

Growthland

Appraisals, Management, Brokerage, & Advising



**Offers Due by
Thursday, February 6th
at 10 AM**

***FARMLAND
AVAILABLE FOR BID***

See page 2 for submission process

**Decatur County, IA
74 Acres M/L**

**William C. Jackson
Marital Trust**



MAC CHILTON

Farm Manager, Real Estate Agent

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Offer Submission Process

Decatur County, IA
74 Acres M/L

Offer Process

- ☒ Prospects will submit an offer by Thursday, February 6th at 10 AM.
Ask agent for an offer form.

Seller Options

Round One Bidding Process:

- Prospects will submit a bid **by Thursday, February 6th at 10 AM**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

If seller chooses to proceed with multiple bidders to Round Two, they are committing to sell to one of the bidders.

- Bidders will be asked to submit highest and final bid **by Friday, February 7th at 10 AM.**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **Friday, February 7th at 5 PM.**

Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s).

Agency Disclaimer

Growthland and their associates are agents of the Seller.

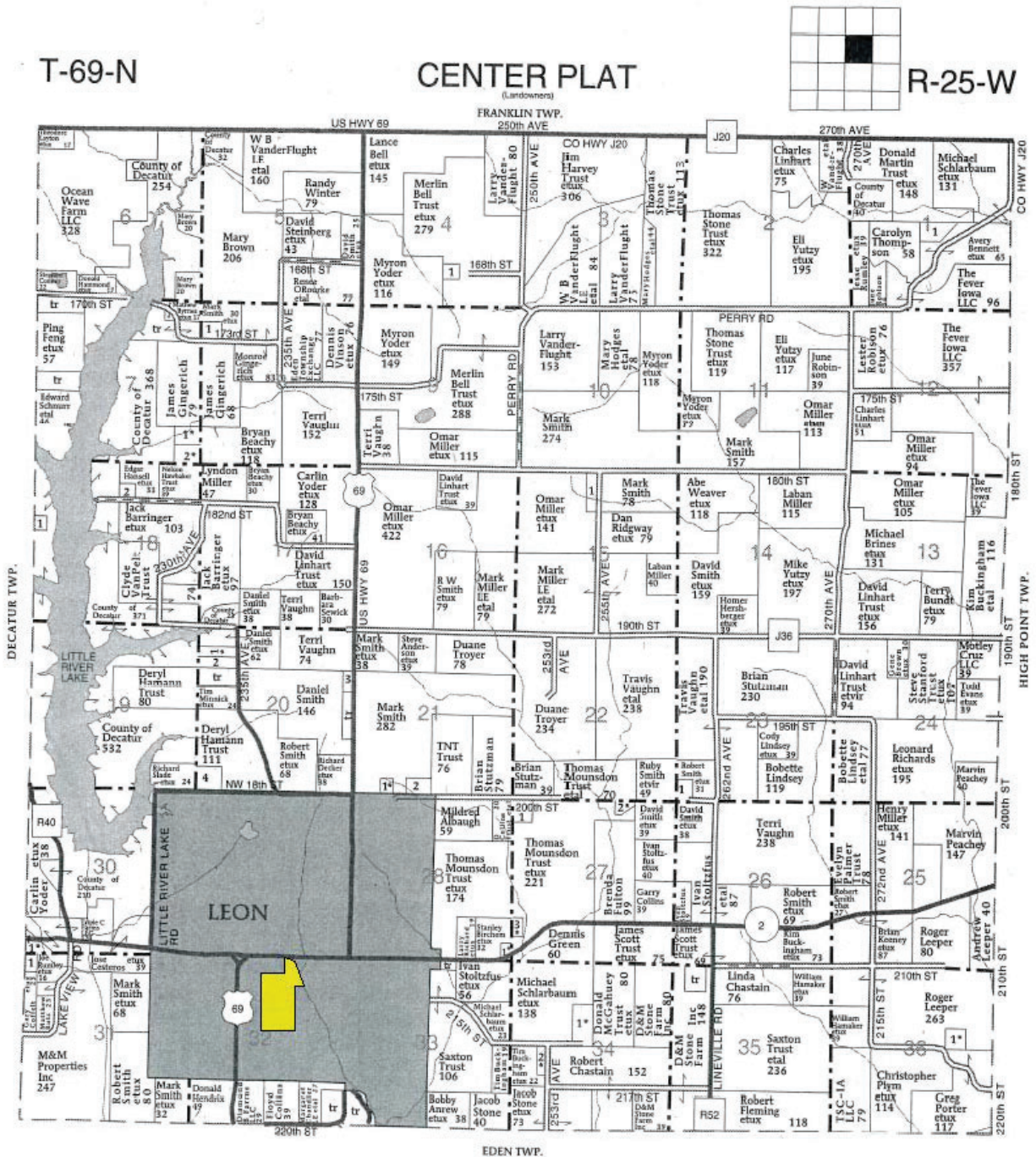
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Plat Map

Decatur County, IA

74 Acres M/L



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Property Details

Decatur County, IA
74 Acres M/L

Legal Description

The SW1/4 NE1/4, part of the NW1/4 NE1/4, and part of the NE1/4 NE1/4 of Section 32, Township 69N, Range 25W;
Decatur County, Iowa

Township: Center

Location

Located within the city limits of Leon on HWY 2, 4.5 miles east of I35. Bordered to the south by Southwest 11th Street and to the north by Highway 2/69

Acreage Breakdown:

Taxable Acres: 74.00

Soil Productivity: CSR2: 48.1

Property Taxes: \$818.00

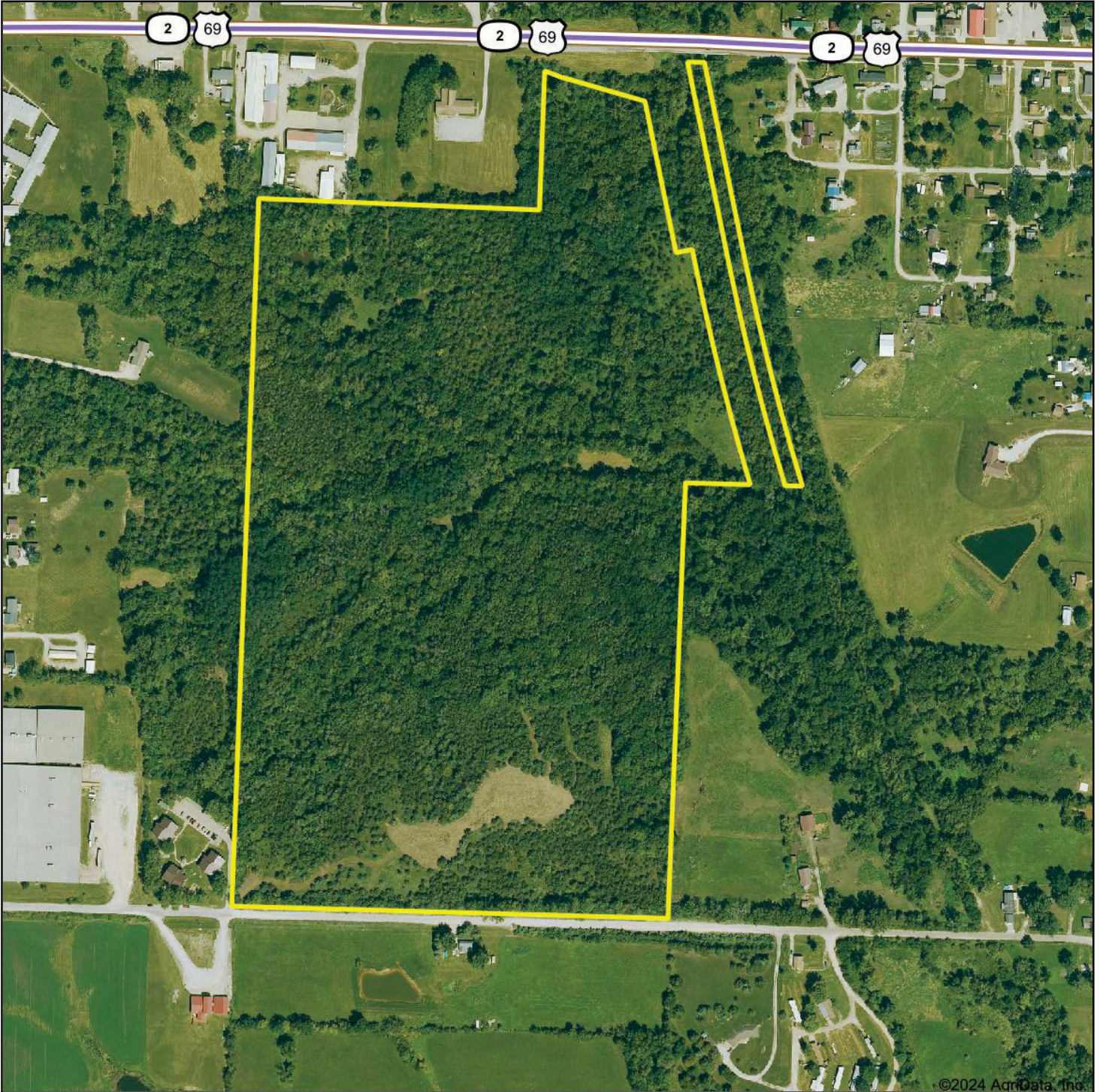
Parcel Numbers:
732201006
732250001
732235001
732235002

School District: Central Decatur School District

Comments:

Great recreational property in a county known for producing big whitetails. This property is being sold "as-is, where-is."

Aerial Map



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Boundary Center: 40.735853, -93.754619

0ft 472ft 944ft



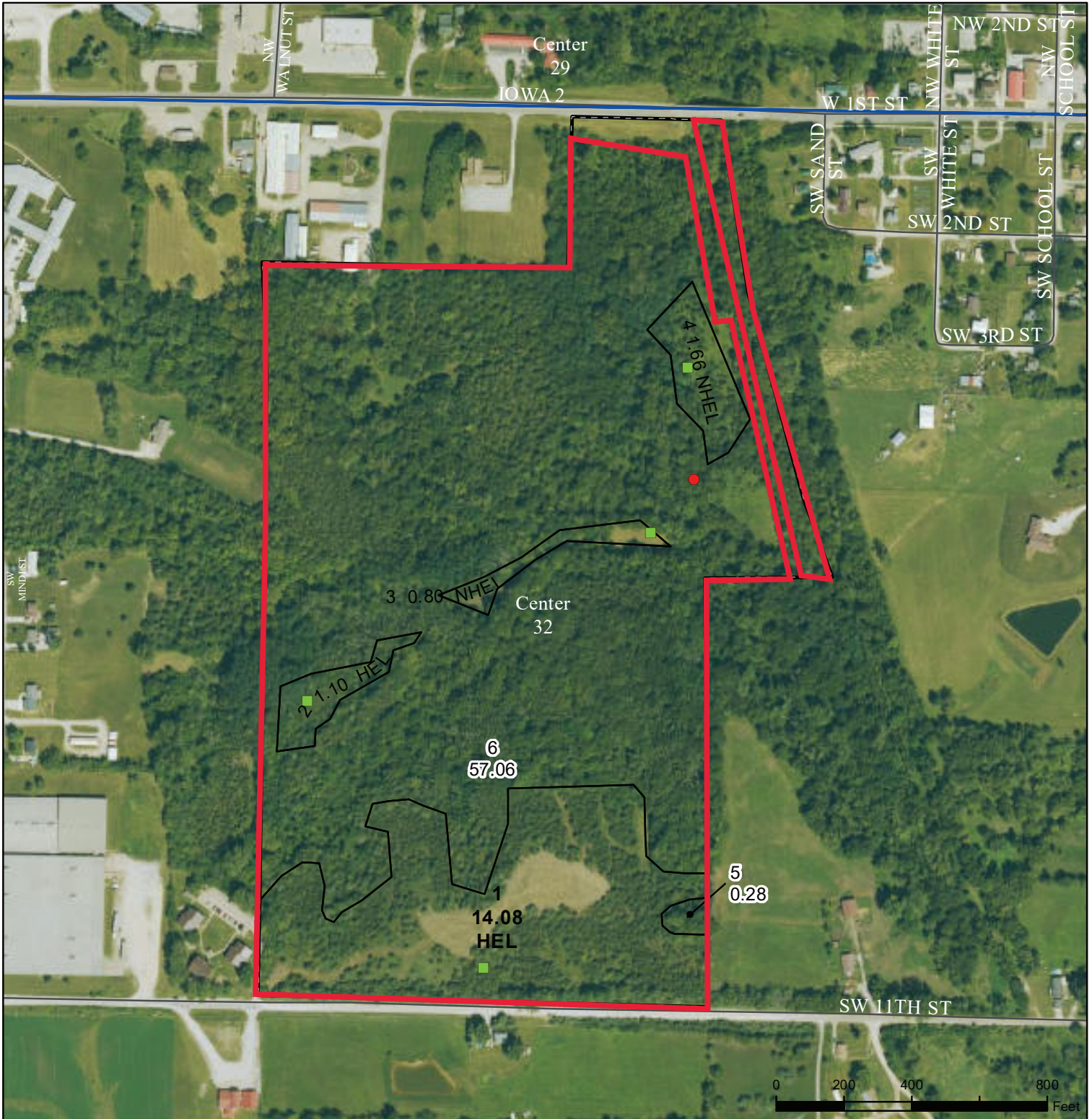
32-69N-25W
Decatur County
Iowa

Maps Provided By:



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

- Wetland Determination**
- Restricted
 - ▼ Limited
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 17.64 acres

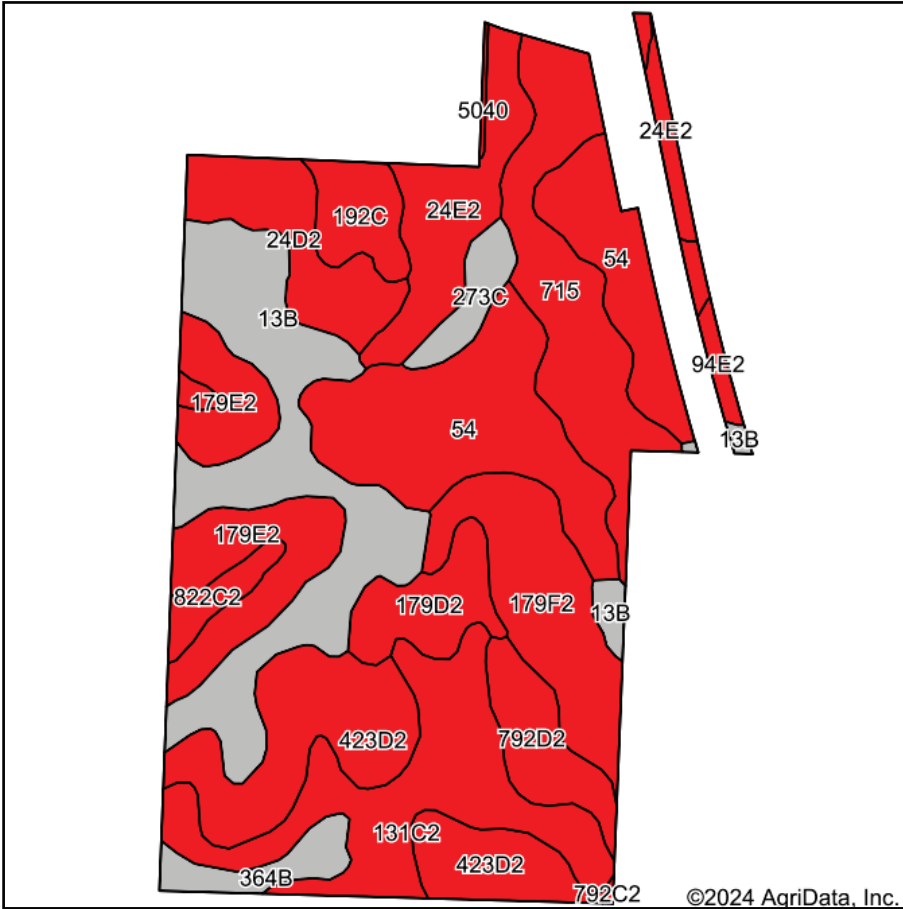
2024 Program Year
Map Created February 21, 2024

Farm 3501
Tract 550

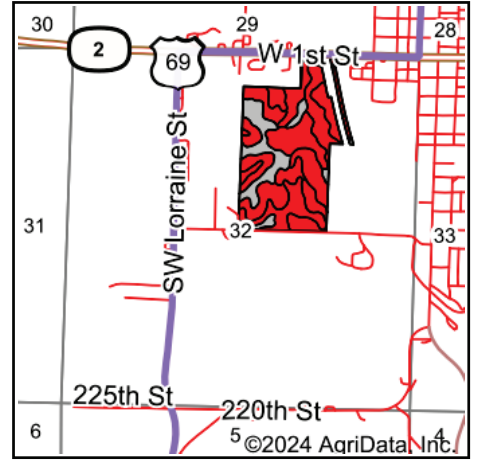
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Decatur**
 Location: **32-69N-25W**
 Township: **Leon**
 Acres: **70.64**

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Maps Provided By:



Area Symbol: IA053, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
54	Zook silty clay loam, heavy till, 0 to 2 percent slopes, occasionally flooded	11.06	15.7%		68
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	9.88	14.0%		76
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	7.50	10.6%		62
423D2	Bucknell clay loam, 9 to 14 percent slopes, moderately eroded	7.24	10.2%		8
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes, occasionally flooded	6.34	9.0%		68
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	5.22	7.4%		23
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	5.13	7.3%		11
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	4.42	6.3%		40
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	3.42	4.8%		51
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	2.36	3.3%		43
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.29	3.2%		7
192C	Adair clay loam, heavy till, 5 to 9 percent slopes	1.76	2.5%		39
364B	Grundy silty clay loam, 2 to 5 percent slopes	1.32	1.9%		72
273C	Olmitz loam, heavy till, 5 to 9 percent slopes	1.13	1.6%		77
822C2	Lamoni clay loam, 5 to 9 percent slopes, eroded	0.86	1.2%		31
94E2	Caleb-Mystic complex, 9 to 18 percent slopes, moderately eroded	0.41	0.6%		29
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.20	0.3%		29
5040	Orthents, loamy	0.10	0.1%		5
Weighted Average					48.1

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



Property Photos

Decatur County, IA
74 Acres M/L



View from southwest looking northeast



View from the northeast looking southwest

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Property Photos

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Timber



Buck on Property November 2023

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