

1-25-22 # 2

Aerial Map



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Map Center: 42° 25' 50.82, -96° 17' 14.62



Midwestern
LAND & AUCTION

Auctioneers • Real Estate Brokers • Appraisers
Mapleton, Iowa

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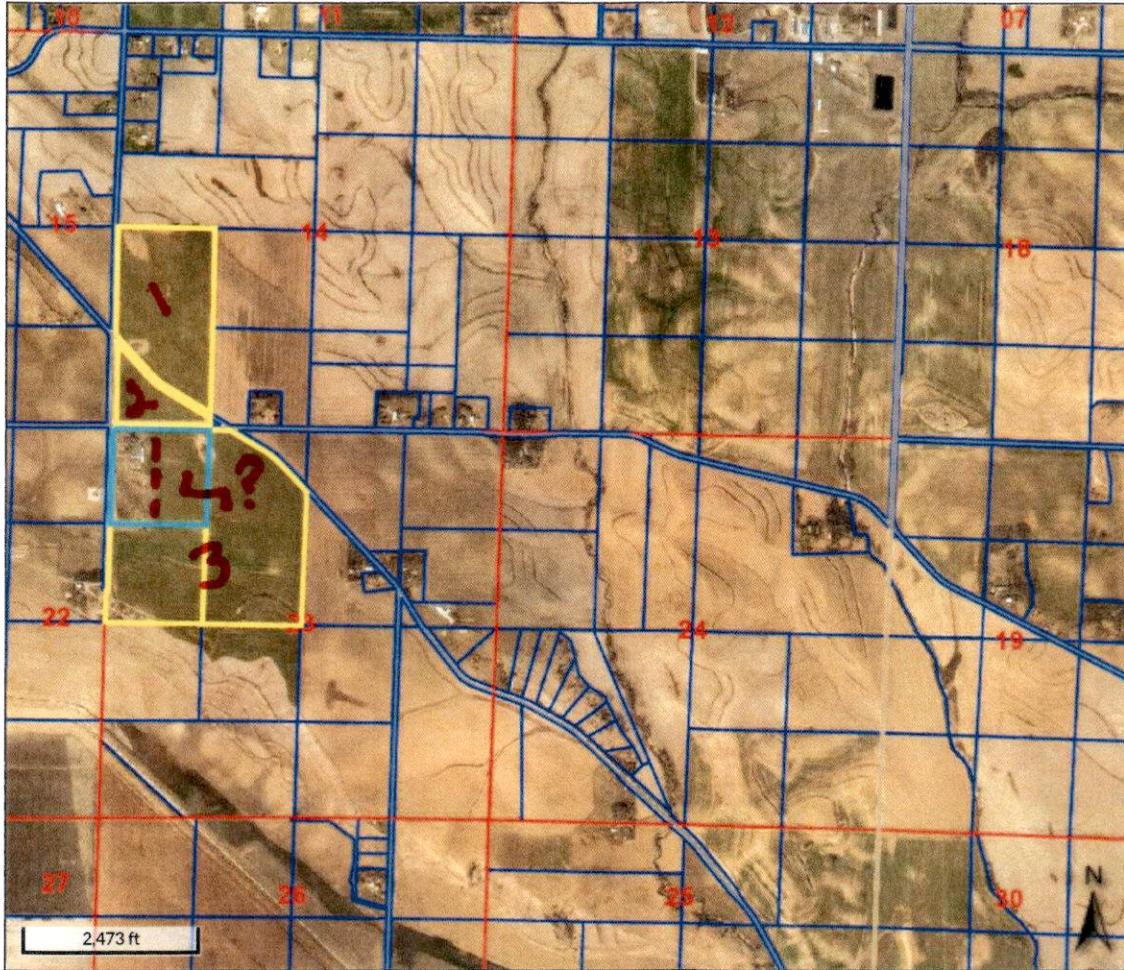
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23-88N-47W
Woodbury County
Iowa



1/25/2022

Field borders provided by Farm Service Agency as of 5/21/2008.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels

Parcel ID	884723100001	Alternate ID	826425	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	23-88-47	Class	A		620 DOUGLAS ST
Property Address	1600 COUNTY HOME RD	Acreage	38		SIOUX CITY, IA 51101
	SERGEANT BLUFF				
District	0039				
Brief Tax Description	NWNW 23-88-47				
	(Note: Not to be used on legal documents)				

Date created: 1/19/2022
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Developed by  Schneider
 GEOSPATIAL

WOODBURY TOWNSHIP

- SECTION 1**
1. Midwest Auto Properties LLC 5
 2. Myer, Loydeen 5
 3. Johndreau, Gehrigh etux 10
 4. Gregg, Gary etux 6

- SECTION 2**
1. Swanger, Terry 11
 2. Magenheimer, Susan 7
 3. Oehler, Christopher etux 8
 4. Zellmer, Christine 16
 5. Slaughter, Kevin etux 9
 6. Feuchtenberger, Brenton etux 11

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 5. Uhl, Maurice etux 5

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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **23-88N-47W**
 Township: **Woodbury**
 Acres: **60.06**
 Date: **1/25/2022**

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Area Symbol: IA193, Soil Area Version: 31

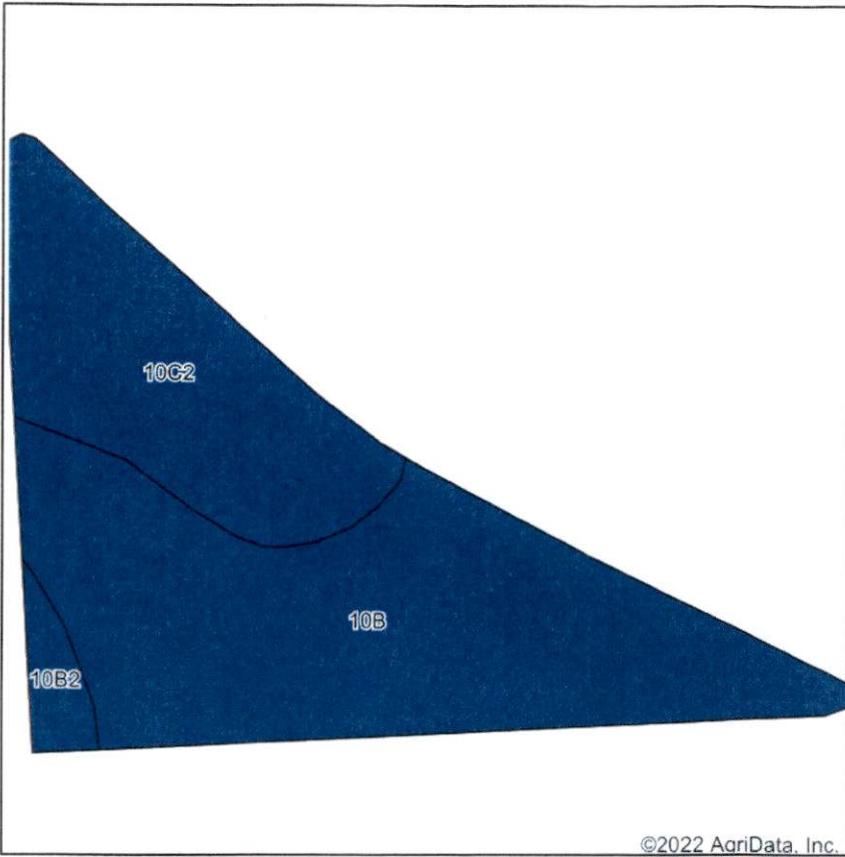
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
10B	Monona silt loam, 2 to 5 percent slopes	39.76	66.2%		Ile	IIIe	95	74
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	8.96	14.9%		IIIe		86	57
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	7.11	11.8%		IIIe		58	46
12C	Napier silt loam, 5 to 9 percent slopes	1.56	2.6%		IIIe		89	58
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	1.43	2.4%		Ile		91	72
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.06	1.8%		IIIe		32	37
12B	Napier silt loam, 2 to 5 percent slopes	0.18	0.3%		Ile		93	72
Weighted Average					2.31	1.99	87.9	67

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

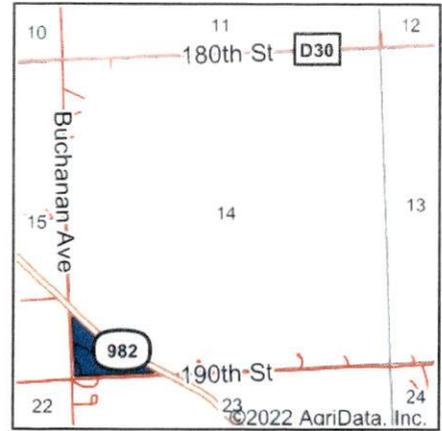
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **23-88N-47W**
 Township: **Woodbury**
 Acres: **14.41**
 Date: **1/25/2022**

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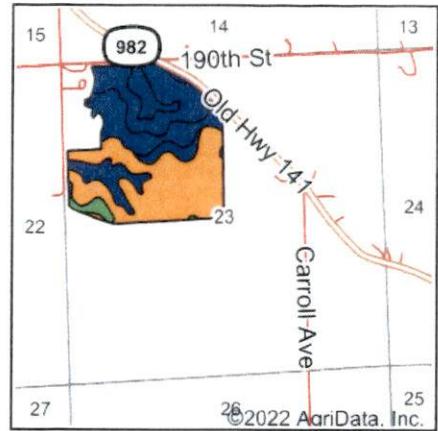
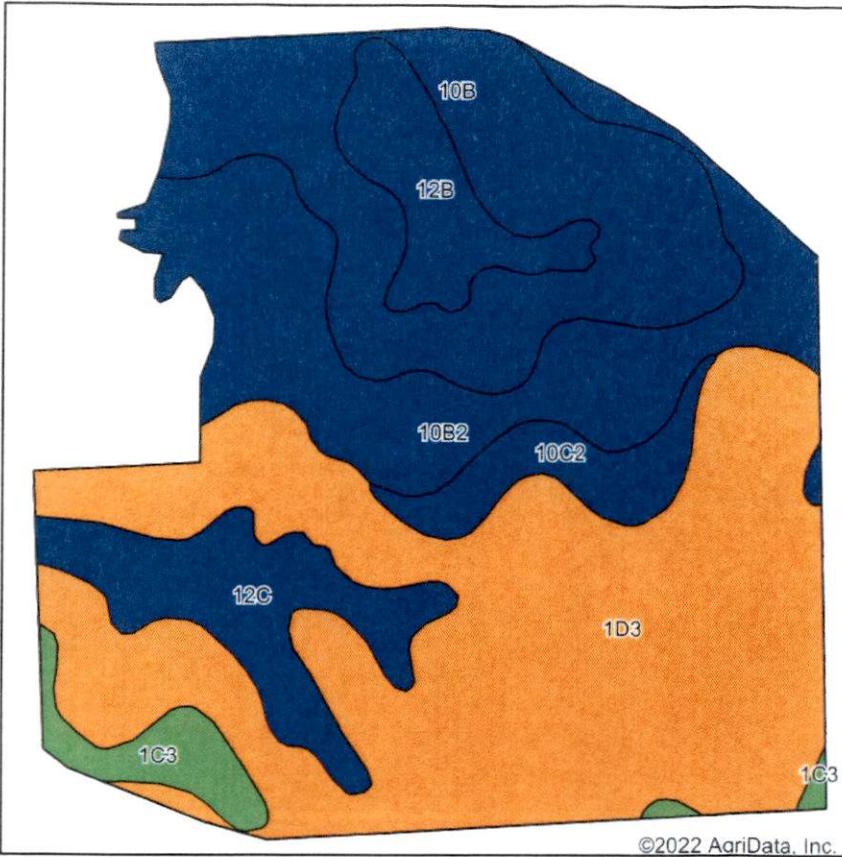


Area Symbol: IA193, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
10B	Monona silt loam, 2 to 5 percent slopes	9.15	63.5%		Ile	IIIe	95	74
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	4.76	33.0%		IIIe		86	57
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	0.50	3.5%		Ile		91	72
Weighted Average							91.9	68.3

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **23-88N-47W**
 Township: **Woodbury**
 Acres: **128.88**
 Date: **1/25/2022**

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Area Symbol: IA193, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	55.01	42.7%		IIIe		32	37
10B	Monona silt loam, 2 to 5 percent slopes	25.71	19.9%		IIe	IIIe	95	74
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	22.46	17.4%		IIe		91	72
12C	Napier silt loam, 5 to 9 percent slopes	10.23	7.9%		IIIe		89	58
12B	Napier silt loam, 2 to 5 percent slopes	6.78	5.3%		IIe		93	72
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	4.88	3.8%		IIIe		86	57
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.81	3.0%		IIIe		58	46
Weighted Average							65.4	55

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Auctioneers ♦ Real Estate Brokers ♦ Appraisers
Since 1939

Real Property Auction Agreement

In consideration of their services as auctioneers, Midwestern Land & Auction, Inc., Mapleton, Iowa, is hereby employed exclusively and irrevocably to conduct the public auction sale of the property described as follows:

Abbr. Legal Description: See Exhibit "A"

Upon completion of this sale, to be held on or before March 15, 2022, the Seller(s) agree to pay said auctioneers one- and one-half percent (1.5 %) commission of the total proceeds from this sale. This payment of commission from the Seller(s) is the total compensation to Midwestern Land & Auction, Inc. for auctioneering services.

It is understood that Midwestern Land & Auction, Inc. will use diligence in attempting to obtain the highest bid possible from the bidders on the item(s) comprising the sale and that all expenses which accrue as a result of the sale will be paid by the Sellers, except:

- a) The rental fee of the indoor event facility.
- b) All advertising to include
 - All area newspapers
 - 50 mi. radius distribution of sale bills
 - 5-10 mile radius mailings
 - Regional and national mailings
 - Websites, Facebook, and other media, local and nationwide
- c) Actually conducting the auction.
- d) Coordination of the closing in concert with the Sellers' and Buyers' attorneys.
- e) In the event of a "No Sale" of the farms the sellers shall pay all accrued actual auction expenses plus a \$4,000 auction set-up fee.

Signed this _____ day of January, 2022

SELLER:

AUCTIONEER: Jack Seuntjens

By: _____

Jack Seuntjens, Auctioneer for
Midwestern Land & Auction, Inc.
426 Main St., Mapleton, IA 51034
iowaland@longlines.com

By: _____

JACK SEUNTJENS

OWNER: MIDWESTERN LAND & AUCTION, INC.	
An Auction, Real Estate, and Appraisal Firm Established in 1939 <i>Licensed in Iowa, Nebraska, South Dakota, and Minnesota</i>	
EXPERIENCE	
	<ul style="list-style-type: none"> ▪ 40+ years as a professional auctioneer specializing in real property, machinery, and general personal property auctions (approx. 4000 auctions) ▪ 40+ years as a real estate broker of agricultural, residential, and commercial real estate ▪ 40+ years as an appraiser, Holder of the 1st Certification given by the State of Iowa designating "Certified General Real Property Appraiser" ▪ Auctions completed for private individuals estates, financial institutions, corporations, educational institutions, churches, charities, attorneys, and the court, as well as appraisal reviewer for USPAP compliance ▪ Court appointed referee and receiver ▪ 35+ years as an expert witness & consultant for attorneys, lenders & businesses ▪ 30+ years as an instructor & educational coordinator for continuing education ▪ 30+ years as an appraisal reviewer
EDUCATION	
	<ul style="list-style-type: none"> ▪ 4 years high school, Maple Valley, Mapleton, Iowa ▪ Technical Agriculture Degree, Iowa State University, 1971-1973 ▪ Approximately 2000 hrs. classroom- real estate brokerage ▪ Approximately 2000 hrs. classroom- appraisal ▪ Graduate, World-Wide College of Auctioneering ▪ AQB USPAP Instructors' Certification Course ▪ Hundreds of continuing education courses in several disciplines
PROFESSIONAL APPOINTMENTS:	
	<p>Iowa Real Estate Appraiser Board Examining Board 1998-2001 Appraiser Member The Appraisal Foundation Advisory Council 1990-1992 (TAFAC), Washington, DC 1991 to 1995 A.Q.B. Appointee to the Exam Committee, ASI testing development for licensing and certification of appraisers, Philadelphia, PA Member of Iowa Auctioneers' Association</p>
PROFESSIONAL DESIGNATIONS:	
	<p>Mid-West appraisers Association General Appraiser (GA) AQB Certified USPAP Instructor since 2007 to Present</p>
PROFESSIONAL OFFICES HELD:	
	<p>1998-2013, President Mid-West Appraisers Association President, Vice President, Secretary - 1998-2013, Mid-West Appraisers Association Board of Directors - 1998-2013, Mid-West Appraiser Association 1990-1993 Treasurer of the Iowa Appraisal Advisory Council 1993 & 2004 Chairman of the Iowa Appraisal Advisory Council 1994 National President of the Board of Directors of a national appraisal association (also served on its Board of Directors and TAFAC)</p>

Midwestern
LAND & AUCTION

Presents
at

FARMLAND PUBLIC AUCTION

Live & Simulcast

An outstanding, all tillable, unimproved 80 Acres in Union County, South Dakota.

Monday, February 7, 2022 @ 11:00 AM

Visit www.midwesternlandandauktion.com or www.iowauctiongroup.com for more information, drone videos, and proxibid bidding info.

AUCTION LOCATION:

Alcester Community Center
307 E. 6th St., Alcester, South Dakota

FARM LOCATION:

From Alcester, SD: 3 miles North on Hwy 11 to gravel 298th St., then one mile West to 478th Ave., then 1/4 mile North to the SW corner of the farm.

AUCTIONEER'S NOTE:

The offering of this excellent farm is an opportunity to purchase an 80 A. tract that you would certainly be proud to own. We look forward to seeing you there!

LEGAL DESCRIPTION:

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Four (4), Township Ninety-Five (95) North, Range Forty-Nine (49), West of the 5th P.M., Alcester Plat, Union County, South Dakota; containing 80 acres more or less, subject to easements, rights of way and restrictions.

GENERAL INFORMATION:

This gently sloping and easy to farm 80 A. has a great location in a strong agricultural area. It has had excellent stewardship and is a top producer with good access. It is nearly all tillable and has an average productivity index of 70.2.

FSA REPORTS :

77.40 cropland acres, 40.50 A. corn base with a PLC yield of 162 bu., and a 36.90 A. soybean base with a PLC yield of 51.0 bu. The crop election choice is ARC Co.

TAX INFORMATION:

The current annual net taxes are \$2,134.28 for 80 taxable acres.

TERMS & CONDITIONS:

The successful bidder(s) shall pay 10% of the total purchase price on the day of the sale and sign a Real Estate Contract that states the entire balance is due and payable when the Seller has furnished Title Insurance indicating merchantable title. The cost of the title, insurance shall be split equally between the Seller and the Buyer(s). The Seller shall pay the real estate taxes prorated to the Buyer's date of possession and all prior taxes if any. Closing of this transaction is estimated to occur March 1, 2022, at which time full possession, absent any leases, will be given. This farm is sold "as is" and any announcements made on the day of the auction take precedence over any previously given information. Prospective buyers may inspect this farm on-site as soil condition allows. Please call the auctioneer, if any questions, @ 712-880-1234.



BIDDING OPTIONS:

OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past.

OPTION 2: You call in at 712-882-2406, prior to 12:00 Noon on Feb. 5, 2022, to get our approval to bid via phone during the auction sale. We will explain this process to you when you call us.

OPTION 3: Absentee bidding is offered on-line. To register: go to www.iowauctiongroup.com, then scroll to the appropriate land auction, then click view catalog. Deadline to register to bid is two days prior to auction. Online bidders must register by 12:00 Noon on Feb 5, 2022.

PLEASE NOTE: If you purchase using Option 2 or 3,

Call us @ 712-882-2406 for wiring instructions.

Midwestern
LAND & AUCTION

Auctioneers • Real Estate Brokers • Appraisers
Since 1939

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Mapleton, Iowa 51034
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Sale Conducted by:

Auctioneer

Jack Seuntjens

712-880-1234

Licensed in

SD, NE, IA & MN

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Iowa Auction Group
Serving the Midwest, IA, SD, NE, MN

www.iowauctiongroup.com

Jack Seuntjens: 712-880-1234

Del Beyer: 712-348-2738

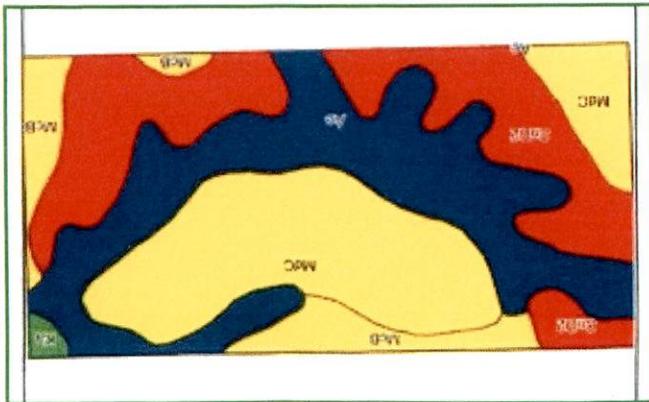
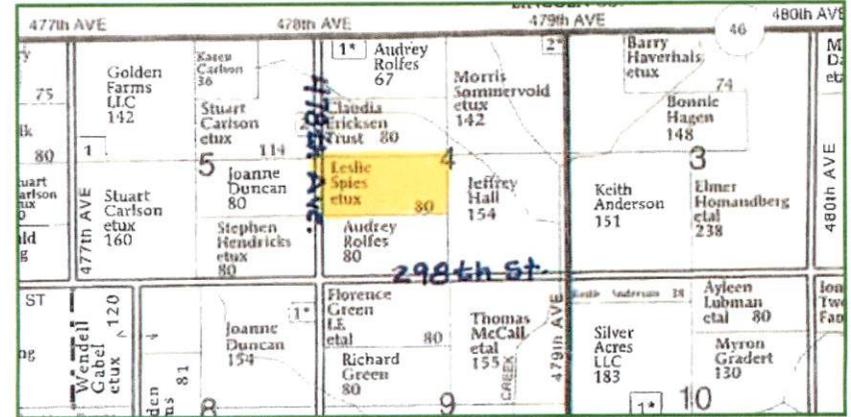
Jim Klein: 712-540-1206

Kevin Cone: 712-299-4258

Denny O'Bryan: 712-261-1316

Wayne T. Spies – Owner

Upcoming Land Auction: February 7, 2022 Alcester Plat, Union County, South Dakota



Email: lowland@longlines.com

Phone: 712-882-2326

Fax: 712-882-2406

426 Main St. PO Box 75
 Mapleton, IA 51034