



# 206.38 ACRES M/L



## ONLINE ONLY

# LAND AUCTION

## MILLS COUNTY FARMLAND W/ DEVELOPMENT POTENTIAL

Glenwood Township | Bidding begins Tuesday, November 28th @ 10AM



**DIRECTIONS TO THE FARM:** Farm is located on the South edge of Glenwood Iowa - From Highway 34, South on Levi Road 1/4 mile - Farm is located on the West Side of the Road. Signs Posted.

**LEGAL DESCRIPTION:** The SE 1/4 exc Parcel A NE 1/4 SE 1/4; The NE 1/4 SW 1/4 S&E of Keg Creek; the SE cor. SW 1/4 NE 1/4; The SE 1/4 NE 1/4 exc. 6.5 ac; and Parcel C SE 1/4 NE 1/4, all in 23-72-43, Mills Co, IA.

### GVW, LLC, OWNERS



**ED SPENCER, BROKER 402-510-3276**  
SPENCER GROUPS | 322 E. 7TH ST, LOGAN, IA 51546

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# FSA INFORMATION

**FSA INFORMATION:** Farm# 2867 Tract#: 193

**FSA CROPLAND:** 159.77



*\*NOTE: The 3.94 acres of Farmland north of the ditch AND the acreage located at 59560 Levi Road, are not included. Estimated FSA Cropland 155.83 m/l including terraces.*

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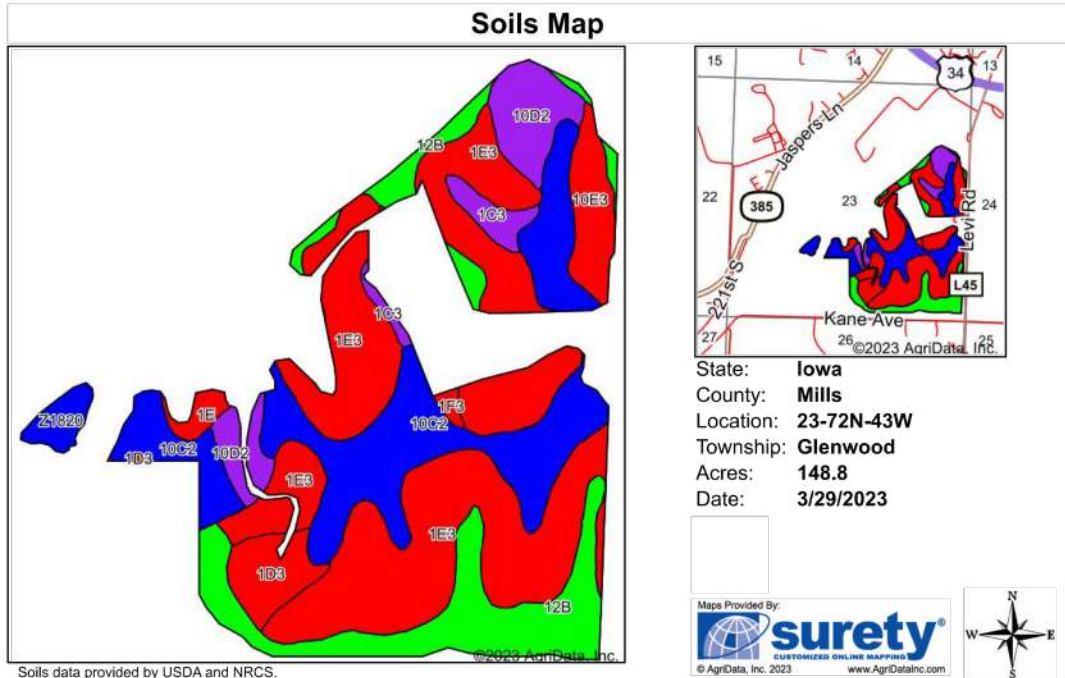


# SURETY INFORMATION

**SURETY INFORMATION: 51.4 CSR2 per Surety**  
 148.8 Cropland per Surety

3/29/23, 1:27 PM

Soil Map



State: **Iowa**  
 County: **Mills**  
 Location: **23-72N-43W**  
 Township: **Glenwood**  
 Acres: **148.8**  
 Date: **3/29/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA129, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Water Table	Non-Irr Class *c	*i Corn Bu	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	63.08	42.4%	■	> 6.5ft.	IVe	97.6	28.3	18	30	54
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	34.22	23.0%	■	> 6.5ft.	IIIe	211.2	61.2	86	63	76
12B	Napier silt loam, 2 to 5 percent slopes	23.43	15.7%	■	> 6.5ft.	Ile	230.4	66.8	93	77	90
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	9.43	6.3%	■	> 6.5ft.	IIIe	177.6	51.5	60	53	70
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	5.77	3.9%	■	> 6.5ft.	IVe	142.4	41.3	38	40	56
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.29	3.6%	■	> 6.5ft.	IIIe	126.4	36.7	32	40	59
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.09	2.1%	■	> 6.5ft.	IIIe	155.2	45.0	58	50	61
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	2.39	1.6%	■	1ft.	IIw			87		92
1E	Ida silt loam, 14 to 20 percent slopes	1.50	1.0%	■	> 6.5ft.	IVe	113.6	32.9	25	35	72
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	0.60	0.4%	■	> 6.5ft.	Vle	88.0	25.5	8	10	10
<b>Weighted Average</b>							<b>3.31</b>	<b>152.2</b>	<b>44.1</b>	<b>51.4</b>	<b>*n 66.8</b>

\*\*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.  
 \*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

Soils data provided by USDA and NRCS.

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# TERMS

## GVW, LLC, OWNERS

**TAXES:** Estimated at \$5134. This amount will be used for the proration credit to the buyer to the date of CLOSING.

**POSSESSION:** Buyer will receive Landlords possession at closing. Seller will retain 100% of the 2023 cash rent. Buyer will receive full possession on March 1st, 2024 and full farming rights for the 2024 crop year.

**TERMS:** Interested parties register at [www.spencergroups.com](http://www.spencergroups.com). Contact Spencer Groups at 712-644-2151 to submit a bank letter of creditworthiness. Once registration and letter has been received, you will be approved for bidding.

Sellers have the right to accept or reject the final bid by Noon, Wednesday, December 6th, 2023. Upon acceptance by the Sellers, Buyer to place a 10% non-refundable earnest deposit in the Blair Title Trust Account, where it will be held until closing. Seller will provide an updated abstract. Buyer to have a title opinion rendered by the attorney of the buyers choice, at the buyers cost. Each party will be responsible for costs associated with closing a normal real estate transaction.

**CLOSING:** Seller will be selling this property on a short-term contract. Buyer to close the real estate transaction on short term contract and pay 1/2 the purchase price on or before December 29th, 2023. Buyer will pay the remaining half of the purchase price on or before January 5th, 2024. No interest will be due on the short term contract.

**FARMERS - DEVELOPERS - INVESTORS - BUILDERS:** Glenwood Iowa is a progressive Southwest Iowa community with a current population of 5,000 plus! Located at Exit 35 on I-29 only 20 minutes South of the Omaha/Council Bluffs metro. Glenwood offers an exceptional school system, golf course, restaurants, a reasonable tax rate and is primed for explosive growth. In addition to it's exceptional location, the rolling topography of this tract will yield amazing home sites with tons of character and eye appeal. Housing on this tract will be a terrific addition to this community.

**AGENCY:** Spencer Groups, INC/Farms America/Ed Spencer Real Estate is agents for, and represent the SELLERS in this transaction. All bidders shall be considered customers, not clients.

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