



PUBLIC LAND AUCTION

106 +/- Acres Farmland Harrison County Iowa
LIVE & ONLINE BIDDING

AUCTION DETAILS

Friday October 7, 2022 | 10:00 AM
Logan Community Center
108 W. 4th St. Logan IA 51546

Online Bidding Opens
Friday September 30, 2022 | 10:00 AM

PROPERTY DETAILS

106 +/- Acres offered as one tract
Located in Sections 25 & 26
Jefferson Township Harrison Co. IA
• 1/2 mile S. of Logan IA on Highway 30
• Full possession to farm in 2023

Seller: Logan Farm Trust


Midwest
Ag Services, Inc.

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106 +/- Acres offered as one tract



Midwest Ag Services is honored to be representing the Logan Farm Trust in the sale of 106 +/- Acres located in Harrison County Iowa. The property will be offered as one tract with live & online bidding.

The 106 +/- Acres consists of a combination of high-quality bottom land & terraced upland located in Sections 25 & 26 in Jefferson Township approx. 1/2 mile S of Logan on Highway 30 in Harrison Co. IA.

Mark your calendars! You don't want to miss this once in a life-time opportunity to add this farm to your operation or investment portfolio.

Auction Method: The farm will be sold as one tract on a per-acre basis to the highest bidder. 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 November 7, 2022. The balance of the purchase price due at closing by cashier's check or wire transfer.

Possession: Subject to the 2022 cash rent lease which expires on February 28, 2023. Seller retains 100% of the 2022 cash rent. Buyer will receive full possession to farm in 2023.

Bidder Registration: All prospective online bidders must register with Midwest Ag Services, Inc. no later than 24 hours before live auction begins. All online bidders 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.
- The Seller shall not be obligated to furnish a survey.
- 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.

106 +/- Acres

Sections 25 & 26 Jefferson Township

Cropland: 104.99 FSA Crop Acres

CSR2: 77.6

2021 Real Estate Taxes: \$3,706 per year

Improvements: 9,000-bushel grain bin

FSA Farm Number 803

Corn Base: 68.5

PLC Yield: 160

Soybean Base: 30.7

PLC Yield: 42





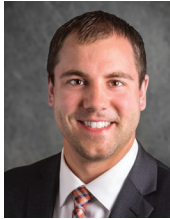
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**Farm Sales, Farm Appraisals
and Farm Management.**

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

Menke Auction & Realty
Auctioneer



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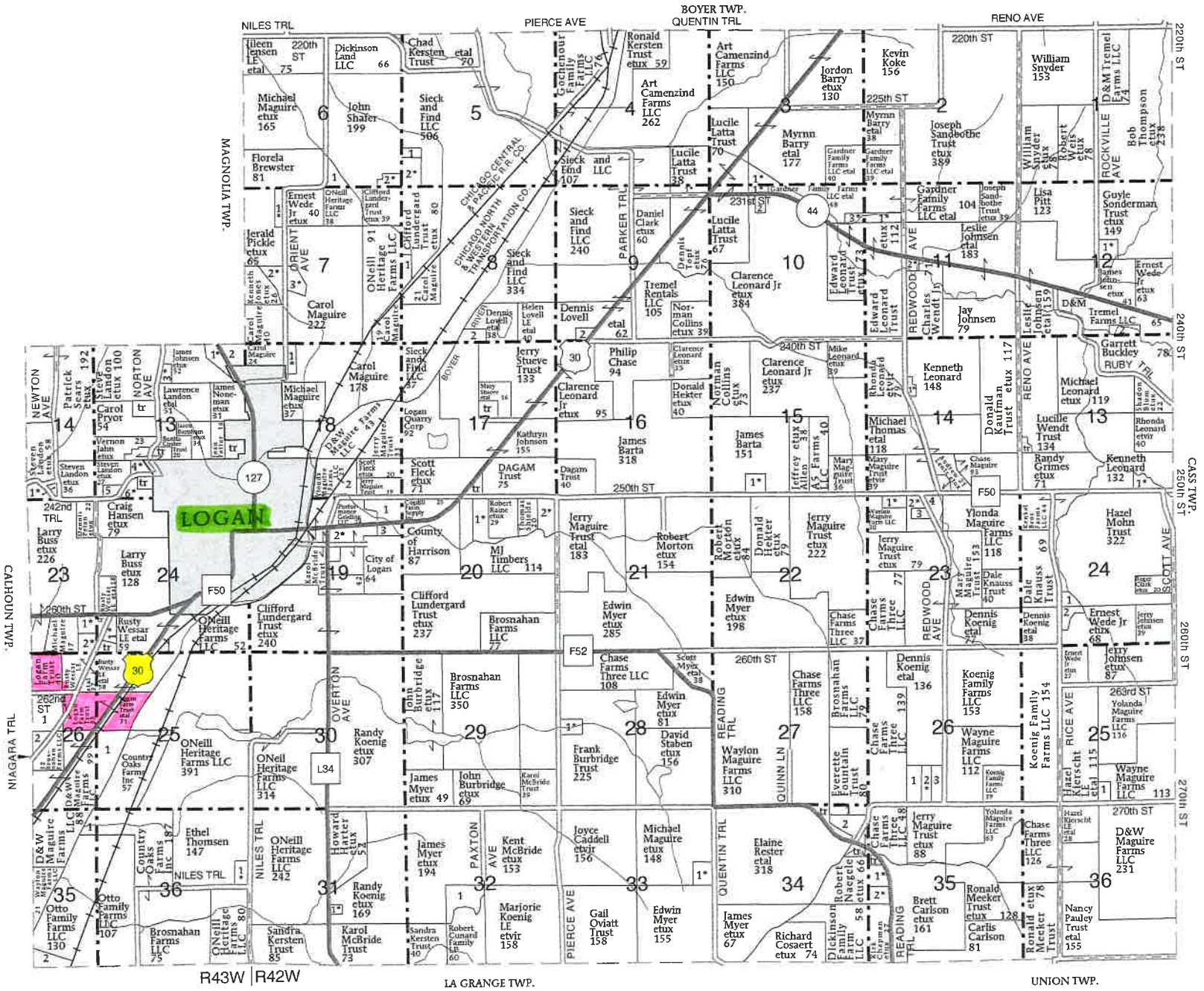
More Info
www.MidwestAgServices.com

T-79-N

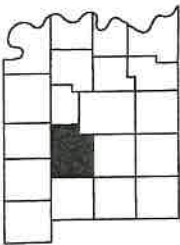
JEFFERSON PLAT

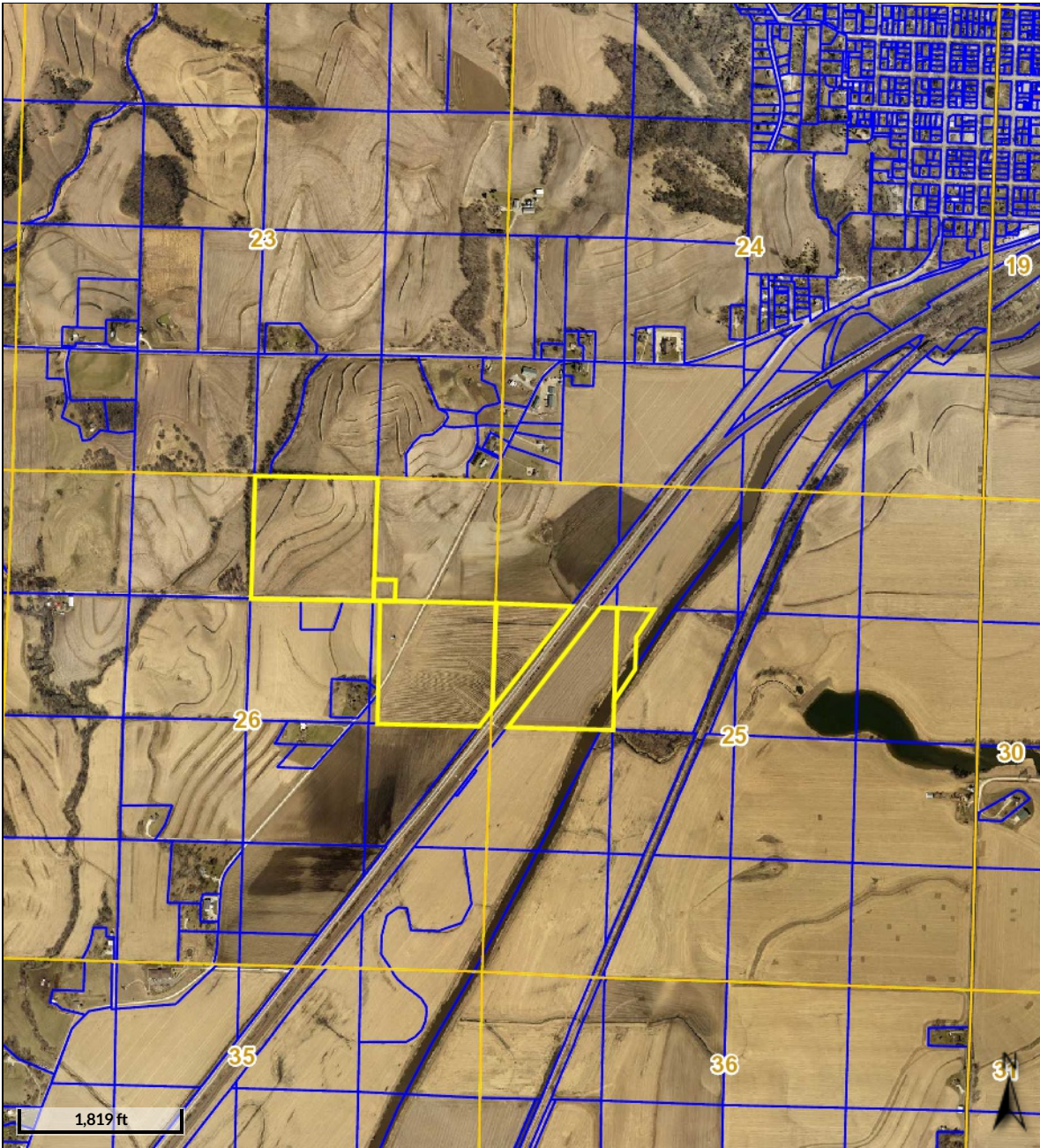
R-42-43-W

(Landowners)

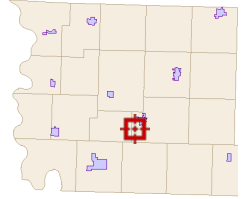


PLEASE SEE PAGE INSERT FOR ADDITIONAL NAMES NOT LISTED ON PLAT MAP










Overview



Legend

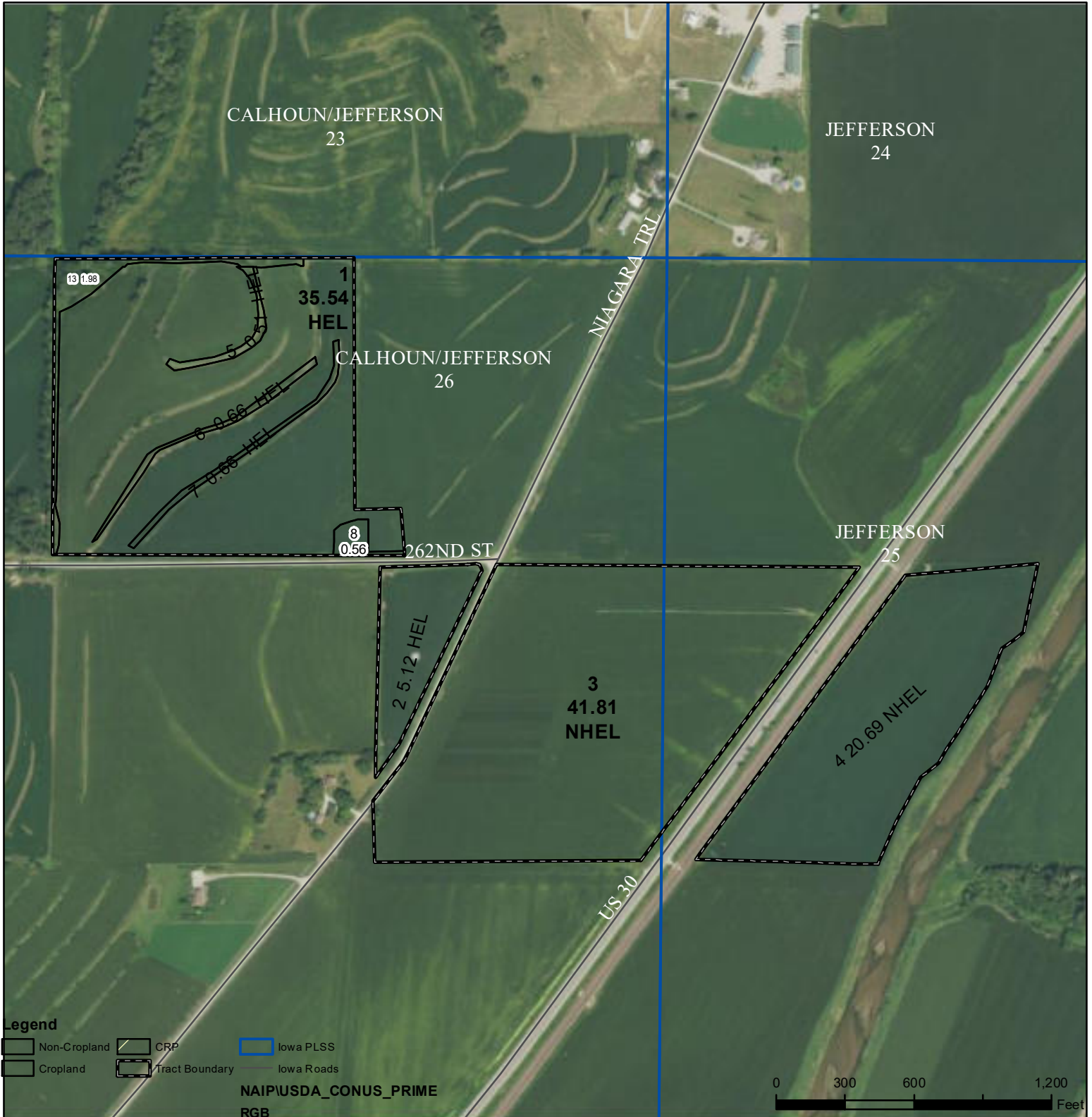
-  Parcels
-  Parcel Numbers
-  PLSS Townships
-  Sections
-  Quarters

Disclaimer: The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Harrison County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

Date created: 8/30/2022

Last Data Uploaded: 8/30/2022 2:16:31 AM

Developed by 



Legend

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

NAIP\USDA_CONUS_PRIME
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Wetland Determination Identifiers

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

Tract Cropland Total: 104.99 acres

2022 Program Year
Map Created April 25, 2022

Farm 803
Tract 1043

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).

USDA is an equal opportunity provider, employer, and lender.

Iowa
Harrison

U.S. Department of Agriculture
Farm Service Agency

Prepared: 6/13/22 10:40 AM
Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

Farms Associated with Operator:

3434, 7064

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
107.53	104.99	104.99	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	104.99	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	68.5	160	0.00	0
SOYBEANS	30.7	42	0.00	0
Total Base Acres:	99.2			

Tract Number: 1043 Description K9 NE1/4 SEC 26 C, L9 NW1/4 SEC 25 J

FSA Physical Location : Harrison, IA ANSI Physical Location: Harrison, IA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
107.53	104.99	104.99	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	104.99	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	68.5	160	0.00
SOYBEANS	30.7	42	0.00
Total Base Acres:	99.2		

Owners: LOGAN FARM TRUST

Iowa
Harrison

U.S. Department of Agriculture
Farm Service Agency

FARM: 803
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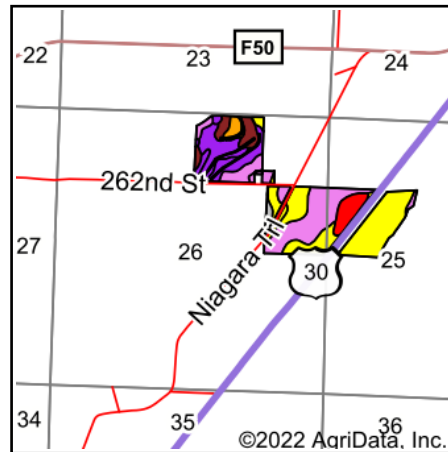
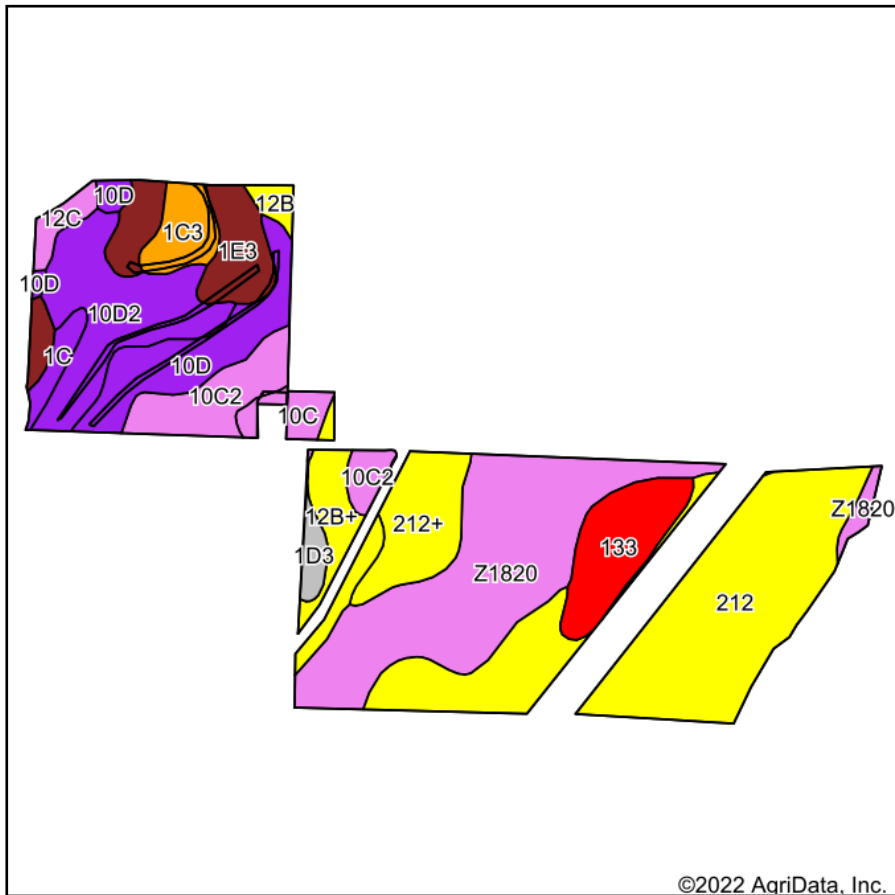
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Other Producers:

Soils Map



State: **Iowa**
 County: **Harrison**
 Location: **26-79N-43W**
 Township: **Jefferson**
 Acres: **104.99**
 Date: **9/5/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA085, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	27.24	25.9%		lw	91	91	93	
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	21.86	20.8%		llw	87		93	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	10.26	9.8%		llle	60	53	73	
10D	Monona silt loam, 9 to 14 percent slopes	7.48	7.1%		llle	63	55	84	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	6.72	6.4%		lve	18	30	56	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	6.08	5.8%		llw	78	80	80	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	5.94	5.7%		llle	86	63	79	
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.91	5.6%		lw	91	88	91	
12B+	Napier silt loam, 2 to 5 percent slopes, overwash	4.36	4.2%		lle	93	76	88	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.86	2.7%		llle	58	50	64	
10C	Monona silt loam, 5 to 9 percent slopes	1.68	1.6%		llle	89	65	89	
1C	Ida silt loam, 5 to 9 percent slopes	1.32	1.3%		llle	65	55	85	
12C	Napier silt loam, 5 to 9 percent slopes	1.29	1.2%		llle	89	62	87	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.15	1.1%		llle	32	40	61	
12B	Napier silt loam, 2 to 5 percent slopes	0.84	0.8%		lle	93	77	90	
Weighted Average						2.12	77.6	*-	*n 84.8

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*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.