

**PRIME MARSHALL & JASPER COUNTY LAND AUCTION
340 ACRES
Selling For The Bettyann Allen Estate**

TUESDAY-December 17-11:00 AM

**To Be Held At The Van Metre Auction Center
1603 Iowa Avenue West
Marshalltown, Iowa**

WILL BE SOLD IN 3 TRACTS

1) **70 Acre Marshall Co. Tract** State Center Township located on the North side of 230th Street adjacent to "1149 230 St" – The building site is not part of this tract

NW-SE Sec 5 83-20 81.3 CSR-2

SW-SE Sec 5 83-20 81.6 CSR-2

2) **110 Acre Marshall Co. Tract** – Minerva Township Located on the North side of 220th St.

SE-SW Sec 31-84-20 83.5 CSR-2

W ½ W ½ SE Ex SW SW SE Sec 31-84-20 86.5 CSR-2

NE SW Sec 31-84-20 85.6 CSR-2

3) **160 Acre Jasper Co. Tract** – Located adjacent East 100th St. N

NE SE Sec 11-81-18 92.5 CSR-2

NW SE Sec 11-81-18 85.6 CSR-2

SW SE Sec 11-81-18 71.3 CSR-2

SE SE Sec 11-81-18 62.3 CSR-2

this parcel includes the original old building site

The Land is available for the 2025 Farm Season & the Buyers have the option to close in 2024 or on or before March 1, 2025.

TERMS: 10% down on the day of the auction. Balance on the day of closing on or before March 1, 2025

This is a great opportunity to add to your Farm Operation. **PRIME IOWA FARM LAND!**

Any announcements on the day of the auction will take precedence over pre-auction advertising.

VAN METRE IOWA REALTY-AUCTIONEERS HAVE PACKETS AVAILABLE WITH DETAILED INFORMATION – IT IS ALSO ALL AVAILABLE ONLINE AT www.vanmetreauction.com

Contact Fred Van Metre Real Estate Broker-Auctioneer
641-752-8753

Overview



Marshall, IA · Township: State Center · Location: 05-83N-20W

40.00 acres, 1 selection



© Mapbox © OpenStreetMap © Maxar

Overview 40.00 acres, 1 selection



Marshall, IA • Township: State Center • Location: 05-83N-20W

Type: Parcel



Acres 40.00	Parcel ID Number 8320-05-400-001	Property Address 1149 230Th St State Center, IA 50247-9629
Owner 1 BETTYANN H ALLEN	Owner 2 ALLEN JACK S	Owner Address 1212 230Th St State Center, IA 50247-9630

Total Assessed Value \$89,730	Assessed Land Value \$89,730	Assessed Improvement Value —	Assessed Year 2023
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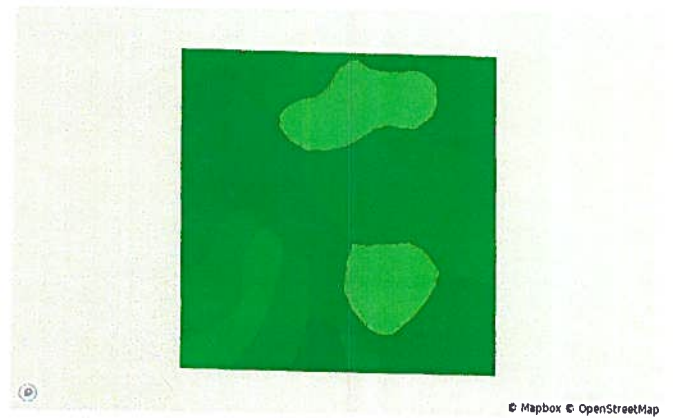
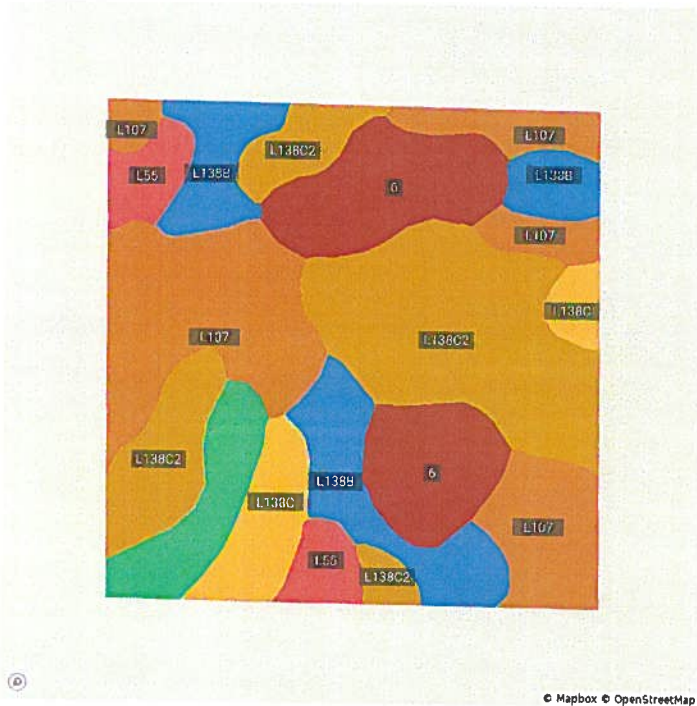
County Use Description AGRICULTURAL	Legal Description 05-83-20 NW SE
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Soils



Marshall, IA • Township: State Center • Location: 05-83N-20W

40.00 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.4	28.6%	3e	—	83.0
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.3	25.7%	2w	—	88.0
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.2	15.5%	3w	—	59.0
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.4	13.6%	2e	—	88.0
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	2.5	6.3%	3e	—	84.0
201B	Coland-Terril complex, 2 to 5 percent slopes	2.2	5.6%	2w	—	75.0
L55	Nicollet loam, 1 to 3 percent slopes	1.9	4.8%	—	—	91.0

Overview



Marshall, IA • Township: State Center • Location: 05-83N-20W

30.73 acres, 1 selection



Overview 30.73 acres, 1 selection



Marshall, IA • Township: State Center • Location: 05-83N-20W

Type: Parcel



Acres	Parcel ID Number	Property Address
30.73	8320-05-400-007	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	1212 230Th St State Center, IA 50247-9630

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$68,770	\$68,770	—	2023

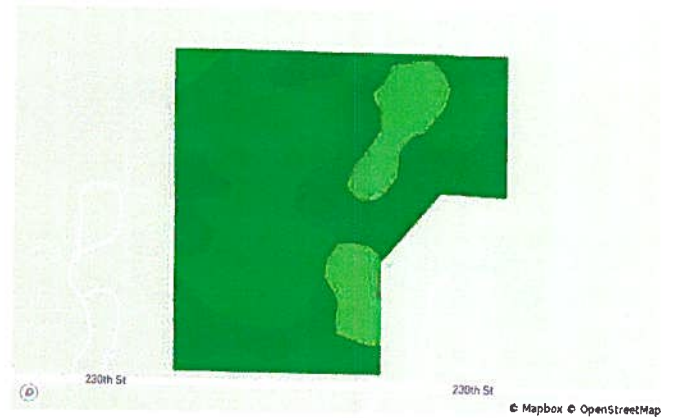
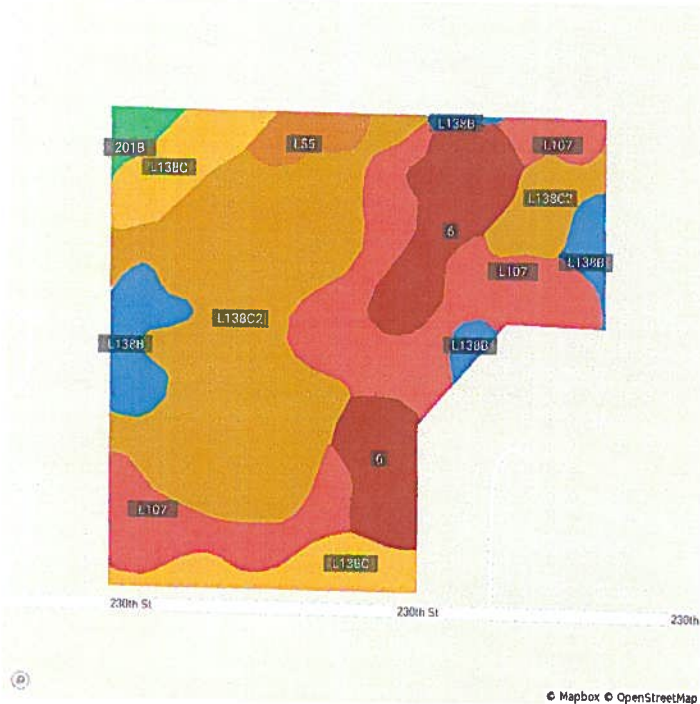
County Use Description	Legal Description
AGRICULTURAL	05-83-20 SW SE EX PARCEL B

Soils



Marshall, IA • Township: State Center • Location: 05-83N-20W

30.73 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.9	38.7%	3e	—	83.0
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.2	26.6%	2w	—	88.0
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.2	13.7%	3w	—	59.0
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	3.2	10.4%	3e	—	84.0
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2.1	6.8%	2e	—	88.0
L55	Nicollet loam, 1 to 3 percent slopes	0.7	2.4%	—	—	91.0
201B	Coland-Terril complex, 2 to 5 percent slopes	0.4	1.4%	2w	—	75.0

Overview



Marshall, IA · Township: Minerva · Location: 31-84N-20W

39.00 acres, 1 selection



Overview 39.00 acres, 1 selection



Marshall, IA • Township: Minerva • Location: 31-84N-20W

Type: Parcel



Acres	Parcel ID Number	Property Address
39.00	8420-31-300-004	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	1212 230Th St State Center, IA 50247-9630

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$89,890	\$89,890	—	2023

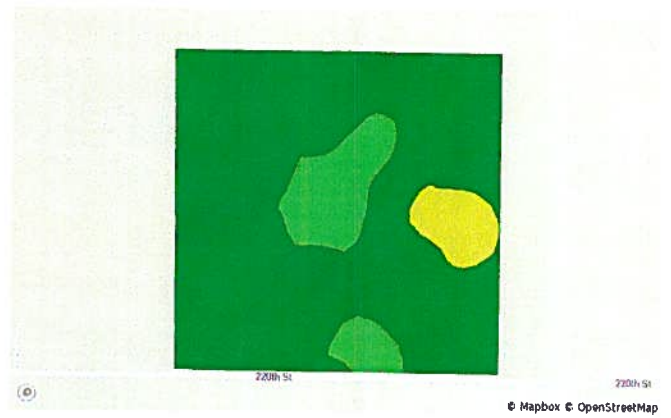
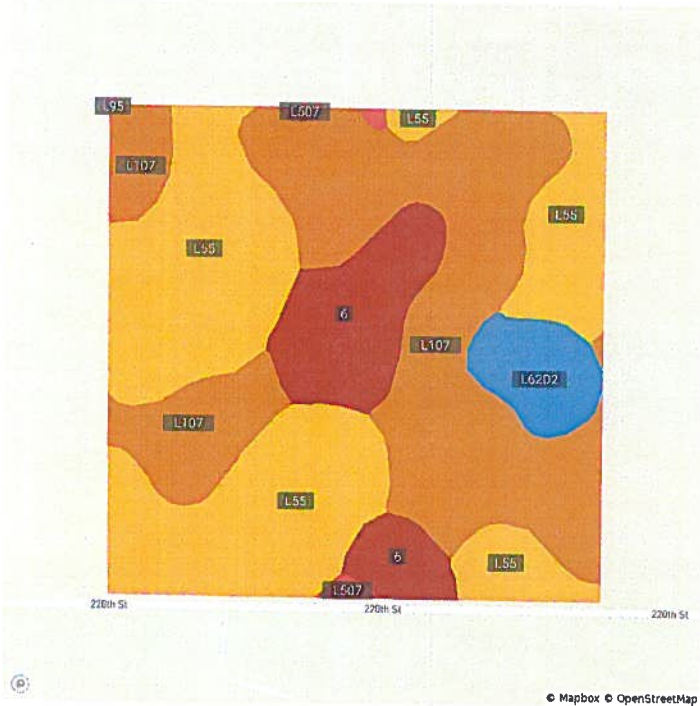
County Use Description	Legal Description
AGRICULTURAL	31-84-20 SE SW

Soils



Marshall, IA • Township: Minerva • Location: 31-84N-20W

39.00 acres, 1 selection



83.5 / 100 CSR2

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
L55	Nicollet loam, 1 to 3 percent slopes	16.5	42.1%	—	—	91.0
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.8	40.4%	2w	—	88.0
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.6	11.8%	3w	—	59.0
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.9	4.9%	4e	—	41.0
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.3	0.8%	2w	—	87.0
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.0	0.0%	2w	—	75.0

Overview



Marshall, IA • Township: Minerva • Location: 31-84N-20W

30.00 acres, 1 selection



Mapbox OpenStreetMap Maxar

Overview 30.00 acres, 1 selection



Marshall, IA • Township: Minerva • Location: 31-84N-20W

Type: Parcel



Acres	Parcel ID Number	Property Address
30.00	8420-31-400-001	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	1212 230Th St State Center, IA 50247-9630

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$71,530	\$71,530	—	2023

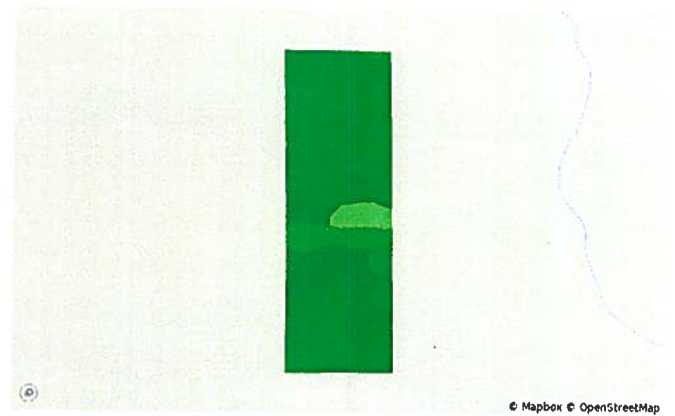
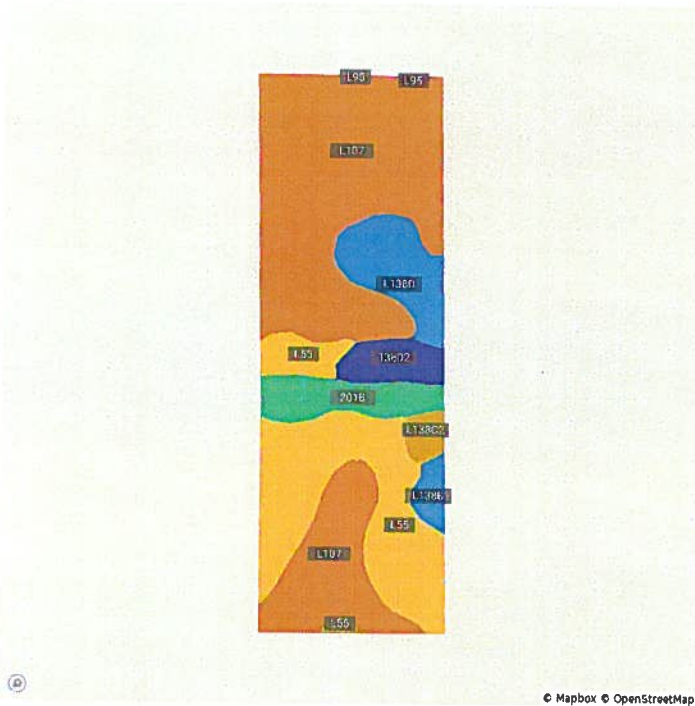
County Use Description	Legal Description
AGRICULTURAL	31-84-20 W 1/2 W 1/2 SE EX SW SW SE

Soils



Marshall, IA • Township: Minerva • Location: 31-84N-20W

30.00 acres, 1 selection



86.5 / 100 CSR2

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.8	52.1%	2w	—	88.0
L55	Nicollet loam, 1 to 3 percent slopes	7.7	25.4%	—	—	91.0
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.0	10.0%	2e	—	88.0
201B	Coland-Terril complex, 2 to 5 percent slopes	2.0	6.5%	2w	—	75.0
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.2	4.1%	3e	—	56.0
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.5	1.6%	3e	—	83.0
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.1	0.3%	2w	—	75.0

Overview



Marshall, IA • Township: Minerva • Location: 31-84N-20W

40.00 acres, 1 selection



Mapbox OpenStreetMap Maxar

Overview 40.00 acres, 1 selection



Marshall, IA • Township: Minerva • Location: 31-84N-20W

Type: Parcel



Acres	Parcel ID Number	Property Address
40.00	8420-31-300-003	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	1212 230Th St State Center, IA 50247-9630

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$94,570	\$94,570	—	2023

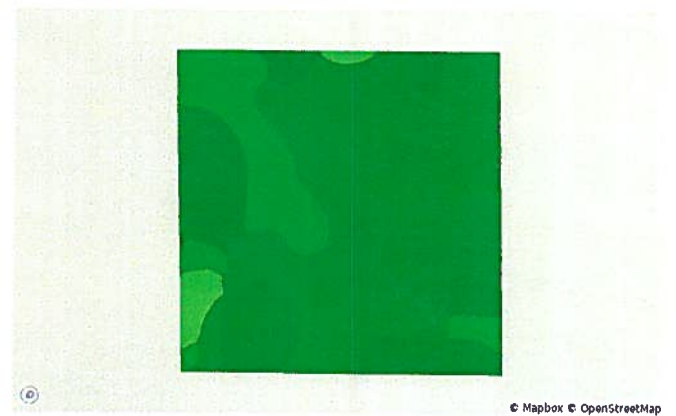
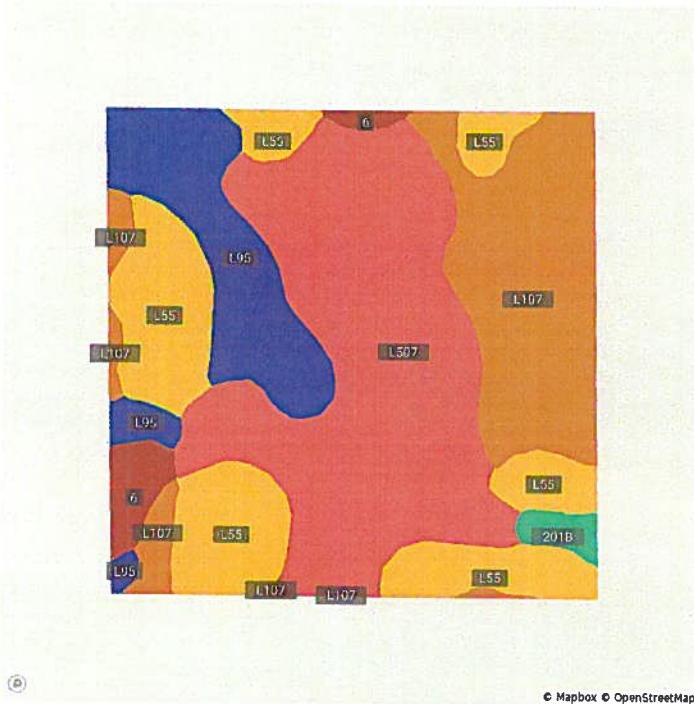
County Use Description	Legal Description
AGRICULTURAL	31-84-20 NE SW

Soils



Marshall, IA • Township: Minerva • Location: 31-84N-20W

40.00 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.5	38.6%	2w	—	87.0
L55	Nicollet loam, 1 to 3 percent slopes	9.1	22.8%	—	—	91.0
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.5	21.2%	2w	—	88.0
L95	Harp clay loam, Bemis moraine, 0 to 2 percent slopes	5.4	13.5%	2w	—	75.0
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.1	2.7%	3w	—	59.0
201B	Coland-Terril complex, 2 to 5 percent slopes	0.5	1.3%	2w	—	75.0

Overview



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

39.00 acres, 1 selection



Overview 39.00 acres, 1 selection



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

Type: Parcel



Acres	Parcel ID Number	Property Address
39.00	0411400002	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	812 Po Box State Center, IA 50247-0812

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$103,510	\$103,510	—	2024

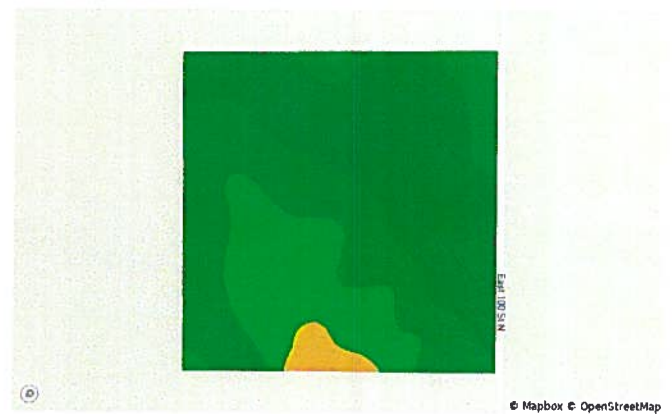
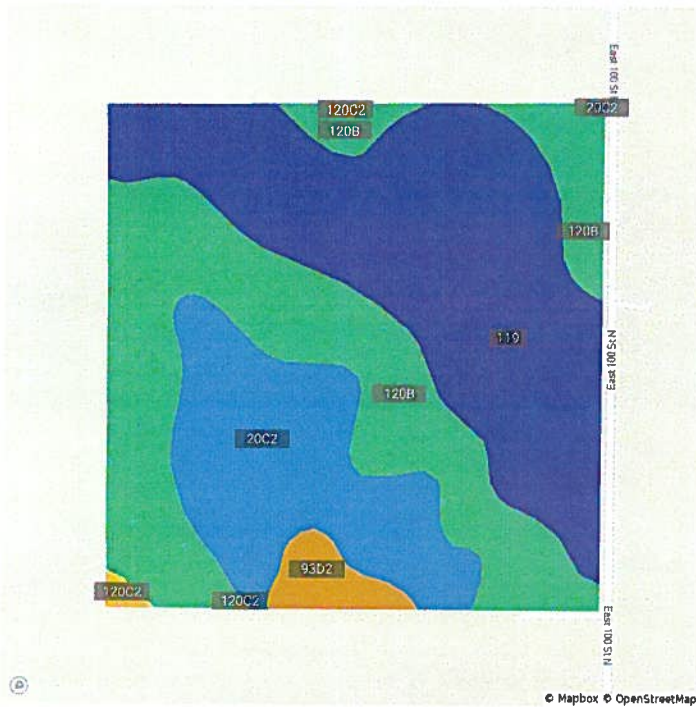
County Use Description	Legal Description
AG LAND	SECTION:11 TOWNSHIP:81 RANGE:18NE SE

Soils



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

39.00 acres, 1 selection



92.5 / 100 CSR2

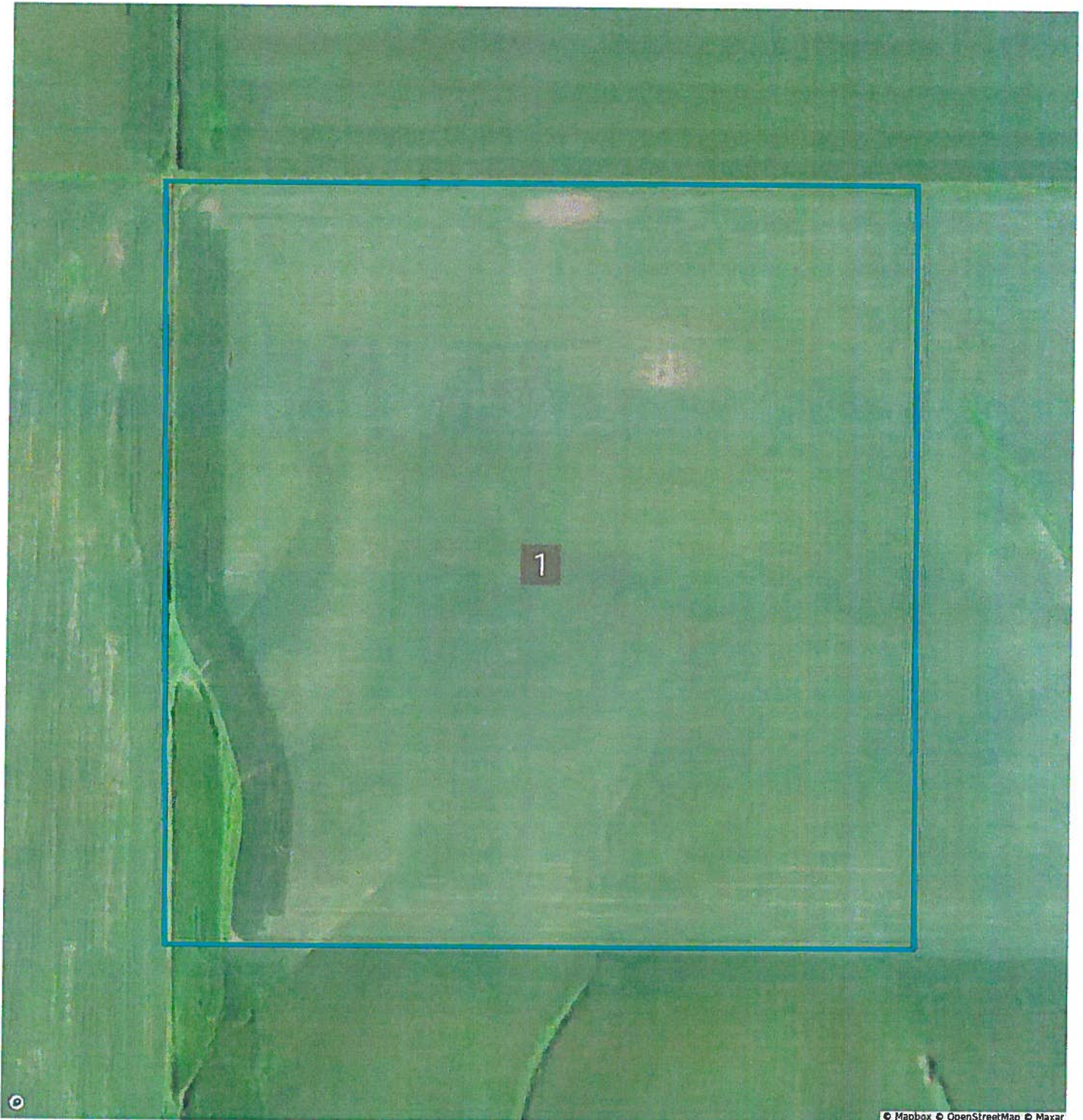
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
● 119	Muscatine silty clay loam, 0 to 2 percent slopes	15.9	39.5%	—	—	100.0
● 120B	Tama silty clay loam, 2 to 5 percent slopes	14.8	36.8%	2e	—	95.0
● 20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	8.2	20.4%	3e	—	81.0
● 93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	1.1	2.7%	4e	—	35.0
● 120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.2	0.6%	3e	—	87.0

Overview



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

40.00 acres, 1 selection



© Mapbox © OpenStreetMap © Maxar

Overview 40.00 acres, 1 selection



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

Type: Parcel



Acres	Parcel ID Number	Property Address
40.00	0411400001	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	812 Po Box State Center, IA 50247-0812

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$99,570	\$99,570	—	2024

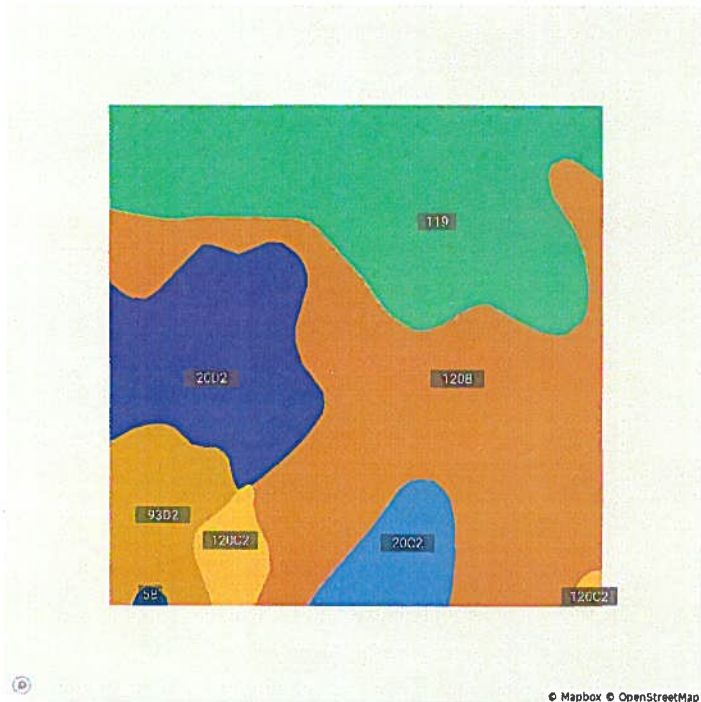
County Use Description	Legal Description
AG LAND	SECTION:11 TOWNSHIP:81 RANGE:18NW SE

Soils



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

40.00 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	15.7	39.2%	2e	—	95.0
119	Muscatine silty clay loam, 0 to 2 percent slopes	12.5	31.2%	—	—	100.0
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	5.9	14.8%	3e	—	55.0
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.8	6.9%	4e	—	35.0
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.9	4.8%	3e	—	81.0
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	1.2	2.9%	3e	—	87.0
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.1	0.2%	2w	—	77.0

Overview



Jasper, IA - Township: Mariposa - Location: 11-81N-18W

40.00 acres, 1 selection



Overview 40.00 acres, 1 selection



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

Type: Parcel



Acres	Parcel ID Number	Property Address
40.00	0411400003	—

Owner 1	Owner 2	Owner Address
BETTYANN H ALLEN	ALLEN JACK S	812 Po Box State Center, IA 50247-0812

Total Assessed Value	Assessed Land Value	Assessed Improvement Value	Assessed Year
\$82,740	\$82,740	—	2024

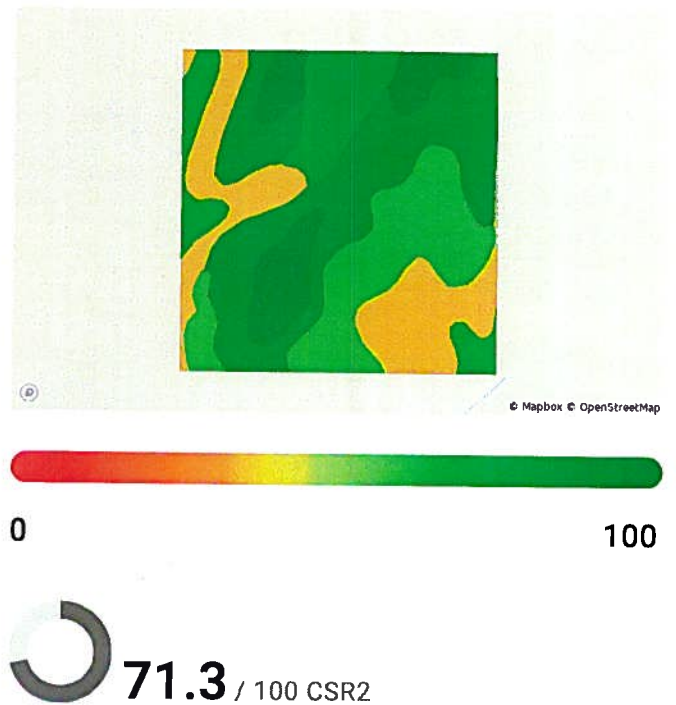
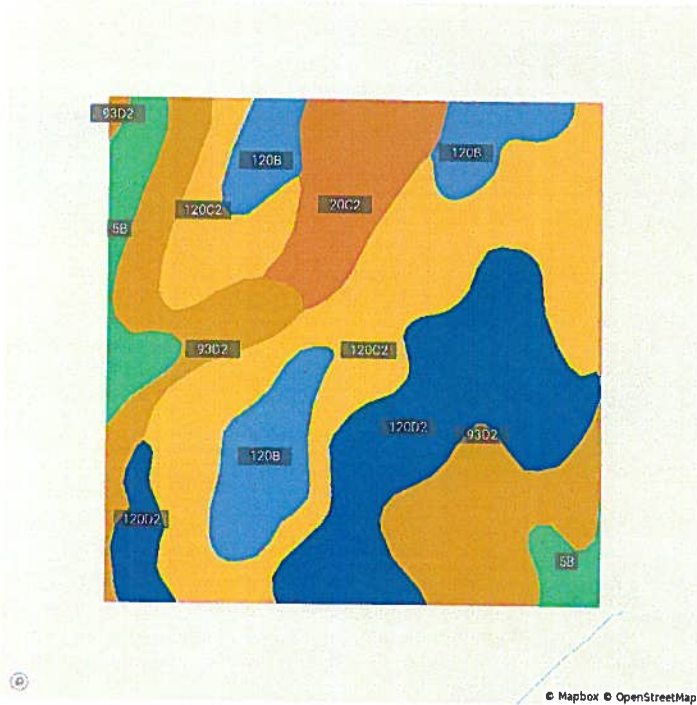
County Use Description	Legal Description
AG LAND	SECTION:11 TOWNSHIP:81 RANGE:18SW SE

Soils



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

40.00 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
● 120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	13.4	33.3%	3e	—	87.0
● 120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	8.4	20.9%	3e	—	62.0
● 93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.9	19.8%	4e	—	35.0
● 120B	Tama silty clay loam, 2 to 5 percent slopes	4.8	11.8%	2e	—	95.0
● 20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	3.3	8.1%	3e	—	81.0
● 5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.4	6.0%	2w	—	77.0

Overview



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

39.00 acres, 1 selection



Overview 39.00 acres, 1 selection



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

Type: Parcel



Acres
39.00

Parcel ID Number
0411400004

Property Address
10095 E 100Th St N
Gilman, IA 50106

Owner 1
BETTYANN H ALLEN

Owner 2
ALLEN JACK S

Owner Address
812 Po Box
State Center, IA 50247-0812

Total Assessed Value
\$222,050

Assessed Land Value
\$66,670

Assessed Improvement Value
\$155,380

Assessed Year
2024

County Use Description
AG DWELLING

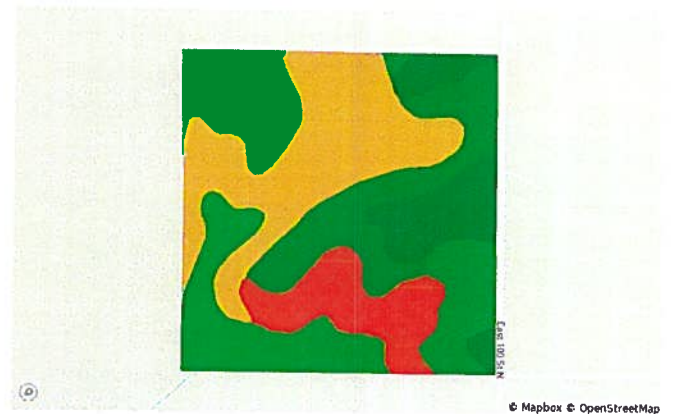
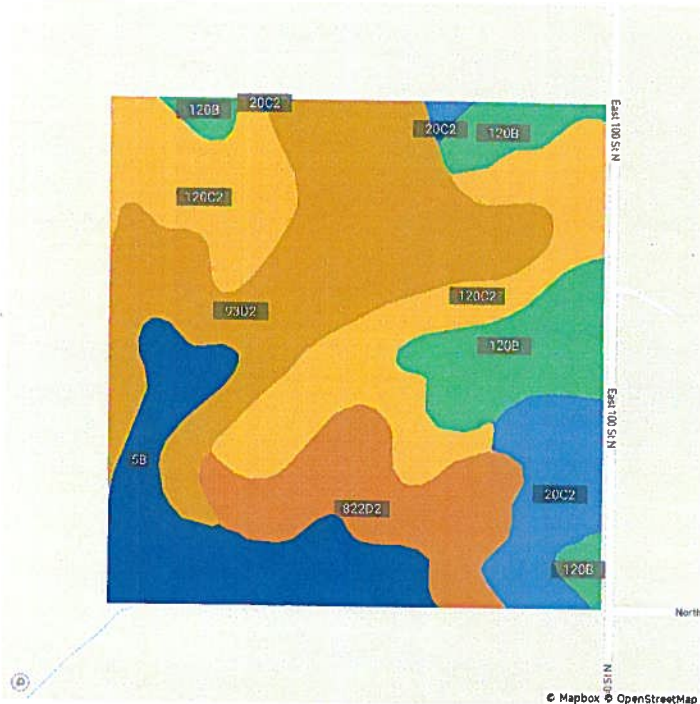
Legal Description
SECTION:11 TOWNSHIP:81 RANGE:18SE SE

Soils



Jasper, IA • Township: Mariposa • Location: 11-81N-18W

39.00 acres, 1 selection



62.3 / 100 CSR2

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	CSR2
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	11.4	28.6%	4e	—	35.0
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	10.0	25.0%	3e	—	87.0
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.6	14.1%	2w	—	77.0
120B	Tama silty clay loam, 2 to 5 percent slopes	5.0	12.6%	2e	—	95.0
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	4.8	11.9%	4e	—	12.0
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	3.1	7.7%	3e	—	81.0