

TUESDAY, NOVEMBER 28, 2023 AT 1:00PM

75.16 +/- ACRES

SHERMAN TWP



LIVE LAND AUCTION

Hardin County



Broker: Midwest Property Connections LLC

Agent: Dan Hershberger (319) 240-9984

Specializing In-

•Farmland •Acreages •In Town Homes •Rent Auctions
•Seller's Choice -Listing or Auction

daviscornersauctionservice.com/real-estate

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Midwest Property Connections
proudly presents the “Dorrance Pencook Farmland”

Auction Location: Radcliffe American Legion Hall

Auction Date: November 28, 2023 1:00 PM CST

Website: daviscornersauctionservice.com/realestate

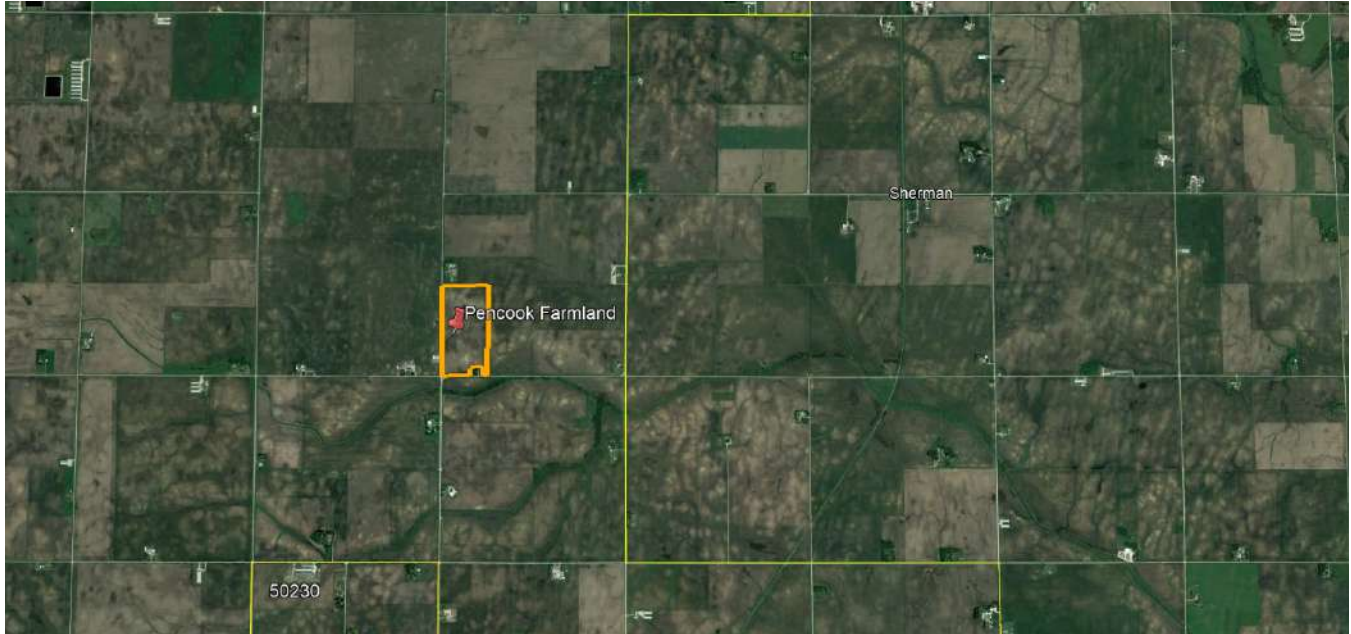
Call in Bids can be arranged with advanced notice

DESCRIPTION

In the heart of Iowa lies this nice 75.16 +/- acre piece of farmland boasting a CSR2 of 87! Selling at live auction on the 28th of November in Radcliffe, IA at the American Legion Hall. Don't miss out on this great opportunity to add a nice piece of land to your farming operation. Also a great investment opportunity! Contact your agent Dan with any questions.



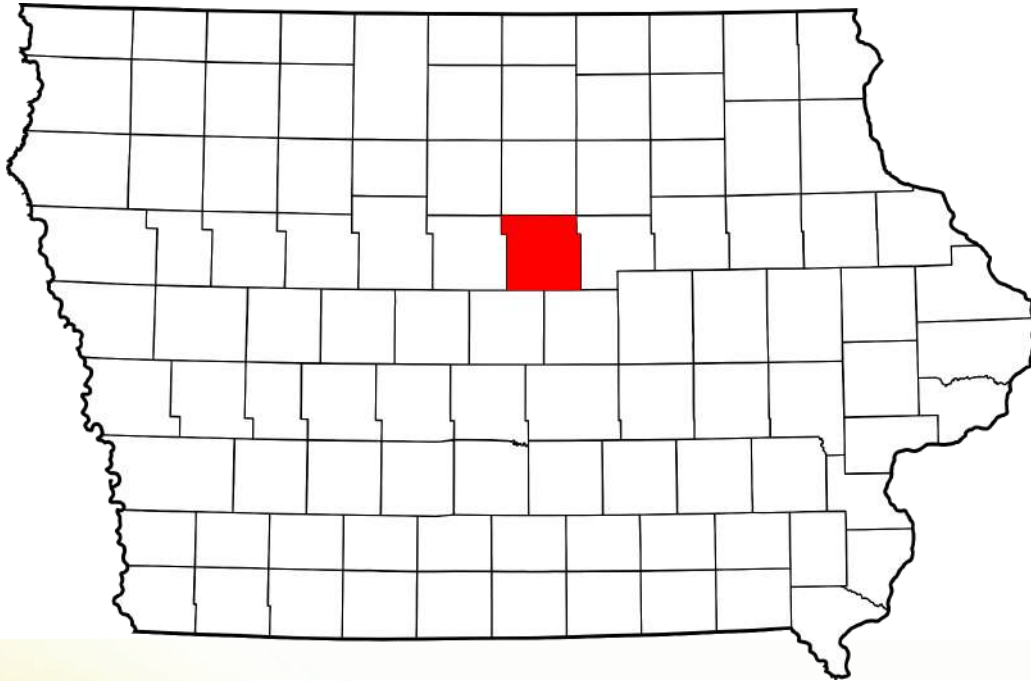
LOCATION



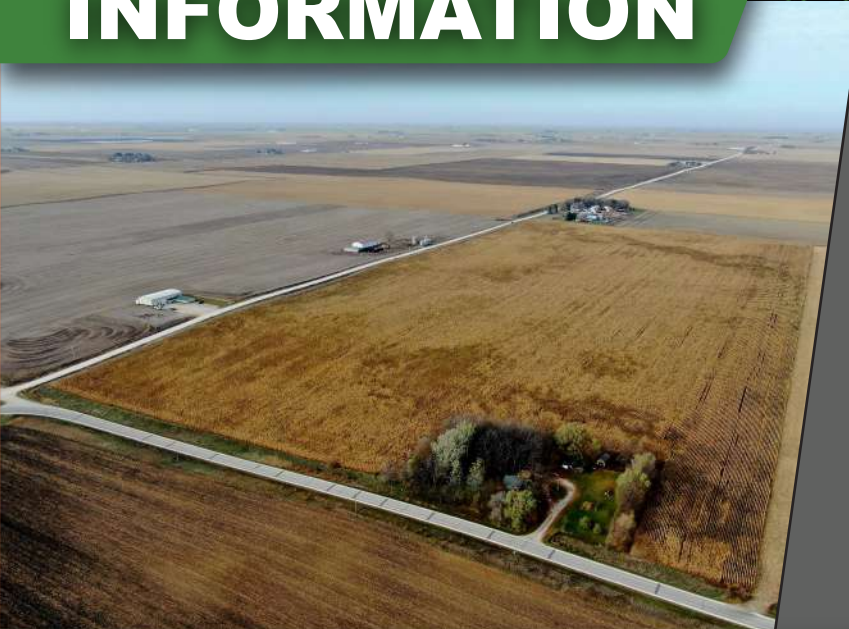
Property Address: N/A (2 Miles North of Radcliffe, IA 50230)

Auction Location: Radcliffe American Legion Hall

115 Isabella St, Radcliffe, IA 50230



INFORMATION



75.16 +/- ACRES



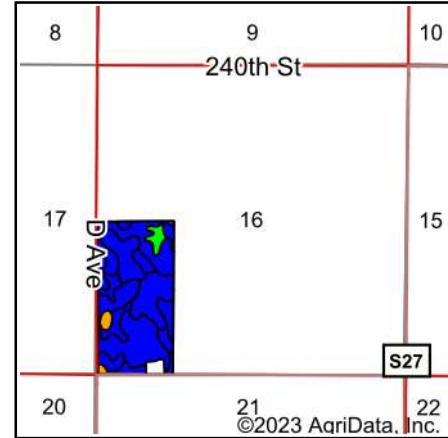
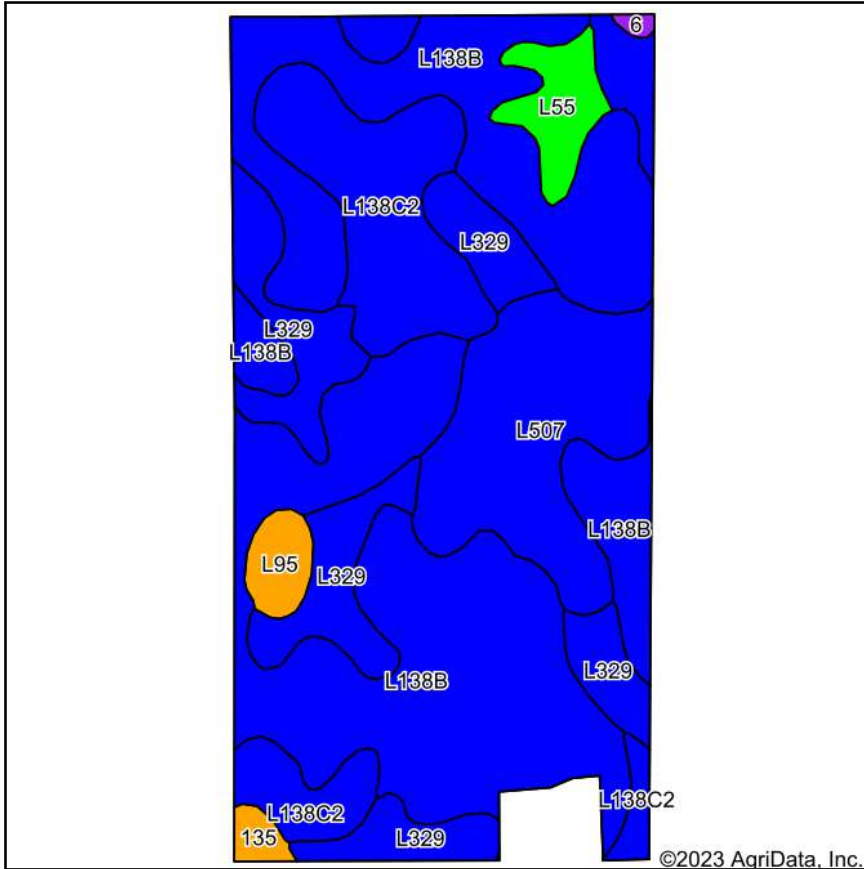
- 75.16 +/- Acres of Tillable Farmland
- A Strong CSR2 of 87
- Sherman Township (16-87N-22W)
- Prime Land in the heart of IA

FARMLAND IMAGES



FARMLAND SOIL MAP

Soils Map



State: **Iowa**
 County: **Hardin**
 Location: **16-87N-22W**
 Township: **Sherman**
 Acres: **75.16**
 Date: **11/3/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	37.15	49.4%		lle	88		79	75	70	79	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.96	15.9%		llw	87		81	70	64	81	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	11.39	15.2%		llw	89		83	77	72	83	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.42	13.9%		llle	83		64	63	57	64	
L55	Nicollet loam, 1 to 3 percent slopes	2.24	3.0%		le	91		84	77	74	84	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.28	1.7%		llw	75		80	68	63	80	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.56	0.7%		llw	76	80	83	70	46	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.16	0.2%		lllw	59	59	77	74	74	74	
Weighted Average						2.11	87	*-	*n 78	*n 72.7	*n 67.4	*n 78

**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.

FARMLAND CROP HISTORY

4 Year Crop History

Owner/Operator:

Address:

Address:

Phone:

Date:

Farm Name:

Field ID:

Acct. #:

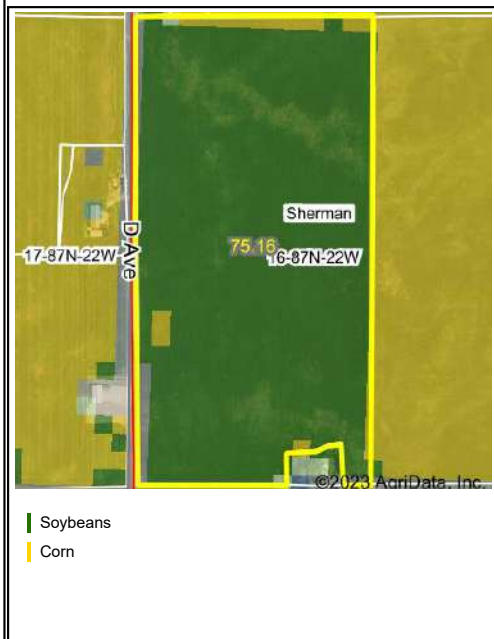
Crop Year:



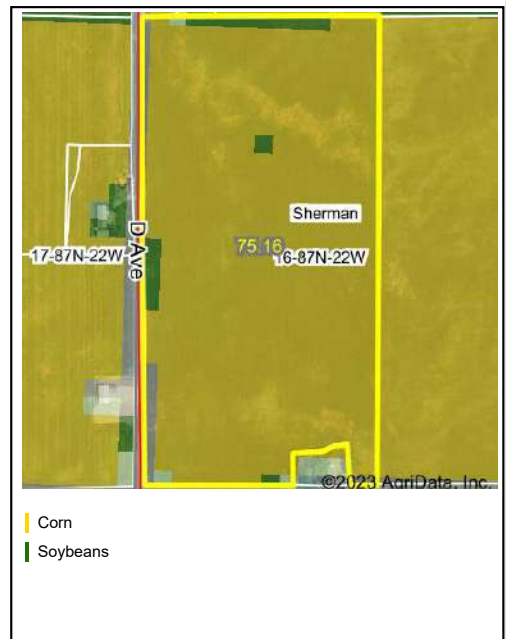
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 42° 20' 34.97, -93° 25' 20.31

State: IA

County: Hardin

Legal: 16-87N-22W

Twnshp: Sherman

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



TERMS & CONDITIONS

SELLER

Dorrance Pencook

METHOD OF SALE

Farmland will be selling by the taxable acre. Seller reserves the right to accept or reject all bids. The auctioneer and seller reserve the right to exclude any person from bidding if there is any concern as to a person's history or fitness to bid or enter into a contract.

AGENCY

Midwest Property Connections LLC and its Agents represent the seller.

TAXES

Taxes will be prorated to the day of closing.

CONDITIONS

All property is sold AS IS - WHERE IS with no guarantees. All bidders are responsible for conducting their own inquiries & due diligence at their risk concerning the property.

CONTRACTS & TITLE

Immediately upon the conclusion of the auction, the winning bidder(s) will enter into a real estate contract/ purchase agreement & provide funds for earnest money to be deposited with the real estate & auction company. Seller will provide a clear title or deed at their expense. Sale is not dependent upon buyer(s) financing.

TERMS & POSSESSION

\$20,000 (non-refundable) earnest money due on auction day. Balance is due at closing. No Buyers Premium. Announcements by auctioneer take precedence over printed matter. Buyer agrees, upon registration to bid, to the terms and conditions of the sale. All information herein contained is from sources deemed reliable but cannot be guaranteed by auction company or seller.

CLOSING DATE

On or Before January 10, 2024



Professional Auctioneers, Broker, & Real Estate Agents working for you!

For more information on this farm **Contact your Agent!**

YOUR PROFESSIONAL LAND BROKER/ AUCTIONEER

DAN HERSHBERGER
Agent / Auctioneer

MIDWEST
PROPERTY CONNECTIONS

319-240-9984
Dan@propconnections.com
MidWestPropertyConnections.com
Licensed in Minnesota & Iowa

MLS

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!



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