



Farm Auction Information

Burrell Farm – 563 Acres M/L
To Be Sold in 5 Tracts

Selling Thursday, June 23rd, 10:00AM
@Bridge View Center

Jason Carter, Broker

563 Acres M/L, Wapello County Farm Ground
Bob Burrell – Owner Jason Carter - Broker
RE/MAX Pride Inc.



Auction Terms:

Auction Date: Thursday, June 23, 2016, 10:00AM
Bridge View Center, 102 Church St, Ottumwa, IA 52501

This is a reserve auction, the reserve price is undisclosed.

All parcels are being sold “as-is”

10% earnest money down is due by winning bidder at auction’s end.

Closing must take place on or before July 28, 2016. If buyer does not close by this date all earnest monies shall be forfeited to the seller and contract shall become void. If seller causes delays in closing earnest monies shall remain with the buyer.

Possession to the buyer shall be March 1, 2017.

The possession of the 2016 crop shall remain with the seller, however, \$40 per planted acre will be paid to the buyer on November 1, 2016.

There is a \$6500 hunting lease that shall remain valid through December 31, 2017. Buyer to receive \$6500, December 1, 2016.

All day-of-auction announcements shall take precedence over any advertising.

The seller reserves the right to accept offers prior to the auction. To make a pre-auction offer please contact Jason Carter, RE/MAX Pride Inc

Auction Procedure:

Tracts 1,2,3 shall be auctioned separately, and then auctioned as combined. Sale will be completed whichever way nets the seller the highest amount.

Tracts 4 & 5 shall be auctioned separately, and then auction as combined. Sale will be completed whichever way nets the seller the highest amount.

Tract Info: 563 Acres M/L Total, 287 Acres M/L Tillable

Tract 1 – 118 Acres M/L, 50 Acres M/L Tillable,
Taxes \$620, Pond, CRP possible

Tract 2 – 156 Acres M/L, 55 Acres M/L Tillable
Taxes \$1090, Pond

Tract 3 - 222 Acres M/L, 115 Acres M/L Tillable
Taxes \$1820, Pond, Outbuildings, CRP possible

Tract 4 – 34 Acres M/L, Mostly Tillable
Taxes \$526, Possible Build Site

Tract 5 – 33 Acres M/L, Mostly Tillable
Taxes \$610, Possible Build Site, Hard Surface Road Entrance

149 Acres M/L (if not more) can possibly be put back in CRP (\$177
Acre) Tract 1 – 35 Acres M/L Tract 3 – 114 Acres M/L

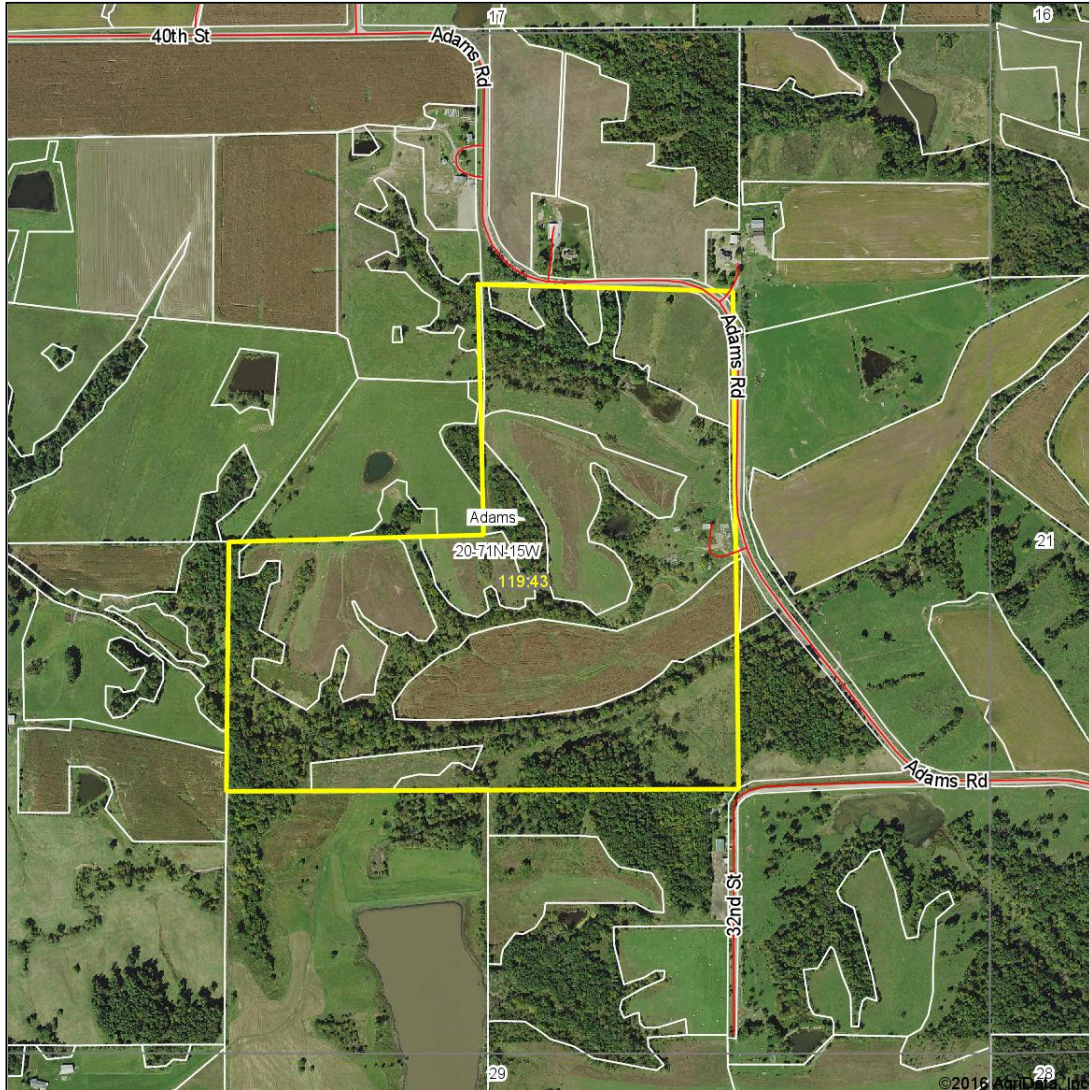
For more info or to view the property please contact:

Jason Carter, Broker
515-708-0615 cell
641-676-3456 office
Jason@remaxpride.com

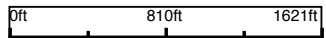
RE/MAX Pride Inc.
103 High Ave East
Oskaloosa, IA 52577

“Exceeding Expectations Everyday”
The Carter Team is licensed in Iowa and Missouri

Aerial Map

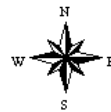


map center: 40° 56' 5.91", 92° 36' 33.51"



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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20-71N-15W
Wapello County
Iowa

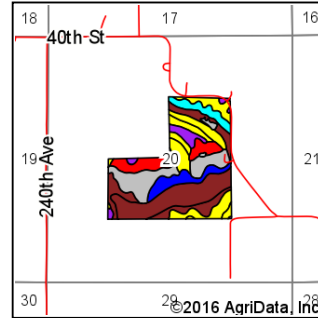
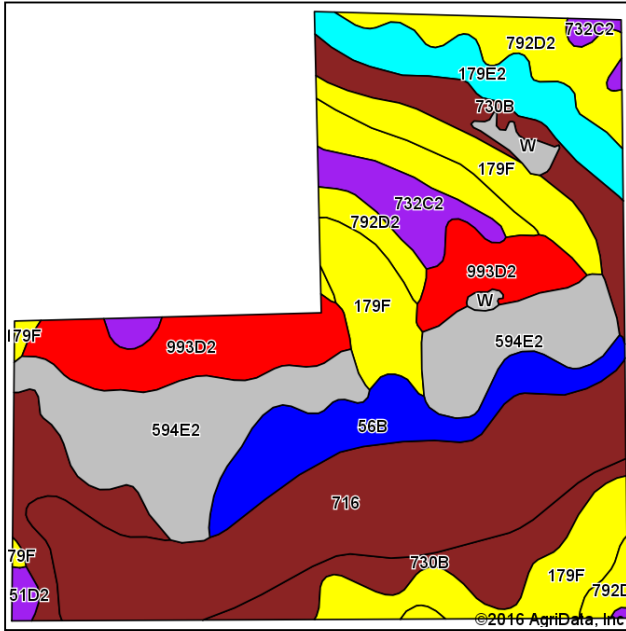


5/25/2016

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

Tract 1

Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **20-71N-15W**
 Township: **Adams**
 Acres: **119.43**
 Date: **5/25/2016**

Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

Area Symbol: IA179, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	25.10	21.0%		IIw	78	
594E2	Galland loam, 14 to 18 percent slopes, moderately eroded	18.68	15.6%		VIe	9	5
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	16.37	13.7%		IIIw	76	63
179F	Gara loam, 18 to 25 percent slopes	15.88	13.3%		VIe	19	15
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	11.82	9.9%		IVe	34	20
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	9.75	8.2%		IVe	11	10
56B	Cantril loam, 2 to 5 percent slopes	8.47	7.1%		IIe	81	65
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.95	5.0%		VIe	24	33
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	4.80	4.0%		IIIe	56	30
W	Water	1.06	0.9%			0	0
792D	Armstrong loam, 9 to 14 percent slopes	1.02	0.9%		IVe	15	15
451D2	Caleb loam, 7 to 14 percent slopes, moderately eroded	0.53	0.4%		IVe	54	33
Weighted Average						44.6	*

Area Symbol: IA179, Soil Area Version: 23

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

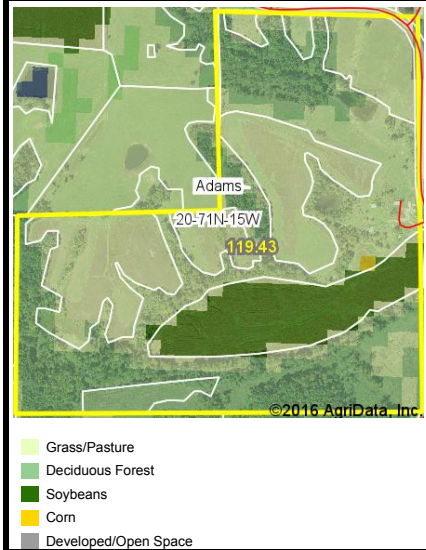
Tract 1

4 Year Crop History

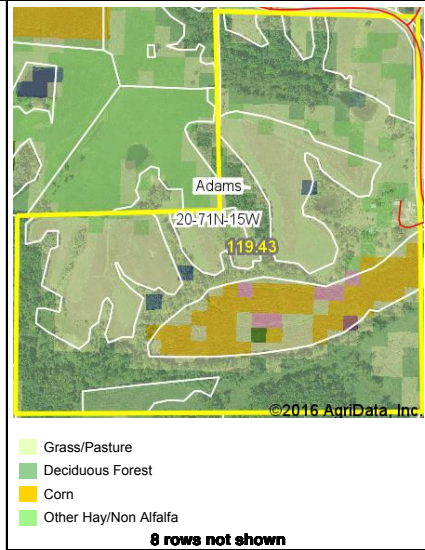
Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

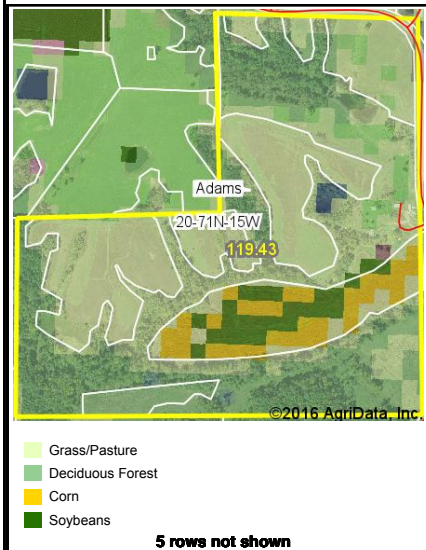
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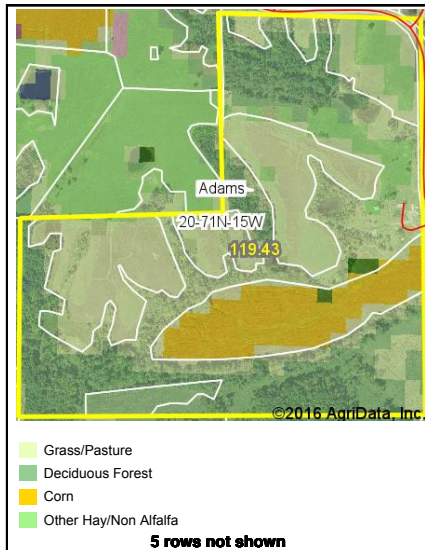
Crop Year:



Crop Year:



Crop Year:



Map Center: 40° 56' 5.91, 92° 36' 33.51

State: IA County: Wapello
 Legal: 20-71N-15W Twnshp: Adams



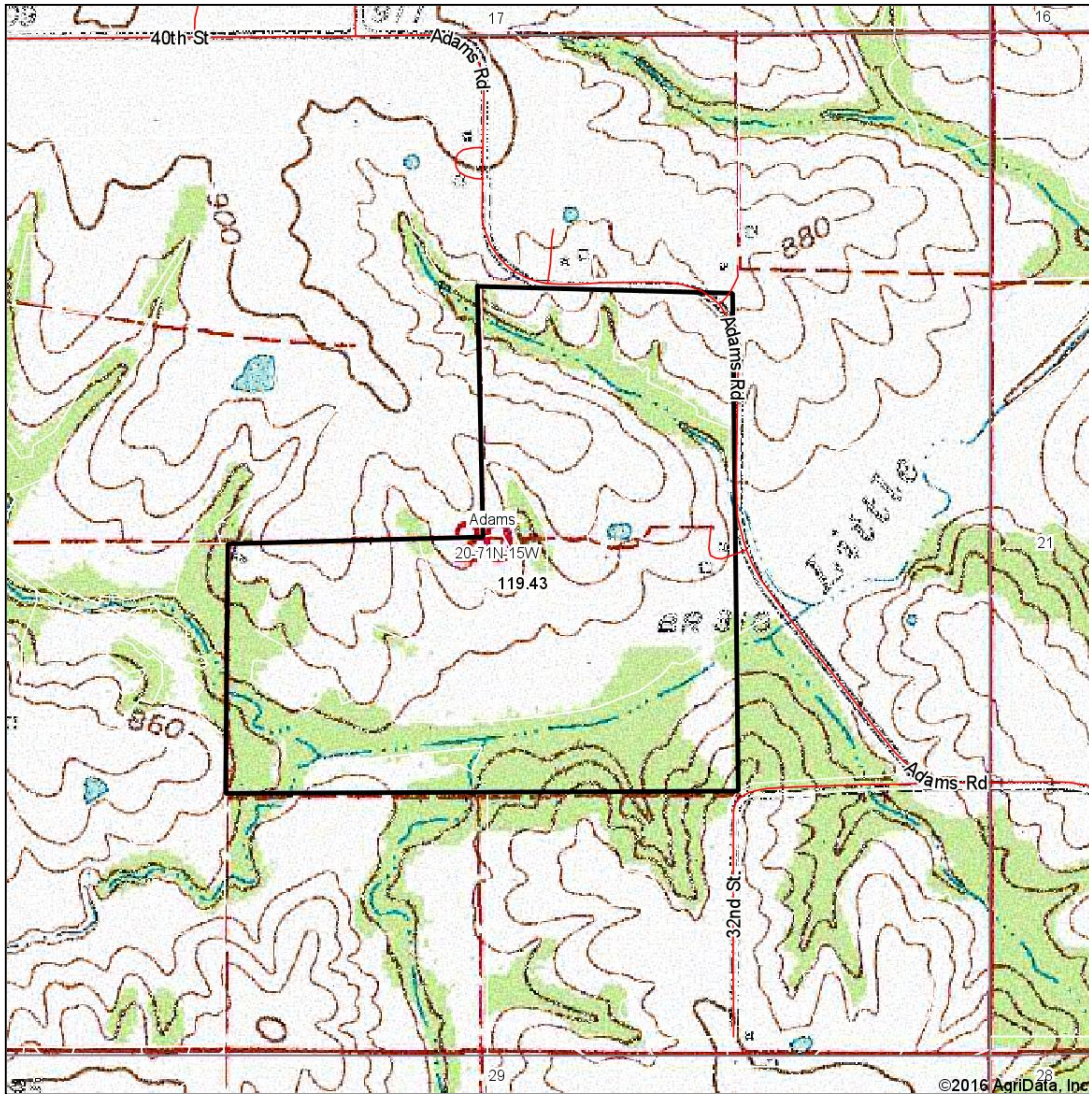
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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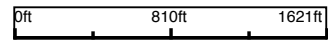
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Tract 1

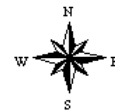
Topography Map



map center: 40° 56' 5.91, 92° 36' 33.51



20-71N-15W
Wapello County
Iowa

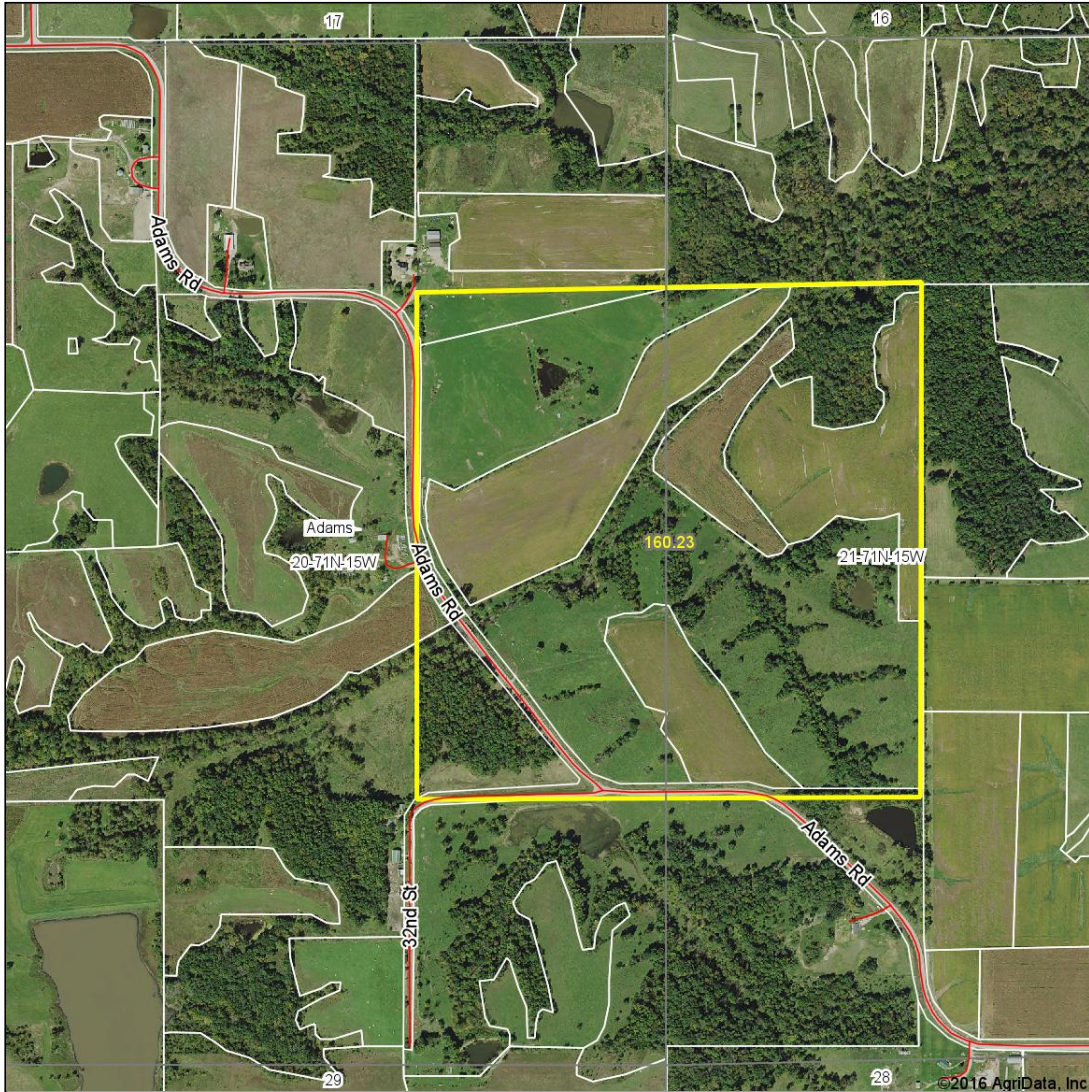


5/25/2016

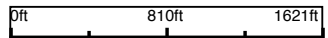
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 1

Aerial Map

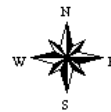


map center: 40° 56' 6.42, 92° 36' 11.61



Maps Provided By:
 **surety**
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20-71N-15W
Wapello County
Iowa

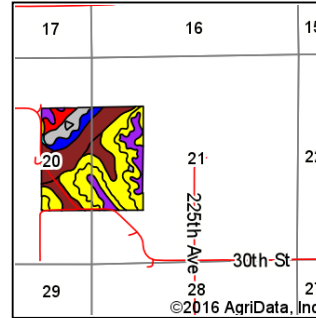
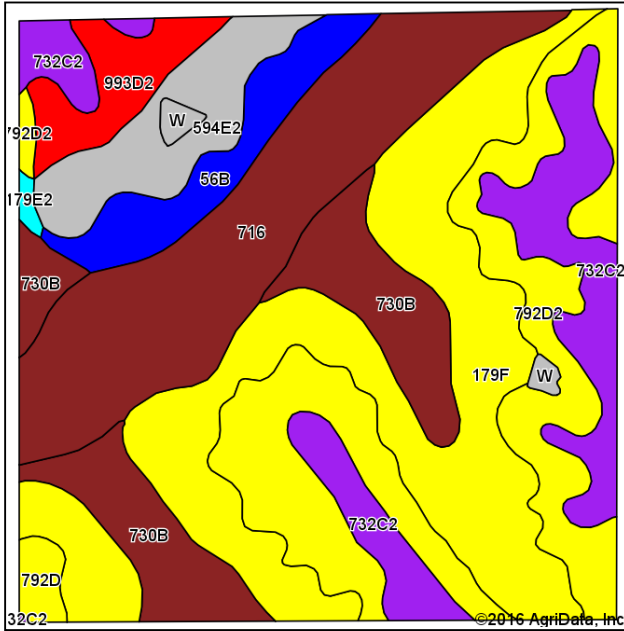


5/25/2016

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

Tract 2

Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **20-71N-15W**
 Township: **Adams**
 Acres: **160.23**
 Date: **5/25/2016**



Soils data provided by USDA and NRCS.

Area Symbol: IA179, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
179F	Gara loam, 18 to 25 percent slopes	41.42	25.9%		Vle	19	15
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	28.85	18.0%		IVe	11	10
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	28.78	18.0%		IIw	78	
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	17.91	11.2%		IIIw	76	63
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	17.58	11.0%		IIIe	56	30
594E2	Galland loam, 14 to 18 percent slopes, moderately eroded	9.14	5.7%		Vle	9	5
56B	Cantril loam, 2 to 5 percent slopes	7.81	4.9%		Ile	81	65
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	5.76	3.6%		IVe	34	20
792D	Armstrong loam, 9 to 14 percent slopes	1.59	1.0%		IVe	15	15
W	Water	0.97	0.6%			0	0
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.42	0.3%		Vle	24	33
Weighted Average						41.4	-

Area Symbol: IA179, Soil Area Version: 23

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 2

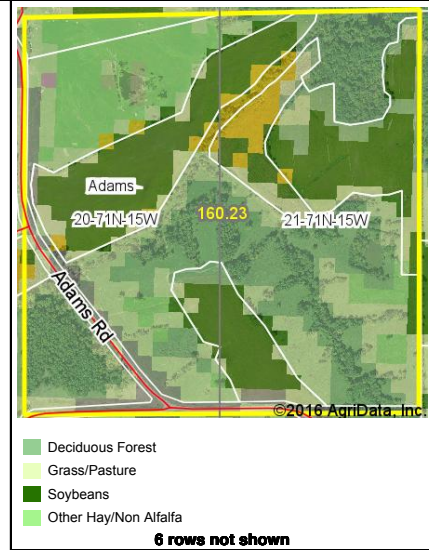
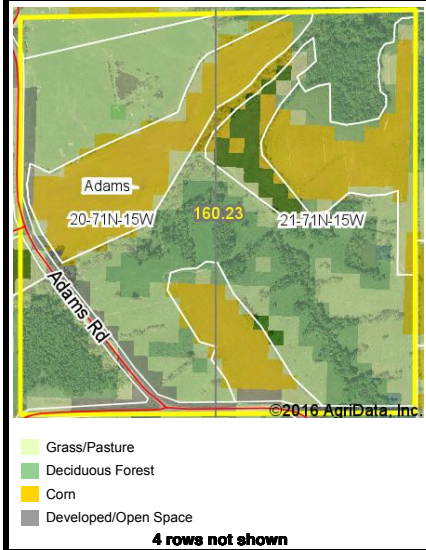
4 Year Crop History

Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

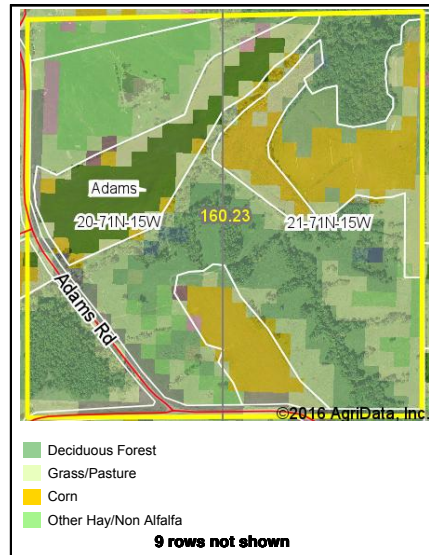
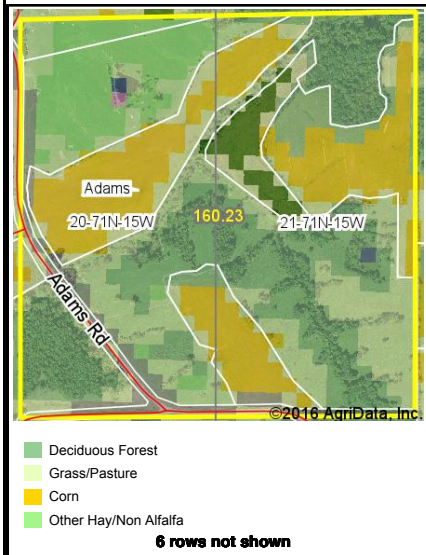
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 40° 56' 6.42, 92° 36' 11.61

State: IA County: Wapello
 Legal: 20-71N-15W Twnshp: Adams

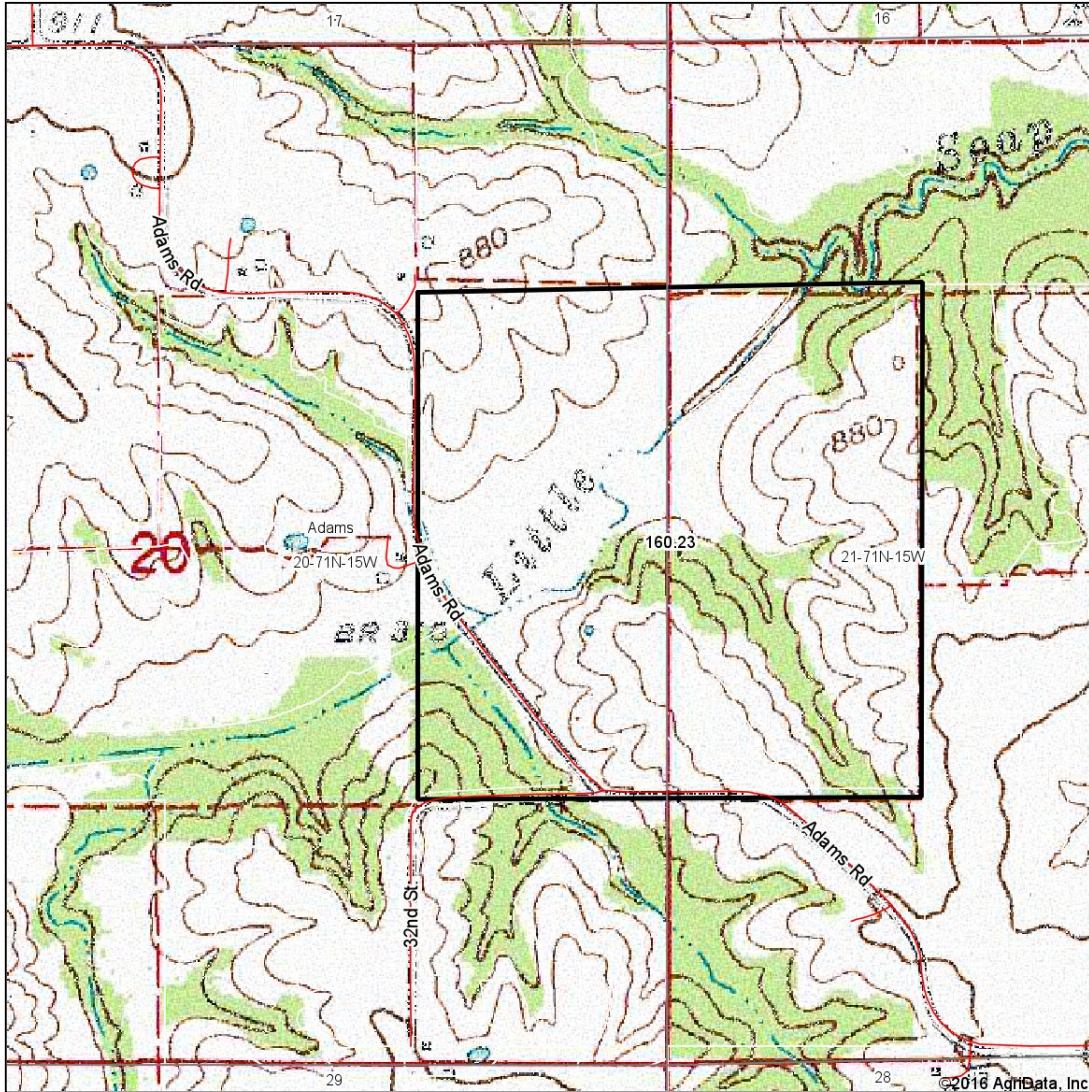


Maps Provided By:
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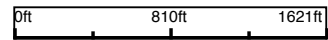
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Tract 2

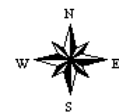
Topography Map



map center: 40° 56' 6.42, 92° 36' 11.61



20-71N-15W
Wapello County
Iowa

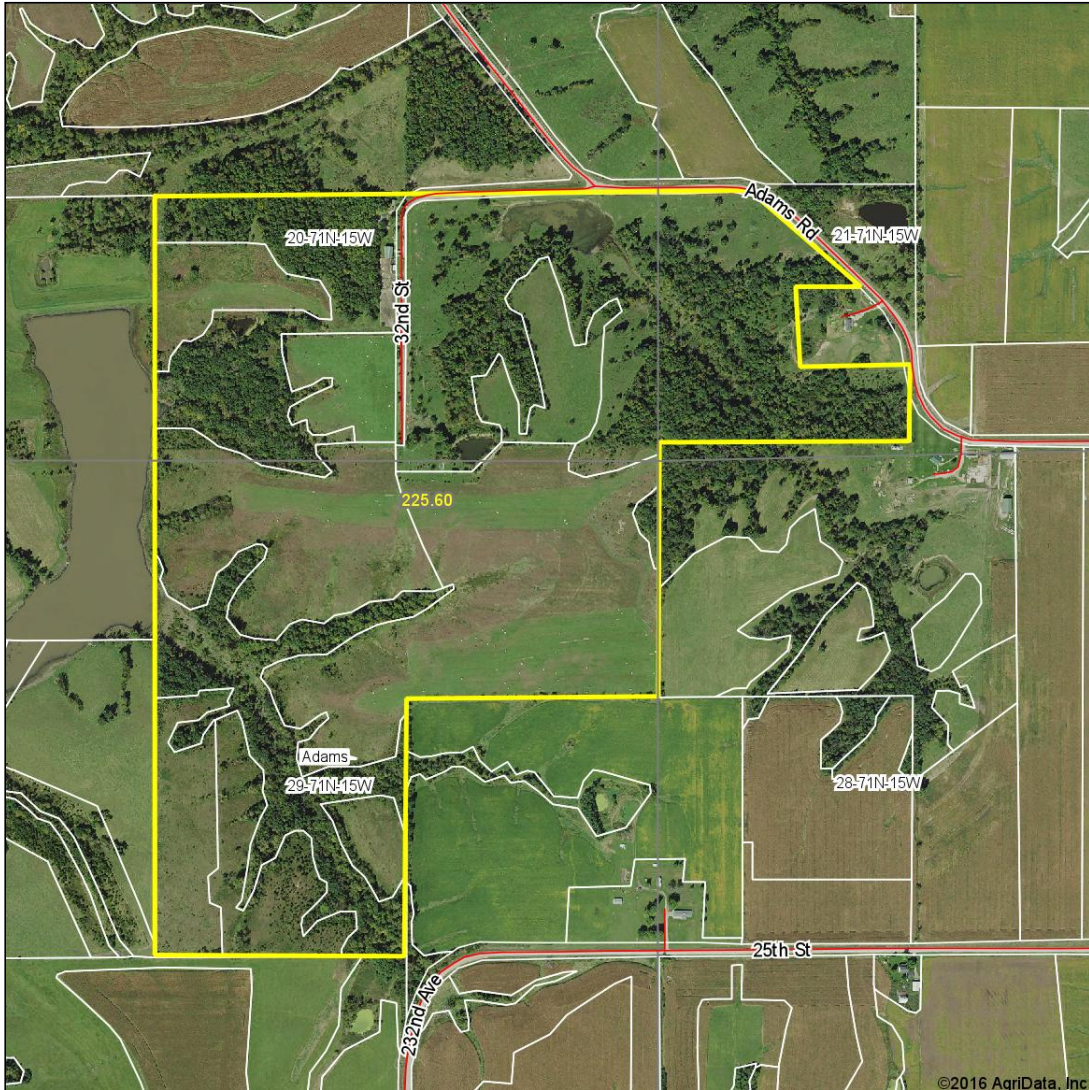


5/25/2016

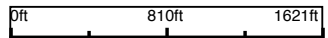
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 2

Aerial Map



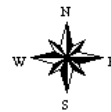
map center: 40° 55' 35.33, 92° 36' 11.26



Maps Provided By:

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29-71N-15W
Wapello County
Iowa

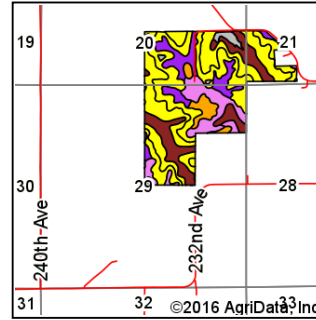
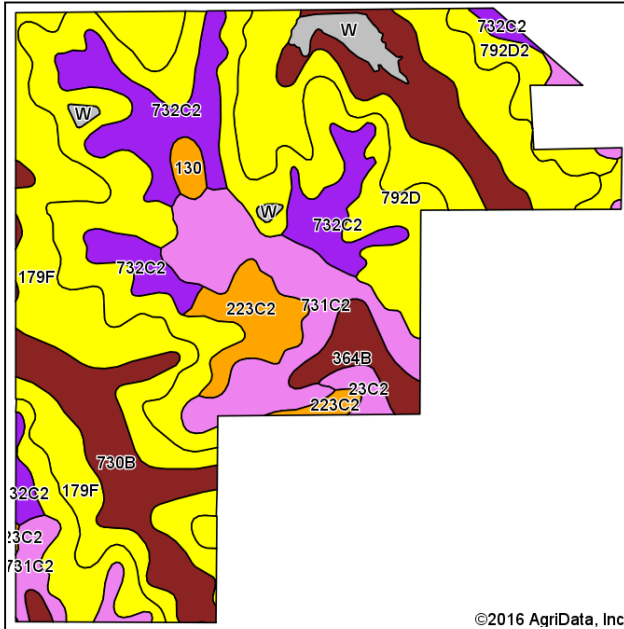


5/25/2016

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

Tract 3

Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **29-71N-15W**
 Township: **Adams**
 Acres: **225.6**
 Date: **5/25/2016**

Maps Provided By: **surety**
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Soils data provided by USDA and NRCS.

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Area Symbol: IA179, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
179F	Gara loam, 18 to 25 percent slopes	62.57	27.7%		Vle	19	15
792D	Armstrong loam, 9 to 14 percent slopes	54.57	24.2%		IVe	15	15
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	30.38	13.5%		IIIw	76	63
732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	25.57	11.3%		IIIe	56	30
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	25.29	11.2%		IIIe	62	40
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.42	3.7%		IVw	45	20
364B	Grundy silt loam, 2 to 5 percent slopes	6.10	2.7%		Ile	74	75
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	5.18	2.3%		IVe	11	10
W	Water	4.02	1.8%			0	0
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	1.88	0.8%		IIIe	62	50
130	Belinda silt loam, 0 to 2 percent slopes	1.62	0.7%		IIIw	47	60
Weighted Average						37.2	28

Area Symbol: IA179, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

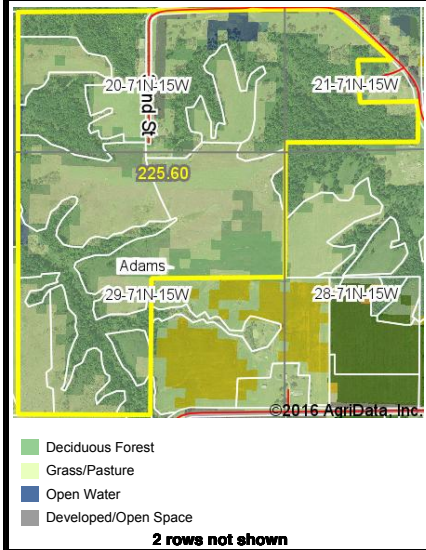
Tract 3

4 Year Crop History

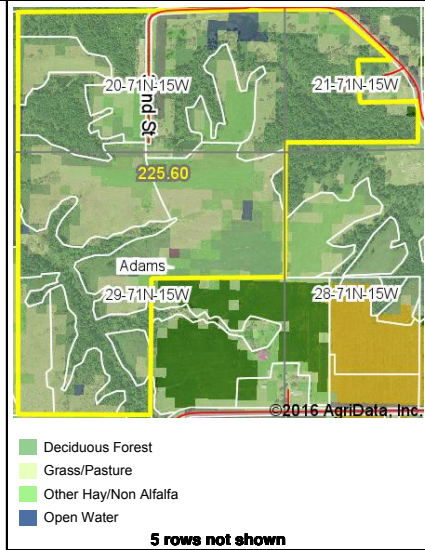
Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

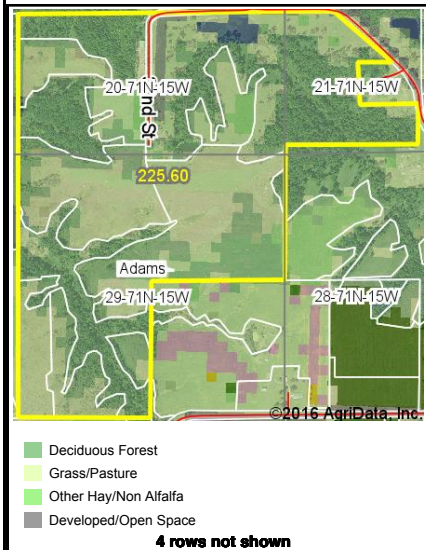
Crop Year:



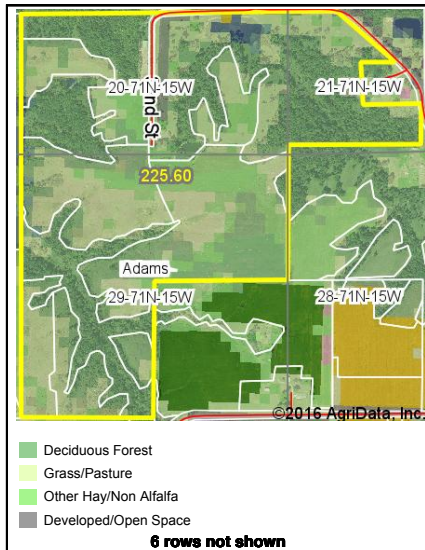
Crop Year:



Crop Year:



Crop Year:



Map Center: 40° 55' 35.33, 92° 36' 11.26

State: IA County: Wapello
 Legal: 29-71N-15W Twnshp: Adams



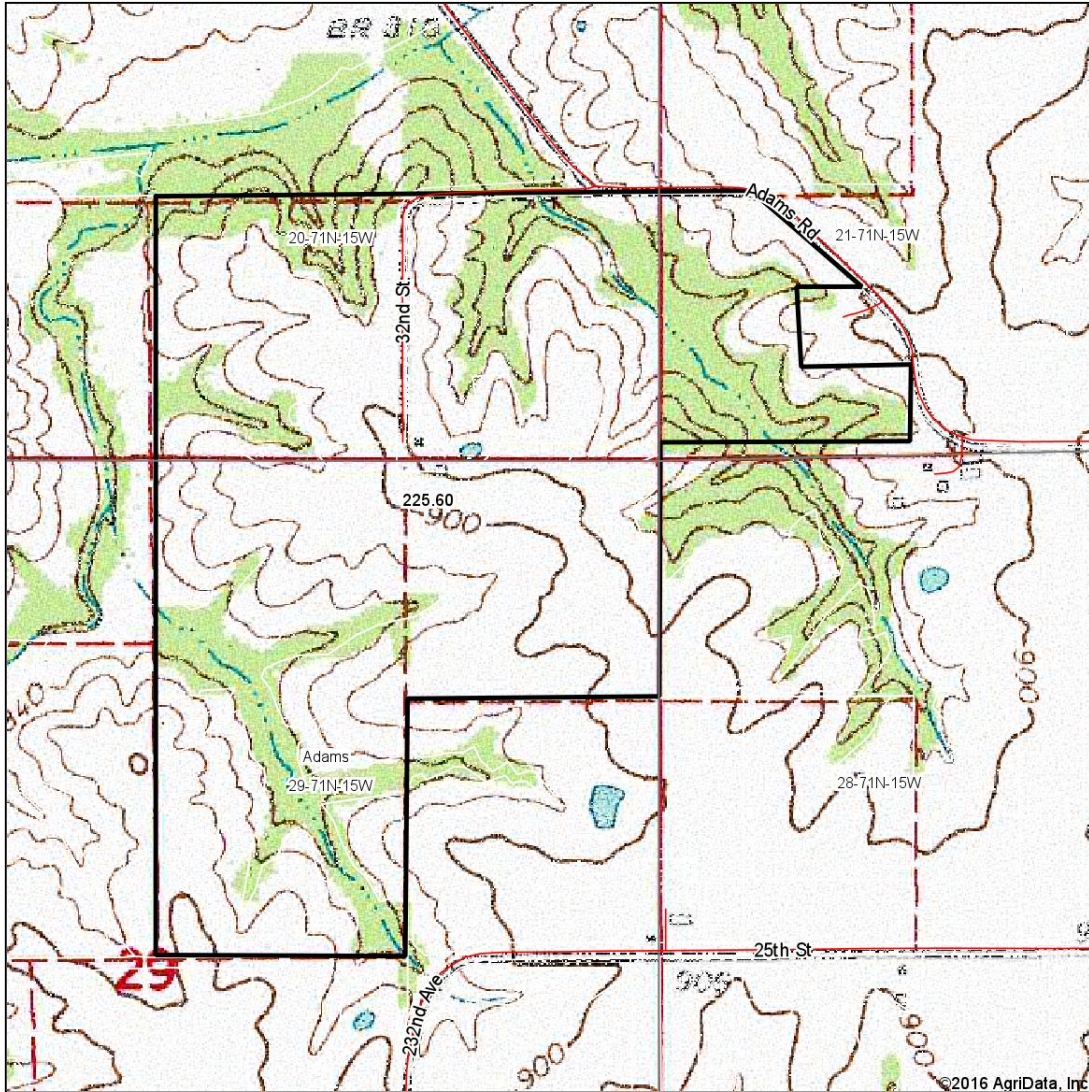
Maps Provided By:

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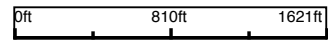
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Tract 3

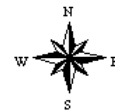
Topography Map



map center: 40° 55' 35.33, 92° 36' 11.26



29-71N-15W
Wapello County
Iowa

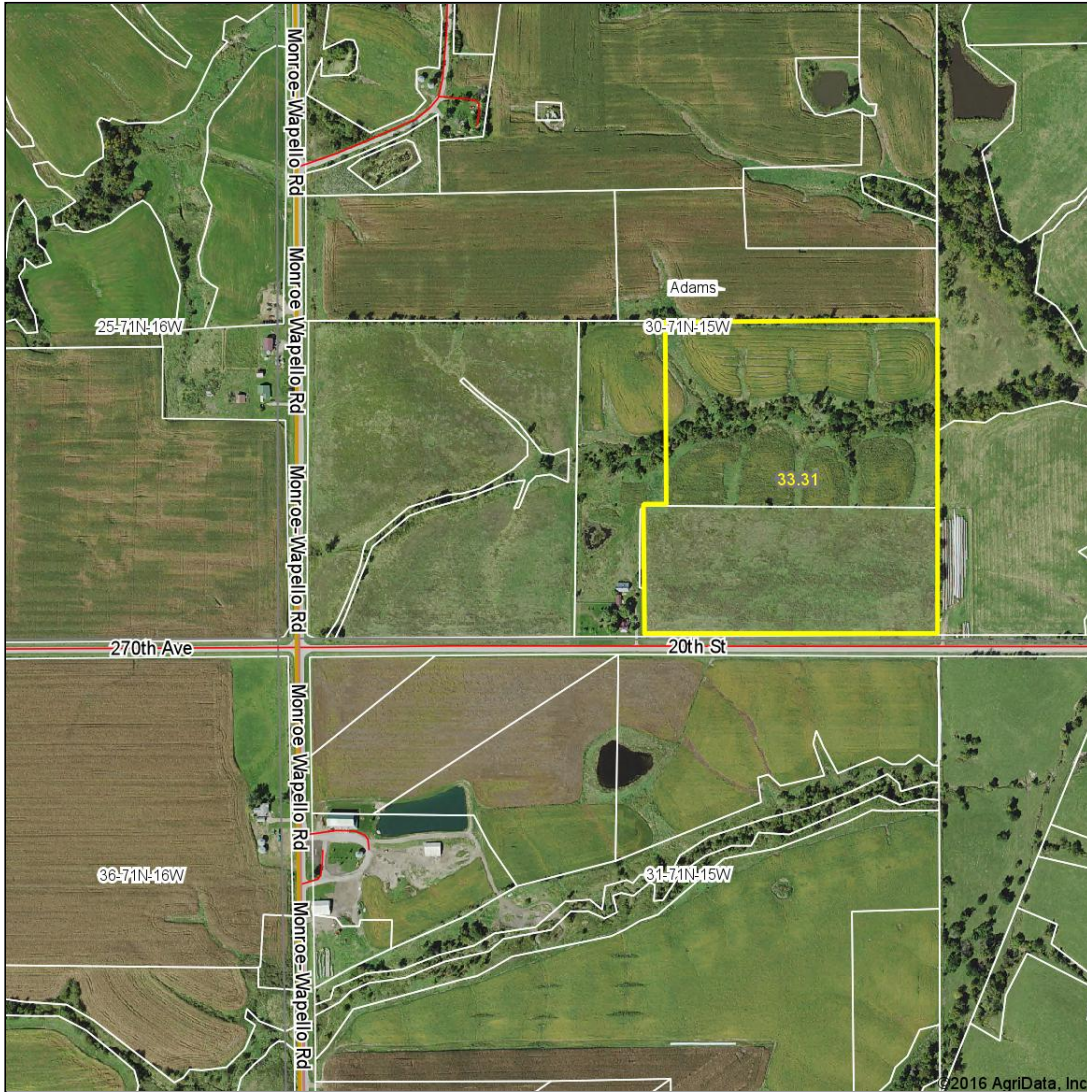


5/25/2016

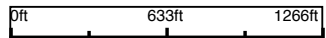
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 3

Aerial Map

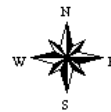


map center: 40° 54' 52.16, 92° 38' 7.89



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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30-71N-15W
Wapello County
Iowa

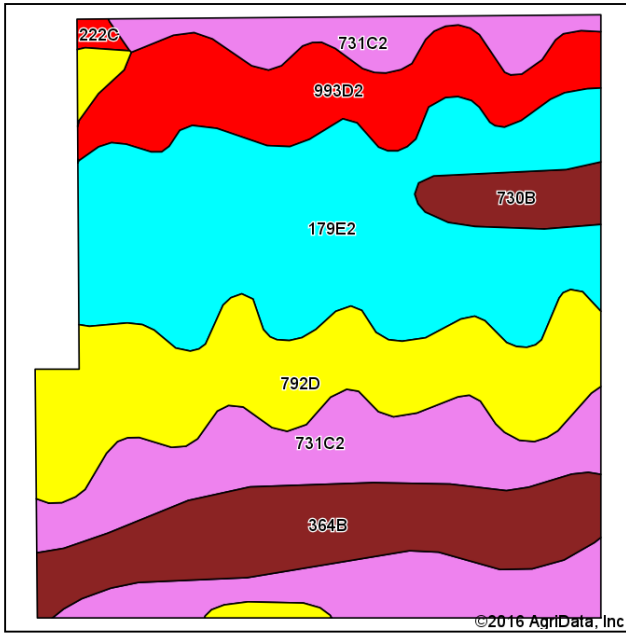


5/25/2016

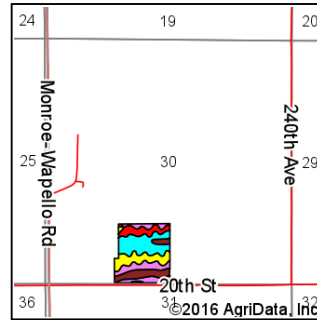
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 4

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Wapello**
 Location: **30-71N-15W**
 Township: **Adams**
 Acres: **33.31**
 Date: **5/25/2016**

Maps Provided By:



Area Symbol: IA179, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	9.60	28.8%		Vle	24	33
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.12	24.4%		IIIe	62	40
792D	Armstrong loam, 9 to 14 percent slopes	6.16	18.5%		IVe	15	15
364B	Grundy silt loam, 2 to 5 percent slopes	4.32	13.0%		IIe	74	75
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	3.98	11.9%		IVe	34	20
730B	Nodaway-Cantril complex, 2 to 5 percent slopes	1.00	3.0%		IIIw	76	63
222C	Clarinda silty clay loam, 5 to 9 percent slopes	0.13	0.4%		IVw	37	40
Weighted Average						40.9	36.2

Area Symbol: IA179, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 4

4 Year Crop History

Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

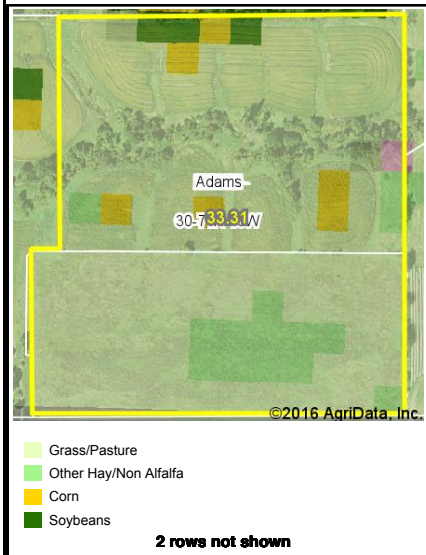
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 40° 54' 52.16, 92° 38' 7.89

State: IA County: Wapello
 Legal: 30-71N-15W Twship: Adams



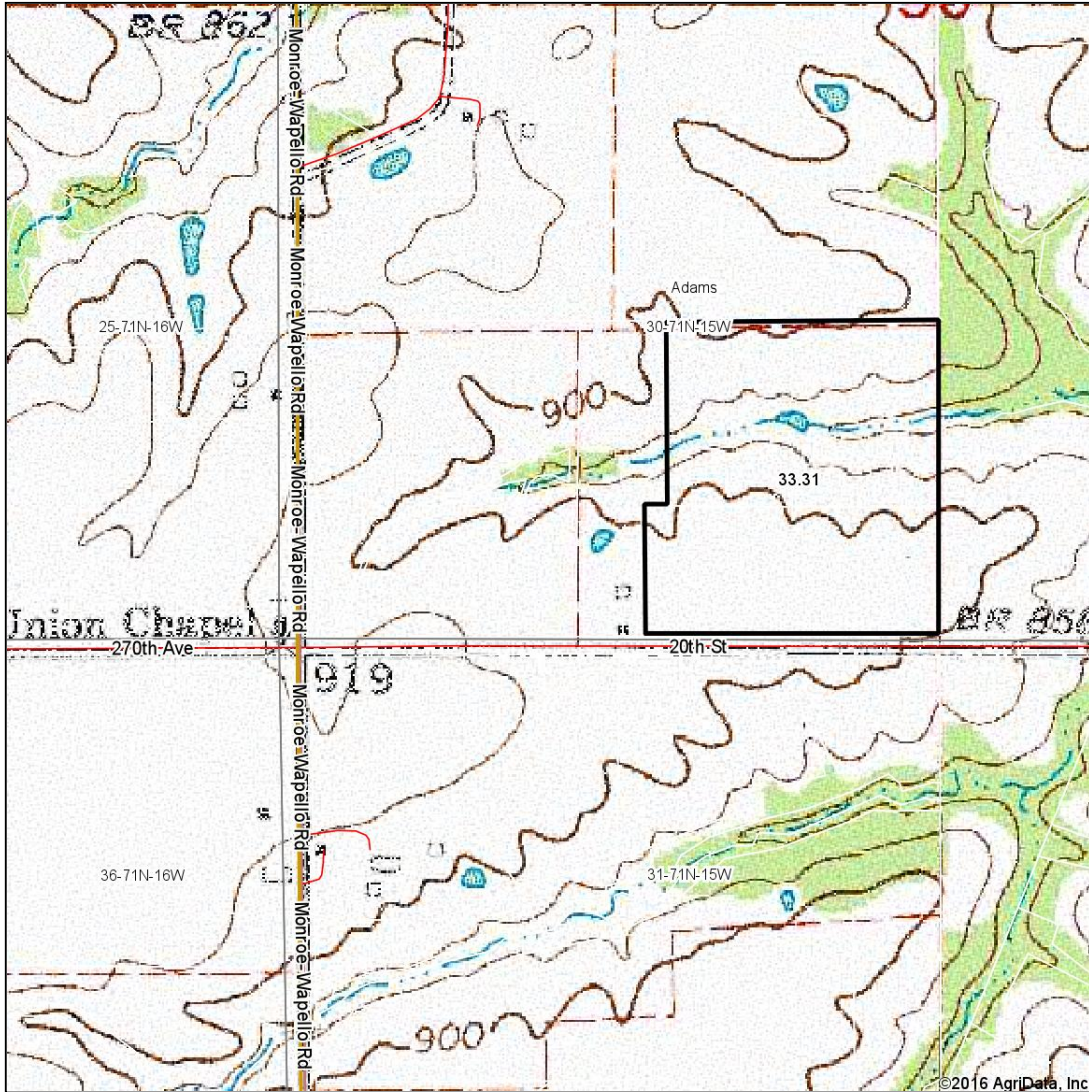
Maps Provided By:

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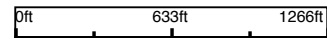
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Tract 4

Topography Map

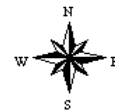


map center: 40° 54' 52.16, 92° 38' 7.89



Maps Provided By:
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30-71N-15W
Wapello County
Iowa



5/25/2016

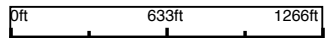
Field borders provided by Farm Service Agency as of 5/21/2008.

Tract 4

Aerial Map

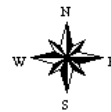


map center: 40° 54' 52.16, 92° 38' 7.89



Maps Provided By:
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30-71N-15W
Wapello County
Iowa

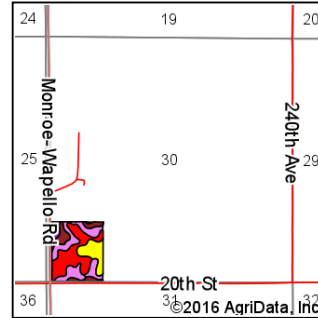
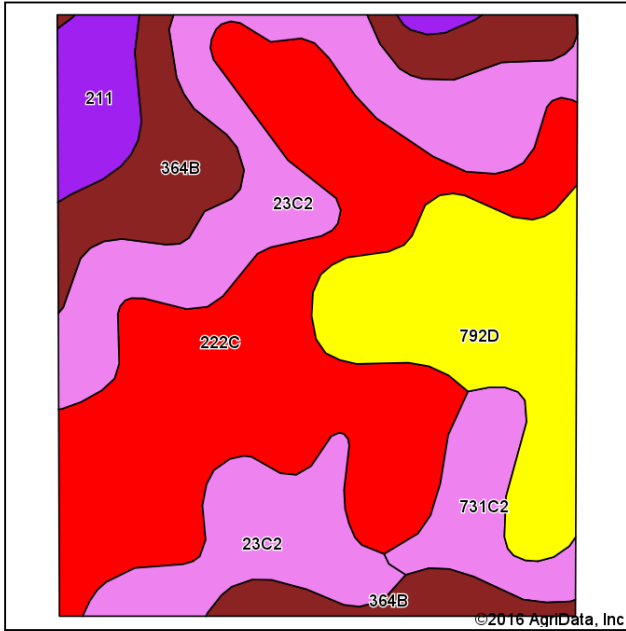


5/25/2016

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

Tract 5

Soils Map



State: **Iowa**
 County: **Wapello**
 Location: **30-71N-15W**
 Township: **Adams**
 Acres: **32.41**
 Date: **5/25/2016**



Soils data provided by USDA and NRCS.

Area Symbol: IA179, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
222C	Clarinda silty clay loam, 5 to 9 percent slopes	11.48	35.4%		IVw	37	40
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	8.24	25.4%		IIIe	62	50
792D	Armstrong loam, 9 to 14 percent slopes	5.15	15.9%		IVe	15	15
364B	Grundy silt loam, 2 to 5 percent slopes	4.19	12.9%		Ile	74	75
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	1.87	5.8%		IIIe	62	40
211	Edina silt loam, 0 to 1 percent slopes	1.48	4.6%		IIIw	59	60
Weighted Average						47.1	44

Area Symbol: IA179, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 5

4 Year Crop History

Owner/Operator:
 Address:
 Address:
 Phone:

Date:
 Farm Name:
 Field ID:
 Acct. #:

Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 40° 54' 52.16, 92° 38' 7.89

State: IA County: Wapello
 Legal: 30-71N-15W Twnshp: Adams



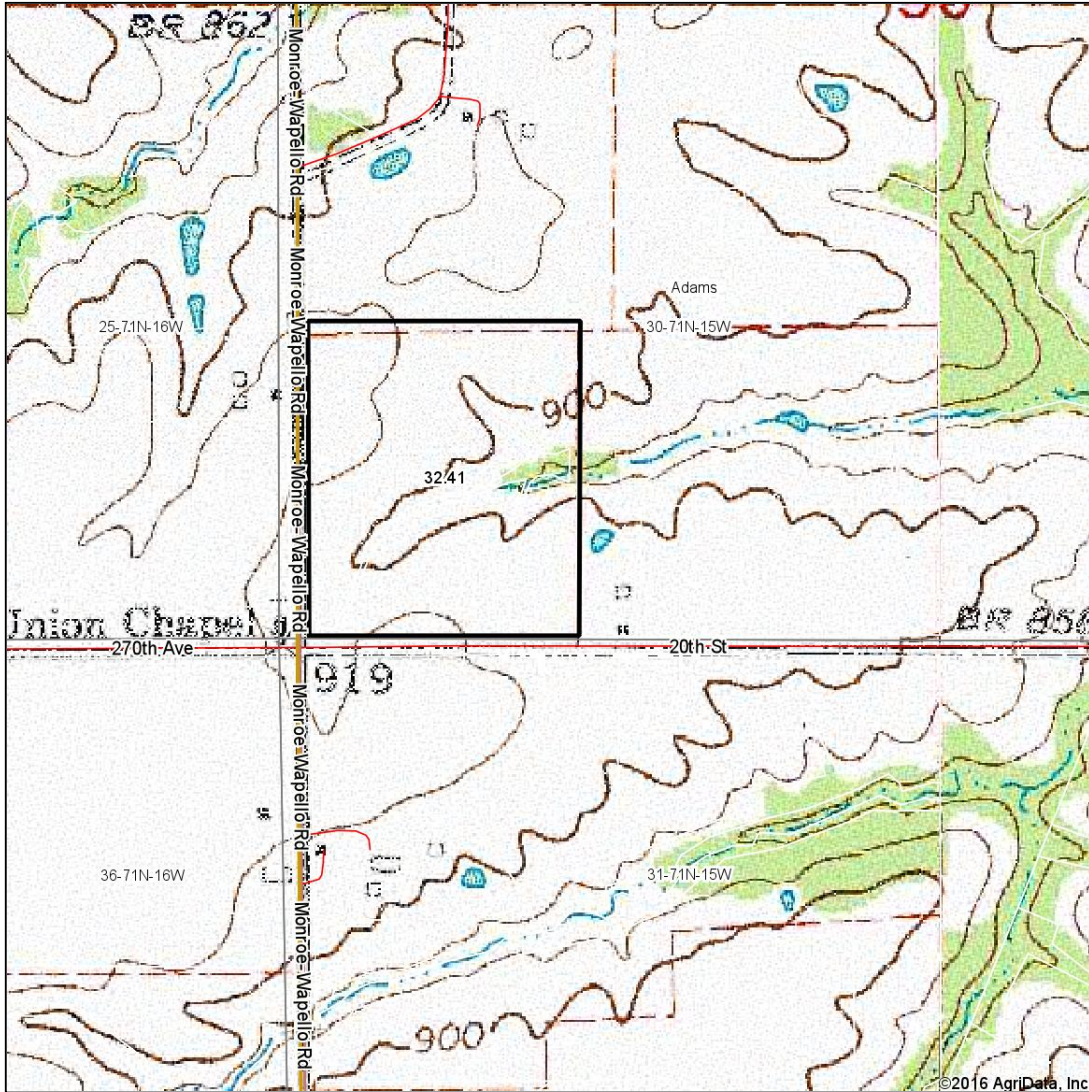
Maps Provided By:

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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

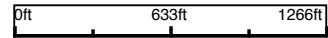
Tract 5

Topography Map

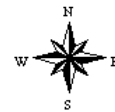


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30-71N-15W
Wapello County
Iowa



5/25/2016

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

Tract 5

Jason Carter is the Vice President & Broker at RE/MAX Pride Inc. In 2015, Jason produced an unmatched 10.5 Million Dollars plus in sales... this earned him a membership in the exclusive RE/MAX Platinum Club, reserved for the top 5% of RE/MAX agents WORLDWIDE. In 2014, Jason produced 8 Million Dollars plus in sales and in 2013 was a 6 Million-Dollar Producer. Jason attributes honesty, integrity, communication, and professionalism to his success as one of the top producers in the area.

Jason is a 2002 (BS) & 2009 (MS) graduate of Iowa State University and a 2008 (MS Ed) graduate of Drake University. Continued growth and success are important to Jason, but BUILDING POSITIVE RELATIONSHIPS AND LIFE-LONG FRIENDSHIPS are of utmost importance.

Jason serves Oskaloosa, Knoxville, Central & Southern Iowa with expertise in farmland, acreages, residential, and commercial properties. He also specializes in lakefront vacation homes at Lake of the Ozark's, Missouri. He is willing to drive anywhere in the states of Iowa & Missouri to represent his clients to his full ability. If you need home staging assistance or advice, Jason has an established relationship with 804 Décor, one of Iowa's premier home accessory stores located here in Oskaloosa. Jason provides this service at his expense to his clients.

Jason is married to Kelly Carter, who is an Executive Administrative Assistant at Mahaska Health Partnership. Kelly is also an active horse trainer and along with Jason own Carter Performance Horses. Jason & Kelly have two beautiful daughters Addison & Tierney who attend Oskaloosa Schools and enjoy horses, sports, and the lake.

Give Jason a call/text/or email and see how much of a difference there really is in your choice of real estate representation. Find Jason online at remaxpride.com.

Jason's direct cell is 515-708-0615 or Jason@remaxpride.com

"Exceeding Expectations Everyday"



**Jason Carter is a proud member
of the RE/MAX Platinum Club.
This honor is bestowed on the
top 5% of RE/MAX Agents
worldwide.**