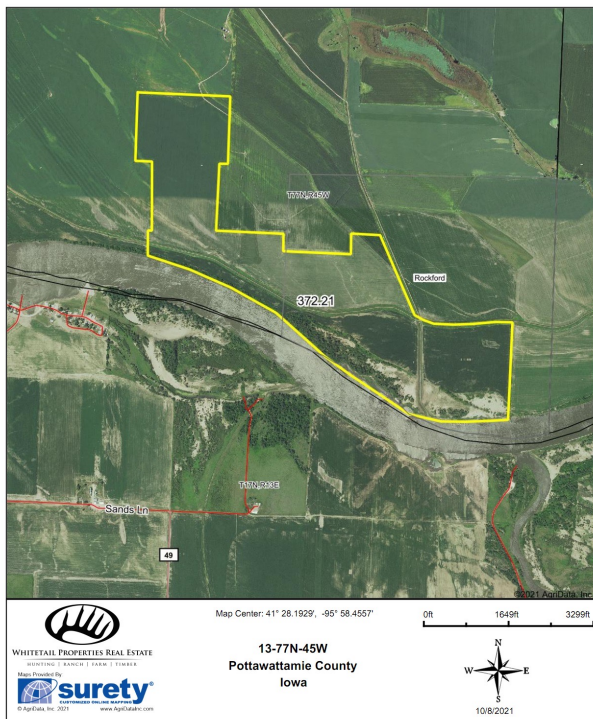
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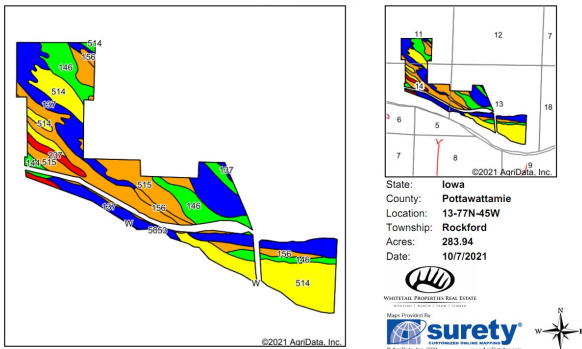
# RANCH & FARM AUCTIONS LLC

## TRACT 1 INFO

Tract\_1\_Aerial Map



Tract\_1 Soils Map



Soils data provided by USDA and NRCS.  
Area Symbol: IA155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans
137	Haynie silt loam, 0 to 2 percent slopes, occasionally flooded	82.07	28.9%	Blue	87	81	69	80
514	Grable silt loam, 0 to 2 percent slopes	69.07	24.3%	Yellow	42	54	53	44
515	Percival silty clay, 0 to 2 percent slopes	69.24	23.3%	Green	50	59	52	49
148	Onawa silty clay, 0 to 2 percent slopes	43.05	15.1%	Orange	79	62	60	62
156	Albion silty clay, 0 to 2 percent slopes, occasionally flooded	13.27	4.7%	Red	52	53	36	53
237	Sarge loamy fine sand, 0 to 3 percent slopes	7.18	2.5%	Light Green	9	25	22	25
144	Blake silty clay loam, 0 to 2 percent slopes	2.79	1.0%	Dark Green	86	65	65	85
W	Water	0.25	0.1%	Blue	0			
5003	Peasmasquents, frequently flooded	0.07	0.0%	Red	5	3	1	0
				Weighted Average	56.7	%n 62.2	%n 57	%n 58.6

\*\*IA has updated the CSR values for each county to CSR2.  
\*n: The aggregation method is "Weighted Average using all components"

### TRACT #:

**DEEDED ACRES:** 372.21 Deeded

**FSA FARMLAND ACRES:** 283.94 acres

**DCP CROPLAND ACRES:** 283.94 DCP acres

**SOIL TYPES:** Haynie silt loam, Grable silt loam, Percival Silty clay, Onawa Silty clay  
**SOIL PI/NCCPI/CSR2:** CSR2 56.7

**BASE ACRES AND YIELD:** Corn 169.43 Base acres/PLC yield 135, Soybeans 114.51 Base Acres/PLC yield 37

**CRP ACRES/PAYMENT:** none

**TAXES:** \$8404

**LEASE STATUS:** Open Tenancy for 2022 crop year

**POSSESSION:** Immediate possession subject to current tenants rights for 2021

**SURVEY NEEDED?:** No survey needed

**BRIEF LEGAL:** S11, S14, S13 T77N R45W  
Pottawattomie Co, IA

**LAT/LON:** 41.4702, -95.9715



# RANCH & FARM AUCTIONS LLC

## CRP/FSA INFO



### West Pottawattamie Program Area, 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: 58.26 acres

2021 Program Year

Map Created March 31, 2021

**Farm 3190**

**Tract 1680**

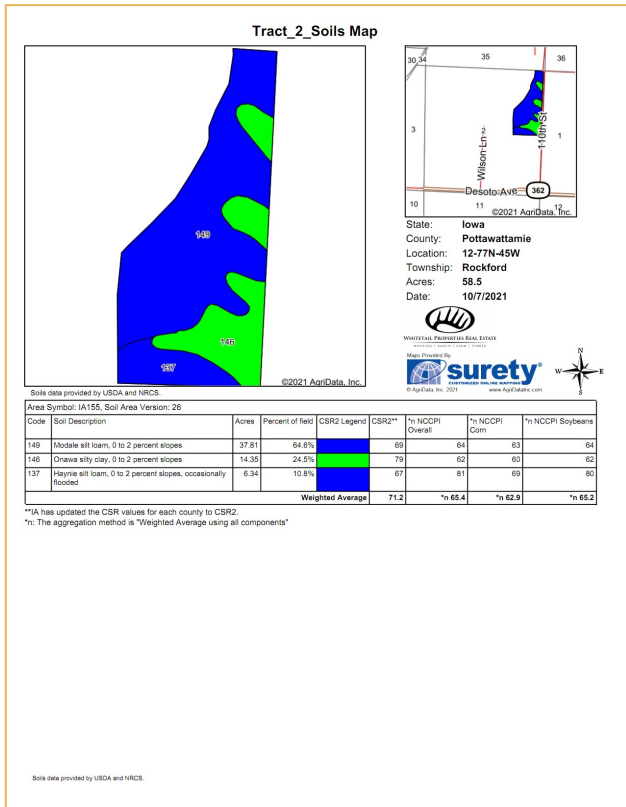
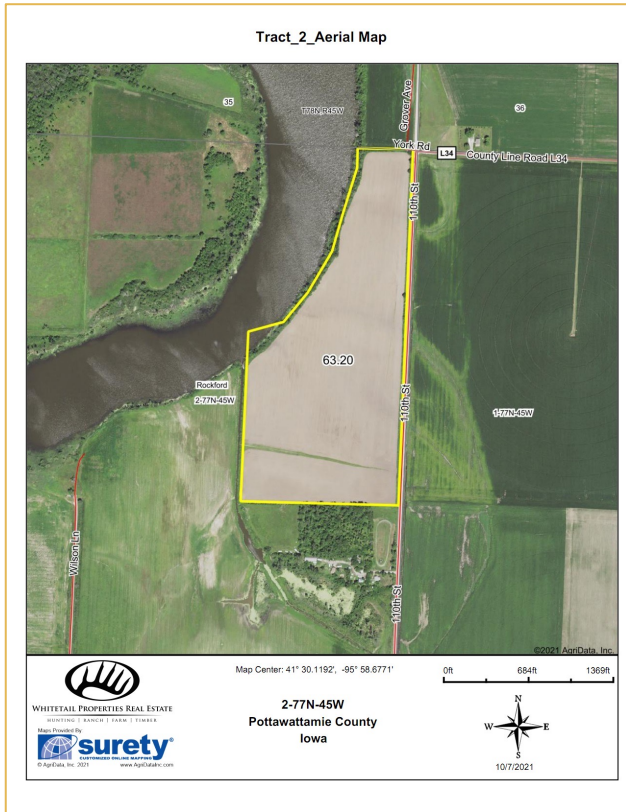
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## TRACT 2 INFO



<b>TRACT #:</b>	Tract 2
<b>DEEDED ACRES:</b>	63.2 deeded acres
<b>FSA FARMLAND ACRES:</b>	61.99 acres
<b>DCP CROPLAND ACRES:</b>	58.26 DCP acres
<b>SOIL TYPES:</b>	Modale Silt Loam, Onawa Silty clay, Haynie silt loam
<b>SOIL PI/NCCPI/CSR2:</b>	CSR2 71.2
<b>BASE ACRES AND YIELD:</b>	Corn 34.75 Base Acres/PLC Yield 135, Soybean 23.50 Base Acres/PLC Yield 37
<b>CRP ACRES/PAYMENT:</b>	None
<b>TAXES:</b>	\$2073
<b>LEASE STATUS:</b>	Open Tenancy for 2022 crop year
<b>POSSESSION:</b>	Immediate possession subject to current tenants rights for 2021
<b>SURVEY NEEDED?:</b>	No survey needed
<b>BRIEF LEGAL:</b>	S2 T77N R45W Pottawattamie Co, IL
<b>LAT/LON:</b>	41.5014, -95.9776



# RANCH & FARM AUCTIONS LLC

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## CONTACT

### FULL DETAILS AT:

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

[WHITETAILPROPERTIES.COM](https://WHITETAILPROPERTIES.COM)

### BID ONLINE AT:

[\*\*HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/INCREDIBL  
E-BOTTOMLAND-TILLABLE-FARM\*\*](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/INCREDIBL<br/>E-BOTTOMLAND-TILLABLE-FARM)

### FOR MORE INFORMATION CALL TEXT OR EMAIL:



### YOUR LOCAL LAND SPECIALIST

GARRET ARMSTRONG, *IOWA LAND  
SPECIALIST*

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[GARRET.ARMSTRONG@WHITETAILPROPERTIES.COM](mailto:GARRET.ARMSTRONG@WHITETAILPROPERTIES.COM)

