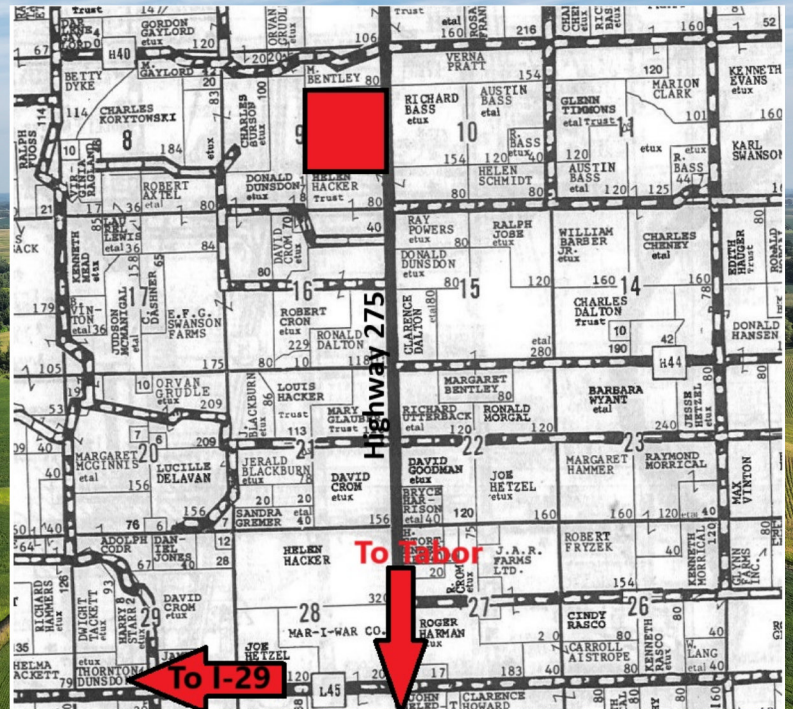


160 ACRE MILLS COUNTY, IA LAND AUCTION

FRIDAY
SEPT
29
11:00AM

TABOR COMMUNITY CENTER 626 MAIN STREET, TABOR IA

FARM LOCATION: 63592 US HIGHWAY 275, TABOR - FARM IS LOCATED APPROXIMATELY 4.2 MILES NORTH OF TABOR IOWA ON HIGHWAY 275.



Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Auctioneer 712-592-9794



WWW.SPENCERGROUPS.COM



Spencer Groups | 322 E 7th St, Logan, IA | 51546 712-644-2151


FSA INFORMATION

160 ACRE LAND AUCTION
TAVOR, IOWA 9/29/23 @ 11AM

FARM# 1693 TRACT #1034

CROPLAND ACRES: 145.40

TAXES: \$5138 FOR 2022

IOWA MILLS		 United States Department of Agriculture Farm Service Agency		FARM : 1693					
Form: FSA-156EZ				Prepared : 8/10/23 12:26 PM CST					
See Page 2 for non-discriminatory Statements.		Abbreviated 156 Farm Record		Crop Year : 2023					
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.53	145.40	145.40	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	145.40	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
Tract Number : 1034									
Description : F 9 SEC 9 T71N R42W									
FSA Physical Location : IOWA/MILLS									
ANSI Physical Location : IOWA/MILLS									
BIA Unit Range Number :									
HEL Status : HEL field on tract.Conservation system being actively applied									
Wetland Status : Wetland determinations not complete									
WL Violations : None									
Owners : CAROL ANN HACKER									
Other Producers : None									
Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
156.53	145.40	145.40	0.00	0.00	0.00	0.00	0.0		
Tract 1034 Continued ...									
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD		
0.00	0.00	145.40	0.00	0.00	0.00	0.00	0.00		
DCP Crop Data									
Crop Name	Base Acres		CCC-505 CRP Reduction Acres		PLC Yield				
Corn	71.20		0.00		130				
Soybeans	64.20		0.00		37				
TOTAL	135.40		0.00						
NOTES									



Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Auctioneer 712-592-9794



WWW.SPENCERGROUPS.COM

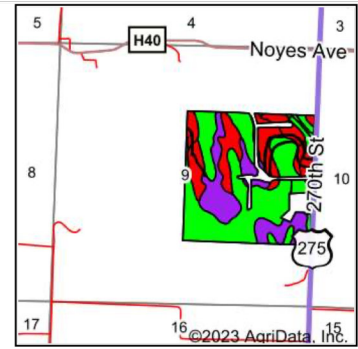
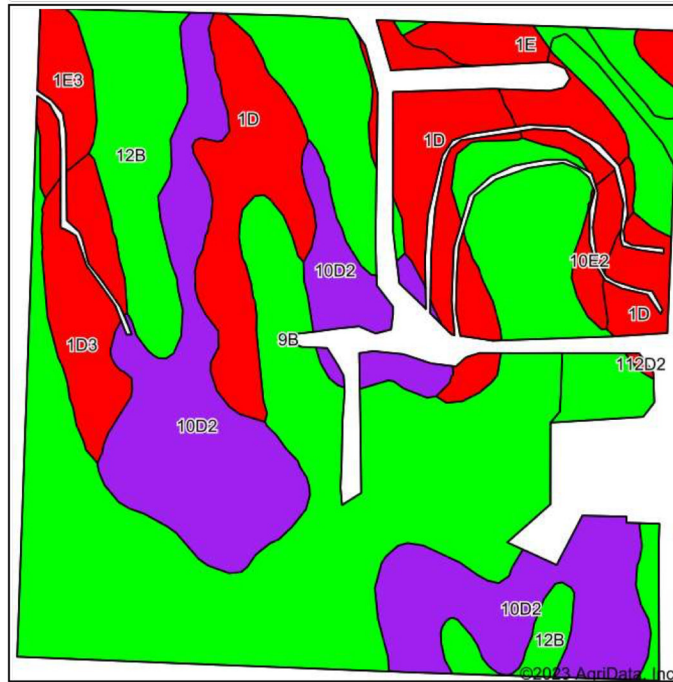


Spencer Groups | 322 E 7th St, Logan, IA | 51546 712-644-2151

CSR 2

160 ACRE LAND AUCTION
TABOR, IOWA 9/29/23 @ 11AM

Soils Map



State: **Iowa**
County: **Mills**
Location: **9-71N-42W**
Township: **Rawles**
Acres: **141.33**
Date: **8/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA129, Soil Area Version: 33											
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
9B	Marshall silty clay loam, 2 to 5 percent slopes	52.92	37.4%	■	Ile	232.0	67.3	95	83	76	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	30.99	21.9%	■	IIle	177.6	51.5	60	53	70	
12B	Napier silt loam, 2 to 5 percent slopes	22.08	15.6%	■	Ile	230.4	66.8	93	77	90	
1D	Ida silt loam, 9 to 14 percent slopes	19.81	14.0%	■	IIle	142.4	41.3	41	45	77	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.29	4.5%	■	IIle	126.4	36.7	32	40	59	
1E	Ida silt loam, 14 to 20 percent slopes	4.37	3.1%	■	Ive	113.6	32.9	25	35	72	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	2.98	2.1%	■	Ive	97.6	28.3	18	30	54	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	1.78	1.3%	■	Ive	153.6	44.5	45	43	63	
112D2	Strahan silt loam, 9 to 14 percent slopes, moderately eroded	0.11	0.1%	■	IIle	137.6	39.9	33	40	65	
Weighted Average						2.53	195	56.6	72.2	65.1	*n 75.5

**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



Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Auctioneer 712-592-9794



WWW.SPENCERGROUPS.COM



Spencer Groups | 322 E 7th St, Logan, IA | 51546 712-644-2151

AUCTION TERMS

160 ACRE LAND AUCTION
TABOR, IOWA 9/29/23 @ 11AM

Seller will retain 100% of the 2023 crop share. Buyer will receive landlords possession at closing, and full possession 3/1/2024.

METHOD OF AUCTION: Farm will sell 160 acres times the bid. Online bidders shall register at www.spencergroups.com and provide a bank letter of credit prior to being issued a bidding number. Contact Spencer Groups at 712-644-2151 to submit bank letter.

ACCEPTANCE OF BIDS: Final bid is subject to the approval of the sellers. Your bid is not subject to financing or inspection contingencies. Buyer will deposit a 10% non-refundable earnest in the Blair Title Trust Account, where it will be held until closing.

Sellers will provide an updated abstract. Buyer to have a title opinion rendered by the buyers attorney of choice, at the buyers expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

CLOSING: Closing to be on or before October 30th, 2023.

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

AGENCY: Ed Spencer Real Estate/Spencer Auction Group and its associates are agents for, and represent the Seller in this transaction. All bidders shall be considered customers, not clients.



An outstanding Farm Buying Opportunity for an Investor or expanding Farmer! This Farm has been in the family for many years. Great soil quality. Terraced - Pavement Location - Well! Make your plans now to purchase this great Farm!!! Call Ed and visit www.spencergroups.com for info!

Ed Spencer, Auctioneer 402-510-3276 | Luke Spencer, Auctioneer 402-510-5853 | Hannah Johnsen, Auctioneer 712-592-9794



WWW.SPENCERGROUPS.COM



Spencer Groups | 322 E 7th St, Logan, IA | 51546 712-644-2151