

Land Auction

ACREAGE:

67.00 Acres, m/l
Washington County, IA

DATE:

Thursday
December 5, 2019
10:00 a.m.

LOCATION:

Washington County
Fairgrounds
Washington, IA

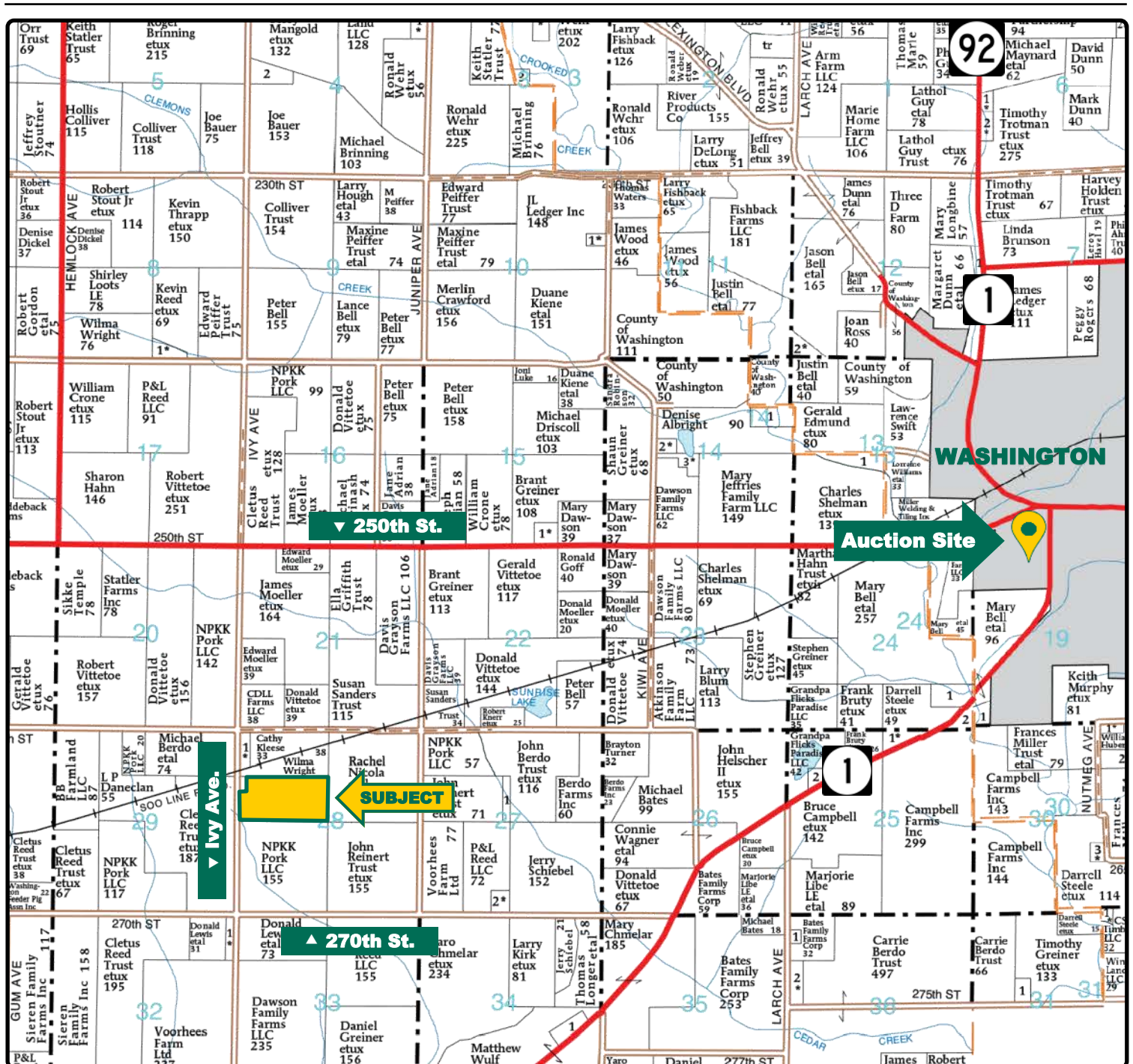


Property Key Features

- **84.30 CSR2**
- **Open Lease for 2020 Crop Year**
- **Seven Miles Southwest of Washington**

Rachelle Heller
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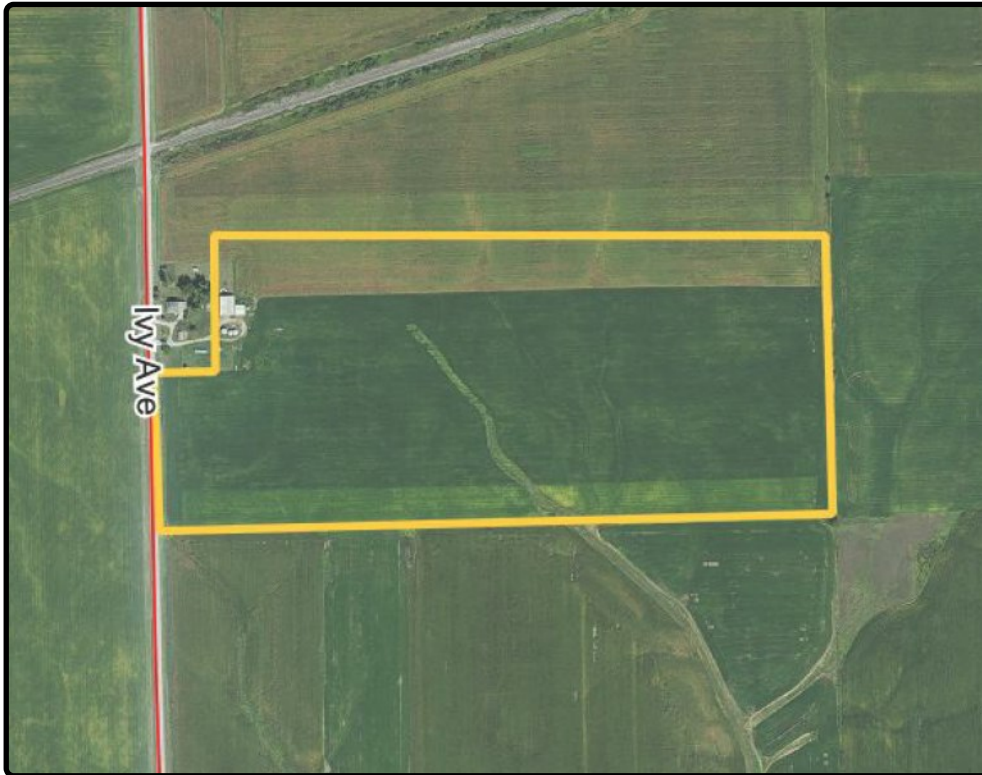
319-382-3343
1621 E Washington St, Ste 5
Washington, IA 52353
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FSA/Eff. Crop Acres:	63.66*
Corn Base Acres:	31.61*
Bean Base Acres:	31.61*
Soil Productivity:	84.30 CSR2

**Acres and bases are estimated.*

Property Information

67 Acres, m/l

Location

From Washington: 3½ miles south on Hwy. 1, then 2½ miles west on 270th St. and ½ north on Ivy Ave. The property is located on the east side of the road.

Legal Description

South 70 acres of the NW¼, EXCEPT Auditor's Parcel B, containing 2.964 acres, in Section 28, Township 75 North, Range 8 West of the 5th P.M., Washington County, IA. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,508.00
Net Taxable Acres: 66.76
Tax per Net Taxable Acre: \$37.57

FSA Data

Farm Number 2080, Tract 8255
FSA/Eff. Crop Acres: 63.66*
Corn Base Acres: 31.61*
Corn PLC Yield: 154 Bu.
Bean Base Acres: 31.61*
Bean PLC Yield: 48 Bu.
**Acres and bases are estimated. Final acres and bases are subject to reconstitution by Washington County FSA.*

Soil Types/Productivity

Primary soils are Nira, Mahaska and Taintor. CSR2 on the estimated FSA/Eff. crop acres is 84.30. See soil map for detail.

Land Description

Nearly level to gently rolling.

Drainage

Natural plus supplemental tile.

Buildings/Improvements

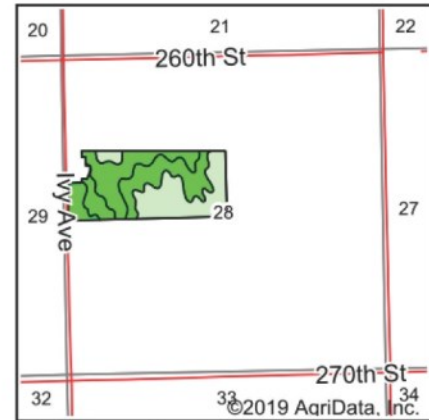
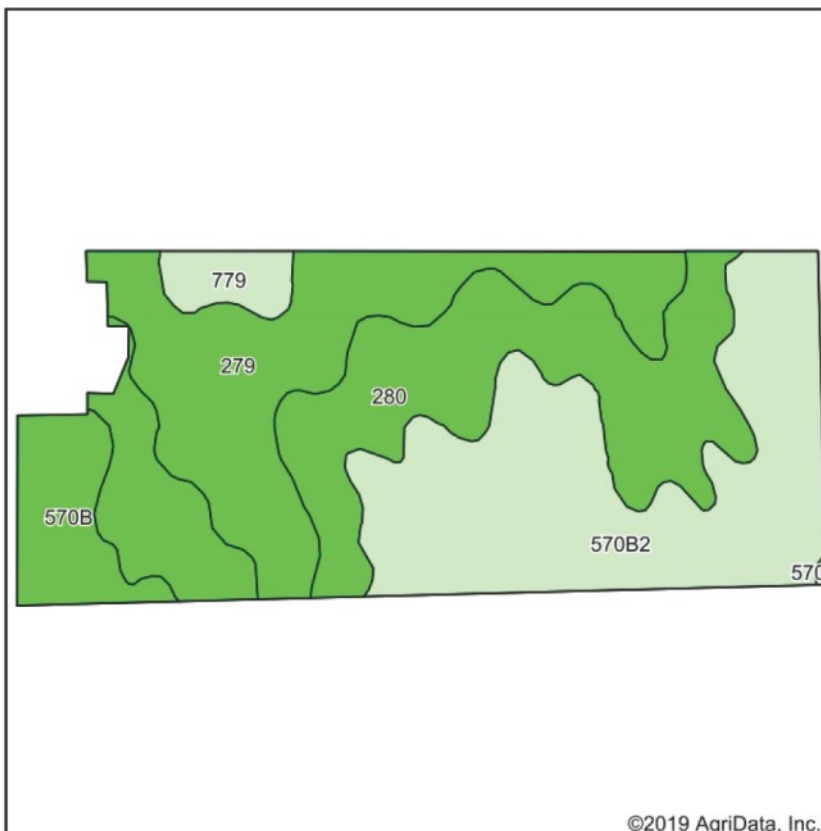
- 54' x 72' Steel Building
- 36' x 36' Steel Building
- 8' x 12' Shed
- 18' x 10' Grain Bin
- 21' x 18' Grain Bin
- 18' x 18' Grain Bin
- 15' x 18' Grain Bin

Building Access

Historically, the buildings and bins have been accessed by a driveway through the neighbor's property. There is no access easement and future use of the driveway is not guaranteed. Please contact agent for details.

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State: **Iowa**
 County: **Washington**
 Location: **28-75N-8W**
 Township: **Franklin**
 Acres: **63.66**
 Date: **10/30/2019**



Area Symbol: IA183. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	*n NCCPI Overall
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	21.35	33.5%		Ile	78	82	80
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.30	31.9%		Iw	94	95	84
279	Taintor silty clay loam, 0 to 2 percent slopes	15.60	24.5%		llw	83	88	83
570B	Nira silty clay loam, 2 to 5 percent slopes	4.50	7.1%		Ile	81	87	96
779	Kalona silty clay loam, 0 to 2 percent slopes	1.84	2.9%		llw	71	85	84
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.07	0.1%		llle	71	67	79
Weighted Average						84.3	88	*n 83.3

Water/Well

No known wells.

Lease

Open lease for 2020 crop year.

Survey

Boundary survey to be completed prior to auction.

Comments

High-quality Washington County farm.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Looking west



Looking northwest



Looking northwest



Buildings/Bins



Date: **Thur., December 5, 2019**

Time: **10:00 a.m.**

Site: **Washington County
Fairgrounds
611 Hwy. 1 South
Washington, IA 52353**

Seller

Ada B. Kleese Estate

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Auctioneer

Troy R. Louwagie

Attorney

Ackley, Kopecky & Kingery, L.L.P.
Larry J. Thorson

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 16, 2020, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 29, 2020. Taxes will be prorated to the date of closing.