

# ACREAGE & FARM AUCTION

**Jefferson County, Iowa**  
1445 GINGKO AVE, PACKWOOD

LIVE & ONLINE AUCTION

MARCH 1, 2025 - 10 AM

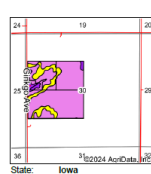
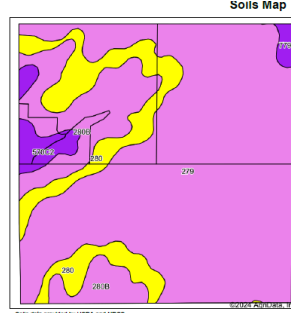
**158.75**  
AC M / L

**155.07**  
TILLABLE  
ACRES

**88.6 CSR**  
BLACK DIRT

## FSA INFORMATION

- Farm: 4214
- Tract: 403
- Farmland: 158.36
- Cropland: 155.07
- Corn: Base Acres - 100.30
- PLC Yield -156
- Beans: Base Acres - 53.30
- PLC Yield: 48



State: Iowa  
County: Jefferson  
Location: 36.73N-10W  
Township: Black Hawk  
Acres: 158.36  
Date: 12/31/2024



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-ir Class	CSR	%H2O2	Slope
210	Tanner silt clay loam, 0 to 2 percent slopes	102.00	66.4%		III	83	88	10
210B	Mankato silt clay loam, 2 to 5 percent slopes	24.60	15.5%		III	80	80	77
210C	Mankato silt clay loam, 5 to 8 percent slopes	22.40	14.1%		III	81	82	76
210D	Mankato silt clay loam, 8 to 12 percent slopes, moderately eroded	4.80	3.1%		III	70	67	72
710	Kubera silt clay loam, 0 to 1 percent slopes	1.32	0.8%		III	85	85	80
<b>Weighted Average</b>		<b>1.85</b>	<b>85</b>			<b>81</b>	<b>84.4</b>	<b>% 72.3</b>

## PRIME CENTURY FARM WITH FERTILE BLACK SOIL AND QUALITY STRUCTURES!

Discover one of the finest pieces of farmland available, featuring 158.75 acres of some of the richest black soil, boasting an impressive CSR of 88.6. With 155.07 tillable acres, this property offers a rare opportunity for productive farming and future growth.

The meticulously maintained 1,904 sq ft, 2-story home exudes charm and has been lovingly cared for over the years. Complementing the residence are several well-kept outbuildings, including:

- Detached 2-car garage
- 50x87 pole barn
- 50x42 barn
- 18x60 open-front shed
- 8,000-bushel and 3,500-bushel grain bins

This property exemplifies excellent stewardship and offers an exceptional opportunity for both investors and farmers alike. Don't miss your chance to own this remarkable piece of agricultural heritage!



# OWNER: ALTA DICKEY ESTATE

VANESSA WILLMAN, ATTORNEY - MYRON GREINER, BROKER  
EXECUTORS - STEVE DICKEY, GARRY DICKEY, CATHY GATES

Auction: Saturday, March 1 | 10 AM (soft close)

Open House: Saturday, February 1 | 1:30-3:30 PM

📍 AUCTION: Packwood Fire Department, 315 N Main St, Packwood, Iowa

-OR- online at <https://greinerrealestate.hibid.com/>

📍 Property Location: 1445 Ginkgo Ave, Packwood, Iowa

Directions to Farm: From Hwy 1 north of Fairfield turn west on 155th St. Continue 5.0 miles. Turn north on Ginkgo Ave. Continue 1.0 miles. Property sits on the east side of the road.

From Packwood Rd south of Packwood turn east on 160th St. Continue 0.7 miles and turn slightly to go North on Ginkgo Ave. Continue for 0.6 miles (road combines with 155th at after curve). Head north on Ginkgo Ave. Continue 1.0 miles. Property sits on the east side of the road.

**319-694-4522**



**GREINER**  
REAL ESTATE & AUCTION

[www.GreinerRealEstate.com](http://www.GreinerRealEstate.com)

View our website for additional information:  
[www.GreinerRealEstate.com](http://www.GreinerRealEstate.com)

Auctioneer, Myron Greiner - 319-694-4522



Scan with phone camera for details

-TERMS & CONDITIONS-

### -FULL TERMS TO BE PROVIDED IN PURCHASE AGREEMENT.

- METHOD OF SALE: The farm will be sold on a price per acre basis. The multiplier for bidding will be assessor acres times the per acre bid.
- DEPOSIT: 10% of the final bid price will be paid on the day of the sale. Balance due at closing upon delivery of deed and abstract showing merchantable title.
- PURCHASE AGREEMENT: Successful bidder shall execute a purchase agreement immediately after being declared the winning bidder by the auctioneer. Please note: The purchase agreement will offer -NO- contingencies for financing or any alterations to the agreement. Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- TAXES: Prorated to date of possession based on the last available tax statement.
- CLOSING: On or before March 31, 2025 or soon thereafter as applicable closing documents are completed.
- POSSESSION: Farm is subject to tenant rights. Possession of farm and outbuilding will be given March 1, 2026. Cash rent is paid half in April and half in September. Cash rent for 2025 will be given to the buyer. Possession of the home will be given 6 months after closing date.

Terms: The property is being sold "as is, where is". All announcements made day of auction shall take precedence over any prior advertising either written or oral. The information in this brochure is deemed reliable; however, no guarantee for its accuracy, errors or omissions is given. All lines drawn on maps, photographs, etc. are approximate. CSR values are derived from Surety Maps and may or may not reflect the values provided by the county assessor's office. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is selling subject to any and all covenants, restrictions, encroachments, and easements, as well as all applicable zoning laws. Greiner Real Estate & Auction is an agent for the seller. The buyer shall be responsible for installing his/her own entrances if needed or desired.  
Additional Provisions: -If future site clean-up is required it shall be at the expense of the buyer.

Greiner Real Estate & Auction LLC, Richland - Licensed in Iowa