

Jack & Steve Beck Property
Section 30, South Fork Township,
Jackson County, IA
78 Net Acres



Land Auction - November 30, 2022 at 11:00 AM
AmericInn, 1910 Nairn Dr., Maquoketa, IA 52060

Chuck Schwager, Broker



EAST IOWA REAL ESTATE
125 S. 2nd St. Maquoketa, IA 52060

PROPERTY INFORMATION PAGE

Owner: Jack/Marilyn Beck and Steve/Luann Beck

Address: 33rd Street, Maquoketa, IA 52060 (Dead end road off of 100th Avenue at Nashville)

Directions: From Highway 64 west of Maquoketa 5 miles, go south on 100th Avenue 1/3 mile, turn east on 33rd Street, travel through the property at 10301 33rd Street to the property.

TYPE OF PROPERTY: Cropland

POSSESSION DATE: Closing on or about 1/2/2023. Cropland tenant has been terminated for the 2023 season.

No proration of rental income to the buyer at closing.

LOCATION: Section 30, South Fork Township, Jackson County, IA

TAX ACRES: 78

NET TAXES: \$3248

DRAINAGE: Tile

ROAD TYPE: Gravel

EASEMENTS: Access easement across 10301 33rd Street, the west 40 feet of the 2 acre parcel for ingress and egress to and from the subject property.

FSA INFORMATION FARM # 6353 TRACT # 4169

FARMLAND: 77.96 CROPLAND: 77.96

BASE ACRES: CORN: 58.01 PLC Yield: 156 **SOYBEANS:** 11.8 PLC Yield: 48 **WHEAT:** 8.1 PLC Yield 40

TOPOGRAPHY: Level to Sloping

CSR2 (Cropland): 77.96 Acres 72.7 CSR2

COMMENTS: To be offered by live auction November 30, 2022 at 11:00 AM, AmericInn, 1910 Nairn Dr., Maquoketa, IA 52060. For more information go to www.eastiowaland.com, or please call Chuck Schwager at East Iowa Real Estate, 563-599-4277.

VERIFICATION OF DATA PROVIDED SHALL BE RESPONSIBILITY OF BUYER

ALL INFORMATION PROVIDED ALTHOUGH BELIEVED TO BE ACCURATE, IS NOT GUARANTEED BY THE LISTING OFFICE

AUCTION TERMS

Sale Method: To be offered as 1 parcel totaling 78 acres more or less. Bidding will be on a per acre basis and sold 78 times the money. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Seller reserves the right to accept or reject any or all bids.

Tax Acres: 78 net tax acres according to the Jackson County Assessor.

Earnest Payment: A 10% **Non-refundable** earnest money payment is required on the day of the auction. The earnest payment may be paid by personal check. All funds will be held in the trust account of East Iowa Real Estate.

Minerals: All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

Property Taxes: \$3248 Sellers to pay real estate taxes pro-rated to closing date.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and tenants rights. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. The property and fences are sold on an "AS IS-WHERE IS" basis with no warranties or guarantees; either expressed or implied by Seller, East Iowa Real Estate, or the Auctioneer. Acreage figures are not guaranteed.

Contract and Title: Immediately upon conclusion of the auction the highest bidder(s) will enter into a real estate contract and deposit with East Iowa Real Estate the required earnest payment. Sale is not contingent upon Buyer financing. Final sale is subject to the approval of the Seller. The Seller will provide a current abstract at Seller expense.

Closing and Possession: Closing on or about January 2, 2023 or as agreed between Seller and Buyer. The balance of the purchase price will be payable at closing by bank certified check or by wire transfer. The tenant on the 77.96 acres of cropland has been terminated for the 2023 season. There will be no proration of rental income at closing.

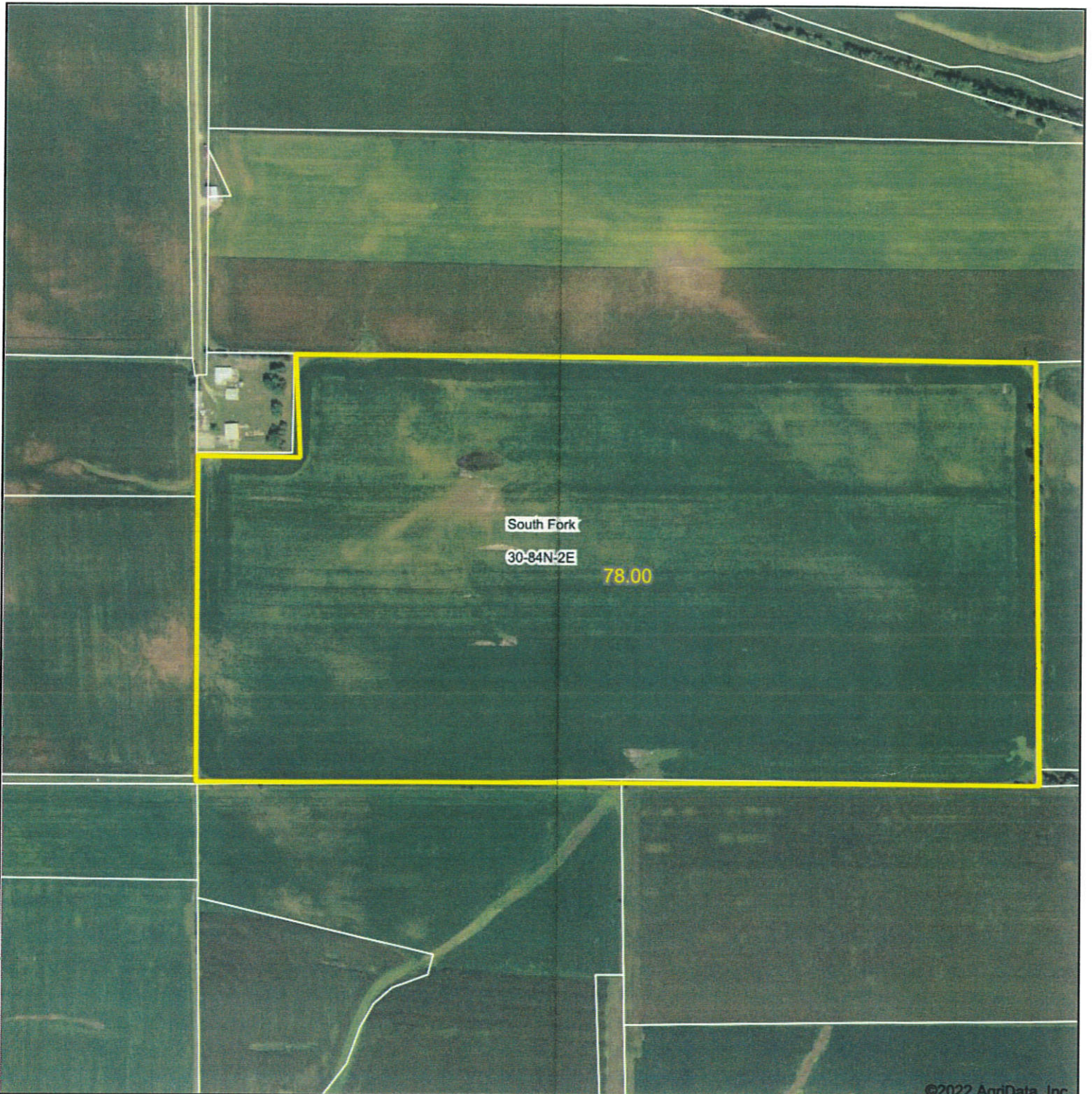
Sellers: Jack & Marilyn Beck and Steven & Luann Beck

Announcements: Property information provided herein was obtained from sources deemed reliable, but East Iowa Real Estate, the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. No absentee or telephone bids will be accepted at the auction without prior approval of the East Iowa Real Estate or the Auctioneer.

Agency: East Iowa Real Estate, the Auctioneer & Representatives are agents of the Sellers.



Aerial Map



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Map Center: 42° 3' 23.77, -90° 46' 22.74



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REAL ESTATE

Maps Provided By.



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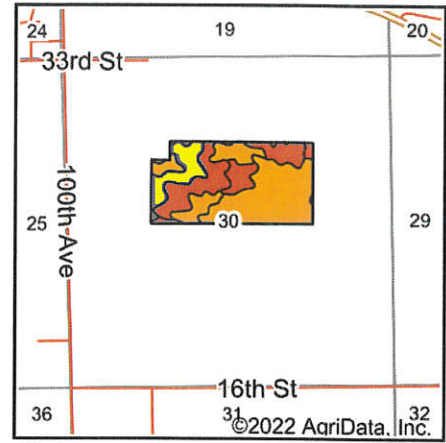
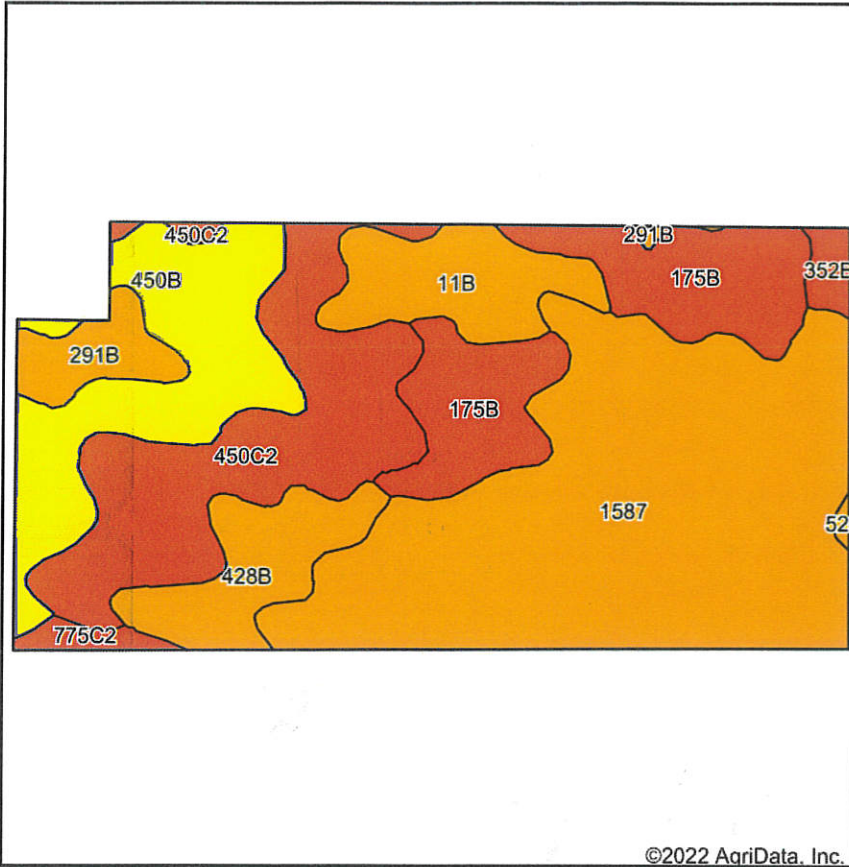
30-84N-2E
Jackson County
Iowa



10/10/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Jackson**
 Location: **30-84N-2E**
 Township: **South Fork**
 Acres: **77.96**
 Date: **10/11/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IA097, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
1587	Dolbee silty clay loam, 0 to 2 percent slopes	30.29	38.9%		llw	88	80	85	
450C2	Pillott silt loam, 5 to 9 percent slopes, moderately eroded	13.09	16.8%		llle	55	46	60	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.18	13.1%		llle	51	55	32	
450B	Pillott silt loam, 2 to 5 percent slopes	10.11	13.0%		lle	63	68	68	
11B	Colo-Ely complex, 0 to 5 percent slopes	5.18	6.6%		llw	76	68	80	
428B	Ely silty clay loam, 2 to 5 percent slopes	4.83	6.2%		lle	87	88	84	
291B	Atterberry silt loam, 2 to 5 percent slopes	2.57	3.3%		lle	85	90	92	
352B	Whittier silt loam, 2 to 5 percent slopes	0.79	1.0%		lle	50	63	64	
775C2	Billett sandy loam, 5 to 9 percent slopes, moderately eroded	0.79	1.0%		llle	58	34	35	
520	Coppock silt loam, 0 to 2 percent slopes	0.13	0.2%		llw	79	65	79	
Weighted Average						2.31	72.7	68.8	*n 70.8

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legend

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

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 77.96 acres

2022 Program Year

Map Created April 18, 2022

Farm **6353**

Tract **4169**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

Abbreviated 156 Farm Record

Tract 4169 Continued ...

Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.96	77.96	77.96	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	77.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

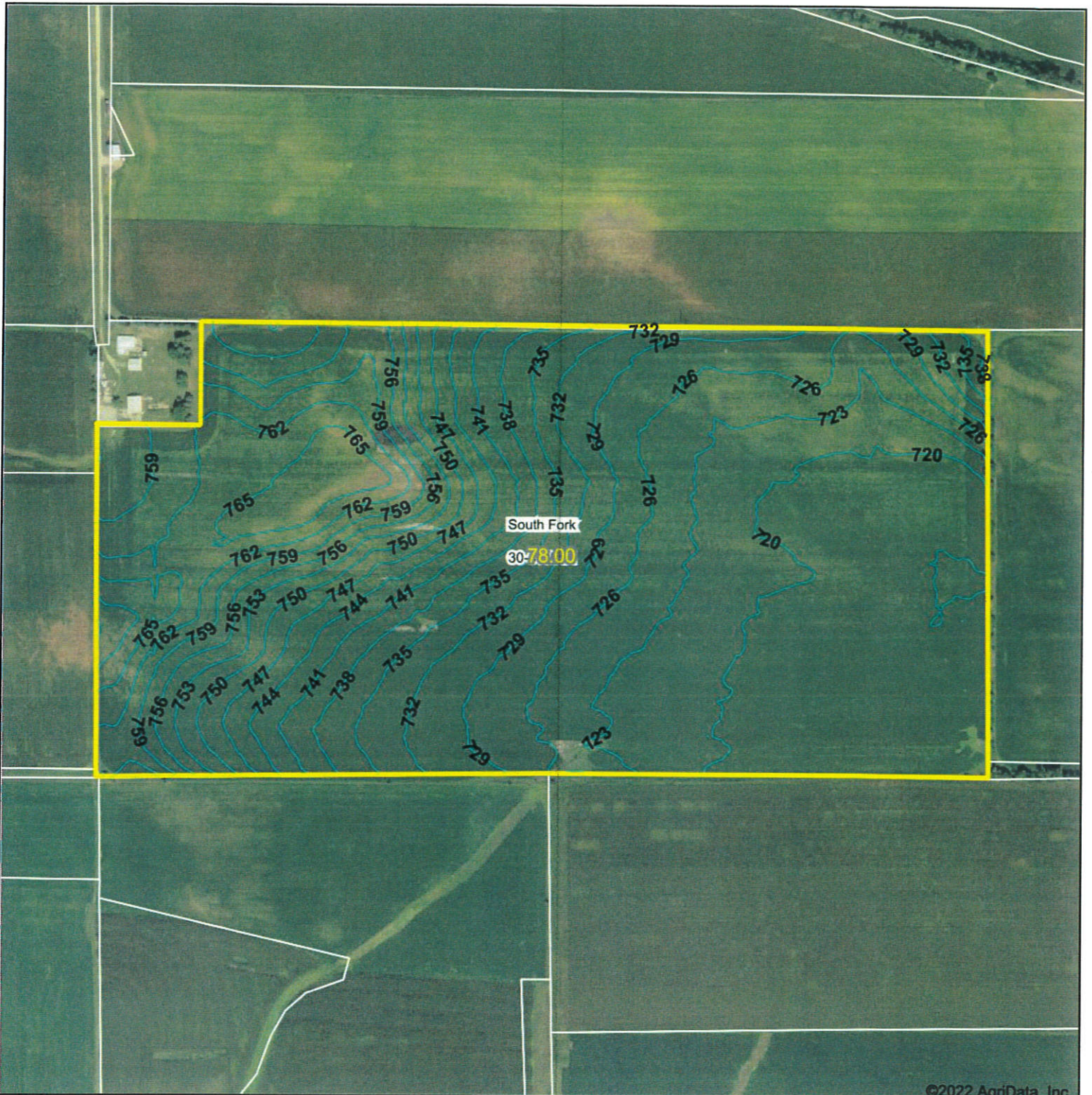
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	8.10	0.00	40
Corn	58.01	0.00	156
Soybeans	11.80	0.00	48
TOTAL	77.91	0.00	

NOTES

Tract Number :

- Description
- FSA Physical Location
- ANSI Physical Location
- BIA Unit Range Number
- HEL Status
- Wetland Status
- WL Violations
- Owners
- Other Producers
- Recon ID

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 716.2

Max: 771.8

Range: 55.6

Average: 736.2

Standard Deviation: 16.31 ft



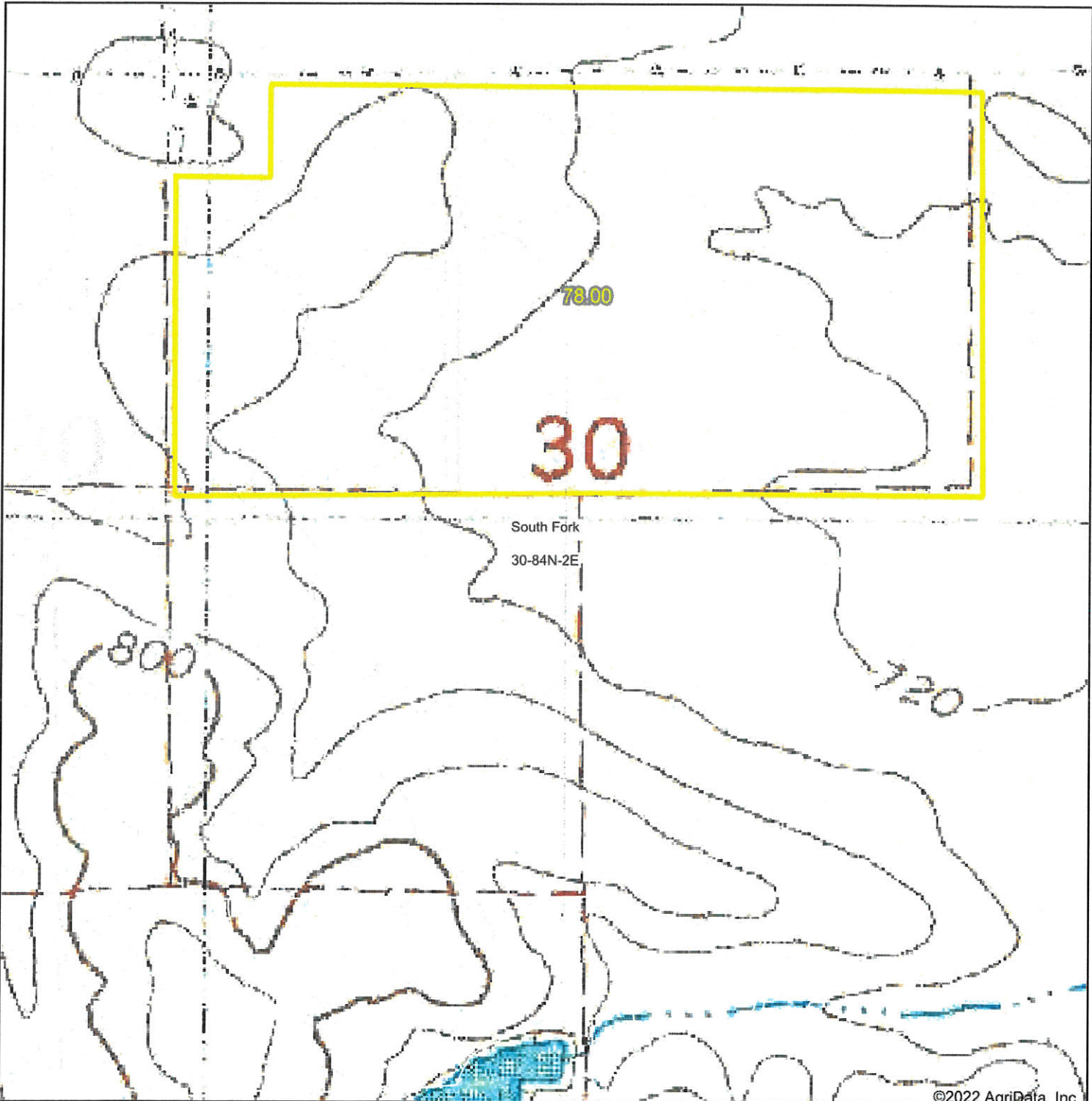
10/24/2022

30-84N-2E
Jackson County
Iowa

Map Center: 42° 3' 14.76, -90° 46' 21.35

Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Map



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map center: 42° 3' 14.76, -90° 46' 21.35



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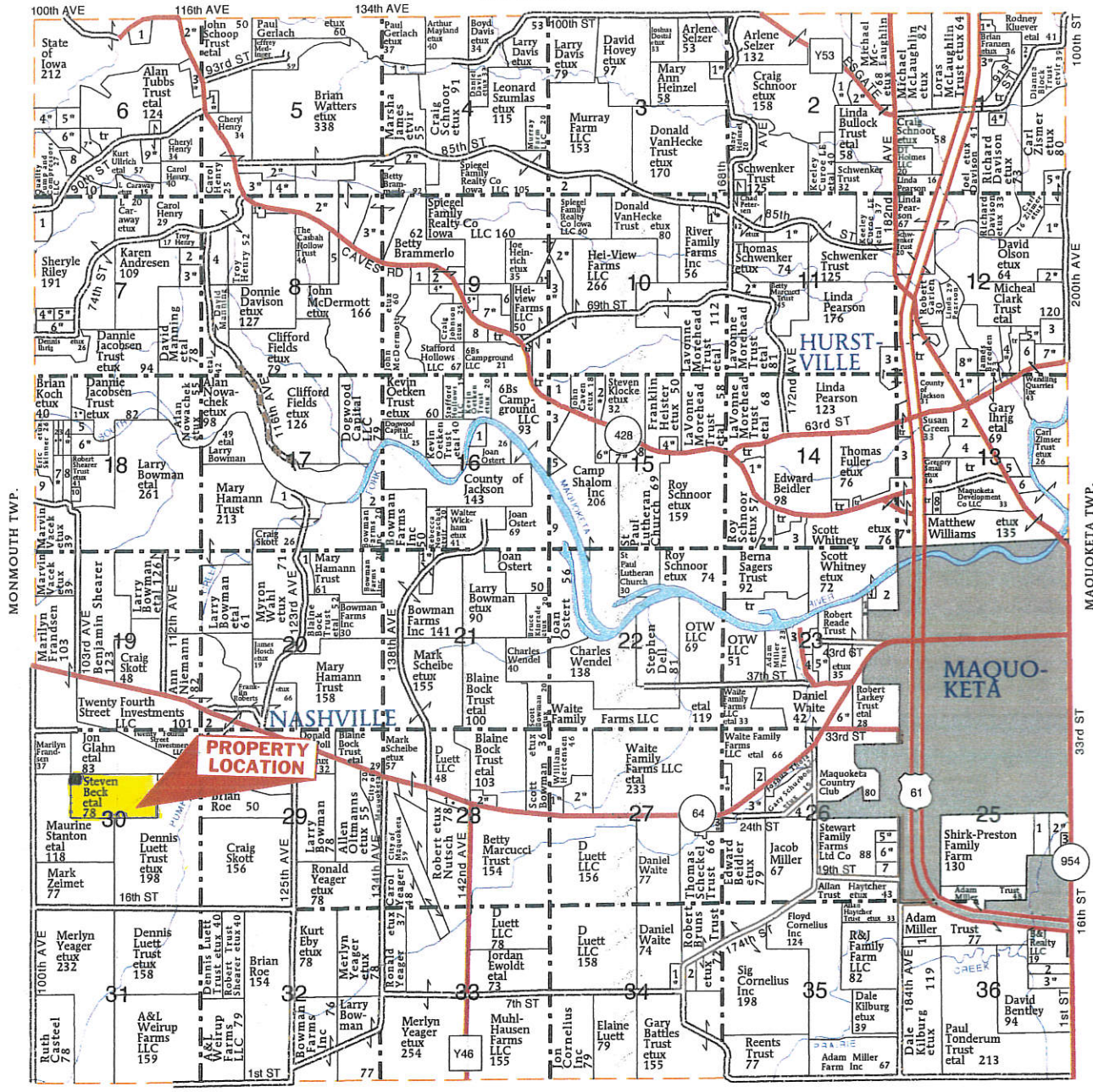
30-84N-2E
Jackson County
Iowa



10/24/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

(Landowners)
FARMERS CREEK TWP.



BROOKFIELD TWP., CLINTON CO.

SOUTH FORK TOWNSHIP
SECTION 1

1. Kluever, Lucas etux 7
 2. Andresen Jr, Darrell etux 6
 3. McLaughlin, Mark etux 19
 4. Caven, Kenneth etux 5
 5. Ihrig, Gary etal 6
- SECTION 2**
1. Selzer, Terri etal 12
 2. McCutcheon, Nicholas etux 9
- SECTION 3**
1. Heinzel, Jerry etux 6
 2. Spiegel Family Realty Co Iowa LLC 31
- SECTION 4**
1. Watters, Brian etux 15
 2. Budde Jr, William etux 16
- SECTION 5**
1. Medinger, Craig etal 7
 2. Johnson, Eddie etux 16
 3. Nickeson, Michael etux 13
 4. Crom, Gregory etux 10
- SECTION 6**
1. Maze, Mark 7
 2. Schoop Trust, John etal 15

3. Delarm, Gary etux 6
 4. Derga Trust, Timothy etux 10
 5. Sheets, Robert etux 9
 6. Hulsebus, Jack etux 13
 7. Johnson, Jeffery etux 5
 8. Bowman, Bradley 11
 9. Rutenbeck, David etux 22
 10. R&J Niermeyer Trust 15
- SECTION 7**
1. Johnson Trust, David 15
- SECTION 8**
1. Gilmore Trust, John etux 6
 2. Nienkark, Lynn etux 11
 3. Wild, Richard etux 24
 4. Rederer Trust, Michael 13
 5. Michels, Danny 8
- SECTION 9**
1. Wilhelm Jr, Curtis 13
 2. Wuestenberg, Diane 10
 3. Schwartz, Ronald etux 6
 4. Ferguson, Paul etux 10

5. Ligeno, Louis etux 8
 6. Bollinger, Mark 10
 7. Bollinger Estate, John etal 14
 8. Weber, Susan 10
- SECTION 10**
1. Stone, George etux 5
 2. Heinrich, Joe etux 19
 3. Schwartz, Ronald etux 11
- SECTION 11**
1. Curoe LE, Keeley etal 18
 2. Cahill, Luann etal 9
 3. County of Jackson 21
- SECTION 12**
1. Roe, Bob etux 13
 2. Miller, Gerald etux 11
 3. Randell, Frank 10
 4. Szabo, Edward etux 12
 5. Curl, Cheryl etvir 8
 6. Laughlin, Paul 7
 7. Waugh, Douglas etux 8
 8. Curoe LE, Keeley etal 10
- SECTION 13**
1. Davison, Joel etux 11
 2. Lahey, Kevin 11
 3. County of Jackson 8
 4. Clark, David 15
 5. Rockwell, Jefferey 5
 6. Riverbend View LLC 8

7. Whitney, Scott etux 6
 8. Simmons, Kent etux 5
- SECTION 14**
1. Garza Jr, Carlos etux 18
 2. Sheets, Mark etux 13
 3. Sagers Trust, Berna 15
- SECTION 15**
1. Hei View Farms LLC 7
 2. Caven, Brian etux 9
 3. 6Bs Campground LLC 6
 4. Sellars, Scott etux 5
 5. 6Bs Campground LLC 5
 6. Dague, Mathias etux 13
 7. Wright, Kenneth etux 6
 8. Camp Shalom Inc 7
 9. Ostert, Joan 15
- SECTION 16**
1. County of Jackson 12
- SECTION 17**
1. County of Jackson 7
 2. County of Jackson 18
- SECTION 18**
1. Lindemerk, Terri etal 5
 2. Wood, Joel etux 5
 3. Kress, Samantha etal 5
 4. Humes Jr, Donald etux 10
 5. Wood, Joel 5
 6. Wood, Leon etal 19
 7. Kress, Terry etux 8
 8. Morrison, Scott 10
 9. Trau, John 14

10. Bennett, Brian 5
- SECTION 20**
1. Skott, Craig 13
 2. Twenty Fourth Street Investments LLC 8
- SECTION 21**
1. Bowman, Larry etux 11
- SECTION 23**
1. Hicks, Warren etux 14
 2. Trenkamp, Michael 14
 3. Lakehurst Riverside Campground LLC 18
 4. Marousis, William 6
 5. Francois Trust, J etal 17
 6. Yeager, Merlyn etux 10
- SECTION 25**
1. City of Maquoketa 14
 2. Manson Trust, John etal 16
 3. Engel, Neal 6
- SECTION 26**
1. Hayes, William etux 12
 2. Central Iowa Power Coop 7
 3. Larkey Trust, Robert etal 13
 4. McPherson, Margaret 6
 5. Stewart Trust, Roger etux 5
 6. Ruchotzke, Bruce etal 10
 7. Miller Trust, Karen 8

- SECTION 27**
1. Flatness, Lyle etux 10
 2. Thole, Luke etux 22
 3. Bowman, Robert etux 11
- SECTION 28**
1. Williams, Matthew etal 6
 2. Grosskruger LE, David etal 6
- SECTION 29**
1. Twenty Fourth Street Investments LLC 9
- SECTION 34**
1. Round Jr, James etux 5
 2. Head, Dennis 5
- SECTION 36**
1. Saunders Trust, Earl 9
 2. S&N Properties LLC 8
 3. Lidke, Kathy etvir 16

