

# FARMLAND FOR SALE

80 ACRES - GRUNDY COUNTY

ONE TIME BEST & FINAL SEALED BID



**DEWAYNE & DARLENE JOHNSON FARMLAND**  
OWNER: SHARON MILBRANDT

E 1/2, NW 1/4, Section 12, T-89-N, R-17-W

**Bids in by June 22, 2021, 7 PM CST**

One time best and final sealed bid.

*Call or email for a detailed packet and  
bid form.*

**KUPERLAND**  
AGRICULTURAL INVESTING

- ✓ BARE LAND - NO BUILDINGS
- ✓ PARTIAL PATTERN TILED
- ✓ 89.9 CSR2
- ✓ LEASE EXPIRES 3/1/22
- ✓ 2019 TAXES - \$2,648

REED KUPER

641-425-8617

REED@KUPERLAND.COM

# The late DeWayne & Darlene Johnson Farm for Sale



80.0 Gross Acres M/L

East half Northwest quarter (E ½ , NW ¼)  
Section 12, T-89-N, R-17-W  
Grundy County, Iowa

**ONE TIME BEST & FINAL BID**

Bidding details on the next page

**KUPERLAND**  
AGRICULTURAL INVESTING

3492 Golf Course Road – Osage, IA 50461  
Email – [reed@kuperland.com](mailto:reed@kuperland.com) - cell – (641) 425 – 8617



Written bids must be submitted to Kuperland, LLC. Bids may be submitted by either email or regular USPS mail. The USPS address is: 3492 Golf Course Road Osage, IA 50461. Bids sent by USPS must be received by June 22<sup>nd</sup>, 2021 by 7:00 p.m. Emailed bids must be received by 7:00 p.m. CDT on June 22<sup>nd</sup>, 2021. The email address is [reed@kuperland.com](mailto:reed@kuperland.com).

The bids must be submitted as gross dollar for the 80 acre parcel. The bid must be your best offer. There will be no opportunity to raise your bid. No bids subject to financing will be considered a valid bid. All interested parties are required to submit their bid using the purchase contract form included in this packet.

The seller reserves the right to reject all bids and modify the bidding requirements at the seller's sole discretion.

The successful bidder will be advised of the acceptance of the bid by 5:00 p.m. CDT June 23, 2021. Per Iowa law, an earnest money deposit of \$100,000 must be in the Kuperland, LLC Trust Account within five business days after June 23, 2021.

#### **SPECIAL PROVISIONS**

The sale will close on, or about, October 26, 2021.

The Buyers will be responsible for additional legal expenses, additional surveying expenses and additional closing agent charges if the existing parcel is subsequently split to smaller parcels after the auction and prior to closing.

Real Estate taxes will be pro-rated to date of closing. Unpaid special assessment to be paid by the seller.

The 2021 lease will remain in effect, expiring March 1, 2022. Seller will retain 100% of the 2021 lease payment.

The Seller will also be responsible for terminating the lease prior to the Iowa statutory lease termination deadline by the close of business on August 31, 2021.

## **PROPERTY INFORMATION:**

**TILLABLE ACRES - ~ 80 ACRES**

**No Highly Erodible (NHEL)**

**DRAINAGE – partially patterned tiled; see attached maps**

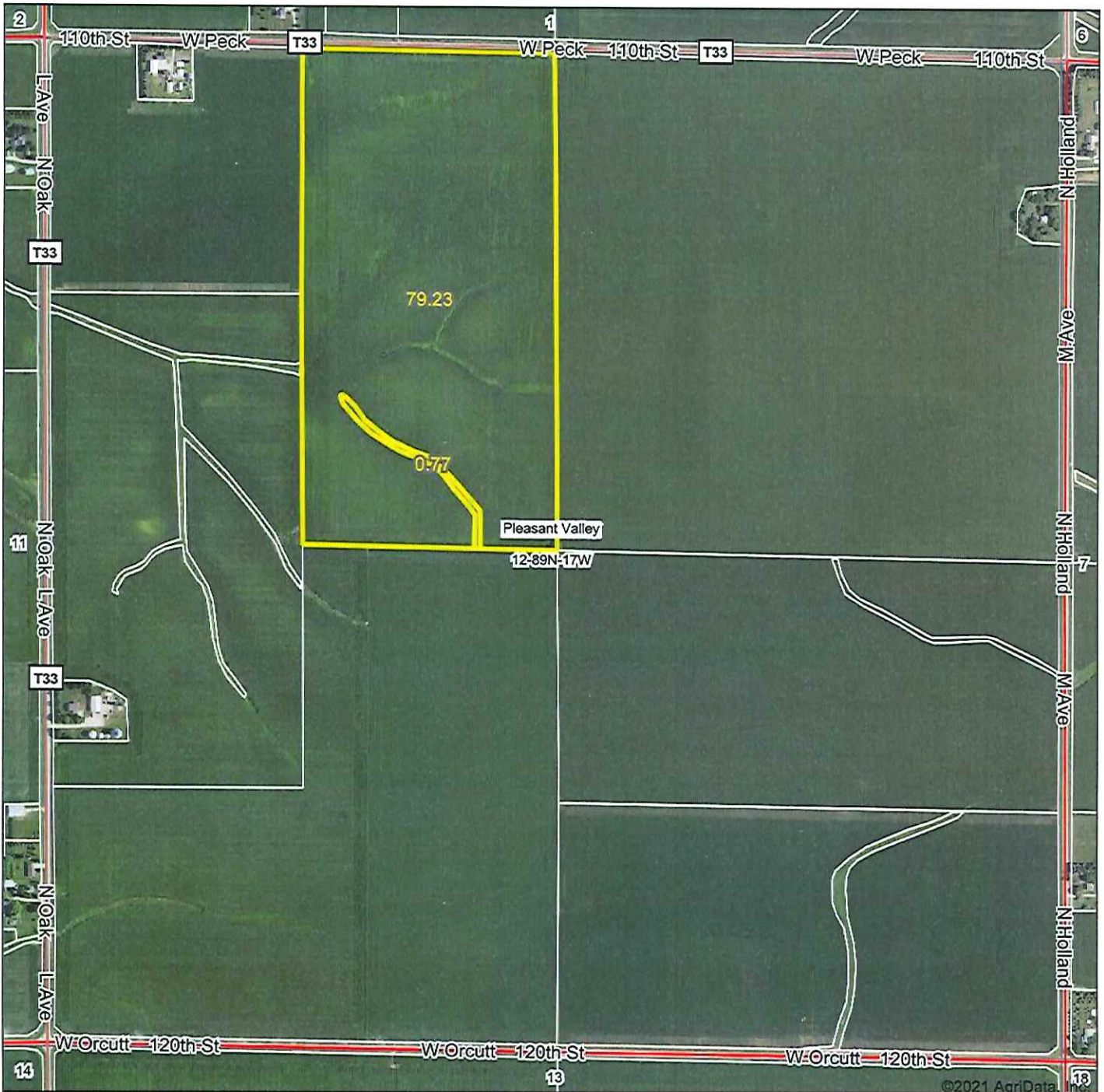
**MINERAL RIGHTS – None of the mineral rights have been sold.**

**REAL ESTATE TAXES - \$2,648 (2019)**

**IMPROVEMENTS – bare land – no buildings**

**EXISTING LEASE TERMS – 2021 lease will remain in effect. 2021 lease expires March 1, 2022.**

# Aerial Map



Map Center: 42.535652, -92.800597

0ft 819ft 1637ft

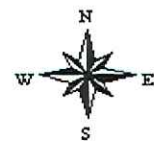
KUPERLAND

Maps Provided By:



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12-89N-17W  
Grundy County  
Iowa

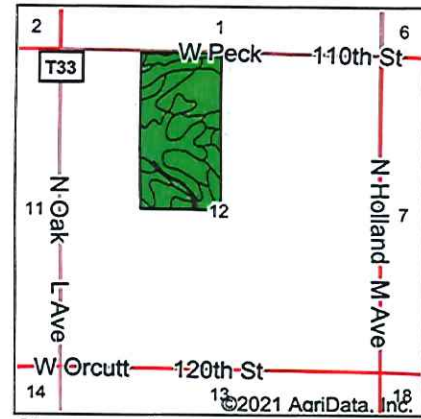
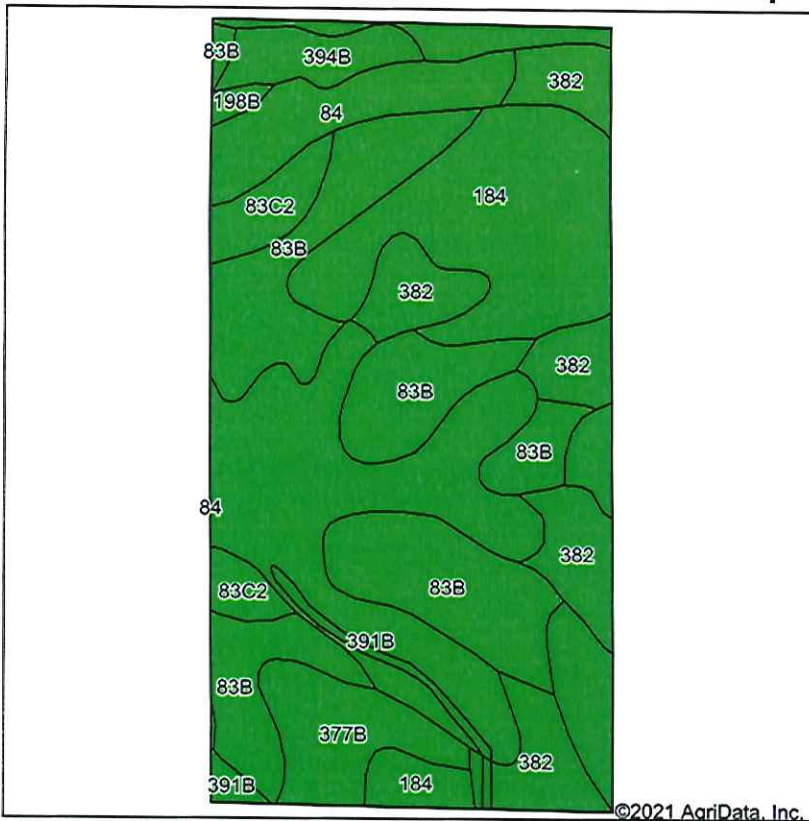


5/14/2021

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



# Soils Map



State: Iowa  
County: Grundy  
Location: 12-89N-17W  
Township: Pleasant Valley  
Acres: 80  
Date: 5/24/2021

KUPPULAN

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IA075, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	21.08	26.3%	■	Ile	225.6	65.4	90	86
184	Klinger silty clay loam, 1 to 4 percent slopes	17.82	22.3%	■	Iw	240	69.6	95	95
391B	Clyde-Floyd complex, 1 to 4 percent slopes	16.25	20.3%	■	Ilw	216	62.6	87	76
382	Maxfield silty clay loam, 0 to 2 percent slopes	10.34	12.9%	■	Ilw	230.4	66.8	87	90
84	Clyde silty clay loam, 0 to 3 percent slopes	4.57	5.7%	■	Ilw	224	65	88	76
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.29	5.4%	■	Ile	232	67.3	94	90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.96	3.7%	■	Ille	204.8	59.4	84	69
394B	Ostrander loam, 2 to 5 percent slopes	2.32	2.9%	■	Ile	225.6	65.4	88	86
198B	Floyd loam, 1 to 4 percent slopes	0.37	0.5%	■	Ilw	222.4	64.5	89	80
Weighted Average						226.9	65.8	89.9	85.5

\*\*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.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





# HIGHVIEW ANIMAL HOSPITAL

LARGE AND SMALL ANIMALS

319-346-2400

Parkersburg

1-800-346-2401

319-347-6691

Aplington

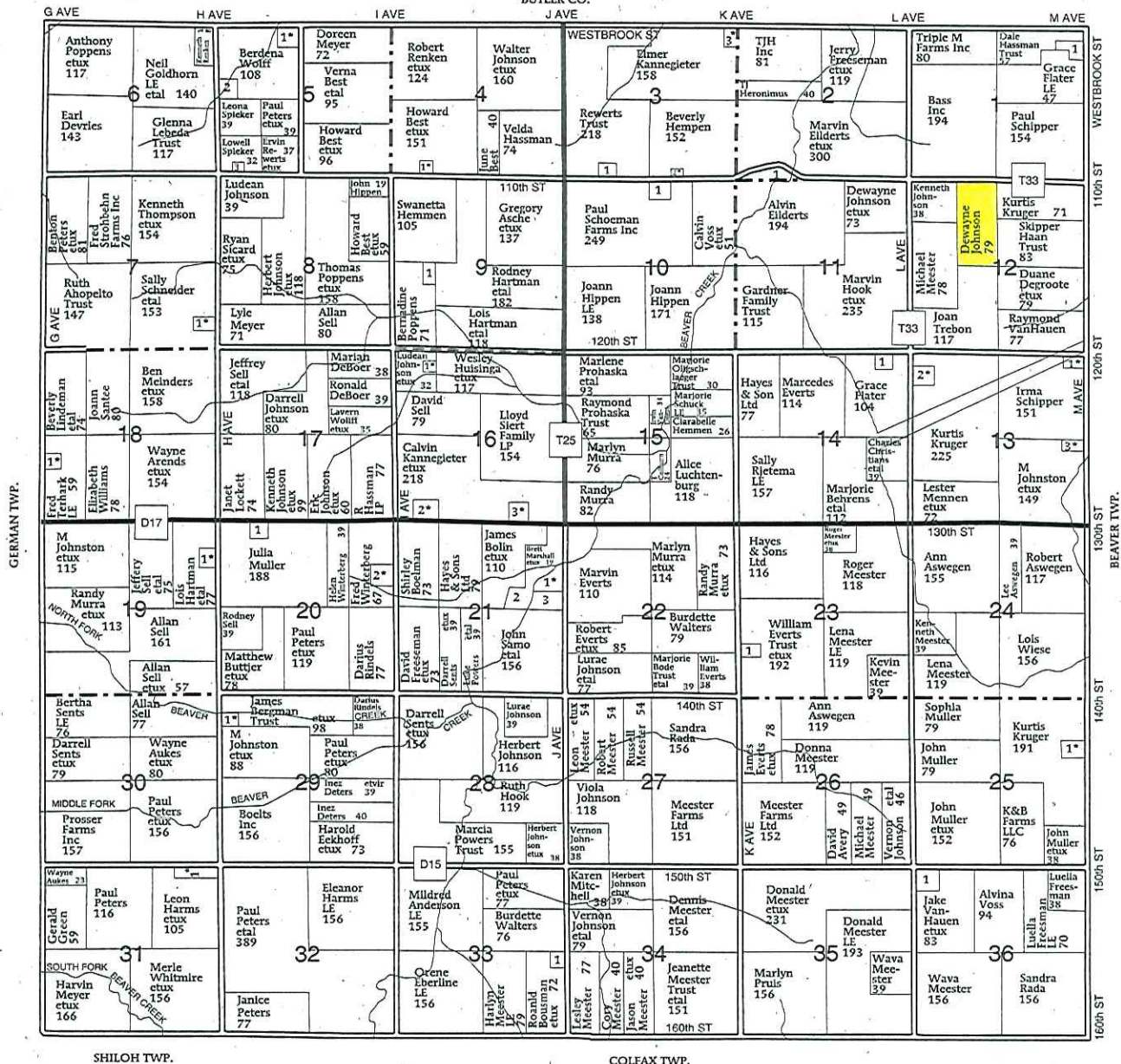


T-89-N

PLEASANT VALLEY PLAT

R-17-W

(Landowners)  
BUTLER CO.



## PLEASANT VALLEY TOWNSHIP

### SECTION 1

1. Uhlenhoop, Deborah

20

### SECTION 2

1. Elderts, Alvin 11

### SECTION 3

1. Renken, Roger 12

2. Patten, Donald 5

3. Dexter, Robert 8

### SECTION 4

1. Harms, Dennis 7

### SECTION 5

1. Wolff, David 13

2. Chase, Chad 9

3. Trimble, Richard 5

### SECTION 7

1. Meyer, Lyle 5

### SECTION 9

1. Keck, Karen 7

### SECTION 10

1. Doolan, William 10

### SECTION 13

1. Fass, Philip 6

2. Berends, Randall 10

3. Cole Jr, James 6

### SECTION 14

1. Flater, Arnold 7

### SECTION 16

1. Lampson, Charles 7

2. Graham, Justin 5

3. Oldenburger, Neale 6

### SECTION 18

1. Eikenborg, Michael 19

### SECTION 19

1. Welsh, Kendall 17

### SECTION 20

1. Muller, Eldon 6

2. Neymeyer, Leland 10

### SECTION 21

1. Hauser, Ryan 12

2. Trask, Troy 5

3. Everts, Mercedes 10

### SECTION 23

1. Bovy, David 6

### SECTION 25

1. Price, Troy 6

### SECTION 29

1. Rewerts, Lonnie 9

### SECTION 31

1. Poland, Donald 5

### SECTION 33

1. Meints, Vincel 5

### SECTION 36

1. Vanhauen, Keith 13



IOWA  
GRUNDY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5246  
Prepared : 5/7/21 8:55 AM  
Crop Year : 2021

NOTES

Tract Number : 2921

Description : PLVY 12 E1/2 of NW1/4  
FSA Physical Location : IOWA/GRUNDY  
ANSI Physical Location : IOWA/GRUNDY  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : SHARON MILBRANDT  
Other Producers : KEVIN D MEESTER  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
80.00	80.00	80.00	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	80.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	49.70	0.00	179
Soybeans	29.60	0.00	45
<b>TOTAL</b>	<b>79.30</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

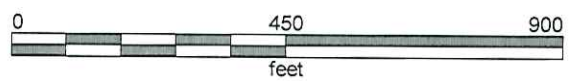
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



80 Acres redo  
Pipe

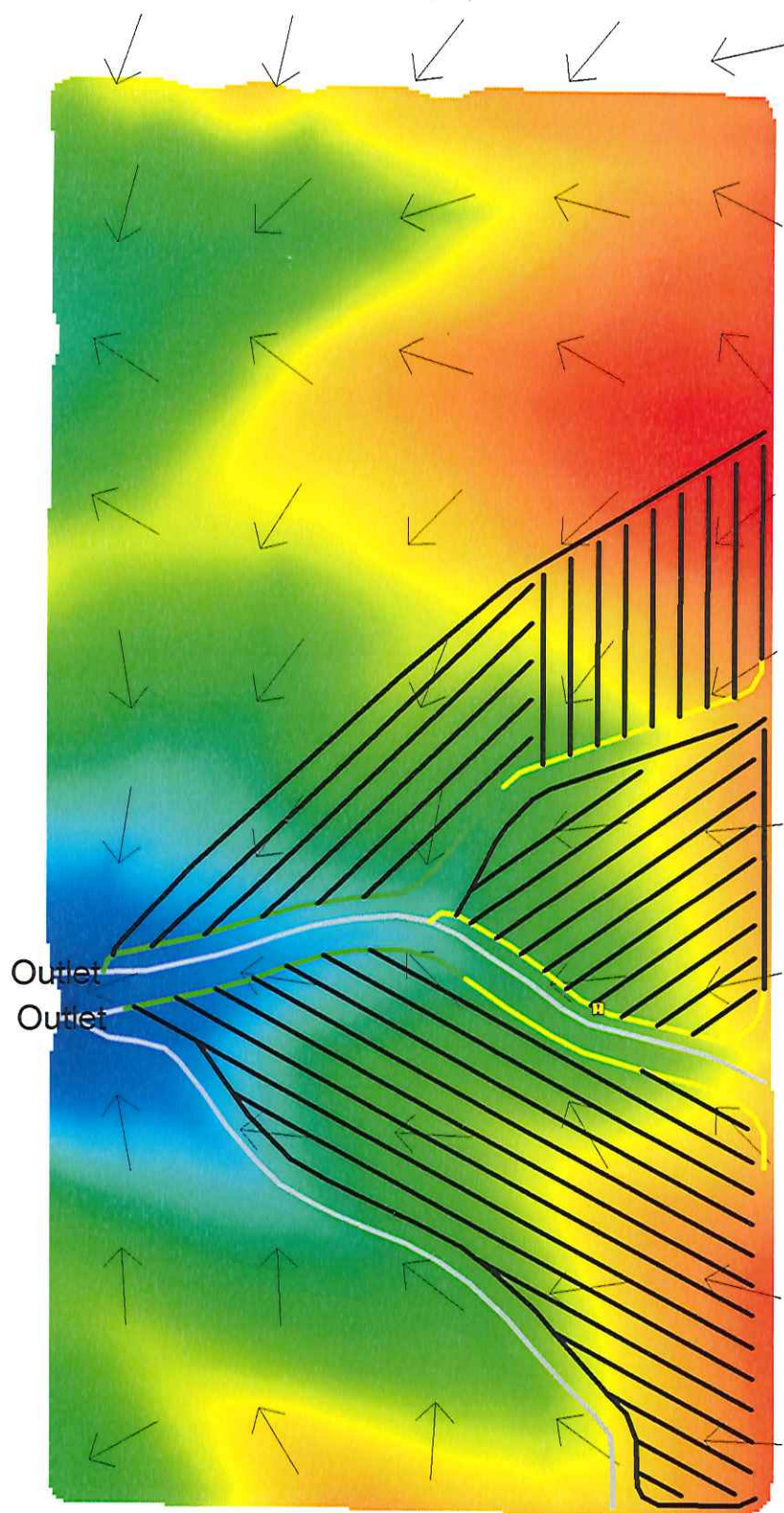


4 Inch Tile	25203.88 ft
5 Inch Tile	1999.96 ft
6 Inch Tile	1500.00 ft
Existing Tile	2921.72 ft

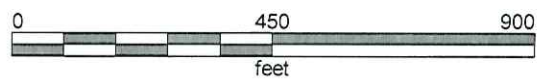




80 Acres redo  
Pipe



4 Inch Tile	25203.88 ft
5 Inch Tile	1999.96 ft
6 Inch Tile	1500.00 ft
Existing Tile	2921.72 ft





Collector	Parcel Number	District	Year	Type
Grundy, IA	891712100003	PLAPPBF	2019	Real Estate

Last Updated 5/14/2021

Owner	Owner Address	Property Address
MILBRANDT, SHARON	114 KIRKWOOD AVE	
MILBRANDT, SHARON OSAGE, IA 50461		89, IA

[Assessment Information](#)

Legal Description

12-89-17E 1/2 OF NW 1/4

Assessed Value

148,060.00

First Installment

Base Due	1,324.00	Interest Begins	10/01/2020
Net	1,324.00		
Payment	1,324.00	Paid on 10/19/2020	
Total Due	0.00		

Second Installment

Base Due	1,324.00	Interest Begins	04/01/2021
Net	1,324.00		
Payment	1,324.00	Paid on 10/19/2020	
Total Due	0.00		

Totals

Base Due	2,648.00
Net	2,648.00
Payment	2,648.00
Total Due	0.00

Web Payments

**This information has been gathered from reliable sources but, Kuperland, LLC does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.**

**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do no warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.**

**Kuperland, LLC is an exclusive agent for the Seller. Reed Kuper is related to the Sellers.**



# KUPERLAND

AGRICULTURAL INVESTING

## BID FORM

**80.0 Gross Acres**

**Sharon Milbrandt Farm**

(The late DeWayne & Darlene Johnson)

**LEGAL DESCRIPTION: E ½, NW ¼, Section 12, T-89-N, R-17-W  
Grundy County, Iowa**

I hereby offer \$\_\_\_\_\_ for the above referenced 80-acre parcel farmland. Bid is for total acres.

I agree to sign the standard FARM & LAND – OFFER FOR REAL ESTATE available through the Iowa Realtors Association within the next business day after being notified that I am the successful bidder. I agree to make an earnest money deposit of \$100,000.00 which, per Iowa law, must be in the Kuperland Trust Account within five business days after June 23, 2021.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

Print Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Telephone # \_\_\_\_\_ Cell phone # (if different) \_\_\_\_\_

Email \_\_\_\_\_

**Return no later than Tuesday, June 22, 2021 to:**

3492 Golf Course Road – Osage, IA 50461

Email – [reed@kuperland.com](mailto:reed@kuperland.com) - cell – (641) 425 – 8617