

LAND AUCTION



76.27 AC± | 1 TRACT | MONONA CO, IA

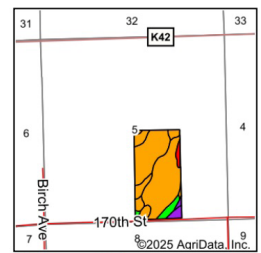
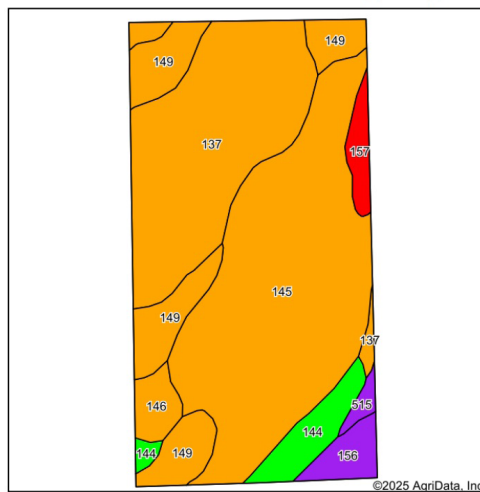
AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/18/25 | **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: ONAWA COMMUNITY CENTER
320 10TH ST, ONAWA, IA 51040



Shook_76.27_Soils Map



State: **Iowa**
County: **Monona**
Location: **5-84N-46W**
Township: **Lincoln**
Acres: **75.43**
Date: **1/11/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IA133, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
145	Onawa silt loam, 0 to 2 percent slopes, rarely flooded	32.83	43.6%	[Orange]	78
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	22.70	30.1%	[Yellow]	72
149	Modale silt loam, 0 to 2 percent slopes, rarely flooded	9.94	13.2%	[Light Orange]	74
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	3.70	4.9%	[Green]	98
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	2.12	2.8%	[Purple]	58
146	Onawa silty clay, 0 to 2 percent slopes, rarely flooded	1.90	2.5%	[Light Green]	79
157	Albaton silt loam, 0 to 2 percent slopes, rarely flooded	1.61	2.1%	[Red]	35
615	Percival silty clay, 0 to 2 percent slopes, rarely flooded	0.63	0.8%	[Dark Purple]	54
				Weighted Average	75

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

Deeded Acres: 76.27 Taxable Acres
FSA Farmland Acres: 75.43 Cropland: 75.43
Soil Types: Onawa silt loam, Haynie silt loam and Modale silt loam
Soil PI/NCCPI/CSR2: 75.0 CSR2
CRP Acres/payment: NO CRP
Taxes: \$3,128.00
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession at Closing
Survey needed?: No survey needed
Brief Legal: W1/2 SE1/4 5-84N-46W
PIDs: 67844605425001, 67844605450001
Lat/Lon: 41.117118, -96.221080
Zip Code: 51063



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

GARRET ARMSTRONG, AGENT: 641.757.9156 | garret.armstrong@whitetailproperties.com

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SELLER'S ATTORNEY: WILLSON & PECHACEK P.L.C. - ATTORNEY LEE RANKIN

421 WEST BROADWAY, SUITE 200 COUNCIL BLUFFS, IA 51503 | 712.322.6000 | LRANKIN@WILLSONPECHACEK.COM

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9156 | Kyle Karcher, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.308.2444 | Peter Ryerson, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 402.960.5505 | Cody Lowderman, IA Auctioneer, B64012000

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is representing John and Gail Shook in the sale of 76.27 +/- taxable acres of premium Monona County, Iowa farmland. Located in Section 5 of the Lincoln Township, due west of Whiting, this highly tillable farm consists of 75.43 FSA tillable acres carrying a weighted average CSR2 of 75.0. The soils consist mainly of Onawa silt loam, Haynie silt loam and Modale silt loam with slope ratings between 0 - 2 percent. In eight of the last thirteen years, this farm has been in seed corn production with the potential for future seed corn contracts. In recent years, it has yielded +65 bushels/acre of soybeans and up to 250 bushels/acre of field corn.

The farm also includes a 1257' long 7-tower Zimmatic center pivot irrigation system that was installed in July of 2007. This system can provide nearly 90% coverage of the cropland acres of this farm. Being able to control when the right amount of water reaches your crop is essential for producing high yields and maximizing profits.

This is an exceptional farm with good drainage that far exceeds the Monona County average CSR2 of 59.1 and will continue to produce strong yields year after year. This farm would make for a solid investment to diversify your portfolio or be a terrific addition to your current farming operation. For more information about this incredible farm, call the listing agents.

Property Location: From Whiting, travel west on County Highway E24 for 3 miles. After you cross I-29, turn left (south) on County Highway K42. Travel on K42 for 1.1 miles. Turn right (west) on 170th St and travel for just under 1 mile to the subject property. Auction signage will clearly identify the property location.

Farm Information: 76.27 Taxable Acres. 75.43 FSA Cropland Acres. **Farm Number:** 6195 | Tract Number: 1868

Legal Description: W1/2 SE1/4 OF SECTION 5, TOWNSHIP 84 NORTH, 46 WEST, MONONA COUNTY, IOWA. The exact legal to come from the abstract prior to closing.

Taxes: 2024 property taxes are \$3,128.00

Representing Attorney: Willson & Pechacek P.L.C. - Attorney Lee Rankin | 421 West Broadway, Suite 200, Council Bluffs, IA 51503 | (712) 322-6000

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