

ALBERT B. SHIDELER ESTATE

LAND AUCTION



35.57 ACRES

POTTAWATTAMIE COUNTY, IOWA

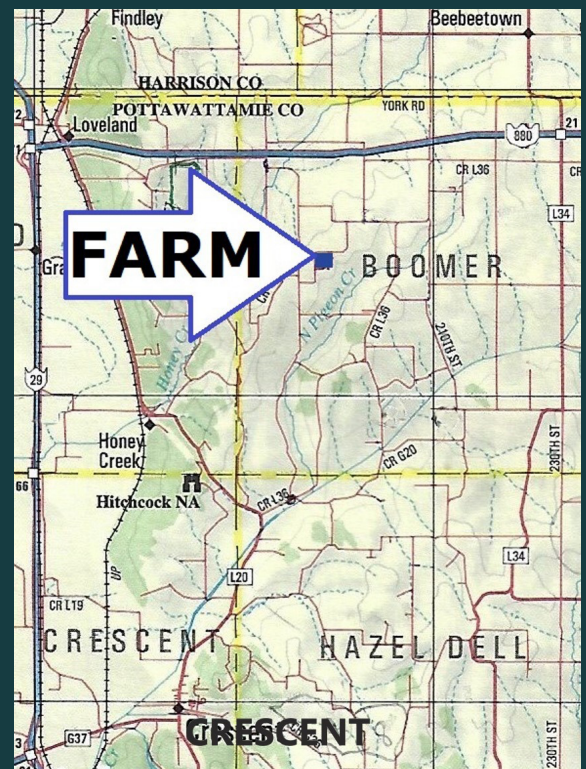
TUESDAY
**OCT
25**
11:00AM
BEEBEETOWN, IA

10 Minutes
North of
Crescent, IA

- ✓ Water
- ✓ Income
- ✓ Wildlife Habitat
- ✓ Fall 2022 Possession
- ✓ Potential Building Sites

LIVE AUCTION HELD AT THE TWISTED TAIL
2849 335TH ST. LOGAN, IA (IN BEEBEETOWN)

ONLINE BIDDING OPENS OCT. 18 @ 11AM



REGISTER TO BID ONLINE AT WWW.SPENCERAUCTIONGROUP.COM

Ryan Palmer, Listing Agent
402-452-4780 402-238-2238
Bennington Realty, Inc

Ed Spencer/Auctioneer
402-510-3276
402-510-FARM

Luke Spencer/Auctioneer
402-510-5853
322 E 7th St. Logan, IA 51546



ALBERT B. SHIDELER ESTATE LAND AUCTION

TUESDAY, OCTOBER 25TH @ 11AM AT THE TWISTED TAIL

LEGAL DESCRIPTION: NE 1/4 SW 1/4 Exc
Comm SW Cor TH N324.11'E257.44'
SE358.7'W362.56' to POB all in Section 17-77-43
Boomer Twp., Pottawattamie County, Iowa.

TAXABLE ACRES: 35.57

2021 PROPERTY TAXES: \$816

RENT: Seller to retain 100% of the 2022 annual cash rent of \$9000. Renter has farmed the land for 20 years and is interested in continuing to rent all or part of the crop acres. 2022 crop has been harvested and lease has been officially terminated.

CROP ACRES: Approximately 28. Harvested between 27.7 and 29.3 acres from 2016 - 2021.

SOIL: Monona/Napier/Ida silt loam.

OVERALL AVERAGE CSR2: 54.9

OVERALL NCCPI: 73

YIELD HISTORY:

2021	258.52bu Corn	2018	64.34bu Beans
2020	213.44bu Corn	2017	215.92bu Corn
2019	251.07bu Corn	2016	65.76bu Beans

AUCTIONEER'S NOTES: A highly productive farm with great location and nice mix of timber, water, wildlife habitat and income. Close proximity to the town of Crescent, IA and Omaha Metro area. Outstanding hunting, new home location and recreational possibilities. Southeast facing slopes with exceptional views in the Loess Hills. Easy access from the interstate. Approximately 7 miles South of Beebeetown, IA and 8.5 miles North of Crescent, IA.

LATITUDE: 41.4703N **LONGITUDE:** 95.8169W

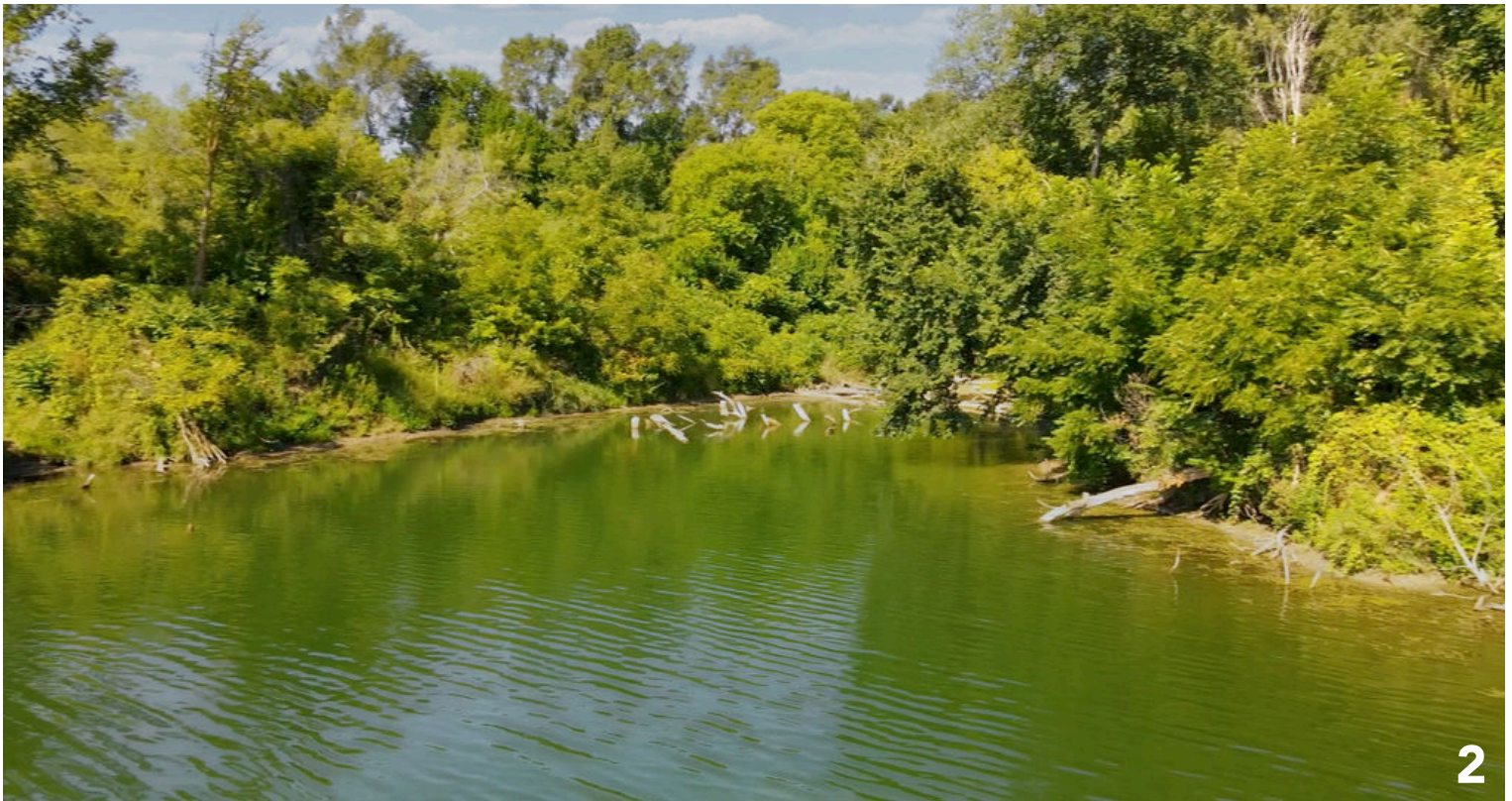
POINT OF REFERENCE: 31303 Terrace Ave, Missouri Valley, Iowa 51555

DIRECTIONS FROM CRESCENT, IA:

Go North on Old Lincoln Hwy approx. 3.5 miles; turn right (East) onto Coldwater Ave for half a mile, then turn left (North) onto 190th St. and continue for approximately 3.6 miles; turn right (East) onto Terrace Ave; Follow Terrace Ave approximately $\frac{3}{4}$ of a mile. The Farm is on the right (East & South) side of the road.

DIRECTIONS FROM I-880 & L34:

Take Exit 8 off of I-880; Go South on L34 for about half a mile. Turn right (Go West) on Whippoorwill Rd for 2 miles; Follow the curve to the left (South) that becomes 210th St and continue South for one mile; Follow the curve to the right (West) that becomes Coldwater Ave, Continue West at the fork as it becomes Westgate Rd; Follow Westgate Rd for approximately $\frac{3}{4}$ of a mile and turn left (South) on Terrace Ave; Follow the curve to the West on Terrace Ave. The Farm is on the left (South & East) side of the road.



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IOWA WOODLAND SUITABILITY GUIDE

This manual is intended as a guide only and is not intended to replace the judgement of a forester or of other natural resource professionals in determining a site's capacity to grow specific tree and shrub species. Other factors such as slope, aspect and geographic location in the state should also be considered. IDNR Bureau of Forestry/ Iowa Natural Resources Conservation Service: 2014 Iowa Woodland Suitability Composite

Monona and Napier soils (10B, 10C2, 12C):

<p>3</p> <p>Well Drained Moist Loamy</p>	<p>These deep medium textured soils are moderately well or well drained. These soils typically contain 18-35% clay in the series control section. They are typically neutral or slightly acidic and have high available water capacity.</p> <p>Suitability of this soil for: <u>Upland Oaks = very high</u> <u>Conifers = very high</u> <u>Bottomland Hardwoods = very high</u></p> <p>SI = 76-85 Production = 250-300 board feet/acre/year</p>	<p><u>Hardwoods</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • Black Oak • Bur Oak • Chinkapin Oak • Red Oak • Swamp White Oak • White Oak • Walnut • Pecan (consult forester) • Hackberry • Basswood • Kentucky Coffee Tree • Black Cherry • Shagbark Hickory • Hard Maple (Black, Sugar) • Silver Maple • Cottonwood • Hybrid Poplar (nn) • Butternut 	<p><u>Conifers</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • E. Red Cedar • E. White Pine • Jack Pine (nn) • Red Pine (nn) • Norway Spruce (nn) • White Spruce (nn) • White/Concolor Fir (nn) • Arborvitae (N. White Cedar) (nn) • Serbian Spruce (nn) • Cannan Fir (nn) • European Larch (limited to middle row of 3 row conifer windbreak) (nn) 	<p><u>Shrubs</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • American Plum • Arrowwood • Buttonbush • Choke Cherry • Crabapple • Dogwood, Gray • Dogwood, Silky • Dogwood, Redosier • Elderberry • Hawthorn • Hazelnut • Highbush Cranberry • Nanking Cherry (nn) • Nannyberry • Ninebark • E. Redbud • Serviceberry • Viburnum spp. • Paw Paw • Blackhaw • Black Chokeberry (Aronia)
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Ida soils (1E3 and 1D3)

<p>8</p> <p>Calcareous</p>	<p>These deep moderately well to well drained soils have a high concentration of calcium carbonate in the soil profile. They are moderately to strongly alkaline.</p>	<p><u>Hardwoods</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • Bur Oak • Red Oak • Chinkapin Oak • White Oak • Hackberry • Shagbark Hickory • Cottonwood • Hybrid Poplar (nn) 	<p><u>Conifers</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • E. Red Cedar • Jack Pine (nn) 	<p><u>Shrubs</u> suitable for plantings consist of:</p> <ul style="list-style-type: none"> • American Plum • Dogwood, Gray • Nanking Cherry (nn) • Nannyberry • Ninebark • Blackhaw • Common Liliac
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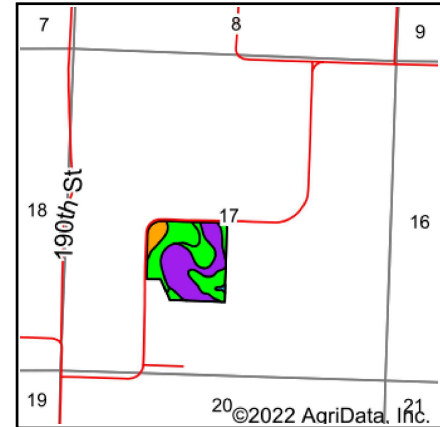
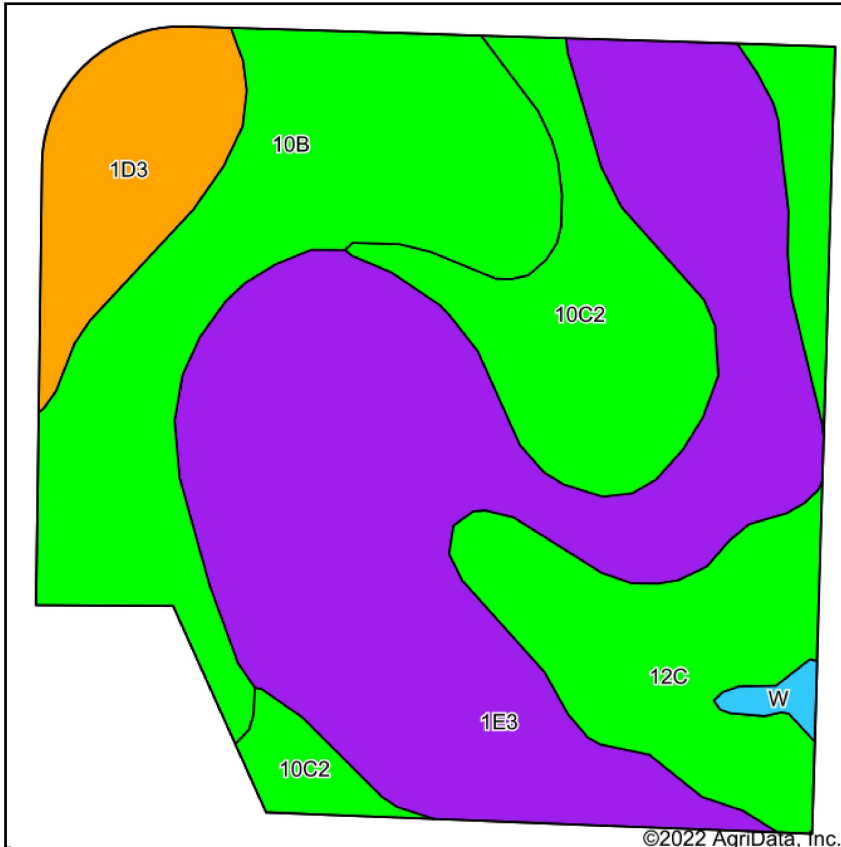
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Soils Map



State: **Iowa**
 County: **Pottawattamie**
 Location: **17-77N-43W**
 Township: **Boomer**
 Acres: **35.33**
 Date: **8/18/2022**

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	14.95	42.3%		IVe		97.6	28.3	18	30	59	59	56
10B	Monona silt loam, 2 to 5 percent slopes	7.74	21.9%		Ile	IIle	232.0	67.3	95	80	90	90	90
12C	Napier silt loam, 5 to 9 percent slopes	5.10	14.4%		IIle		214.4	62.2	89	62	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	4.59	13.0%		IIle		211.2	61.2	86	63	84	84	79
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.73	7.7%		IIle		126.4	36.7	32	40	63	63	61
W	Water	0.22	0.6%				0.0	0.0	0	0			
Weighted Average					*-	*-	160.3	46.5	54.9	50.4	*n 73	*n 72.9	*n 70.9

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

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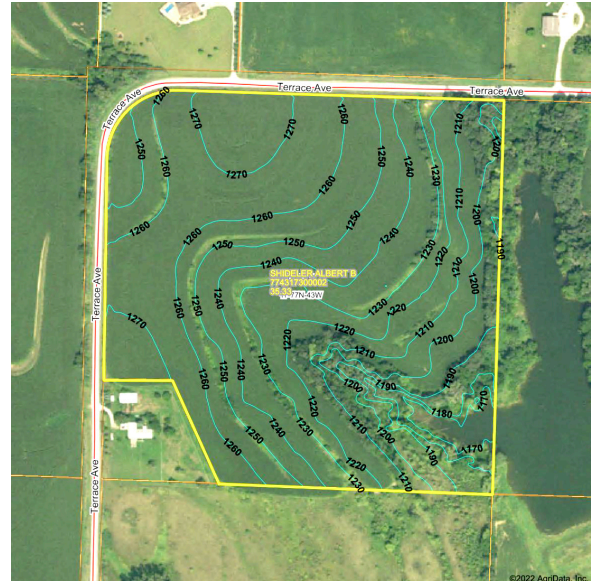


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Northwest of Pigeon Creek, a quarter-mile East of 190th St on the East and South sides of Terrace Ave.



Terraced southeast facing slopes with natural drainage.



Property features water, wildlife habitat, potential building sites, cash rent income, and amazing views in a quiet country setting.

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ACCESS: Open for inspection only during daylight hours with dry soil and dry weather. Lookers should notify Listing Agent of intended presence on the property. Entry to the property is completely 100% at your own risk. By going onto the property, you assume all liability for yourself and your actions and are responsible for any damages. No hunting prior to settlement.

AGENCY: Listing Agent, Broker and Auctioneers are all agents of the Seller. A flat \$2000 Buyer's Agency referral is available for licensed Real Estate Professionals who register their Agency, and their Client is the winning bidder. Licensed Agents and Brokers representing potential Buyers are required to register and confirm their Agency by email with the Listing Agent at ryanpalmer4realestate@cox.net no later than 11AM on Sunday, October 23, 2022.

METHOD OF AUCTION: Spencer Auction Group will sell 35.57 acres times the bid. *Note to Online Bidders* - Bidding software only recognizes whole numbers and is displayed as 35 acres. Final bid will be multiplied times 35.57. Property is sold in its "as-is, where-is" condition. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 18, 2022, or as soon thereafter as closing documents are available.

ACCEPTANCE OF BIDS: Seller will have the right to accept or reject the final bid on the property. Your bid is not subject to financing, appraisals, or any other contingencies. If final bid is accepted, buyer will immediately sign a purchase agreement and place a 10% non-refundable earnest deposit in the Blair Title Trust Account, where it will be held until closing.

FINAL SETTLEMENT: On or before November 18, 2022 or as soon thereafter as closing documents are available. Seller will provide an updated abstract. Buyer will have an attorney opinion rendered by the attorney of the buyers choice at the buyers expense. Each party shall be responsible for normal closing costs associated with closing a real estate transaction, which will include a \$250 closing fee assessed to each party by Blair Title.

TERMS OF POSSESSION: The winning bidder will be required to submit a ten percent (10%) down payment as non-refundable earnest deposit at the conclusion of the auction. Final settlement of the remaining balance will require a certified check or wire transfer. Full Possession will be given at settlement. Property taxes will be prorated to November 18, 2022.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale will take precedence over all previously printed material, or any oral statements made. All information contained in this brochure and all related materials is believed to be accurate but is subject to verification of all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Sellers, Listing Agent, Broker, Auction Company or its Representatives. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property.

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