

# Unimproved 146.58 Taxable Acres in Section 29 and 30, Cooper Township, Monona County, Iowa

# LAND AUCTION

LIVE & SIMULCAST via HiBid.com

**Monday, November 6, 2023 @ 11:00 AM**

Visit [www.iowaland.net](http://www.iowaland.net)

**Auction Site: Willow Vale Golf Clubhouse | 300 Sioux Street | Mapleton, Iowa**

## LEGAL DESCRIPTION (abbr.)

That part of the SW 1/4 of Section 29, Cooper Township, Monona County, IA, lying northerly of State Hwy 141, except approximately 8 acres of railroad land; a small contiguous acreage of unimproved land lying north of State Hwy 141 in Section 30, Cooper Township, Monona County, IA.

### Farm Location

Southeast of Mapleton, Iowa, 2 miles on State Hwy 141 ;  
Northwest of Ute, Iowa, 9 miles on State Hwy 141

### General Information

**This excellent producing rolling farm has high-level past stewardship. It has a great location with frontage along State Hwy 141, and this property has significant potential for a building site. Excellent opportunity!**

### Tax Information

The current annual net taxes are estimated to be \$3094.00 for an estimated 146.58 taxable acres. The sellers shall pay the installment of real estate taxes normally delinquent October 1, 2024 (if unpaid), and all prior taxes if any.

### FSA Information (Subject to Recon)

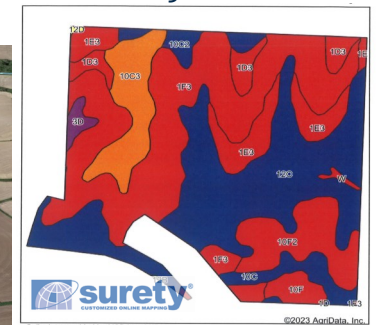
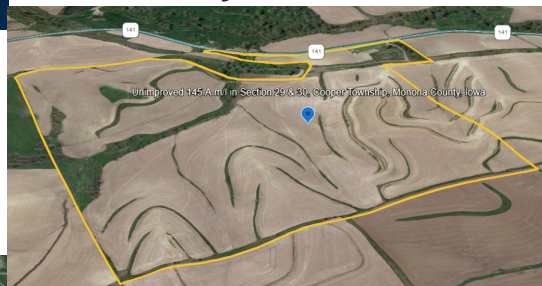
There are approximately 131 A acres of tillable farmland;  
approximately 94 A corn base with a 170 bu. PLC yield;  
approximately 16 A soybean base with a 46 bu. PLC yield.

The Crop Election Choice is ARC County.



### Soil Data

The CSR2 of this tract is 46.8, with 38.6% being soils with a CSR2 of higher than 79.



Area Symbol: IA 133 Soil Area Version : 34 Soils Data provided by USDA and NRCS

CODE	SOIL DESCRIPTION (ABBR.)	ACRES	PERCENT OFFIELD	CSR2 LEGEND	CSR2	CSR
1F3	Ida silt loam, 20-30 % slopes, severely eroded	48.71	32.8	8	10	
12C	Napier silt loam, 5-9 % slopes	45.83	30.9	89	62	
10F2	Monona silt loam, 20-30 % slopes, eroded	12.16	8.2	24	20	
10C3	Monona silt loam, 5-9 % slopes, severely eroded	11.45	7.7	79	60	
1E3	Ida silt loam, 14-20 % slopes, severely eroded	11.01	7.4	54	39	
<b>WEIGHTED AVERAGE</b>					<b>46.8</b>	<b>37</b>

\* Visit [www.iowaland.net](http://www.iowaland.net) for additional soil data information.

### Terms & Conditions

The final selling price of this property will be the highest bid multiplied by the taxable acres. The buyer shall pay 10% of the total purchase price on the day of the sale and sign a Real Estate Contract that states the entire remaining balance shall be payable at the time of closing when an abstract showing merchantable title and a Court Officer Deed will be given. Closing and possession of the property is estimated to be not later than January 1, 2024. Complete 2024 possession. If an online bidder is successful via HiBid.com that bidder shall wire 10% earnest money deposit within 24 hours of the date of the auction and e-sign a Real Estate Contract. **There will be no onsite or online buyer's premium.** Please call the Midwestern Land & Auction office (712) 882-2406 for wiring instructions.

All announcements made on the day of the sale will supersede any previously given information.

All online prospective bidders shall register on [www.HiBid.com](http://www.HiBid.com) no later than Friday, November 3, 2023 at 12:00 p.m. (NOON) - NO EXCEPTIONS. For online bidding, please use the [www.HiBid.com](http://www.HiBid.com) links located at [www.iowaland.net](http://www.iowaland.net). All FSA figures as stated are estimates and may be subject to RECON. Buyers are purchasing this property "as is". Prospective buyers may view this property from the road, or on site with represent given to soil conditions.

**SELLERS: The Estate of Leona R. Collins; William J. Collins, and Patricia R. Collins, Co-Executors**

**ATTORNEYS FOR THE ESTATE: Westergaard & Herbold, P.L.C., Mapleton, IA**

For additional information, maps, drone videos, and images contact the auctioneers at Midwestern Land & Auction, Inc. or visit

[www.iowaland.net](http://www.iowaland.net)

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LAND & AUCTION

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