

# Gamble Family Multi-Parcel 160 Acre Land Auction

Live Auction April 28th, 2023 11:00 AM  
Registration Starts at 9:30 AM

**Auction Location:**  
Winterset Livery  
116 S 1st Ave  
Winterset, Iowa 50273

**Property Location:**  
Hiatt Apple Road, Town of Peru  
Madison County, Iowa



[midwestlifestyleauctions.com](http://midwestlifestyleauctions.com)  
570.778.5061



Midwest Lifestyle  
Properties

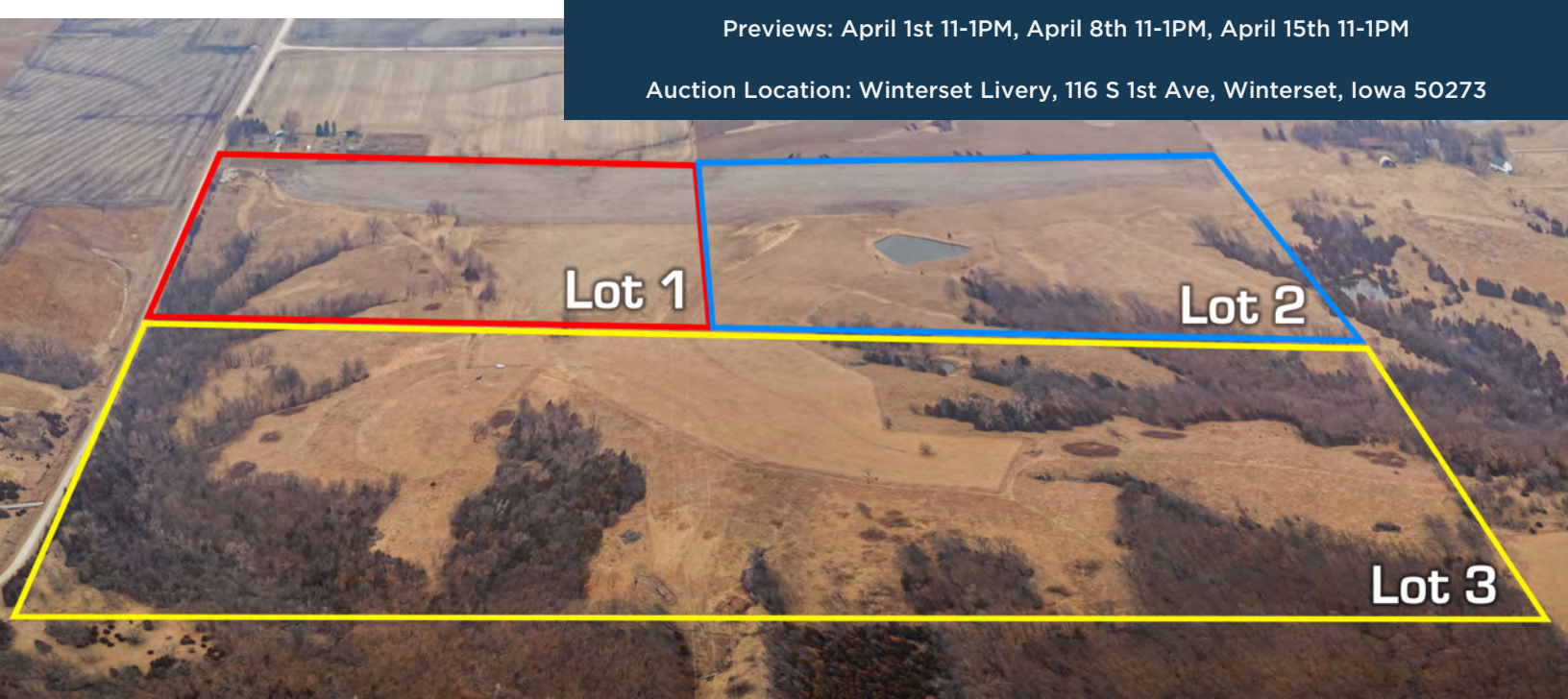




Auction Terms: High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$5000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before May 31st 2023. Lot #1 Home/Building & 111+/- Acres and Lot #2 78+/- Acres.

Previews: April 1st 11-1PM, April 8th 11-1PM, April 15th 11-1PM

Auction Location: Winterset Livery, 116 S 1st Ave, Winterset, Iowa 50273



Midwest Lifestyle  
Properties



# Table of Contents

1. Flyer

2-8. Maps

9-13. Taxes

14-16. USDA Maps

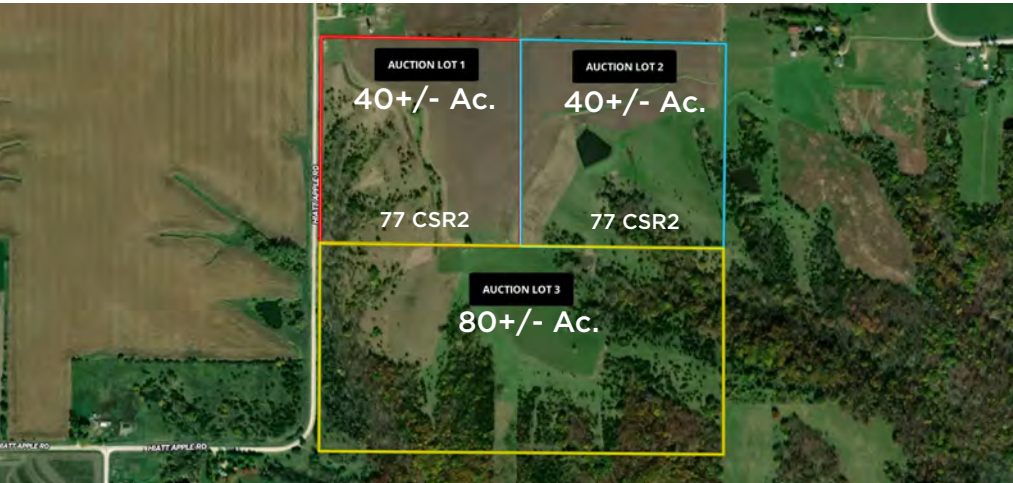
17-20. Terms & Conditions

21-22. Addenda to Terms and Conditions



Midwest Lifestyle  
Properties





**AUCTION LOCATION**

Winterset Livery, 116 S. 1st Ave  
Winterset, Iowa 50273

**WHEN**

**April 28, 2023**  
Registration at 9:30 am

**Live Auction at 11:00 am**

**PREVIEWS**

April 1, April 8, & April 15  
**11 am - 1 pm each day**

# Gamble Family Multi-Parcel Auction

*Hiatt Apple Road, Town of Peru, Madison County, Iowa*

**Lot #1** offers 40 acres +/- with currently 21.04 acres of tillable ground and an average CRS2 of 77. With convenient access off the west side of Hiatt Apple Rd. and a well-maintained field drive, this tract is an excellent option for farming or leasing. It also offers a potential building site, perfect for those looking to build their dream home in a peaceful, rural setting.

**Lot #2** is a 40-acre +/- parcel with currently 20.06 acres of tillable ground boasting a CRS2 of 77. This lot also offers a potential building site with stunning views and a beautiful pond surrounded by gorgeous habitat that houses local wildlife and offers both food and water. Whether you're interested in farming or creating destination food plots for hunting, this lot has the potential to meet all your needs.

**Lot #3** features 80 acres +/-, currently 9.39 acres with room for expansion of tillable ground. While the tillable acreage is limited, this lot offers exceptional access to some of the most incredible whitetail habitats in the county. With world-class hunting opportunities and diverse wildlife, this tract is perfect for the outdoor enthusiast seeking a private hunting retreat or someone looking to invest in land with significant wildlife/farming potential.

This 160-acre multi-parcel farm in Madison County, Iowa is a versatile property that can be viewed in a variety of ways. The property consists of two separate 40-acre pieces side by side to the north, and an 80-acre parcel adjoining those parcels to the south.

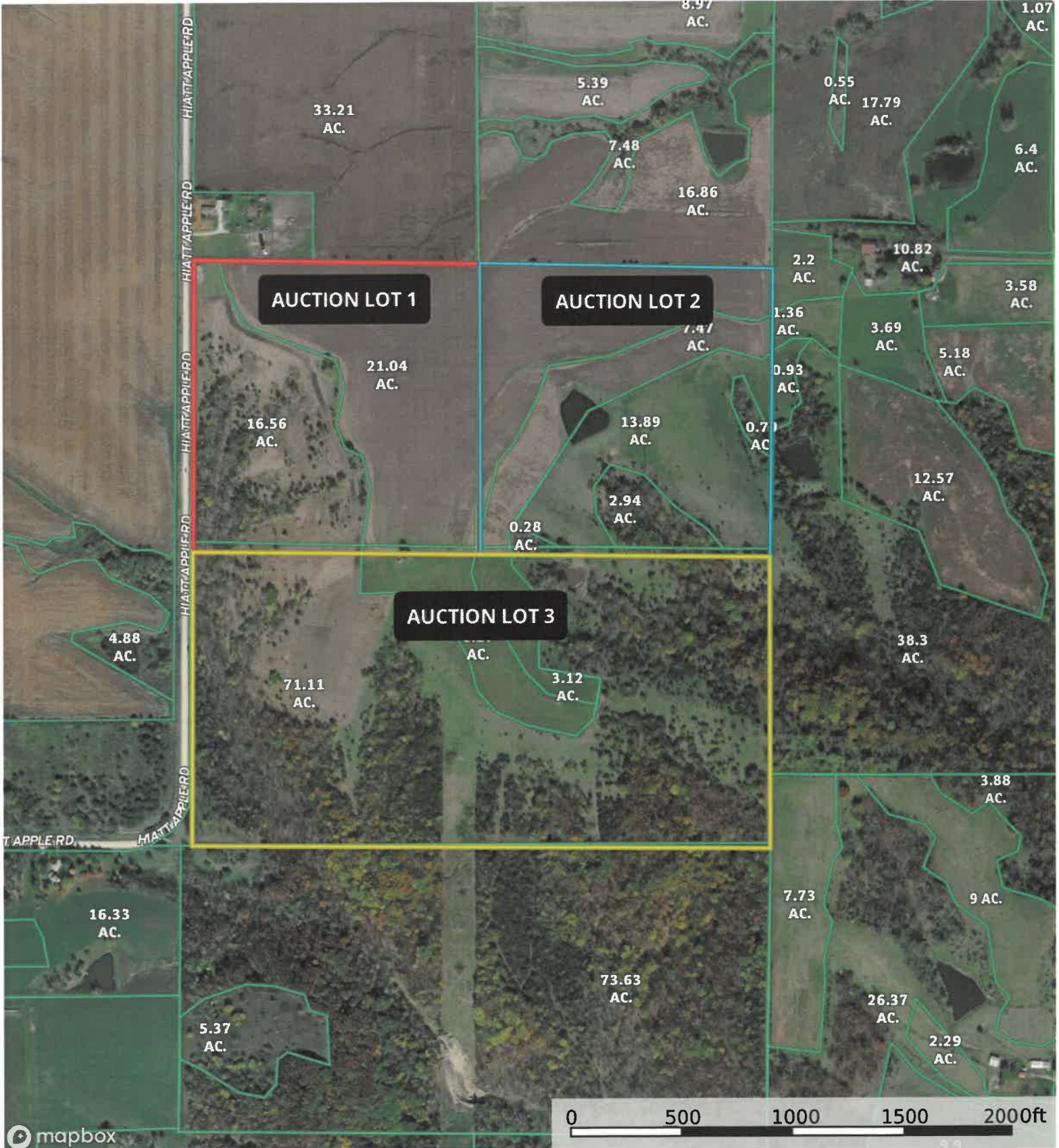
Overall, the property boasts a diverse mix of timber, grasses, and crops that provide excellent cover, food sources, and bedding areas for all your whitetail deer and turkeys. The area is known for producing record class bucks, making it a prime location for all hunting enthusiasts and especially those looking to grow and hold their own herd. The property also features several ponds and a creek, which not only offers everything your wildlife needs to flourish but also opportunities for fishing and growing memories for years to come! Located within 35 minutes of Des Moines, this property offers easy access to the city's amenities and attractions, while still providing the peace and serenity of rural living.

Whether you're looking for a smaller parcel or the full 160 acres, this property has something to offer for everyone as an incredible investment opportunity! The property also includes several potential building sites with scenic views of the surrounding countryside. The sites are perfect for building a dream home, a hunting cabin, or any other structure of your choice. This multi-lot property features three distinct tracts of land, each with its own unique features.



# MADISON COUNTY AUCTION 160 Acres

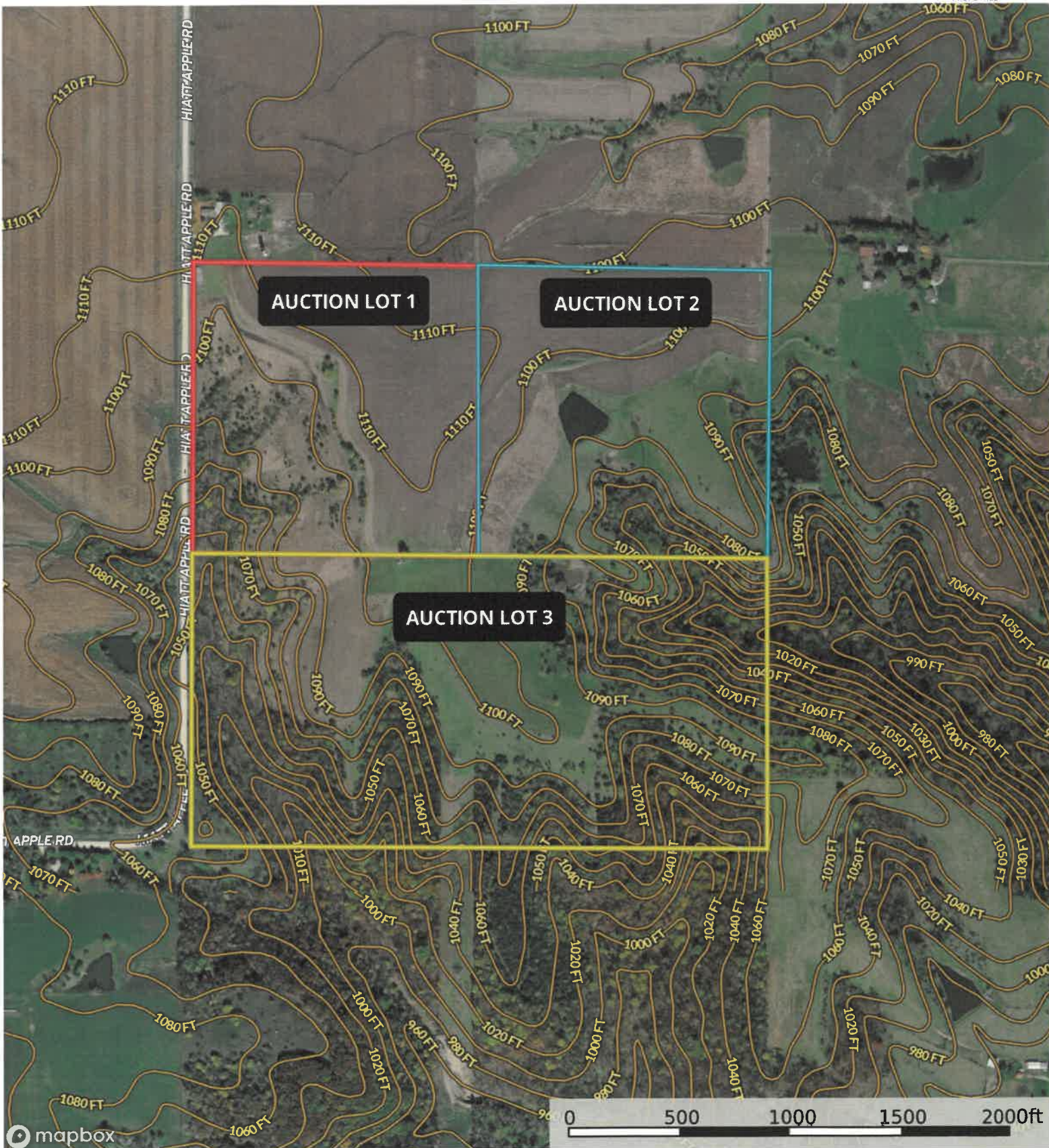
Madison County, Iowa, 160 AC +/-



Boundary 2 Boundary 1 Boundary

# MADISON COUNTY AUCTION 160 Acres

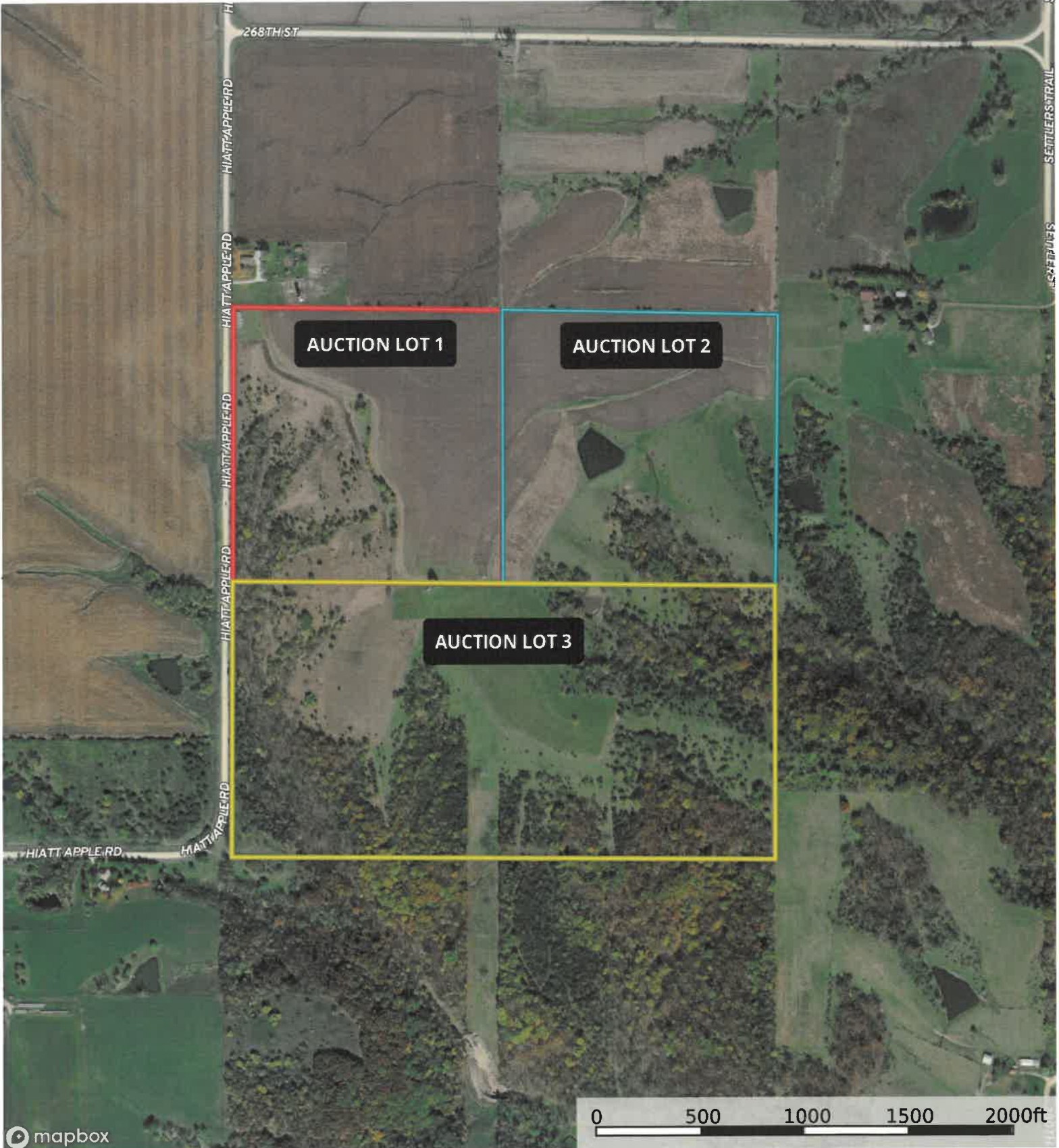
Madison County, Iowa, 160 AC +/-



Boundary 2 Boundary 1 Boundary

# MADISON COUNTY AUCTION 160 Acres

Madison County, Iowa, 160 AC +/-



- Boundary 2
- Boundary 1
- Boundary

# MADISON COUNTY AUCTION 160 Acres

Madison County, Iowa, 160 AC +/-



mapbox

0 500 1000 1500 2000ft

Boundary 2 Boundary 1 Boundary

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Wisconsin, Iowa, Kansas and Minnesota

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



 All Polygons 155.99 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
76B	Ladoga silt loam, 2 to 5 percent slopes	36.64	23.48	86.0	0	84	2e
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	26.3	16.86	69.0	0	77	3e
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	21.41	13.72	5.0	0	58	4e
478G	Steep rock land	18.33	11.75	5.0	0	-	7s
65F	Lindley loam, 18 to 25 percent slopes	9.31	5.97	14.0	0	58	7e
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	7.91	5.07	75.0	0	78	3e
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	7.47	4.79	32.0	0	73	6e
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	7.44	4.77	7.0	0	58	4e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	6.57	4.21	59.0	0	75	3w
75	Givin silt loam	3.71	2.38	83.0	0	91	1
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.75	1.76	91.0	0	93	2e
368	Macksburg silty clay loam, 0 to 2 percent slopes	2.66	1.7	93.0	0	88	1
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	2.53	1.62	41.0	0	73	4e
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.06	0.68	46.0	0	74	3e
322F2	Clanton-Gosport silt loams, 18 to 25 percent slopes, moderately eroded	0.97	0.62	6.0	0	38	7e
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.55	0.35	56.0	0	66	3w
W	Water	0.38	0.24	-	0	-	-
TOTALS		155.99(*)	100%	48.46	-	64.96	3.75

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 38.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
76B	Ladoga silt loam, 2 to 5 percent slopes	12.24	31.77	86.0	0	84	2e
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	6.46	16.77	7.0	0	58	4e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	4.3	11.16	59.0	0	75	3w
75	Givin silt loam	3.71	9.63	83.0	0	91	1
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	3.65	9.47	75.0	0	78	3e
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	2.75	7.14	32.0	0	73	6e
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.75	7.14	91.0	0	93	2e

368	Macksburg silty clay loam, 0 to 2 percent slopes	2.66	6.9	93.0	0	88	1
TOTALS		38.52(*)	100%	65.37	-	78.85	2.66

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Boundary 1 39.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
76B	Ladoga silt loam, 2 to 5 percent slopes	17.13	43.71	86.0	0	84	2e
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	9.3	23.73	69.0	0	77	3e
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	3.23	8.24	5.0	0	58	4e
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	2.45	6.25	75.0	0	78	3e
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	2.27	5.79	41.0	0	73	4e
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	2.27	5.79	59.0	0	75	3w
65F	Lindley loam, 18 to 25 percent slopes	1.97	5.03	14.0	0	58	7e
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	0.55	1.4	56.0	0	66	3w
TOTALS		39.17(*)	100%	66.35	-	77.06	2.9

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Boundary 2 78.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
478G	Steep rock land	18.33	23.41	5.0	0	-	7s
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	18.18	23.22	5.0	0	58	4e
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	17.0	21.71	69.0	0	77	3e
65F	Lindley loam, 18 to 25 percent slopes	7.34	9.37	14.0	0	58	7e
76B	Ladoga silt loam, 2 to 5 percent slopes	7.27	9.28	86.0	0	84	2e
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	4.72	6.03	32.0	0	73	6e
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	1.81	2.31	75.0	0	78	3e
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	1.06	1.35	46.0	0	74	3e
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	0.98	1.25	7.0	0	58	4e
322F2	Clanton-Gosport silt loams, 18 to 25 percent slopes, moderately eroded	0.97	1.24	6.0	0	38	7e
W	Water	0.38	0.49	-	0	-	-
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.26	0.33	41.0	0	73	4e

TOTALS		78.3(* )	100%	31.19	-	52.07	4.71
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(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

<u>Tax ID</u>	<u>Acres</u>	<u>Auction Lot #</u>	<u>Taxes</u>
#520103642000000	40	1	\$ 812.00
#530103624000000	40	2	\$ 792.00
#530103626000000	40	3	\$ 108.00
#520103648000000	40	3	\$ 756.00
	160		\$ 2,468.00

**Beacon**™ Madison County, IA

**Summary**

Parcel ID 520103642000000  
 Alternate ID  
 Property Address  
 Sec/Twp/Rng 36-75-27  
 Brief Legal Description NE NW  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2005-758 (2005-02-22)  
 Gross Acres 40.00  
 Exempt Acres 1.20 (EXM)  
 Net Acres 38.80  
 CSR 65.41  
 Class A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District SCOTT WINTERSET WFD  
 School District WINTERSET SCH

**Owners**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Gamble, Dan & Irene L 3490 NE 150th Ave Cambridge, IA 50046		

**Land**

Lot Area 40.00 Acres ; 1,742,400 SF

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/22/2005	MARCKMANN, IVAN W	GAMBLE, DAN L & IRENE L	B2005 P758	Unuseable Sale - Other	Deed		\$68,000.00

**Valuation**

	2022	2021	2020	2019	2018
+ Land	\$32,900	\$32,900	\$36,100	\$36,100	\$47,400
+ Exempt	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$32,900	\$32,900	\$36,100	\$36,100	\$47,400

**Taxation**

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$29,295	\$30,335	\$29,415	\$26,607
x Levy Rate (per \$1000 of value)	29.63187	31.38130	31.44832	31.52598
= Gross Taxes Due	\$868.07	\$951.95	\$925.05	\$838.81
- Credits	(\$39.08)	(\$30.64)	(\$27.49)	(\$26.69)
= Net Taxes Due	\$828.00	\$922.00	\$898.00	\$812.00

Due to Iowa House Bill 2382 we are no longer able to provide information related to property tax credits on real estate properties

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2021	\$414	Yes	2022-09-14	8343
	September 2022	\$414	Yes	2022-09-14	
2020	March 2022	\$461	Yes	2021-08-26	8292
	September 2021	\$461	Yes	2021-08-26	
2019	March 2021	\$449	Yes	2020-09-08	8250
	September 2020	\$449	Yes	2020-09-08	
2018	March 2020	\$406	Yes	2019-09-04	8244
	September 2019	\$406	Yes	2019-09-04	
2017	March 2019	\$395	Yes	2018-08-30	8210
	September 2018	\$395	Yes	2018-08-30	
2016	March 2018	\$372	Yes	2017-09-13	8798
	September 2017	\$372	Yes	2017-09-13	


**Beacon™** Madison County, IA
**Summary**

**Parcel ID** 530103624000000  
**Alternate ID**  
**Property Address**  
**Sec/Twp/Rng** 36-75-27  
**Brief Legal Description** NW NE  
 (Note: Not to be used on legal documents)  
**Document(s)** DED: 2005-757 (2005-02-22)  
**Gross Acres** 40.00  
**Exempt Acres** N/A  
**Net Acres** 40.00  
**CSR** 66.29  
**Class** A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** SCOTT I-35 WFD  
**School District** I-35 SCHOOL

**Owners**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<u>Gamble, Randy D &amp; Julie A</u> 2429 Hiatt Apple Tr Winterset, IA 50273-		

**Land**

**Lot Area** 40.00 Acres ; 1,742,400 SF

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/22/2005	MARCKMANN, IVAN W	GAMBLE, RANDY D & JULIE A	B2005 P757	Unuseable Sale - Other	Deed		\$68,000.00

**Valuation**

	2022	2021	2020	2019	2018
+ Land	\$32,700	\$32,700	\$35,600	\$35,600	\$46,600
= Total Assessed Value	\$32,700	\$32,700	\$35,600	\$35,600	\$46,600

**Taxation**

	2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$29,116	\$29,915	\$29,008	\$26,158
x Levy Rate (per \$1000 of value)	31.33540	32.83486	32.89709	32.97296
= Gross Taxes Due	\$912.36	\$982.25	\$954.28	\$862.51
- Credits	(\$68.65)	(\$71.10)	(\$66.31)	(\$71.47)
= Net Taxes Due	\$844.00	\$912.00	\$888.00	\$792.00

Due to Iowa House Bill 2382 we are no longer able to provide information related to property tax credits on real estate properties

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$422	No		9045
	September 2022	\$422	Yes	2022-09-30	
2020	March 2022	\$456	Yes	2022-03-31	8994
	September 2021	\$456	Yes	2021-09-29	
2019	March 2021	\$444	Yes	2021-03-25	8948
	September 2020	\$444	Yes	2020-09-30	
2018	March 2020	\$396	Yes	2020-03-20	8927
	September 2019	\$396	Yes	2019-09-30	
2017	March 2019	\$384	Yes	2019-03-29	8861
	September 2018	\$384	Yes	2018-09-30	
2016	March 2018	\$360	Yes	2018-03-30	8836
	September 2017	\$360	Yes	2017-09-27	

Lot 3

# Beacon™ Madison County, IA

## Summary

Parcel ID 530103626000000  
 Alternate ID  
 Property Address  
 Sec/Twp/Rng 36-75-27  
 Brief Legal Description SW NE  
 (Note: Not to be used on legal documents)  
 Document(s) DED: 2005-773 (2005-02-23)  
 Gross Acres 40.00  
 Exempt Acres N/A  
 Net Acres 40.00  
 CSR 33.32  
 Class A - Agriculture  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District SCOTT I-35 WFD  
 School District I-35 SCHOOL

## Owners

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Jm Global Investments Lc 9101 NW 31st St Polk City, IA 50226		

## Land

Lot Area 40.00 Acres ; 1,742,400 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/23/2005	MARCKMANN, IVAN W	JM GLOBAL INVESTMENTS	B2005 P773	Unuseable Sale - Other	Deed		\$136,000.00

⊕ There are other parcels involved in one or more of the above sales:  
 Recording: B2005 P773 - Parcel: 520103648000000

## Valuation

	2022	2021	2020	2019	2018
+ Land	\$15,200	\$15,200	\$16,400	\$16,400	\$21,200
= Total Assessed Value	\$15,200	\$15,200	\$16,400	\$16,400	\$21,200

## Taxation

Classification	2021	2020	2019	2018
	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020
	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$13,534	\$13,781	\$13,363	\$11,900
x Levy Rate (per \$1000 of value)	31.33540	32.83486	32.89709	32.97296
= Gross Taxes Due	\$424.09	\$452.50	\$439.60	\$392.38
- Credits	(\$18.51)	(\$19.19)	(\$17.73)	(\$19.14)
= Net Taxes Due	\$406.00	\$434.00	\$422.00	\$374.00

Due to Iowa House Bill 2382 we are no longer able to provide information related to property tax credits on real estate properties

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$203	No		9047
	September 2022	\$203	Yes	2022-09-07	
2020	March 2022	\$217	Yes	2022-03-02	8996
	September 2021	\$217	Yes	2021-09-02	
2019	March 2021	\$211	Yes	2021-03-10	8950
	September 2020	\$211	Yes	2020-09-11	
2018	March 2020	\$187	Yes	2020-03-18	8929
	September 2019	\$187	Yes	2019-09-17	
2017	March 2019	\$182	Yes	2019-03-13	8863
	September 2018	\$15	Yes	2018-09-19	
2016	March 2018	\$167	Yes	2017-12-28	8837
	September 2017	\$167	Yes	2017-09-15	


**Beacon™** Madison County, IA
**Summary**

**Parcel ID** 520103648000000  
**Alternate ID**  
**Property Address**  
**Sec/Twp/Rng** 36-75-27  
**Brief Legal Description** SE NW  
(Note: Not to be used on legal documents)  
**Document(s)** DED: 2005-773 (2005-02-23)  
**Gross Acres** 40.00  
**Exempt Acres** 1.20 (EXM)  
**Net Acres** 38.80  
**CSR** 28.9  
**Class** A - Agriculture  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Tax District** SCOTT WINTERSET WFD  
**School District** WINTERSET SCH

**Owners**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
<u>Jm Global Investments Lc</u> 9101 NW 31st St Polk City, IA 50226		

**Land**

**Lot Area** 40.00 Acres : 1,742,400 SF

**Sales**

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/21/2005	MARCKMANN, IVAN W	JM GLOBAL INVESTMENTS LC	B2005 P773	Unuseable Sale - Other	Deed		\$136,000.00

⊕ There are other parcels involved in one or more of the above sales:  
Recording: B2005 P773 - Parcel: 530103626000000

**Valuation**

	2022	2021	2020	2019	2018
+ Land	\$13,900	\$13,900	\$15,300	\$15,300	\$20,000
+ Exempt	\$0	\$0	\$0	\$0	\$0
= Total Assessed Value	\$13,900	\$13,900	\$15,300	\$15,300	\$20,000

**Taxation**

Classification	2021	2020	2019	2018
	Pay 2022-2023	Pay 2021-2022	Pay 2020-2021	Pay 2019-2020
	Agriculture	Agriculture	Agriculture	Agriculture
Taxable Value	\$12,377	\$12,857	\$12,467	\$11,226
x Levy Rate (per \$1000 of value)	29.63187	31.38130	31.44832	31.52598
= Gross Taxes Due	\$366.75	\$403.47	\$392.07	\$353.91
- Credits	(\$16.56)	(\$12.99)	(\$11.60)	(\$11.26)
= Net Taxes Due	\$350.00	\$390.00	\$380.00	\$342.00

Due to Iowa House Bill 2382 we are no longer able to provide information related to property tax credits on real estate properties

**Tax History**

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$175	No		8539
	September 2022	\$175	Yes	2022-09-07	
2020	March 2022	\$195	Yes	2022-03-02	8499
	September 2021	\$195	Yes	2021-09-02	
2019	March 2021	\$190	Yes	2021-03-10	8450
	September 2020	\$190	Yes	2020-09-11	
2018	March 2020	\$171	Yes	2020-03-18	8442
	September 2019	\$171	Yes	2019-09-17	
2017	March 2019	\$167	Yes	2019-03-13	8404
	September 2018	\$14	Yes	2018-09-19	
2016	March 2018	\$153	Yes	2017-12-28	8802
	September 2017	\$153	Yes	2017-09-15	





- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

- Wetland Determination Identifiers**
- Restricted Use
  - ▽ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

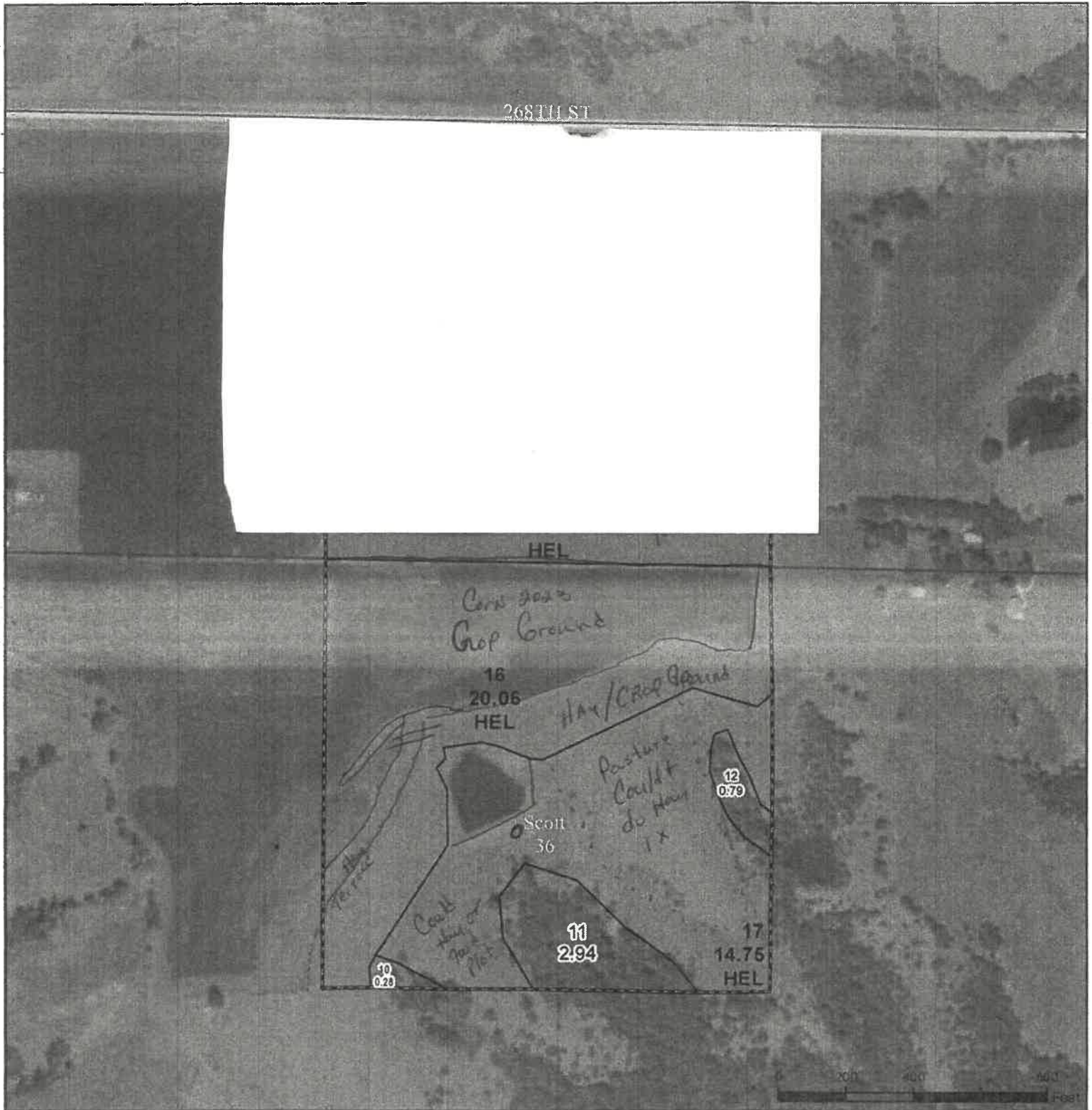
**Tract Cropland Total: 21.04 acres**

**2021 Program Year**  
Map Created March 22, 2021

**Farm 5221**  
**Tract 4373**

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USDA is an equal opportunity provider, employer, and lender.



- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

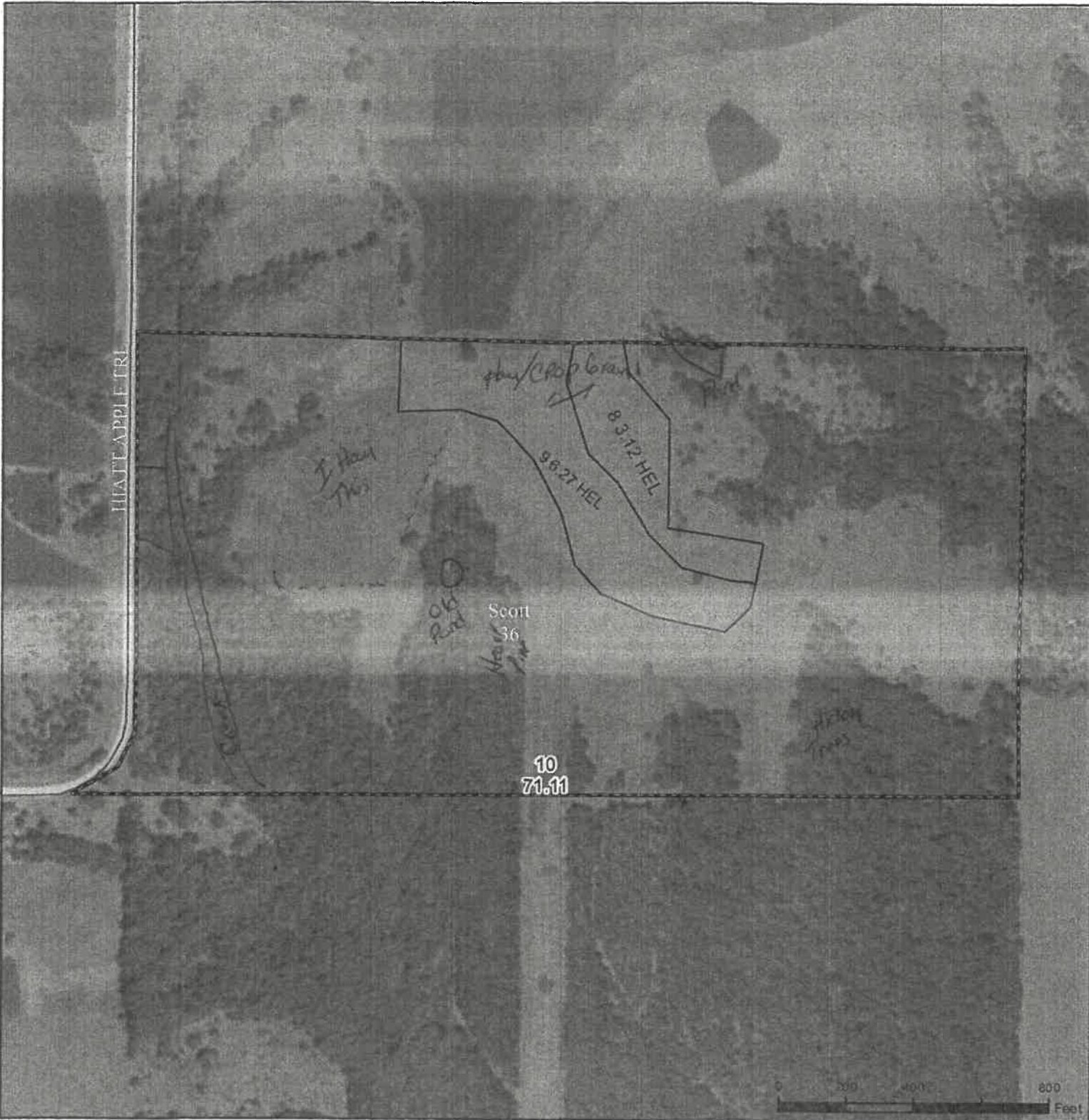
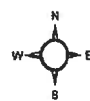
Tract Cropland Total: 66.44 acres

2021 Program Year  
Map Created March 22, 2021

**Farm 7751**  
**Tract 4582**

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- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 9.39 acres

**2021 Program Year**  
Map Created March 22, 2021

**Farm 5223**  
**Tract 4375**

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**Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions  
United Country Midwest Lifestyle Properties  
P.O. Box 257, Portage, WI 53901  
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS  
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at 160 +/- Acres Hiatt Apple Rd Town Peru Madison County, IA.

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

**Hamele Auction Service LLC** DBA Midwest Lifestyle Auctions ("Auctioneer") has been appointed by

    **Dan & Irene Gamble, Randy & Julie Gamble and JM Global Investments LLC**      
("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

**CONTRACTS:**

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

**DEPOSITS:**

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5,000 per auction lot. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted auction company prior to real estate auction sale". Checks made to Wasker, Dorr, Wimmer & Marcouiller Trust Account.

**REAL ESTATE CLOSING:**

Buyers must close all sale of real property on or before May 31<sup>st</sup> 2023. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

**CONDITION OF SALE:**

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

**AGENCY AND CONDUCT OF AUCTION:**

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

**RIGHTS:**

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of Hamele Auction Service LLC, DBA Midwest Lifestyle Auctions and or United County Midwest Lifestyle Properties or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

**JURISDICTION:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

**ADDITION TO OR WITHDRAWAL FROM SALE:**

The Seller reserves the right to withdraw from sale the property listed and reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel or postpone the auction sale at any time.

**INSPECTIONS:**

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

**REPRESENTATIONS:**

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

**REAL ESTATE BUYER'S AGENTS:**

Real estate agents who register as buyer's agents will qualify for a 2 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

**TITLE INSURANCE:**

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

**FINANCING:**

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

**ENVIRONMENTAL DISCLAIMER:**

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

**ADDENDA:**

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: Addenda To Auction Terms and Conditions

**AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION**

**ADVERTISEMENTS**

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING  
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR  
TITLE DEED**

**ACCEPTANCE OF TERMS AND CONDITIONS:**

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

**Addenda to Terms & Conditions Relating to Live Auction**  
**160 +/- Acres Hiatt Apple Rd Town of Peru Madison County, IA**  
**April 28<sup>th</sup> 2023 11:00am**

**To Register:** Bidders will register, and purchase property(s) as follows:

**Bidders:** Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions and a bid registration on or before the live auction on subject property starts. These requirements must be met to receive a bid number and be allowed to bid on subject property

**Terms of Purchase:** Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 nonrefundable down payment per parcel along with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before May 31<sup>st</sup> 2023. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds. Buyer will cooperate with Seller(s) if seller(s) decide to put the funds from the sale into a 1031 Exchange. \$5,000 nonrefundable down payment per auction lot will be a buyer credit on the closing statement to be signed by buyer(s) and seller(s). High Bids per parcel Subject to Seller confirmation per parcel within 24 hrs of midnight the day of the auction. Closings to take place at an Attorney's office determined by seller.

**Inspections/Condition:** Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIRONMENTAL LAW.

**Property will be offered as follows:** Property will be offered in the following in a multi parcel bidding process. High Bid Subject to Seller confirmation per auction lot within 24 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per parcel. Property is sold as is with no warranties. Closing to be on or before May 31<sup>st</sup> 2023. Lot #1 40+/- Acres, Lot #2 40+/- Acres (lot 2 can only be sold in combination with lots 1 & 3 and will not be sold separately there will be no easement put in place to access lot 2) and Lot #3 80+/- Acres.



**CropLand Lease:** Current tenant is one of the owners and will continue to farm the land at a rate of \$ per acre and if buyer(s) don't extend the current tenant right to lease the land for 2023 then the buyer will reimburse current tenant for the Anhydrous as follows Auction Lot 1 \$1200 and Auction Lot 2 \$1470.

**Broker Participation:** Auction Company to pay 2% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 24hrs prior to auction. Fax 608-742-5004 or email [travis@hameleauctions.com](mailto:travis@hameleauctions.com) Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

**All announcements:** made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated April 28<sup>th</sup> 2023.

This addenda is dated: \_\_\_\_\_

Bidders Signature(s)

\_\_\_\_\_ Name Printed \_\_\_\_\_

\_\_\_\_\_ Name Printed \_\_\_\_\_



**Chris Hunter**  
**570.778.5061**



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