

# Audubon County Land

## 357 Acres m/l ~ Brayton, Iowa!



### Saturday, February 6, 2021

### @ 10:00 a.m.

### Sale to be held at:

### Brayton Town Hall- 204 County T Road in Brayton, Iowa



### Farm Location: 3419 Mockingbird Ave., Brayton, Iowa

From Brayton: 4 miles east on 330th St. (F65) to Mockingbird Ave. South Side of 330th St.  
From Exira: 3 1/2 miles south on Lark Ave. (N28) to 330th, east 1 1/2 miles to Mockingbird.

### General Description:

Offering 357 acres of which approx. 217 acres are tillable. Balance is CRP land-grass, pasture/timber & pond! The average Corn Suitability Rating "2" is 69.8. The Audubon County Average is 67.1, making this is an above average farm! There is currently 83.86 acres CRP ground w/annual rental rate of \$283.41 per acre. See details below.

### Average CSR2 Rating: 69.8

### Predominate Soil Types:

- Marshall silty clay loam
- Judson-Colo-Ackmore complex
- Shelby-Adair clay loams
- Zook silty clay loam
- Colo silty clay loam
- Nodaway silt loam & Judson silty clay loam

Exira Township, Sections 26 & 35



### Estimated Real Estate Taxes: \$9,700.00 Annually

### Land Available for 2021 Crop Year.

**"CRP" Corn Reserve Program Contract:**  
Acres For Enrollment: 83.86  
Contract Period: 01-01-2015 to 09-30-2025  
Rental Rate Per Acre: \$283.41  
Annual Contract Payment: \$23,767.00

**Terms:** Cash, 10% down payment due day of auction w/balance due on or about March 5, 2021 at closing. Buyer will receive possession for the 2021 crop year. Full possession at closing. Property sold AS-IS w/NO financing contingencies. Real Estate taxes prorated to closing. Buyer assumes the balance of CRP contract.

## The Estate of Judy Simpson

## Daugherty Auction & Real Estate Services, LLC.

*Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer*  
*Mike Bobst, North River Realty, Broker 515-468-7674*  
*Jim Mailander, Closing Attorney*

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