

# LAND AUCTION

**139 +/- Acres ■ Hardin County, IA**  
**Thursday, October 26, 2023 ■ 10:30 a.m.**

**Highland Golf Course ■ 226 County Club Rd, Iowa Falls, IA 50126**

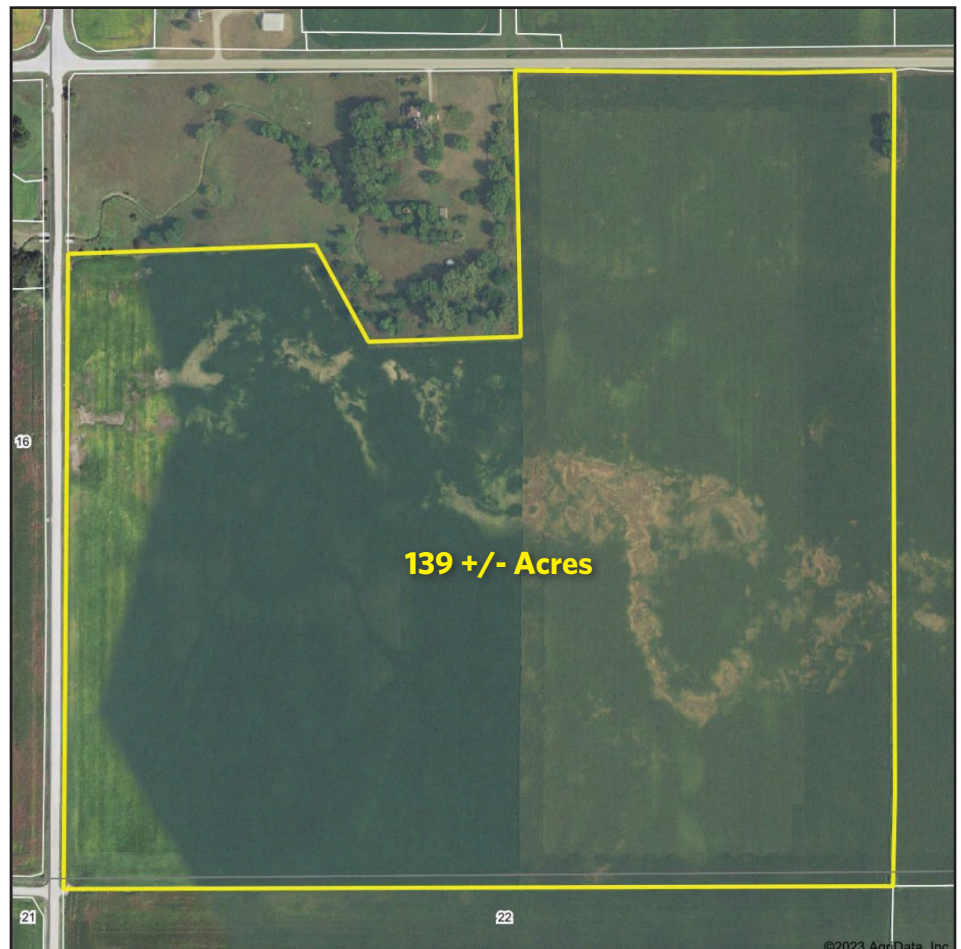
## LAND LOCATION:

From Iowa Falls, IA – 2 miles East on Hwy D15 to OO Ave

## LEGAL:

The Southwest Quarter (SW1/4) of section Fifteen (15), Township 89 North, Range 20 West of the 5th PM, Hardin County, IA. EXCEPT Parcel "A" located in the SW1/4 of said section 15, as described in Plat of Survey Filed September 3, 2003, as Year 2003, Instrument No. 3693 in the Hardin County, Iowa Recorder's Office.

Average CSR2	80.1
DCP Cropland	138.66 A
Corn base	70.3 A
PLC Corn YLD	141 Bu/A
Soybean base	68.3 A
PLC Bean YLD	36 Bu/A



See reverse side for details.



**Damon Adams**  
**Darwin Adams**  
**Auctioneers**

[www.iowaLandAuctioneers.com](http://www.iowaLandAuctioneers.com)



**Mike Nissly, Broker**  
**Nissly & Nissly, Inc.**

**Office: 641-648-4285**

**Cell: 515-689-3412**

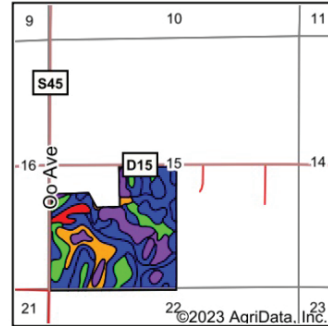
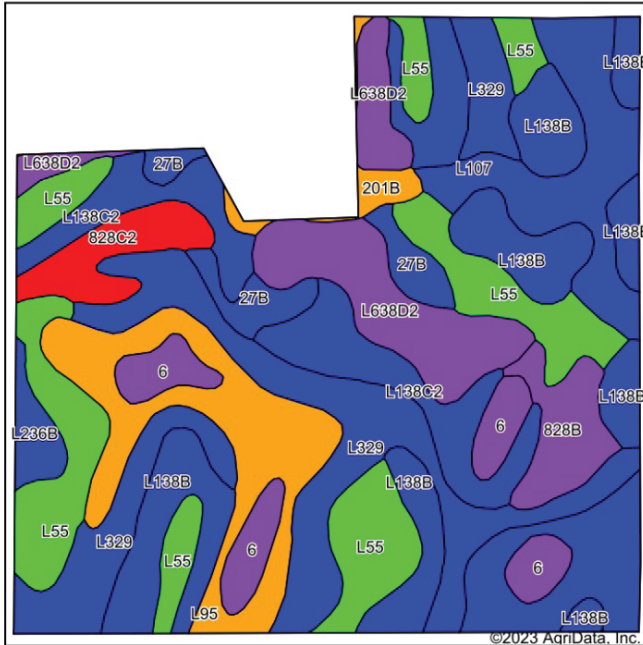
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139 +/- Acres • Hardin County, IA • October 26, 2023

Soils Map



State: Iowa  
 County: Hardin  
 Location: 15-89N-20W  
 Township: Hardin  
 Acres: 138.66  
 Date: 9/1/2023



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	22.72	16.4%		llw	0.0	0.0	89		83	77	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.54	15.5%		lle	220.8	64.0	88		79	75	79	
L55	Nicollet loam, 1 to 3 percent slopes	20.70	14.9%		le	0.0	0.0	91		84	77	84	
L95	Harpis clay loam, Bemis moraine, 0 to 2 percent slopes	12.54	9.0%		llw	0.0	0.0	75		80	68	80	
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	11.46	8.3%		lVe	0.0	0.0	53		66	65	65	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.09	8.0%		llle	0.0	0.0	83		65	64	65	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.63	6.9%		llw	0.0	0.0	88		84	77	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.66	4.8%		llw	0.0	0.0	87		81	70	81	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.47	4.7%		lllw	185.6	53.8	59	59	76	74	74	
828B	Zenon sandy loam, 1 to 5 percent slopes	4.23	3.1%		llle	80.0	23.2	51	51	46	46	32	
27B	Terril loam, 2 to 6 percent slopes	4.22	3.0%		lle	224.0	65.0	87	84	88	88	84	
828C2	Zenon sandy loam, 5 to 9 percent slopes, moderately eroded	4.13	3.0%		llle	80.0	23.2	43	34	42	42	29	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	1.79	1.3%		lle	0.0	0.0	85		88	87	77	
201B	Coland-Terril complex, 2 to 5 percent slopes	1.48	1.1%		llw	208.0	60.3	80	69	93	85	90	
Weighted Average						2.20	56.8	16.5	80.1	*	*n 77	*n 71.9	*n 75.7

\*\*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.  
 \*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.  
 \*j The aggregation method is "Weighted Average using all components".  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



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**AUCTION METHOD:**

Farm will be sold as 139 A more or less.

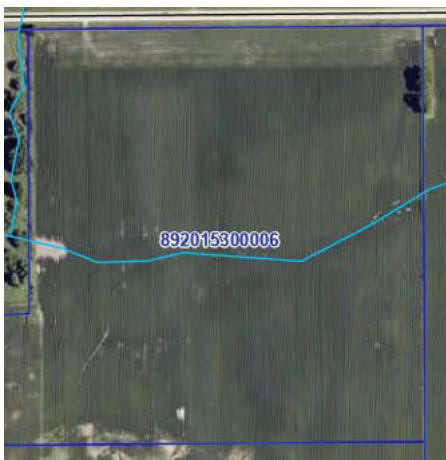
**CONDITIONS:**

Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

**CASH RENT LEASE:**

The farm is NOT under contract for 2024.

**DRAINAGE:**



The northeast quarter of the farm has a county main (44") running through it from the east fence to the west fence and the tile eventually dumps into the creek. Hardin County Drainage District No. 39 covers the northeast quarter and approximately 15 acres of the southeast quarter of the farm. There are numerous private clay tile hooking into the county main.

**EASEMENTS:**

AT&T owns an easement that runs from the south edge of the farm to the north (Hwy D15). A detailed map is available from the Broker.

Navigator Heartland Greenway LLC - This farm lies in the route of the proposed carbon capture pipeline. Negotiations with their land agents ceased in December, 2022.

**MINERALS:**

All mineral rights will be conveyed to the Buyer.

**REGISTRATION:**

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day. Phone bidders are also accepted. Phone Bidders need to call and register by 10:00 am the day of the auction.

**TERMS:**

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing.

**POSSESSION:**

Full Possession will be March 1, 2024 when the current lease is completed. It is expected the buyer will be allowed access to the farm this fall to do fall tillage.

**PROPERTY TAXES:**

Property taxes will be prorated to the date of closing. Current property taxes are: \$4,538. Taxes are based on 133.27 taxable acres.

**CONTRACT & TITLE:**

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense. Title will be transferred by Warranty Deed.

**SELLER:**

Sheri Quasdorf, Linda Christensen, Lori Smith

**BROKER/AGENCY:**

Nissly & Nissly, Inc. and its representatives are agents of the Seller.

**AUCTIONEER:**

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.



511 Washington Avenue  
Iowa Falls, IA 50126

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**139 +/- ACRES**