

# MULTI-TRACT LAND AUCTION POTTAWATTAMIE COUNTY, IA

SATURDAY  
OCTOBER 24,  
2020  
@11 A.M.

**AUCTION LOCATION: SPENCER AUCTION GROUP FACILITY - BEEBEETOWN, IA  
BEEBEETOWN IS LOCATED 1 ½ MILES NORTH OF EXIT 8 ON I-880. AUCTION  
FACILITY IS LOCATED ¼ MILE NORTH OF BEEBEETOWN.**

# 800

ACRES M/L - 5 TRACTS

## 1 Tract #1 - 40 Acres M/L

Located in Section 24 & Section 25, Lewis Township, Pottawattamie County, Iowa. 40 Acres of grass and trees with approximately ¾ mile of frontage on Wabash Trace Nature Trail. Excellent location for a new home.

## 2 Tract #2 - 138 Acres M/L

Located in Sections 23, 24, 25 & 26 Lewis Township Pottawattamie County Iowa. 138 acre Oak Savannah, ideal site for homes or hunting retreat with live running water. 1 mile of frontage on Wabash Trail.

## 3 Tract #3 - 236 Acres M/L

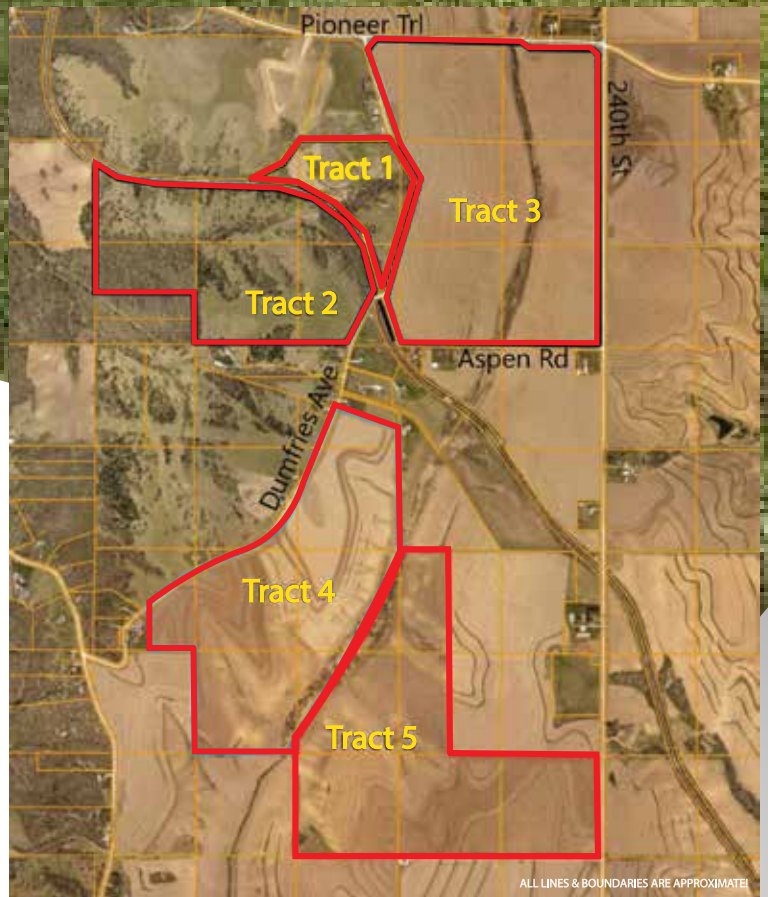
Located in Sections 24 and 25 Lewis Township, Pottawattamie County Iowa. This parcel is 98% tillable, excellent CSR rating of 84.1. This tract lays well, is eye appealing and is the "Real Deal"

## 4 Tract #4 - 176 Acres M/L

Located in Sections 25, 26 and 36 Lewis Township, Pottawattamie County Iowa. Excellent addition to any farming operation with a 71.9 CSR. This Tract could have the possibility of accommodating several acreage building sites bordering Dumfries Ave.

## 5 Tract #5 - 200 Acres M/L

Located in Sections 25 and 36 Lewis Township, Pottawattamie County Iowa. Excellent 77.6 CSR2. This farm is a great compliment to Tract "4"



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ONLINE BIDDING @ [WWW.SPENCERAUCTIONGROUP.COM](http://WWW.SPENCERAUCTIONGROUP.COM)



EDSPENCER  
REAL ESTATE

ED SPENCER, AUCTIONEER/BROKER 402-510-3276

# Directions to the Farms:

**Auction 10/24/20 @ 11 AM**

From the intersection of Highway 92/ Wabash Ave., east on Wabash Ave. 3 miles, then north on Pioneer Trail approximately 6 1/2 miles to Dumfries Avenue. Tracts are marked.

## **TRACT 1**

Begins approximately 1/2 mile south of intersection of Pioneer/Dumfries Ave. On the west side of Dumfries Avenue.

## **TRACT 2**

Begins approximately 3/4 mile south of Pioneer/Dumfries Avenue on West side of Dumfries Ave.

## **TRACT 3**

Begins on the east side of the intersection of Pioneer Trail and Dumfries Avenue. This tract has frontage on Pioneer Trail, Dumfries Ave, and 240th St.

## **TRACT 4**

Located approximately 1 mile south of the intersection of Pioneer/Dumfries Ave. On the east side of Dumfries Avenue

## **TRACT 5**

Located approximately 2 miles south of the intersection of Pioneer Trail/240th St. On the west side of the road.

## **SIGNS POSTED**

AUCTION LOCATION - BEEBEETOWN, IOWA

BEEBEETOWN IS LOCATED APPROXIMATELY 1 1/2 MILES NORTH OF EXIT 8 ON INTERSTATE 880. (ADDRESS FOR GPS IS 3328 OVERTON AVENUE LOGAN, IA 51546)

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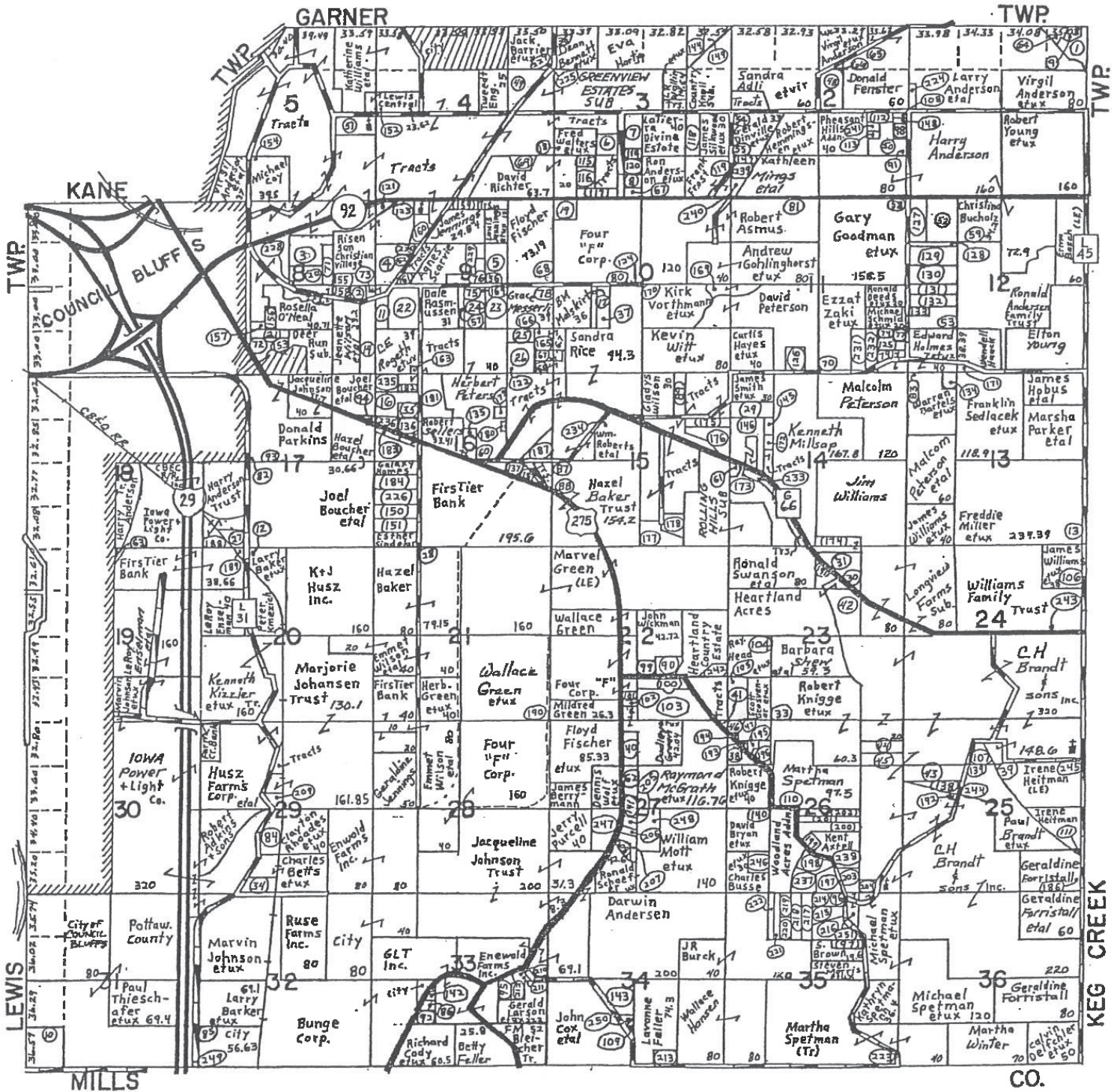
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# Lewis Plat Map

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TRACTS ARE LOCATED IN SECTIONS 23, 24, 25, 26 & 36



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# Tract 1

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**40**  
ACRES M/L



## FARM DESCRIPTION

### Brief Legal Description:

Part SE ¼ SW ¼, Part SW ¼ SW ¼, Part SW ¼ SE ¼ all in Section 24; and Part NE ¼ NW ¼ Section 25, all in Lewis Township, Pottawattamie County, Iowa. Full legal description and taxable acres will be determined after the survey of parcels required by Pott. Co. Planning.

### Taxes:

Estimated at \$670.00. Buyer will be given a proration credit from July 1, 2020 to closing.

### Method of Auction:

This tract will be sold on a total dollar basis

### Terms:

Seller and Buyer agree to use title insurance and split the cost of the title insurance 50/50



**This tract features 40 acres of grass and trees with approximately 3/4 mile mile of frontage on Wabash Trace Nature Trail. Excellent location for a new home. This is an excellent buyer opportunity to purchase a very scenic tract of Land with a fantastic location!**

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# Tract 2

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**138**  
ACRES M/L



## FARM DESCRIPTION

### Brief Legal Description:

Part SE ¼ SE ¼ Section 23; Part SW ¼ SW ¼ and Part SE ¼ SW ¼, in Section 24; The NW ¼ NW ¼ and part NE ¼ NW ¼ in Section 25; N ½ NE ¼ NE ¼ in Section 26, all in Lewis Township, Pottawattamie County, Iowa. Full legal description and taxable acres will be determined after the survey of parcels required by Pott. Co. Planning.

### Taxes:

Estimated at \$2070.00. Buyer will be given a proration credit from July 1, 2020 to closing.

### Method of Auction:

This tract will be sold total taxable acres times the bid. Final acres will be determined after the survey.



**Oak Savannah! This tract of land features approximately 138 acres m/l and will be an ideal site for a new home or hunting retreat. Currently used for hay. Live spring runs through the property. Ideal location for a pond.**

# Tract 3

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**236**  
ACRES M/L



## FARM DESCRIPTION

### Brief Legal Description:

Part NE ¼ SW ¼, N ½ SE ¼, Part SW ¼ SE ¼, the SE ¼ SE ¼, all in Section 24; part NE ¼ NW ¼, and the N ½ NE ¼ Section 25, all in Lewis Township, Pottawattamie County, Iowa. Full legal description and taxable acres will be determined after the survey of parcels required by Pott. Co. Planning.

### FSA Information:

Farm# 5549 Tract# 5191

### Corn PLC Yield:

140 Crop Bases will be established by the Pottawattamie County FSA. Farm has an 84.1 CSR2 per Surety Maps

### Taxes:

Estimated at \$8006.00. Buyer will be given a proration credit from July 1, 2020 to closing.

### Method of Auction:

Farm will be sold taxable acres times the bid. Final taxable acres will be determined after the survey



This parcel is 98% tillable, excellent CSR2 rating of 84.1 with approximately ½ mile frontage on Pioneer Trail on the North, and approximately ½ mile frontage on Dumfries Ave to the West, and approximately ½ mile of frontage on 240th St on the East.

This is an excellent farm with many other possibilities. This tract deserves the attention of both Investors and farmers wanting top quality farmland with the possibility of residential development, either now or in the future. This tract lays well, is eye appealing and is the "Real Deal".

2021 Possession

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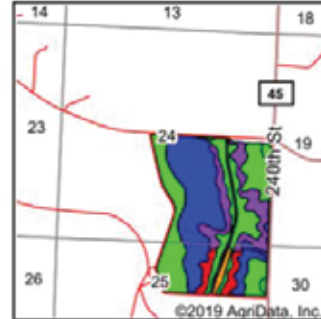
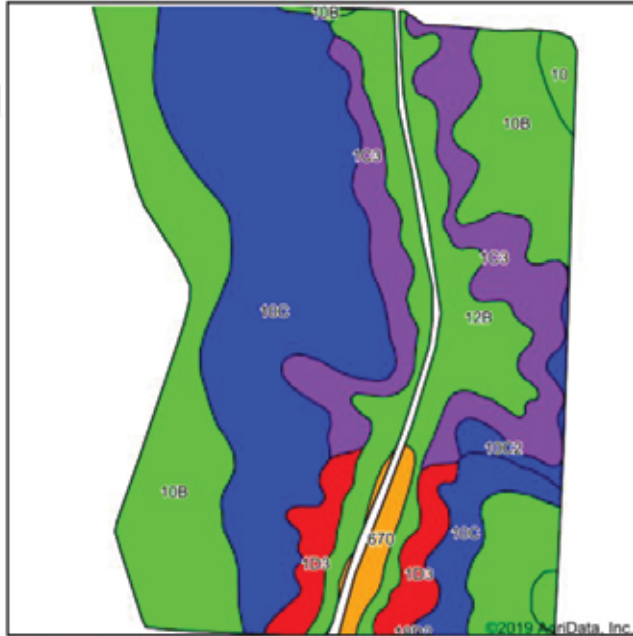
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# Tract 3 CSR2 Map

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State: Iowa  
 County: Pottawattamie  
 Location: 24-74N-43W  
 Township: Lewis  
 Acres: 231.07  
 Date: 5/22/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 25																
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class 'c'	Irr Class 'c'	CSR2**	CSR	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
10C	Monona silt loam, 5 to 9 percent slopes	81.01	35.1%		> 6.5ft	ille		89	65							87
10B	Monona silt loam, 2 to 5 percent slopes	63.83	27.6%		> 6.5ft	ile	ille	95	80	7	8	7	7	7	8	88
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	32.43	14.0%		> 6.5ft	ille		58	50							49
12B	Napier silt loam, 2 to 5 percent slopes	32.23	13.9%		> 6.5ft	ile		93	77							85
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	10.84	4.7%		> 6.5ft	ille		32	40							47
670	Rawles silt loam, 0 to 2 percent slopes	4.16	1.8%		2ft	llw		80	75							79
10	Monona silt loam, 0 to 2 percent slopes	3.40	1.5%		> 6.5ft	i		100	85							90
10C 2	Monona silt loam, 5 to 9 percent slopes, eroded	3.01	1.3%		> 6.5ft	ille		86	63							71
10D 2	Monona silt loam, 9 to 14 percent slopes, eroded	0.16	0.1%		> 6.5ft	ille		60	53							67
Weighted Average								84.1	68	1.9	2.2	1.9	1.9	1.9	2.2	*n 79.5

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# Tract 3 FSA Map

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# Tract 4

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**176**  
ACRES M/L



## FARM DESCRIPTION

**Brief Legal Description:** : Lot 7 SE ¼ NW ¼, Part NE ¼ SW ¼, part SE ¼ SW ¼ and part NW ¼ SW ¼, Section 25; Part SE ¼ SE ¼, and Part SW ¼ SW ¼ in Section 26; N ½ NW ¼ Section 36, all in Lewis Township, Pottawattamie County, Iowa. Full legal description and taxable acres will be determined after the survey of parcels required by Pott. County Planning.

**FSA Information:**

Farm# 5550 Tract# 5190

**Note:** This Tract is currently combined at the FSA with Tract 5. Bases will be split by Pottawattamie County FSA

Farm has a 71.9 CSR2 per Surety Maps.

**Taxes:**

\$4812.00 Buyer will be given a proration credit from July 1, 2020 to closing.

**Method of Auction:**

Farm will sell taxable acres times the bid. Final taxable acres will be determined after the survey.



**94% Tillable – Primarily Monona and Napier Soils  
2021 Possession!**

This is a great farm with approximately ½ mile frontage on Dumfries Ave, with a 71.9 CSR2. This farm would make an excellent addition to any farming operation, and has the possibility of accommodating several acreage building sites. Don't miss this farm! Buyer will also have the opportunity to purchase Tract 5, which adjoins Tract 4 for approximately ½ mile on the East.

**165.43 Tillable Acres**

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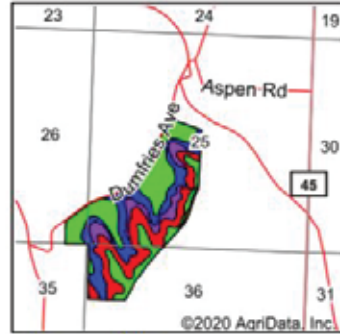
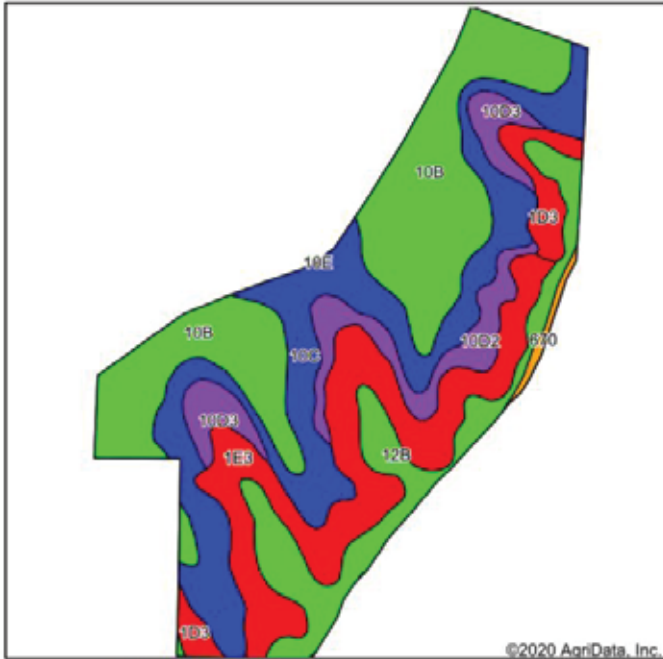
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# Tract 4 CSR2 Map

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State: Iowa  
 County: Pottawattamie  
 Location: 25-74N-43W  
 Township: Lewis  
 Acres: 165.43  
 Date: 9/21/2020



Area Symbol: IA155\_Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class °c	Irr Class °c	CSR2**	CS R	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans		
10B	Monona silt loam, 2 to 5 percent slopes	48.23	29.2%	[Green]	> 6.5ft.	IIe	IIIe	95	80	7		8	7	7	7	8	90	
10C	Monona silt loam, 5 to 9 percent slopes	40.94	24.7%	[Blue]	> 6.5ft.	IIe		89	65								89	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	32.51	19.7%	[Red]	> 6.5ft.	IVe		18	30								56	
12B	Napier silt loam, 2 to 5 percent slopes	20.20	12.2%	[Green]	> 6.5ft.	IIe		93	77								90	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	9.12	5.5%	[Purple]	> 6.5ft.	IIIe		60	53								72	
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	6.97	4.2%	[Purple]	> 6.5ft.	IIIe		53	50								63	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.28	3.8%	[Red]	> 6.5ft.	IIIe		32	40								61	
670	Rawles silt loam, 0 to 2 percent slopes	1.18	0.7%	[Orange]	2ft.	IIw		80	75								81	
Weighted Average								71.9	61.8	2		2.3		2	2	2	2.3	*n 79.8

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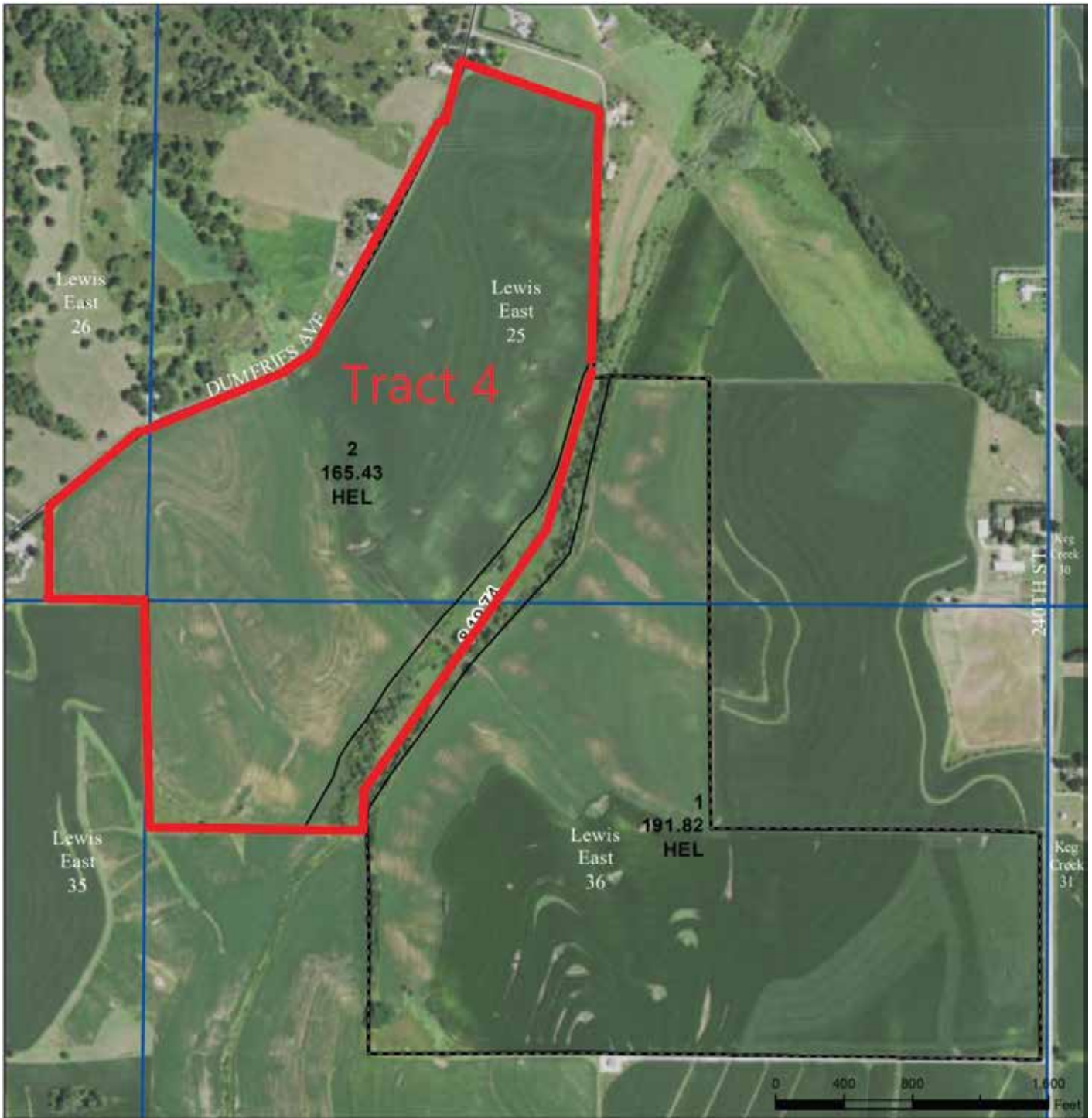
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# Tract 4 FSA Map

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# Tract 5

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**200**  
ACRES M/L



## FARM DESCRIPTION

**Brief Legal Description:** :Part SE ¼ SW ¼ and W ½ SW ¼ SE ¼ all in Section 25; Part NE ¼ NW ¼, W ½ NW ¼ NE ¼, the SE ¼ NW ¼, and the S ½ NE ¼ all in Section 36, Lewis Township, Pottawattamie County, Iowa. Full legal description and taxable acres will be determined after the survey of parcels required by Pott. Co. Planning.

**FSA Information:**

Farm# 5550 Tract# 5190

**Note:** This Tract is currently combined at the FSA with Tract 4. Bases will be split by Pottawattamie County FSA

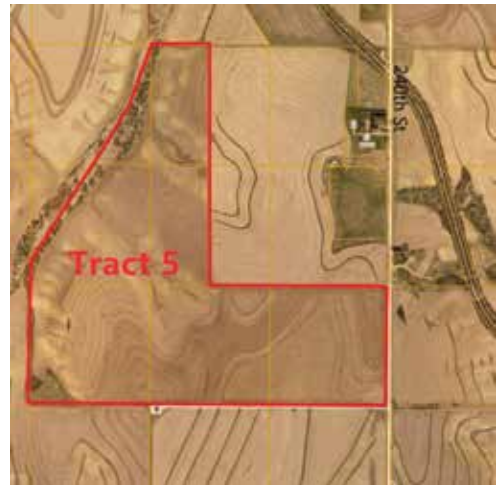
Farm has a 77.6 CSR2 per Surety Maps.

**Taxes:**

Estimated at \$6237.00 Buyer will be given a proration credit from July 1, 2020 to closing.

**Method of Auction:**

Farm will sell taxable acres times the bid. Final taxable acres will be determined after the survey.



**96% tillable – Primarily Monona and Napier Soils**

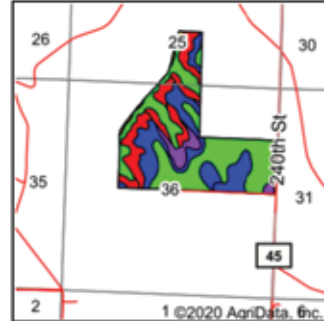
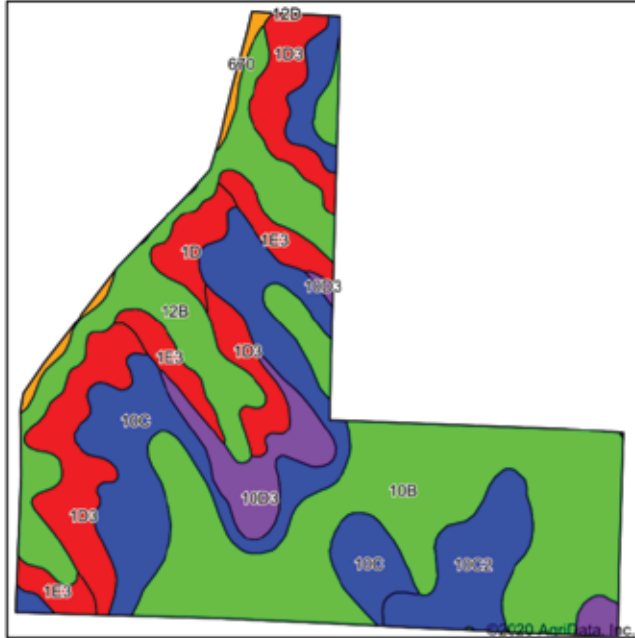
**2021 Possession**

**A Great Farm with high CSR2 and 96% tillable. This farm has approximately ¼ mile frontage on 240th St on the East. This farm is a great compliment to Tract 4.**

**191.82 Tillable Acres**

# Tract 5 CSR2 Map

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State: Iowa  
 County: Pottawattamie  
 Location: 36-74N-43W  
 Township: Lewis  
 Acres: 191.82  
 Date: 9/21/2020



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class °c	Irr Class °c	CSR2**	CS R	Alfalfa hay	Caucasian bluestem	Common bermudagrass	Orchardgrass red clover	Tall fescue	Warm season grasses	*n NCCPI Soybeans
10B	Monona silt loam, 2 to 5 percent slopes	62.18	32.4%		> 6.5ft.	IIIe	IIIe	95	80	7	8	7	7	7	8	90
10C	Monona silt loam, 5 to 9 percent slopes	40.51	21.1%		> 6.5ft.	IIIe	IIIe	89	65							89
12B	Napier silt loam, 2 to 5 percent slopes	26.50	13.8%		> 6.5ft.	IIIe	IIIe	93	77							90
10D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	24.22	12.6%		> 6.5ft.	IIIe	IIIe	32	40							61
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	12.13	6.3%		> 6.5ft.	IIIe	IIIe	86	63							78
10D3	Monona silt loam, 9 to 14 percent slopes, severely eroded	10.63	5.5%		> 6.5ft.	IIIe	IIIe	53	50							63
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	9.18	4.8%		> 6.5ft.	IVe	IVe	18	30							56
10D	Ida silt loam, 9 to 14 percent slopes	4.20	2.2%		> 6.5ft.	IIIe	IIIe	41	45							81
670	Rawles silt loam, 0 to 2 percent slopes	2.27	1.2%		2ft.	IIw	IIw	80	75							81
Weighted Average									77.6	65.4	2.3	2.6	2.3	2.3	2.6	*n 81.9

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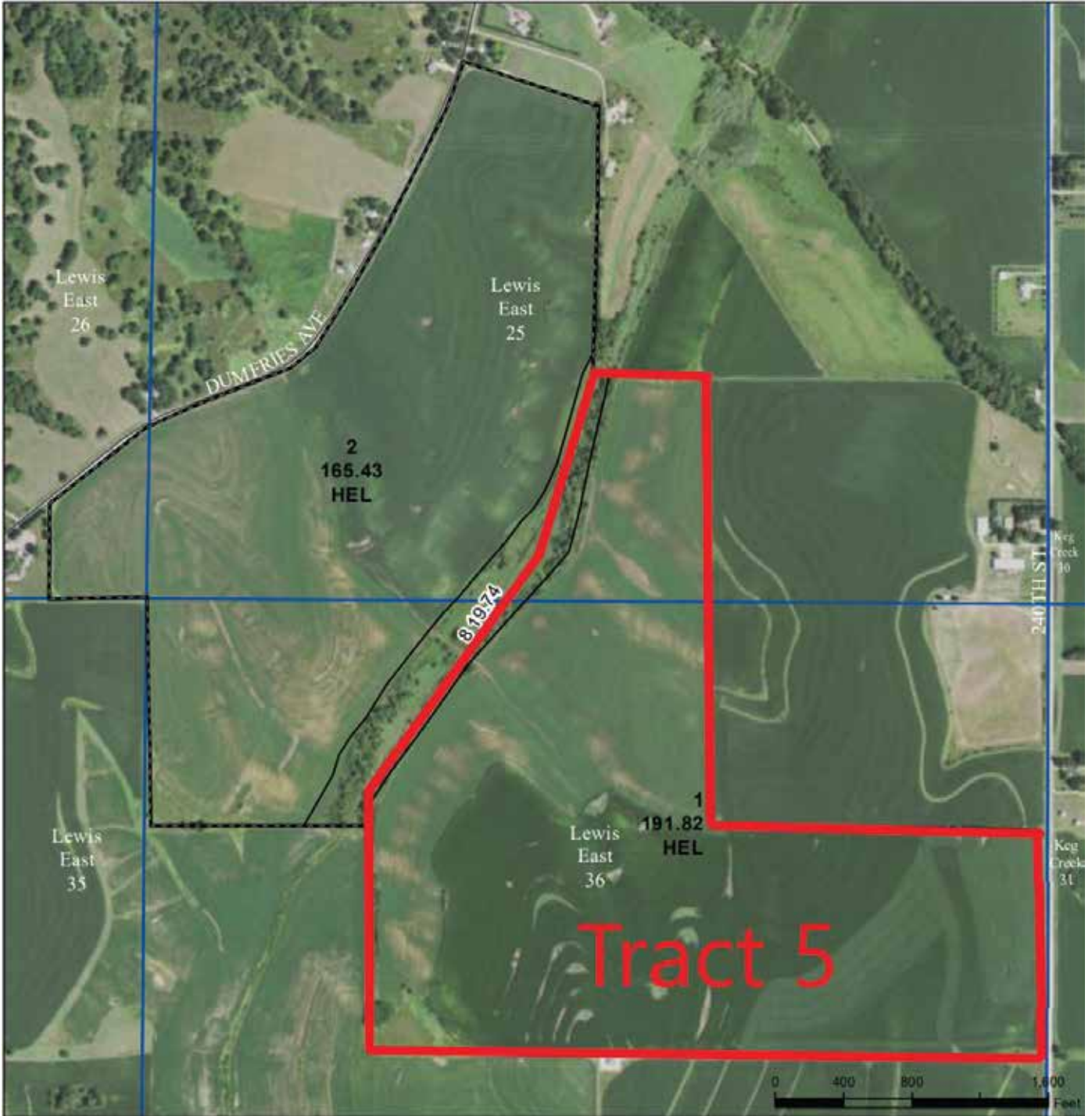
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# Tract 5 FSA Map

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# Terms

**Auction 10/24/20 @ 11 AM**

Buyers of each Tract will be purchasing the property in it's "as-is, where is" condition. Successful bidder will sign a purchase agreement the day of the auction, and deposit a 10% earnest deposit on each tract in the Blair Title Trust Account. Your bid is NOT subject to financing, inspections or appraisals. Financing must be arranged prior to the auction. Seller will provide clear and marketable title at closing. Each Tract will not be surveyed in it's entirety. Surveys are being completed on the parcels split that are requiring sketch platting per Pottawattamie County Zoning. Final acres will be determined by these surveys and Pottawattamie County Assessor

**Abstracting & Title Insurance:** Tract 1 – Sellers will complete Title Insurance, with the cost to be split 50/50 between the buyers and sellers. Tracts 2, 3, 4 & 5 – Seller will provide abstract. Buyer to provide title opinion.

**Closing:** Closing on each tract shall be on or before January 5th, 2021.

**Acceptance of Bids:** Final bid on each tract is subject to the approval of the Sellers.

**Possession:** Buyers of Tracts 1 and 2 shall receive full possession at closing. Buyers of Tracts 3, 4 and 5 shall receive landlords possession at closing. Sellers shall retain 100% of the 2020 cash rent. Buyers of Tracts 3, 4 and 5 will receive full possession March 1st, 2021 and full farming rights for the 2021 crop year.

**Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any and all previously printed material, or any oral statements made. All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The farms are being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the Sellers or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the acreage. The information contained in this brochure is believed to be accurate, but is subject to verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the Auction Company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs and information provided by the county assessor. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

**Agency:** Farms America, INC/Ed Spencer Real Estate and Spencer Auction Group are agents for and represent the sellers in this transaction. All bidders will be considered customers, not clients.

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## Auction 10/24/20 @ 11 AM

Spencer Auction Group is Proud to offer these 5 tracts of Land at Public Auction.

Tracts 1 and 2 offer great hunting, recreation and home building site opportunities.

Tracts 3, 4 and 5 are highly tillable, high CSR2 and are currently in high fertility.

These farms deserve your highest consideration.

**THANK YOU FOR YOUR CONSIDERATION AND YOUR ATTENDANCE. PLEASE NOTE THAT ONLINE BIDDING IS AVAILABLE IF YOU ARE UNABLE TO ATTEND THE AUCTION.**

**Ed Spencer, Auctioneer 402-510-3276**

**Luke Spencer, Auctioneer 402-510-5853**

**Hannah Spencer Johnsen, Auctioneer 712-592-9794**

**Steve Christensen, Ringman 712-592-1317**

**Office 712-644-2151**

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