

ACREAGE:

154.00 Acres, m/l
In 2 parcels
Linn County, IA

DATE:

Friday
July 17, 2020
10:00 a.m.

LOCATION:

**Troy Mills
American Legion**
Troy Mills, IA

Parcel

1

.....
77.00 Ac.



Parcel

2

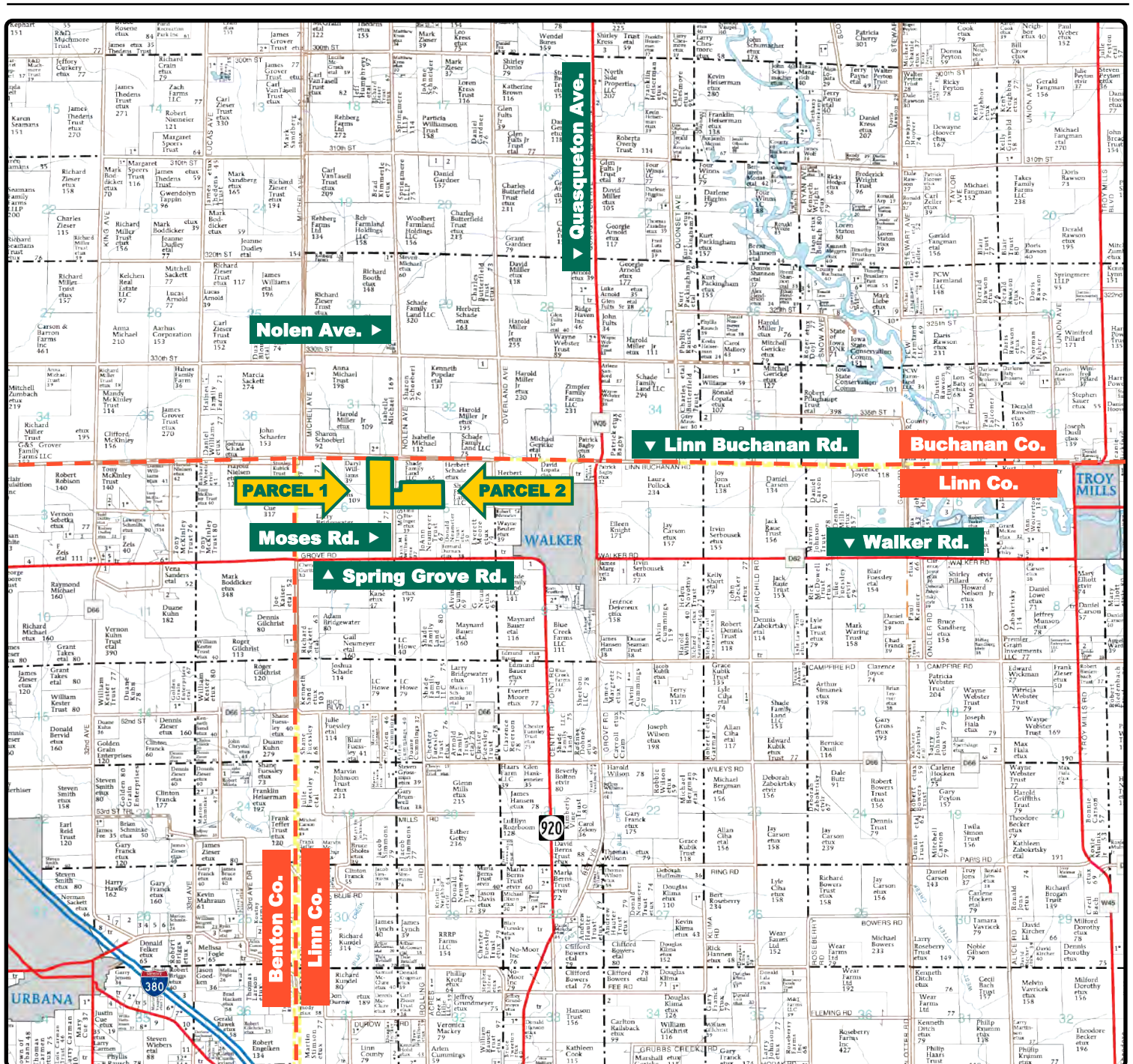
.....
77.00 Ac.

Property Key Features

- Located 1 mile west of Walker, Iowa
- Absolute Auction—Offered in two individual parcels and in combination
- CSR2 of 79.20 on the entire 154.00 acres

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

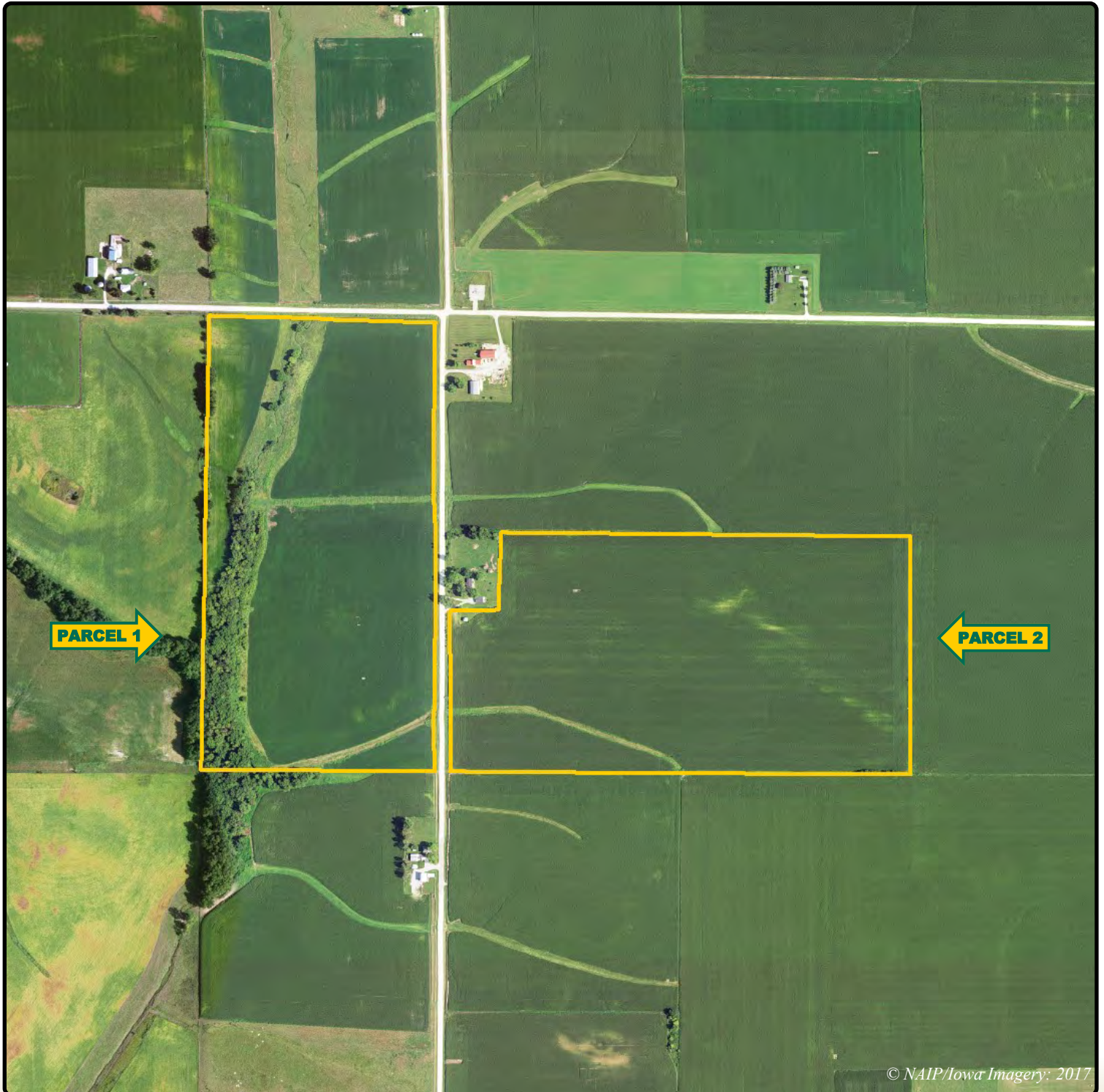
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Parcel 1

FSA/Eff. Crop Acres: 56.04
CRP Acres: 7.05**
Corn Base Acres: 29.46*
Bean Base Acres: 26.47*
Soil Productivity: 85.60 CSR2

**Acres are estimated.*

***CRP contract will expire after the auction, but prior to closing. Seller to receive 100% of the October 1, 2020 CRP payment.*

Parcel 1 Property Information 77.00 Acres, m/l

Location

From Walker: 1¼ miles west on Spring Grove Road and ½ mile north on Moses Road. The farm is located on the west side of the road.

Legal Description

The E fractional half of the NE¼ of Section 6 in Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,516.00
 Net Taxable Acres: 77.00
 Tax per Net Taxable Acre: \$32.68

FSA Data

Part of Farm Number 4170, Tract 164
 FSA/Eff. Crop Acres: 56.04
 CRP Acres: 7.05
 Corn Base Acres: 29.46*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 26.47*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

CRP Contracts

There are 7.05 acres enrolled in a CP-21 contract that pays \$1,700.00 annually and expires September 30, 2020. This contract will expire after the auction, but prior to closing. Seller to receive 100% of the October 1, 2020 CRP payment.

Soil Types/Productivity

Primary soils are Kenyon, Floyd and Clyde. CSR2 on the FSA/Eff. crop acres and CRP acres is 85.60. See soil map for detail.

Land Description

Level to gently rolling.

Water & Well Information

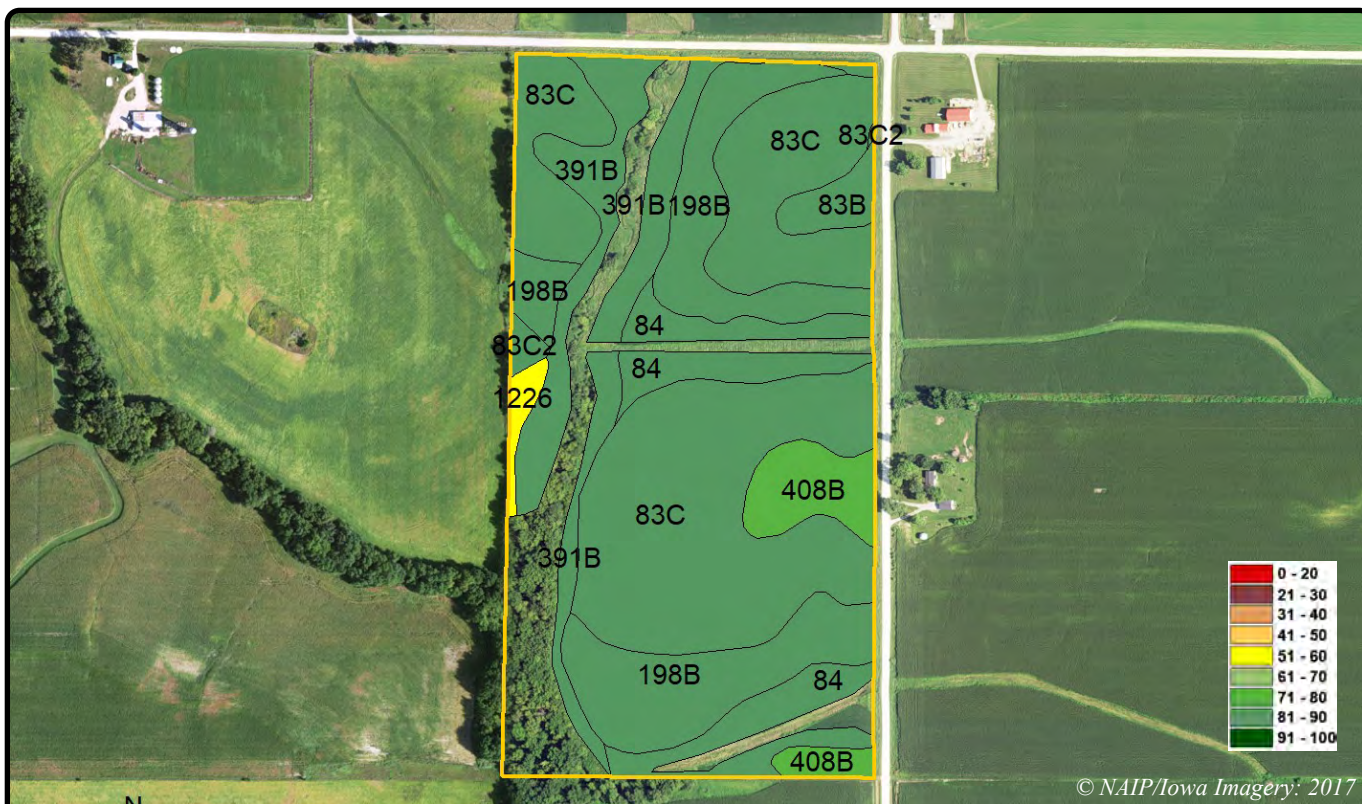
None.

Comments

This is a nice Linn County farm with a mixture of cropland and timber.

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Measured Tillable Acres		63.09	Avg. CSR2		85.60
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83C	Kenyon loam, 5 to 9 percent slopes	85	45.0%	IIIe	28.44
198B	Floyd loam, 1 to 4 percent slopes	89	20.2%	IIw	12.79
391B	Clyde-Floyd complex, 1 to 4 percent	87	14.2%	IIw	8.98
84	Clyde silty clay loam, 0 to 3 percent	88	11.1%	IIw	6.99
408B	Olin fine sandy loam, 2 to 5 percent	73	5.7%	Ile	3.62
83B	Kenyon loam, 2 to 5 percent slopes	90	2.1%	Ile	1.32
1226	Lawler loam, 0 to 2 percent slopes,	59	1.1%	Ils	0.67
83C2	Kenyon loam, 5 to 9 percent slopes,	84	0.7%	IIIe	0.4



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Parcel 2

FSA/Eff. Crop Acres: 73.51
Corn Base Acres: 38.64*
Bean Base Acres: 34.73*
Soil Productivity: 73.70 CSR2

**Acres are estimated.*

Parcel 2 Property Information 77.00 Acres, m/l

Location

From Walker: 1¼ miles west on Spring Grove Road and ½ mile north on Moses Road. The farm is located on the east side of the road.

Legal Description

The S½ of the NW fractional quarter of Section 5, Township 86 North, Range 8 West of the 5th P.M., except Lot 1, Summers Breeze First Addition to Linn County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,350.00
 Net Taxable Acres: 76.31
 Tax per Net Taxable Acre: \$30.80

FSA Data

Part of Farm Number 4170, Tract 164
 FSA/Eff. Crop Acres: 73.51
 Corn Base Acres: 38.64*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 34.73*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Clyde, Sparta and Dickinson. CSR2 on the FSA/Eff. crop acres is 73.70. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

Grain bin—21' diameter. Tenant reserves use of grain bin until May 1, 2021.

Water & Well Information

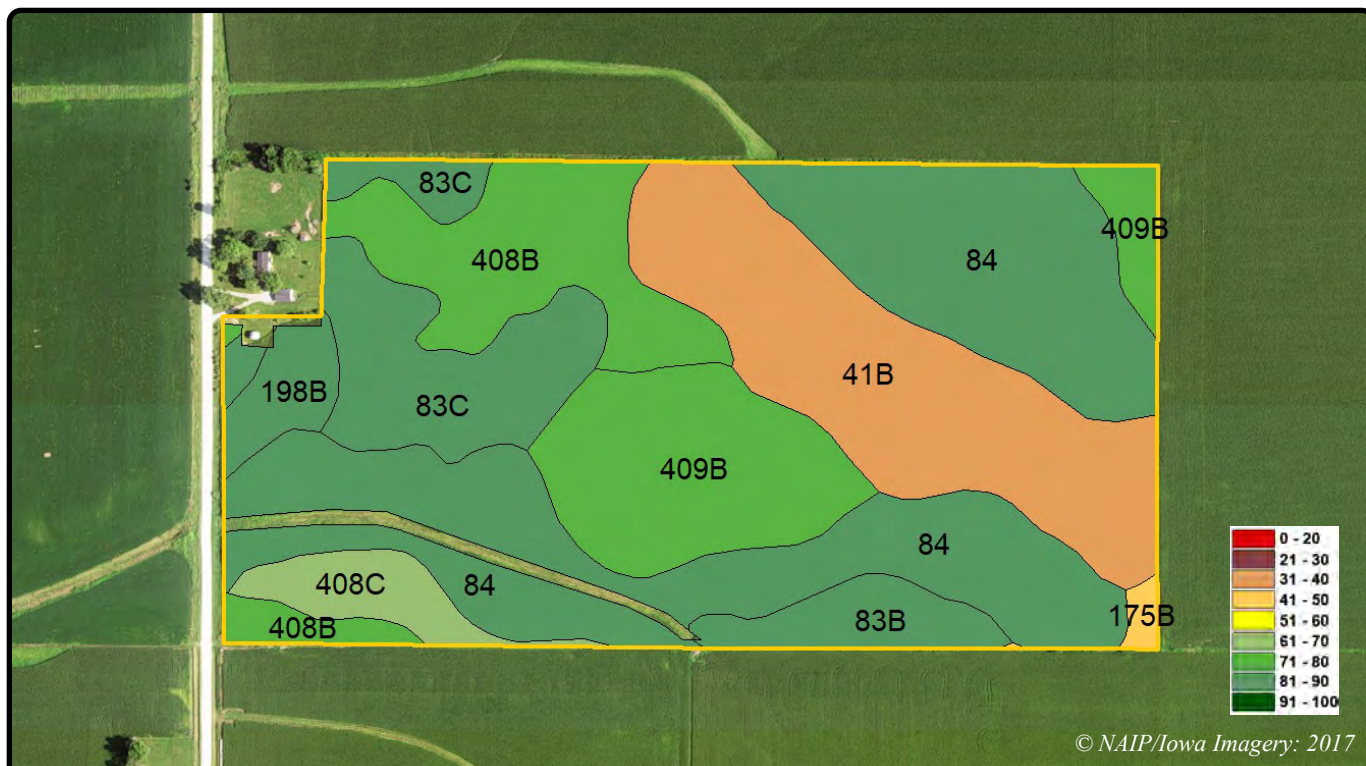
None.

Comments

This is a clean, nice-laying Linn County farm.

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Measured Tillable Acres		73.51	Avg. CSR2		73.70	Non_Irr Class	Acres
Soil Label	Soil Name	CSR2	Percent of Field				
84	Clyde silty clay loam, 0 to 3 percent	88	34.4%		IIw		25.18
41B	Sparta loamy fine sand, 2 to 5	39	19.7%		IVs		14.46
409B	Dickinson fine sandy loam, loam	75	13.5%		IIIe		9.89
408B	Olin fine sandy loam, 2 to 5 percent	73	11.9%		Ile		8.69
83C	Kenyon loam, 5 to 9 percent slopes	85	10.7%		IIIe		7.81
83B	Kenyon loam, 2 to 5 percent slopes	90	3.6%		Ile		2.61
408C	Olin fine sandy loam, 5 to 9 percent	68	3.4%		IIIe		2.46
198B	Floyd loam, 1 to 4 percent slopes	89	2.5%		IIw		1.8
175B	Dickinson fine sandy loam, 2 to 5	50	0.5%		IIIe		0.4



Parcel 3

FSA/Eff. Crop Acres: 129.55
CRP Acres: 7.05*
Corn Base Acres: 68.10
Bean Base Acres: 61.20
Soil Productivity: 79.20 CSR2

**CRP contract will expire after the auction, but prior to closing. Seller to receive 100% of the October 1, 2020 CRP payment.*

Combined Parcels Property Information 154.00 Acres, m/l

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,866.00
 Net Taxable Acres: 153.31
 Tax per Net Taxable Acre: \$31.74

FSA Data

Farm Number 4170, Tract 164
 FSA/Eff. Crop Acres: 129.55
 CRP Acres: 7.05
 Corn Base Acres: 68.10
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 61.20
 Bean PLC Yield: 47 Bu.

CRP Contracts

There are 7.05 acres enrolled in a CP-21 contract that pays \$1,700.00 annually and expires September 30, 2020. This contract will expire after the auction, but prior to closing. Seller to receive 100% of the October 1, 2020 CRP payment.

Soil Types/Productivity

Primary soils are Kenyon, Clyde and Sparta. CSR2 on the FSA/Eff. crop acres and CRP is 79.20. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

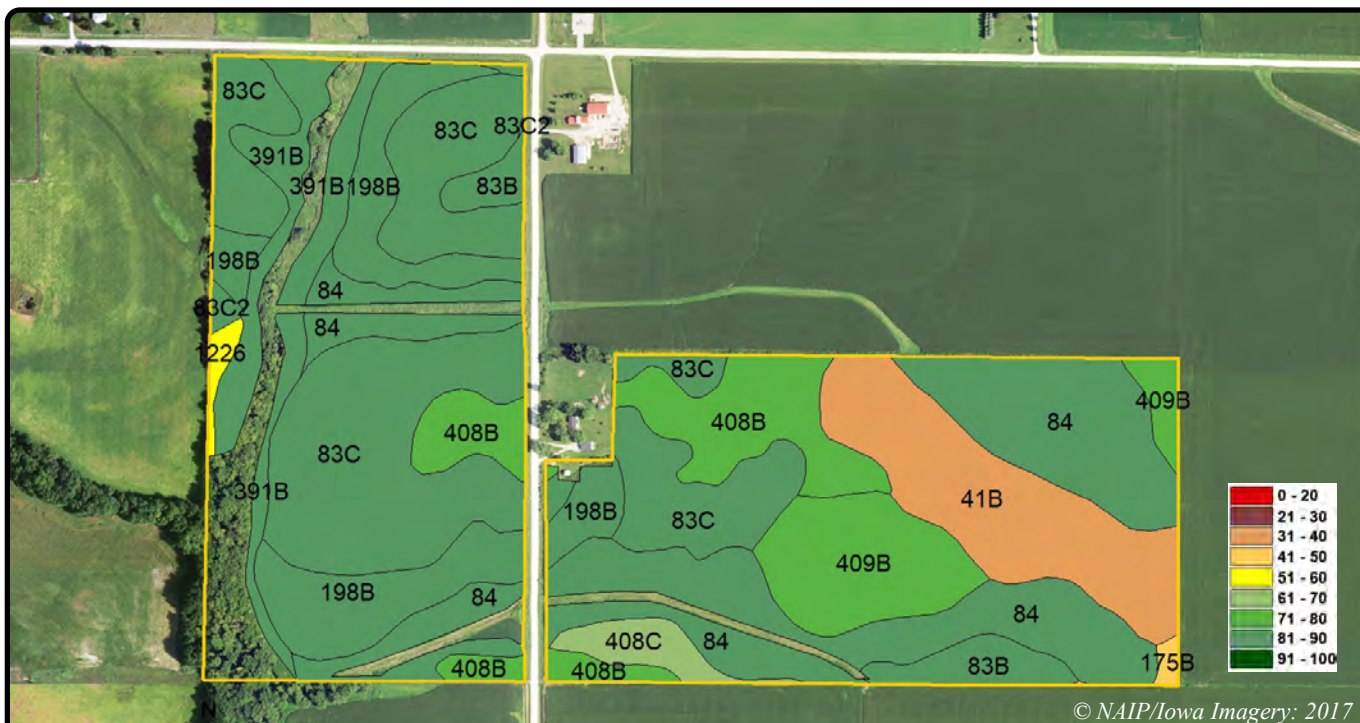
Grain bin—21' diameter. Tenant reserves use of grain bin until May 1, 2021.

Water & Well Information

None.

Comments

This is a very nice, high-quality Linn County farm located west of Walker, Iowa.



Measured Tillable Acres		136.60	Avg. CSR2		79.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83C	Kenyon loam, 5 to 9 percent slopes	85	26.5%	IIle	36.24
84	Clyde silty clay loam, 0 to 3 percent	88	23.6%	IIlw	32.17
198B	Floyd loam, 1 to 4 percent slopes	89	10.7%	IIlw	14.60
41B	Sparta loamy fine sand, 2 to 5	39	10.6%	IVs	14.46
408B	Olin fine sandy loam, 2 to 5 percent	73	9.0%	Ile	12.31
409B	Dickinson fine sandy loam, loam	75	7.2%	IIle	9.89
391B	Clyde-Floyd complex, 1 to 4 percent	87	6.6%	IIlw	8.98
83B	Kenyon loam, 2 to 5 percent slopes	90	2.9%	Ile	3.9
408C	Olin fine sandy loam, 5 to 9 percent	68	1.8%	IIle	2.5
1226	Lawler loam, 0 to 2 percent slopes,	59	0.5%	IIls	0.7
83C2	Kenyon loam, 5 to 9 percent slopes,	84	0.3%	IIle	0.4
175B	Dickinson fine sandy loam, 2 to 5	50	0.3%	IIle	0.4

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. 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.

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Date: **Fri., July 17, 2020**

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

Site: **Troy Mills American
Legion Hall
3191 Coggon Road
Coggon, IA 52218**
(Located in Troy Mills, IA)

Seller

Vaupel Trust dated September 8, 1992

Agency

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

Auctioneer

Troy R. Louwagie

Method of Sale

- Parcels 1 and 2 will be offered individually and then combined. The farm will sell in the manner resulting in the highest price.
- Sale is not contingent on a reserve price.

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 November 13, 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 March 1, 2021. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.