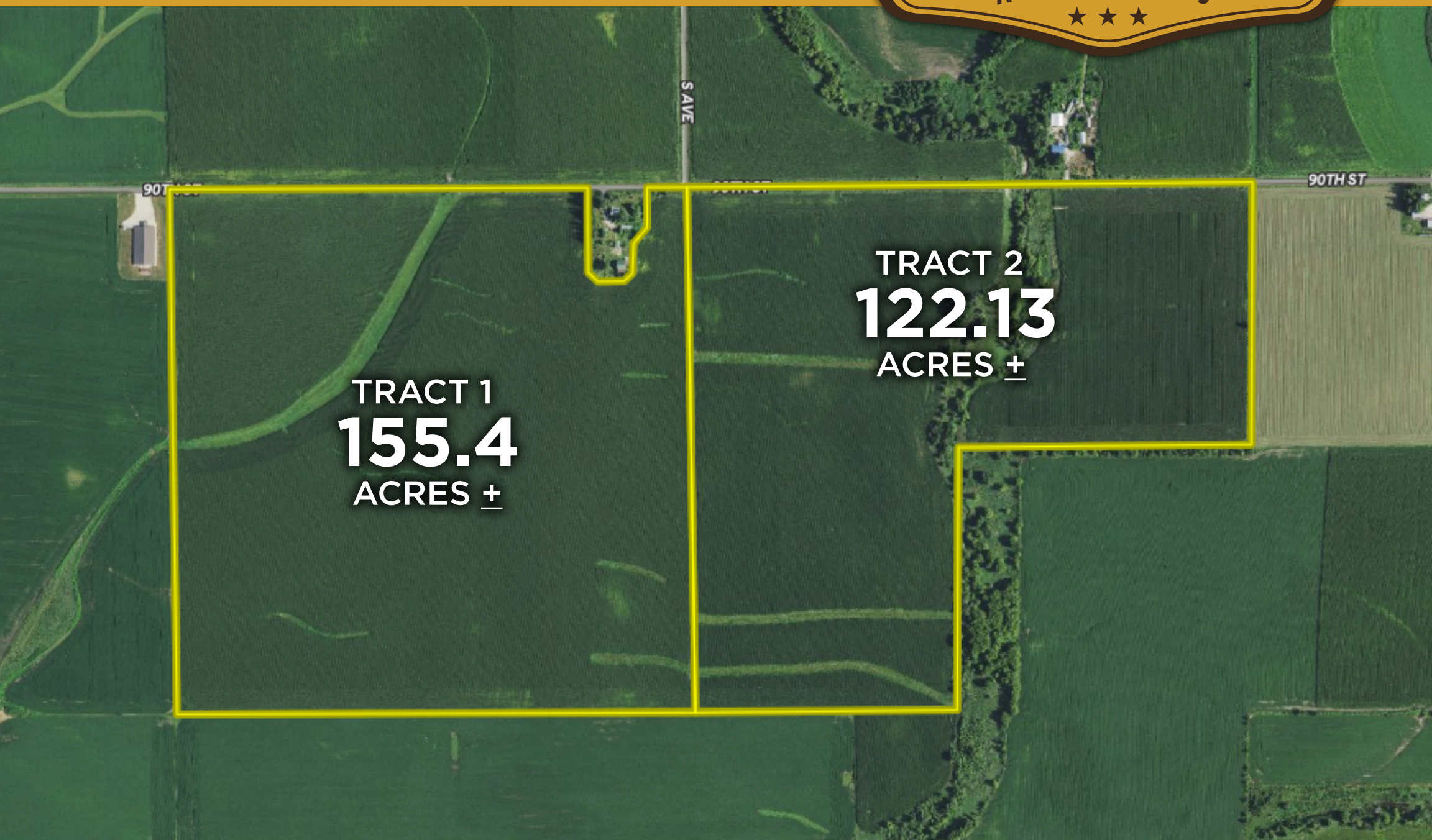


LAND AUCTION



TRACT 1
155.4
ACRES ±

TRACT 2
122.13
ACRES ±

277.53 AC± | 2 TRACTS FAYETTE CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/9/2021 | **AUCTION TIME:** 1:00 PM

AUCTION LOCATION: OELWEIN COMMUNITY PLAZA
25 W CHARLES ST, OELWEIN, IA 50662

OPEN INSPECTION: CALL AGENT FOR A VIEWING

Nearly all tillable farm with tiling improvements offered in 2 tracts. Great productive tillable tracts for investment or to add to your farming operation. Open tenancy after the 2021 crop harvest. Premium FLAT and BLACK!! This farm is some of the best laying ground in the area and has the high CSR2 soils to back it up.

RANCH & FARM AUCTIONS, LLC

BRENT GROSSE, AGENT: 319.240.7707 | brent.grosse@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

LANDAUCTION | 8/9/21 | 1:00 PM

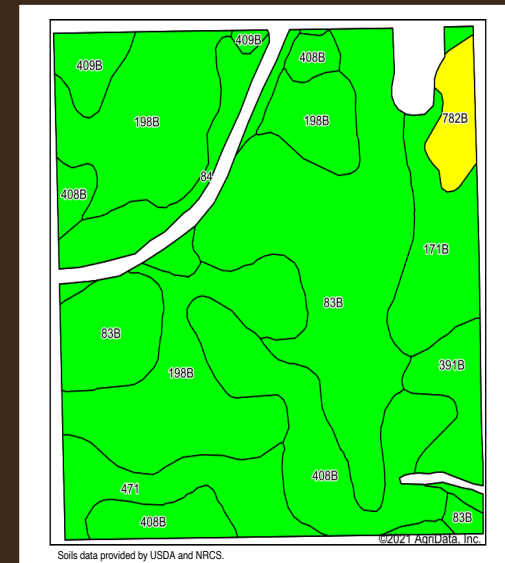


S25/30,T92N, R10W/9W

Nearly all tillable farm with tiling improvements offered in 2 tracts. Great productive tillable tracts for investment or to add to your farming operation. Open tenancy after the 2021 crop harvest. Premium FLAT and BLACK!! This farm is some of the best laying ground in the area and has the high CSR2 soils to back it up.

TRACT 1 IS 155.4 +/- ACRES with FSA reported 148.68+/- tillable acres with average CSR2 83.8.

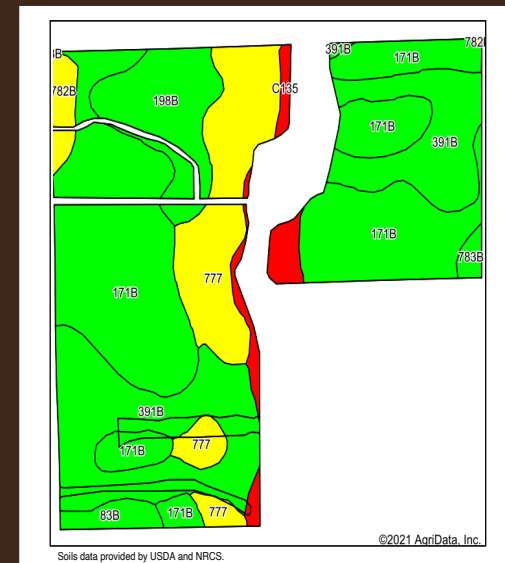
TRACT 2 IS 122.13 +/- ACRES with FSA reported 112.62+/- tillable acres with average CSR2 77.2.



Area Symbol: IA065, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	ⁱ Corn	ⁱ Soybeans	CSR2**	ⁿ NCCPI Overall	ⁿ NCCPI Corn	ⁿ NCCPI Small Grains	ⁿ NCCPI Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	42.21	28.4%	Green	Ile	225.6	65.4	90	90	90	70	78
198B	Floyd loam, 1 to 4 percent slopes	40.26	27.1%	Green	Ilw	222.4	64.5	89	85	81	63	85
408B	Olin fine sandy loam, 2 to 5 percent slopes	23.39	15.7%	Green	Ile	196.8	57.1	73	79	79	60	63
171B	Bassett loam, 2 to 5 percent slopes	10.65	7.2%	Green	Ile	212.8	61.7	85	88	88	69	75
471	Oran loam, 1 to 3 percent slopes	9.50	6.4%	Green	Iw	217.6	63.1	74	82	82	56	65
84	Clyde clay loam, 0 to 3 percent slopes	8.72	5.9%	Green	Ilw	224	65	88	90	90	75	85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.30	4.2%	Green	Ilw	216	62.6	87	88	86	70	85
782B	Donnan loam, 2 to 5 percent slopes	3.94	2.6%	Yellow	Ile	80	23.2	43	72	72	60	60
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	3.71	2.5%	Green	Ile	80	23.2	74	55	55	44	44
Weighted Average						210.8	61.1	83.8	*n 84.8	*n 83.7	*n 64.9	*n 75.9

**IA has updated the CSR values for each county to CSR2.
ⁱ Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
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.



Area Symbol: IA065, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	ⁱ Corn	ⁱ Soybeans	CSR2**	ⁿ NCCPI Overall	ⁿ NCCPI Corn	ⁿ NCCPI Small Grains	ⁿ NCCPI Soybeans
171B	Bassett loam, 2 to 5 percent slopes	47.86	42.5%	Green	Ile	212.8	61.7	85	88	88	69	75
391B	Clyde-Floyd complex, 1 to 4 percent slopes	29.05	25.8%	Green	Ilw	216	62.6	87	88	86	70	85
777	Wapsie loam, 0 to 2 percent slopes	16.99	15.1%	Yellow	Ils	80	23.2	49	69	69	53	39
198B	Floyd loam, 1 to 4 percent slopes	9.68	8.6%	Green	Ilw	222.4	64.5	89	85	81	63	85
C135	Coland clay loam, channeled, 0 to 2 percent slopes	4.11	3.6%	Red	Vw	120	34.8	16	33	33	12	26
782B	Donnan loam, 2 to 5 percent slopes	2.14	1.9%	Yellow	Ile	80	23.2	43	72	72	60	60
83B	Kenyon loam, 2 to 5 percent slopes	1.97	1.7%	Green	Ile	225.6	65.4	90	90	90	70	78
783B	Cresco loam, 2 to 5 percent slopes	0.82	0.7%	Green	Ile	80	23.2	73	77	77	49	64
Weighted Average						187.8	54.4	77.2	*n 82.5	*n 81.7	*n 63.9	*n 70.9

**IA has updated the CSR values for each county to CSR2.
ⁱ Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
ⁿ: The aggregation method is "Weighted Average using all components"
^c: Using Capabilities Class Dominant Condition Aggregation Method
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- 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
- Sale may be subject to a Buyers Premium

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