

# CARROLL COUNTY LAND AUCTION

## SAT., MARCH 3 – 11 A.M.

# SELLING 75 ACRES OF PLEASANT VALLEY TOWNSHIP SECTION 19



### AUCTION LOCATION IS AT ST. MARY'S PARISH CENTER, WILLEY, IOWA

**Farm Location, From Willey, Iowa  
One Mile West.**

**The Farm is in the Northwest  
Corner of the Intersection  
of Noble and 260th St.**

**LEGAL DESCRIPTION:** E. 1/2, of the SE. 1/4, EXC. Lot one.

**GENERAL DESCRIPTION:** This is a good opportunity to purchase a productive, Carroll County farm. The farm is basically all cropland except for the normal amount of roadway and waterways.

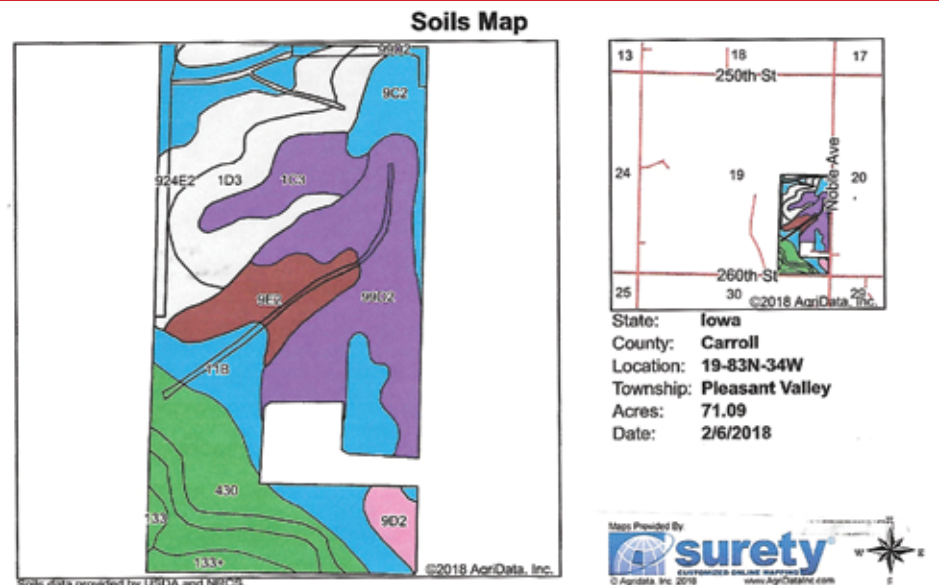
**FARM FACTS:**

Gross Acres	75 M/L
FSA Data - Crop Land	69.39
FSA Tract Number	3369
Corn base acres	69.03
PLC Corn Yield	142
CSR	60.7 CSR2

**TERMS:** The farm will be sold 75 acre times the high bid. The successful bidder will sign a standard real estate contract the day of the sale, and pay 10 percent of the purchase price, agreeing to pay the balance on closing. Closing will be Friday, April 6th when full possession will be given to the new buyer.

**POSSESSION:** Full possession for the 2018 crop year will be given to the new buyer, with no existing crop lease in place.

**TAXES:** Will be prorated to the date of possession.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately erode	14.56	20.5%		IIIc	56	55
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	13.23	18.6%		IIW	80	64
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	11.45	16.1%		IIW	77	81
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	7.66	10.8%		IIIe	32	39
924E2	Burchard-Adair clay loams, 14 to 18 percent slopes, moderately eroded	7.45	10.5%		Vle	36	13
9E2	Marshall silty clay loam, 14 to 20 percent slopes, eroded	5.37	7.6%		IVe	43	47
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.98	5.6%		IIIe	58	49
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	3.98	5.6%		IIIe	87	66
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	1.62	2.3%		IIIe	61	57
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	1.37	1.9%		IIW	78	83
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	0.42	0.6%		IIW	78	78
<b>Weighted Average</b>						<b>60.7</b>	<b>55.1</b>

\*\*IA has updated the CSR values for each county to CSR2.  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

**For more information go to the  
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**CLOSING ATTORNEY, BRUNER LAW FIRM**

# BRINCKS FAMILY, OWNERS

Chris Ludwig 712-830-9879 and Steve Seidl 712-210-0209, Auctioneers