

Land Auction

ACREAGE:

429.44 Acres, m/l
In 7 parcels
Louisa & Muscatine Co., IA

DATE:

Thursday
February 27, 2020
10:00 a.m.

LOCATION:

**Louisa County
Fairgrounds**
Columbus Junction, IA



Parcel
1
.....
148.77 Ac.

Parcel
7
.....
64.85 Ac.

Property Key Features

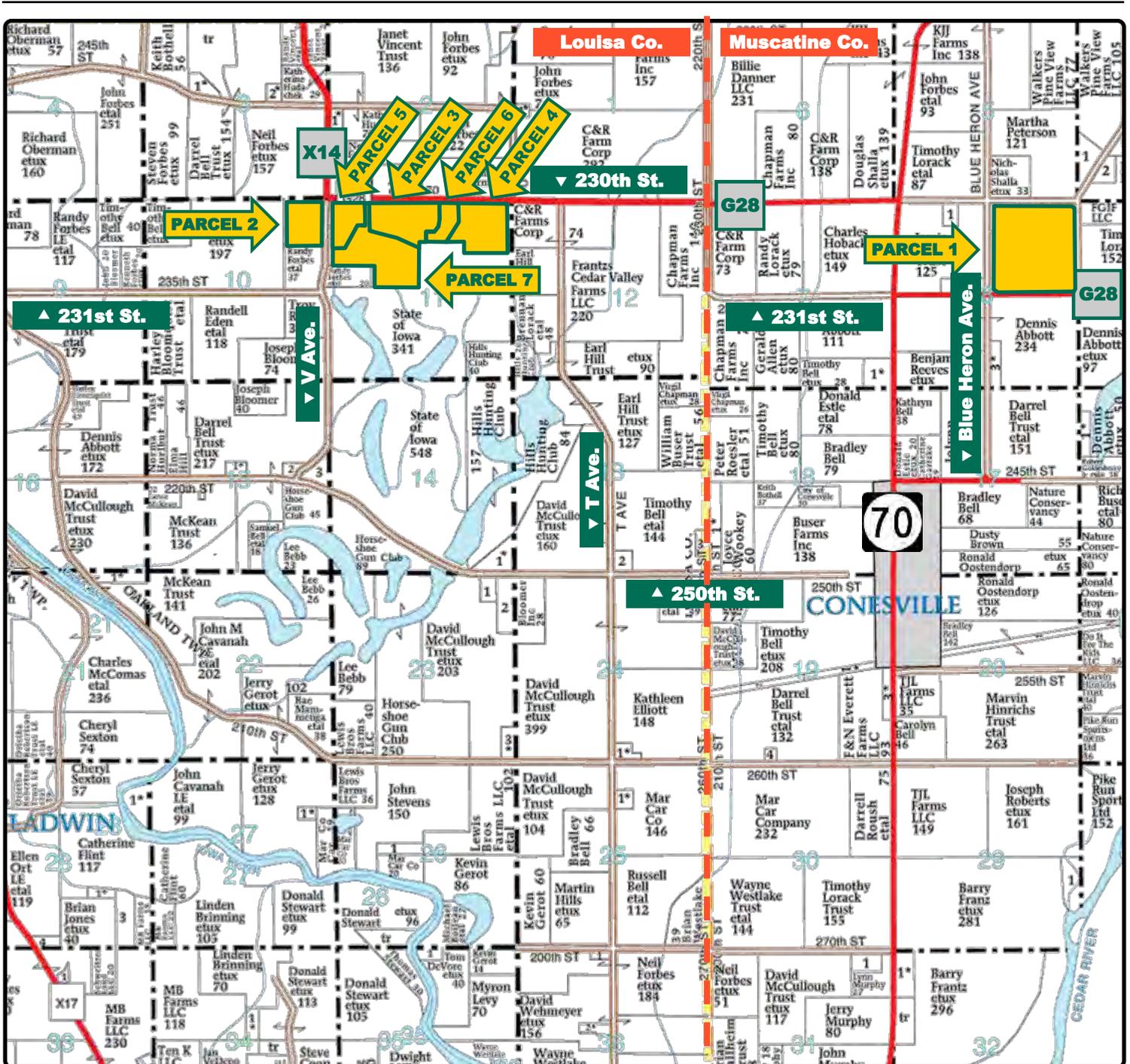
- Cropland, Timber, Large Marsh and Two Houses
- Open Leases for 2020 Crop Year
- Excellent Waterfowl and Deer Hunting Properties

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag

Orono Twp., Muscatine County & Oakland Twp., Louisa County, IA

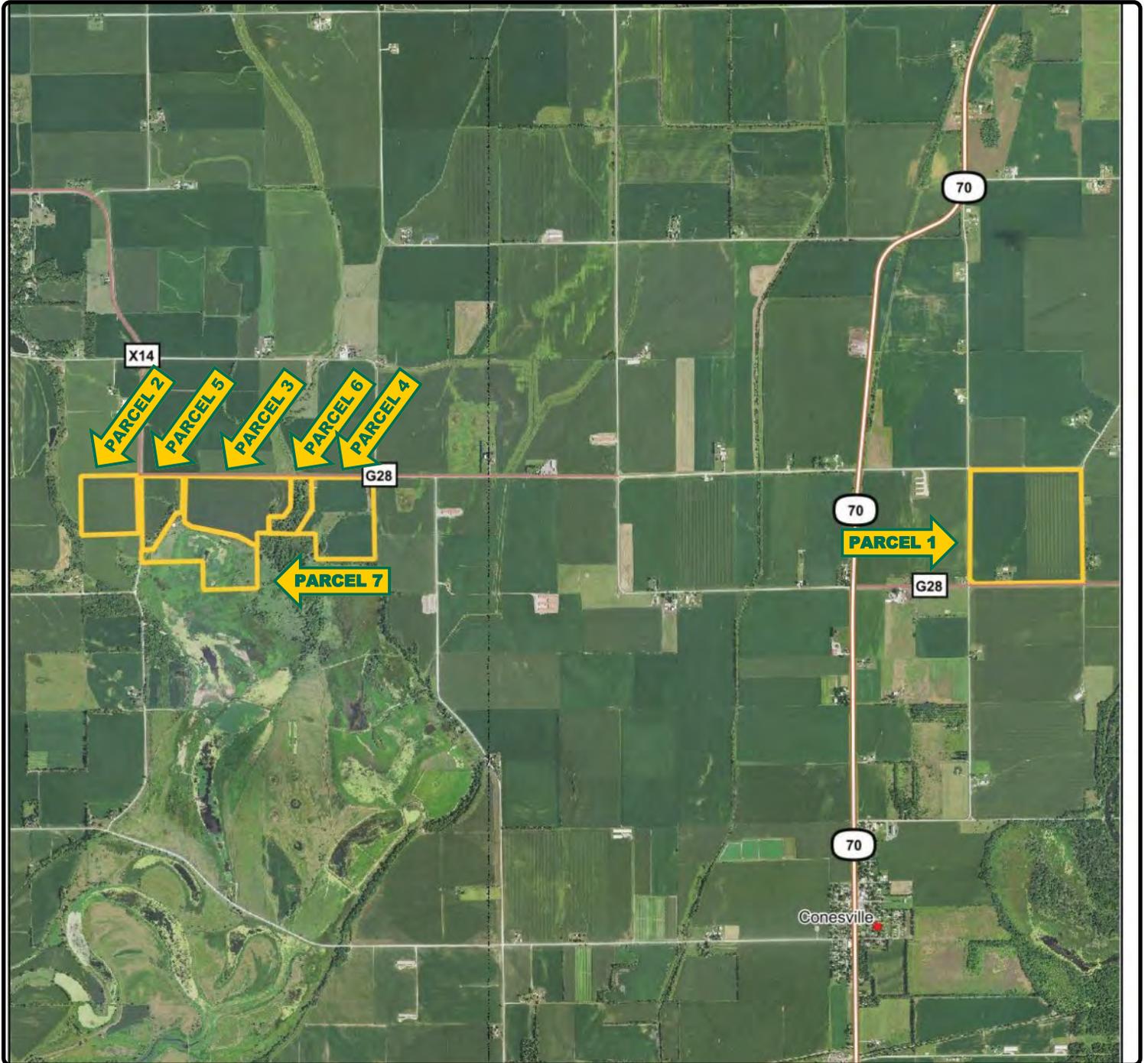


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Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

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Washington, IA 52353
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Parcel 1

FSA/Eff. Crop Acres:	146.19
Corn Base Acres:	78.80
Bean Base Acres:	67.39
Soil Productivity:	56.20 CSR2

Parcel 1 Property Information 148.77 Acres, m/l

Location

From Conesville: 1½ miles north on Hwy. 70 then ½ mile east on 231st St. (Co. Rd. G28). The property is on the north side of the road.

Legal Description

NE 1/4 of Section 8, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,630
Net Taxable Acres: 148.77
Tax per Net Taxable Acre: \$24.40

FSA Data

Farm Number 3512, Tract 152
FSA/Eff. Crop Acres: 146.19
Corn Base: 78.80
Corn PLC Yield: 144.00 Bu.
Bean Base: 67.39
Bean PLC Yield: 46.00 Bu.

Soil Types/Productivity

Primary soils are Hoopeston, Dickinson and Bolan. CSR2 on the FSA/Eff. crop acres is 56.20. See soil map for detail.

Land Description

Level to nearly level.

Buildings/Improvements

- 60' x 90' Utility Building
- Crib (modified for dry bean storage)
- Four (4) Grain Bins

Irrigation

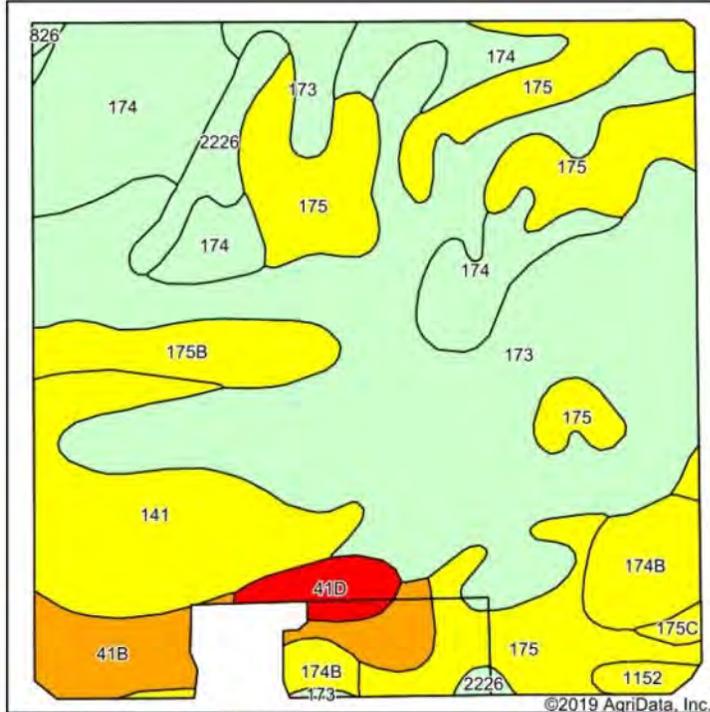
The parcel has a Valley center pivot irrigation system. The pivot is approximately 15-20 years old with an estimated pressure capacity of 600 gallons per minute.

Well Information

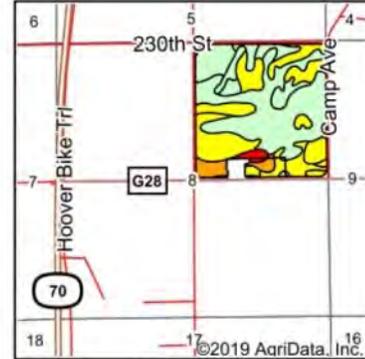
There are two wells that service the irrigation pivot.

Comments

Nice-laying Muscatine County farm with onsite grain storage.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Muscatine**
Location: **8-76N-4W**
Township: **Orono**
Acres: **146.19**



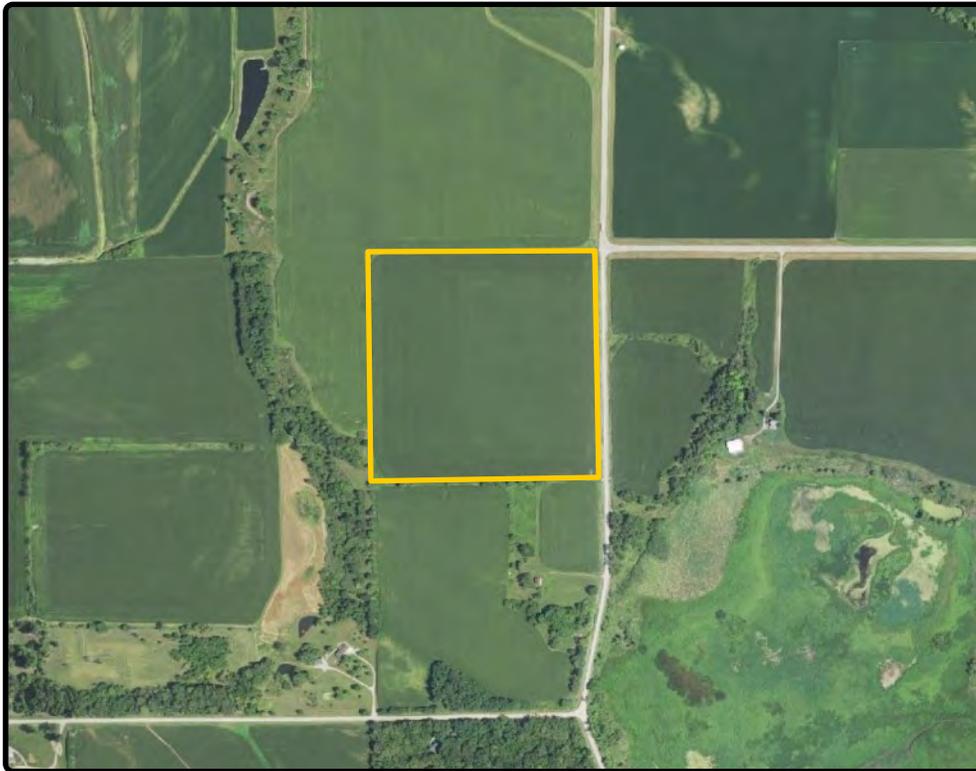
Area Symbol: IA139, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
173	Hoopeston sandy loam, 0 to 2 percent slopes	59.60	40.8%		IIIs		60	60
175	Dickinson fine sandy loam, terrace, 0 to 2 percent slopes, rarely flooded	26.58	18.2%		IIIs		56	60
174	Bolan loam, 0 to 2 percent slopes	19.91	13.6%		IIIs		60	75
141	Watseka loamy fine sand, 0 to 2 percent slopes	14.57	10.0%		IIIs		53	32
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.65	4.5%		IVs	IIe	39	40
174B	Bolan loam, 2 to 5 percent slopes	5.62	3.8%		IIe		55	70
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.54	3.8%		IIe		50	55
2226	Elrin loam, 0 to 2 percent slopes	3.65	2.5%		IIIs		60	80
41D	Sparta loamy fine sand, 5 to 14 percent slopes	2.37	1.6%		VIIs		14	15
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.96	0.7%		IIw		54	71
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.52	0.4%		IIe		45	40
826	Rowley silt loam, 0 to 2 percent slopes	0.22	0.2%		Iw		77	95
Weighted Average							56.2	58.4

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 39.19
Corn Base Acres: 21.18*
Bean Base Acres: 17.85*
Soil Productivity: 59.50 CSR2

**FSA base acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 3 miles west on 230th St. (Co. Rd. G28). Turn south on V Ave., and the property is on the west side of the road.

Legal Description

NE¼ NE¼ of Section 10, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,038
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$26.62

FSA Data

Farm Number 3512, Part of Tract 3418
FSA/Eff. Crop Acres: 39.19
Corn Base: 21.18*
Corn PLC Yield: 144.00 Bu.
Bean Base: 17.85*
Bean PLC Yield: 46.00 Bu.
**FSA base acres are estimated pending reconstitution of farm by Muscatine County FSA.*

Soil Types/Productivity

Primary soils are Whittier, Atterberry and Coppock. CSR2 on the FSA/Eff. crop acres is 59.50. See soil map for detail.

Land Description

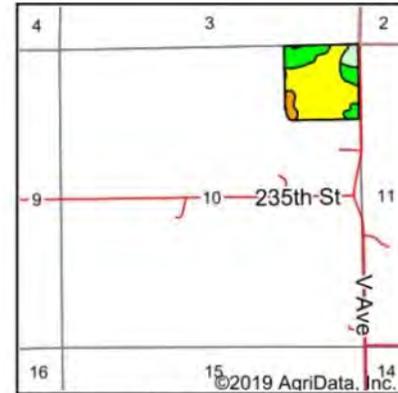
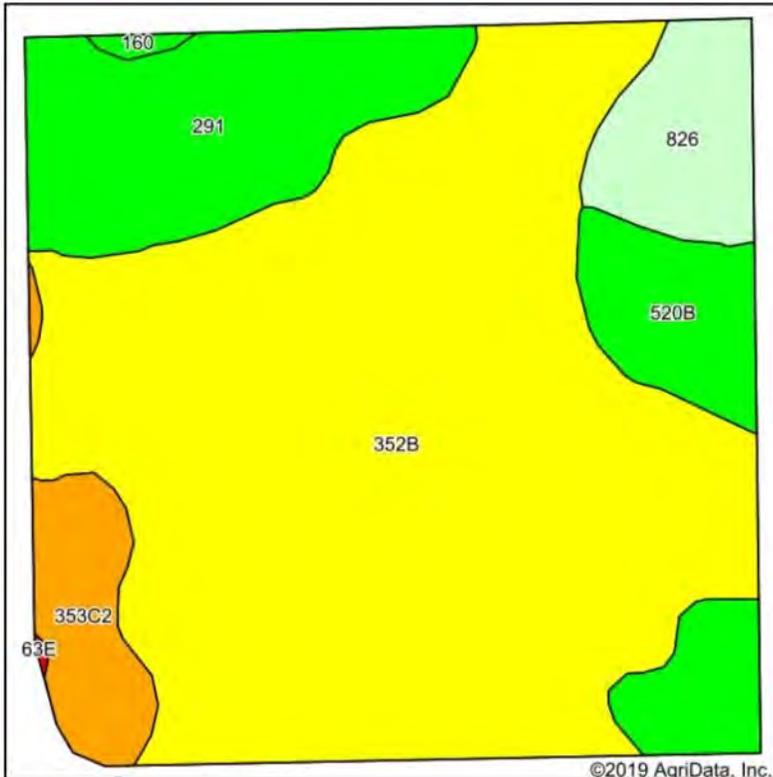
Nearly level.

Buildings/Improvements

None.

Comments

A great add-on farm.

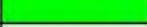


State: **Iowa**
 County: **Louisa**
 Location: **10-76N-5W**
 Township: **Oakland**
 Acres: **39.19**



Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
352B	Whittier silt loam, 2 to 5 percent slopes	26.26	67.0%			Ile	51 63
291	Atterberry silt loam, 0 to 2 percent slopes	5.24	13.4%			Iw	90 95
520B	Coppock silt loam, 2 to 5 percent slopes	3.36	8.6%			IIw	80 60
826	Rowley silt loam, 0 to 2 percent slopes	2.22	5.7%			Iw	76 95
353C2	Tell silt loam, 5 to 9 percent slopes, moderately eroded	1.98	5.1%			IIIe	36 33
160	Walford silt loam, 0 to 1 percent slopes	0.13	0.3%			IIIW	85 65
Weighted Average						59.5	67.3

Rachelle Heller
 Licensed in IA
RachelleH@Hertz.ag

319-382-3343
 1621 E Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

Adam Sylvester
 Licensed in IA
Adams@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 62.42
Corn Base Acres: 33.73*
Bean Base Acres: 28.43*
Soil Productivity: 75.70 CSR2

**FSA base acres are estimated.*

Parcel 3 Property Information 66.78 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 3 miles west on 230th St. (Co. Rd. G28). The property is on the south side of the road.

Legal Description

All that part of the N½ NW¼, SE¼ NW¼ and NW¼ NE¼ all in Section 11, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,530.11*
 Net Taxable Acres: 62.53
 Tax per Net Taxable Acre: \$24.47
**Taxes estimated pending potential tax parcel split. There is 1.0 acre, m/l, enrolled in Forest Reserve.*

FSA Data

Farm Number 3512, Part of Tract 3418
 FSA/Eff. Crop Acres: 62.42
 Corn Base: 33.73*
 Corn PLC Yield: 144.00 Bu.
 Bean Base: 28.43*
 Bean PLC Yield: 46.00 Bu.
**FSA base acres are estimated pending reconstitution of farm by Muscatine County FSA.*

Soil Types/Productivity

Primary soils are Rowley, Koszta and Coppock. CSR2 on the FSA/Eff. crop acres is 75.70. See soil map for detail.

Land Description

Nearly level to gently rolling.

Buildings/Improvements

None.

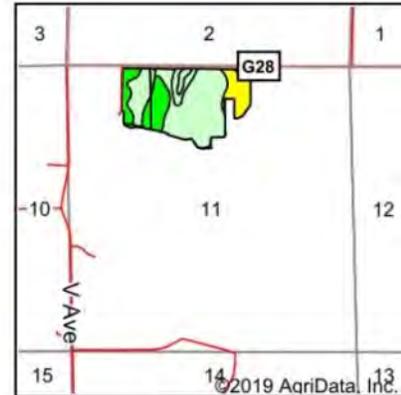
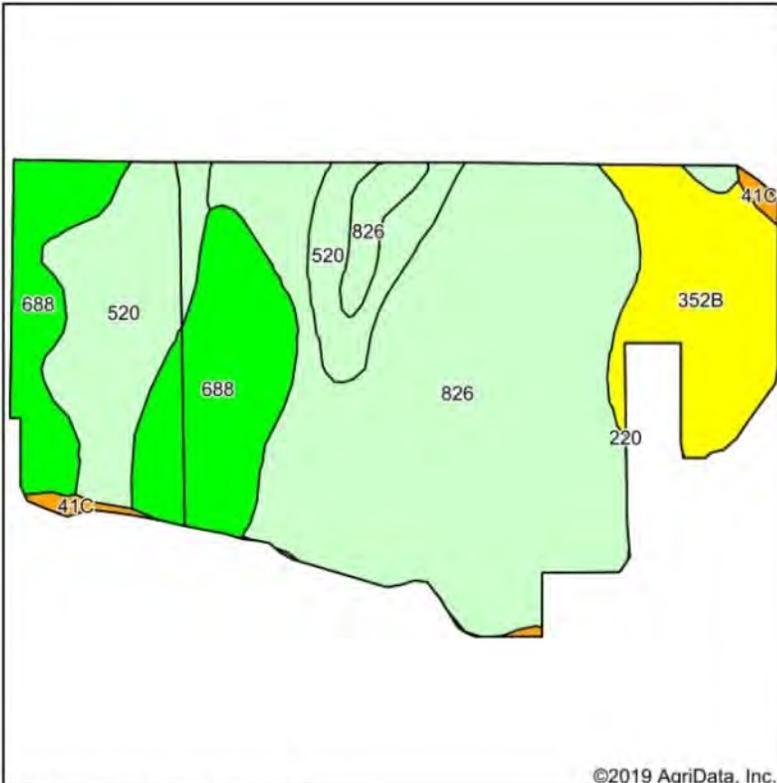
Comments

A productive Louisa County farm.

Rachelle Heller
 Licensed in IA
RachelleH@Hertz.ag

319-382-3343
 1621 E Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

Adam Sylvester
 Licensed in IA
AdamS@Hertz.ag



State: **Iowa**
 County: **Louisa**
 Location: **11-76N-5W**
 Township: **Oakland**
 Acres: **62.42**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
826	Rowley silt loam, 0 to 2 percent slopes	31.17	49.9%		lw	76	95
688	Koszta silt loam, 0 to 2 percent slopes	12.00	19.2%		lw	90	85
520	Coppock silt loam, 0 to 2 percent slopes	10.95	17.5%		llw	79	65
352B	Whittier silt loam, 2 to 5 percent slopes	7.67	12.3%		lle	51	63
41C	Sparta sand, 5 to 9 percent slopes	0.63	1.0%		lvS	33	10
Weighted Average						75.7	83

Rachelle Heller
 Licensed in IA
RachelleH@Hertz.ag

319-382-3343
 1621 E Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

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Adams@Hertz.ag



Parcel 4

FSA/Eff. Crop Acres:	52.14
Cert. Grass Acres:	3.77
Corn Base Acres:	28.17*
Bean Base Acres:	23.75*
Soil Productivity:	73.60 CSR2

**FSA base acres are estimated.*

Parcel 4 Property Information 63.80 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 2½ miles west on 230th St. (Co. Rd. G28). The property is on the south side of the road.

Legal Description

NE¼ NE¼ and the North 17.5 ac of the SE¼ NE¼ and all that part of the NW¼ NE¼, all in Section 11, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,976.87*
Net Taxable Acres: 61.09
Tax per Net Taxable Acre: \$32.36
**Taxes estimated pending potential tax parcel split. There is 0.8 acre, m/l, enrolled in Forest Reserve.*

FSA Data

Farm Number 3512, Part of Tract 3418
FSA/Eff. Crop Acres: 52.14
Cert. Grass Acres: 3.77
Corn Base: 28.17*
Corn PLC Yield: 144.00 Bu.
Bean Base: 23.75*
Bean PLC Yield: 46.00 Bu.
**FSA base acres are estimated pending reconstitution of farm by Muscatine County FSA.*

Soil Types/Productivity

Primary soils are Koszta, Tuskeego and Titus. CSR2 on the FSA/Eff. crop acres is 73.60. See soil map for detail.

Land Description

Nearly level to gently rolling.

Buildings/Improvements

- Three (3) Grain Bins

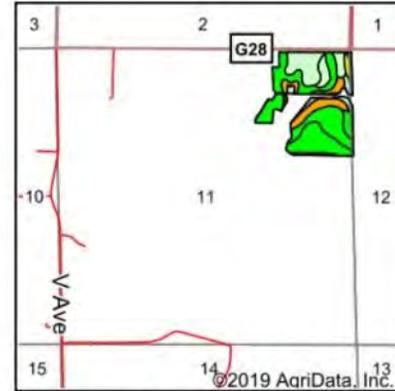
Comments

Productive Louisa County farm with on-site grain storage.

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag



State: **Iowa**
 County: **Louisa**
 Location: **11-76N-5W**
 Township: **Oakland**
 Acres: **52.14**



Soils data provided by USDA and NRCS.

Area Symbol: JA115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
688	Koszta silt loam, 0 to 2 percent slopes	19.24	36.9%		Iw	90	85
453	Tuskeego silt loam, 0 to 2 percent slopes	10.63	20.4%		IIIw	81	53
834	Titus silty clay loam, 0 to 2 percent slopes	8.61	16.5%		IIIw	65	68
41C	Sparta sand, 5 to 9 percent slopes	7.47	14.3%		IVs	33	10
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.91	5.6%		IIw	78	80
826	Rowley silt loam, 0 to 2 percent slopes	2.10	4.0%		Iw	76	95
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	1.18	2.3%		IIIe	43	38
Weighted Average						73.6	64

Rachelle Heller
 Licensed in IA
RachelleH@Hertz.ag

319-382-3343
 1621 E Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

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AdamS@Hertz.ag



Parcel 5

FSA/Eff. Crop Acres: 20.12
Corn Base Acres: 10.87*
Bean Base Acres: 9.16*
Soil Productivity: 81.60 CSR2

**FSA base acres are estimated.*

Parcel 5 Property Information 28.44 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 3 miles west on 230th St. (Co. Rd. G28). The property is on the south side of the road.

Legal Description

All that part of the W½ NW¼ of Section 11, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$635.00*
Net Taxable Acres: 25.95
Tax per Net Taxable Acre: \$24.47
**Taxes estimated pending potential tax parcel split.*

FSA Data

Farm Number 3512, Part of Tract 3418
FSA/Eff. Crop Acres: 20.12*
Corn Base: 10.87*
Corn PLC Yield: 144.00 Bu.
Bean Base: 9.16*
Bean PLC Yield: 46.00 Bu.
**FSA base acres are estimated pending reconstitution of farm by Muscatine County FSA.*

Soil Types/Productivity

Primary soils are Koszta, Coppock and Rowley. CSR2 on the FSA/Eff. crop acres is 81.60. See soil map for detail.

Land Description

Nearly level to gently rolling.

Buildings/Improvements

None.

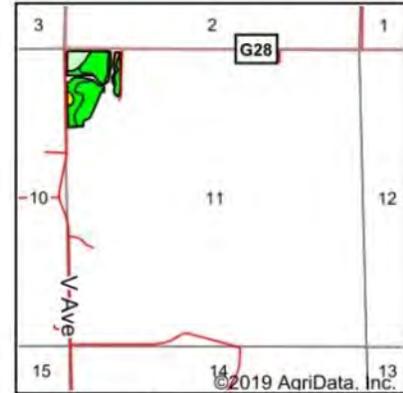
Comments

Great add-on farm with high-quality soils.

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

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Washington, IA 52353
www.Hertz.ag

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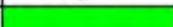
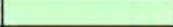
State: **Iowa**
 County: **Louisia**
 Location: **11-76N-5W**
 Township: **Oakland**
 Acres: **20.12**



Soils data provided by USDA and NRCS.

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Area Symbol: IA115, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
688	Kozsza silt loam, 0 to 2 percent slopes	11.69	58.1%		Iw	90	85
520B	Coppock silt loam, 2 to 5 percent slopes	4.21	20.9%		IIw	80	60
826	Rowley silt loam, 0 to 2 percent slopes	2.42	12.0%		Iw	76	95
41C	Sparta sand, 5 to 9 percent slopes	1.28	6.4%		IVs	33	10
352B	Whittier silt loam, 2 to 5 percent slopes	0.52	2.6%		Ile	51	63
Weighted Average						81.6	75.6

Rachelle Heller
 Licensed in IA
RachelleH@Hertz.ag

319-382-3343
 1621 E Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

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AdamS@Hertz.ag



Parcel 6

Total Living SF:	877
No. of BR:	3
No. of BA:	1
ADDRESS: 24265 County Rd. G28 Conesville, IA 52739	

Open House

Saturday, Feb. 1: 10 am-12 noon

Parcel 6 Property Information 16.80 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 2½ miles west on 230th St. (Co. Rd. G28). The property is on the south side of the road.

Legal Description

All that part of the NW¼ NE¼ of Section 11, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$719.64*
Net Taxable Acres: 4.89

**Taxes estimated pending potential tax parcel split. There are approximately 11.2 acres enrolled in Forest Reserve.*

Buildings/Improvements

- There is a 1½ story house with 877 sq. ft of living space, including 3 bedrooms and 1 bathroom. This would be a great starter house or hunting camp.
- 24' x 28' Detached Garage
- Storage shed

Well Information

Water is provided by a well located south of the house.

Comments

This small property will hunt big. The timber backs up to Cone Marsh Wildlife Management Area which has over 700 acres of hunting land.

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag



Parcel 7

Total Living SF:	1,032
No. of BR:	3
No. of BA:	2

ADDRESS:
24816 County Rd. G28
Conesville, IA 52739

Open House

Saturday, Feb. 1: 10 am - 12 noon

Parcel 7 Property Information 64.85 Acres, m/l

Location

From Conesville: 2 miles north on Hwy. 70 then 3 miles west on 230th St. The property is on the south side of the road.

Legal Description

SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{4}$ and all that part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11, Township 76 North, Range 5 West of the 5th P.M., Louisa County, Iowa. Exact legal to come from survey.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,003.19*
Net Taxable Acres: 64.46*

*Taxes estimated pending potential tax parcel split.

Scenic Marsh

This parcel includes 62 acres, m/l, of scenic marsh. The property borders Cone Marsh Wildlife Management Area which has over 700 acres of hunting land.

Buildings/Improvements

- There is a two story house built in 1920 with 1,032 sq. ft. of living space, including 3 bedrooms and 2 bathrooms. House is set back from the road on a private setting with incredible views of the marsh.
- 60' x 74' Machine shed

Well Information

Water is provided by a well located west of the house.

Comments

This is a rare opportunity to own a prime waterfowl hunting property that backs up to Cone Marsh Wildlife Management Area.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
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Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag

Parcel 1 - 148.77 Acres



Parcel 1 - 148.77 Acres



Parcel 2 - 40.00 Acres



Rachelle Heller
Licensed in IA
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Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag

Parcel 3 - 66.78 Acres



Parcel 4 - 63.80 Acres



Parcel 4 - 63.80 Acres



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Licensed in IA
RachelleH@Hertz.ag

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Washington, IA 52353
www.Hertz.ag

Adam Sylvester
Licensed in IA
AdamS@Hertz.ag

Parcel 5 - 28.44 Acres



Parcel 6 - 16.80 Acres



Parcel 6 - 16.80 Acres



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RachelleH@Hertz.ag

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www.Hertz.ag

Adam Sylvester
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AdamS@Hertz.ag

Parcel 7 - 64.85 Acres



Parcel 7 - 64.85 Acres



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Licensed in IA
AdamS@Hertz.ag

Date: **Thur., February 27, 2020**

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

Site: **Youth Learning Center
Louisa Co. Fairgrounds
101 Fairgrounds Rd.
Columbus Junction, IA
52738**

Seller

Doris A. Buckman Estate

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Steven A. Sents
Newell & Sents Law Office

Method of Sale

- Parcels will be offered by the Choice and Privilege Method with the choice to the high bidder to take any number of parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any remaining parcels at the high bid. Any parcels still remaining will be offered with another round of bidding. Additional rounds of bidding will continue until all parcels are selected.
- Seller reserves the right to refuse any and all bids.
- Sale is subject to court approval.

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.

Survey

Auction parcels 3-7 have been surveyed. See Preliminary Plat for details.

Subdivision

If parcels 3-7 are bought by different Buyers, minor subdivision(s) will be required by Louisa County. Closing will be subject to any approval of any subdivision(s) by the Louisa County Board of Supervisors.

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 April 27, 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. Taxes will be prorated to the date of closing.