

Land Auction

ACREAGE:

758.52 Acres, m/l
In 5 parcels
Fayette County, IA

DATE:

Thursday
September 10, 2020
10:00 a.m.

LOCATION:

West Union Event Center
West Union, IA



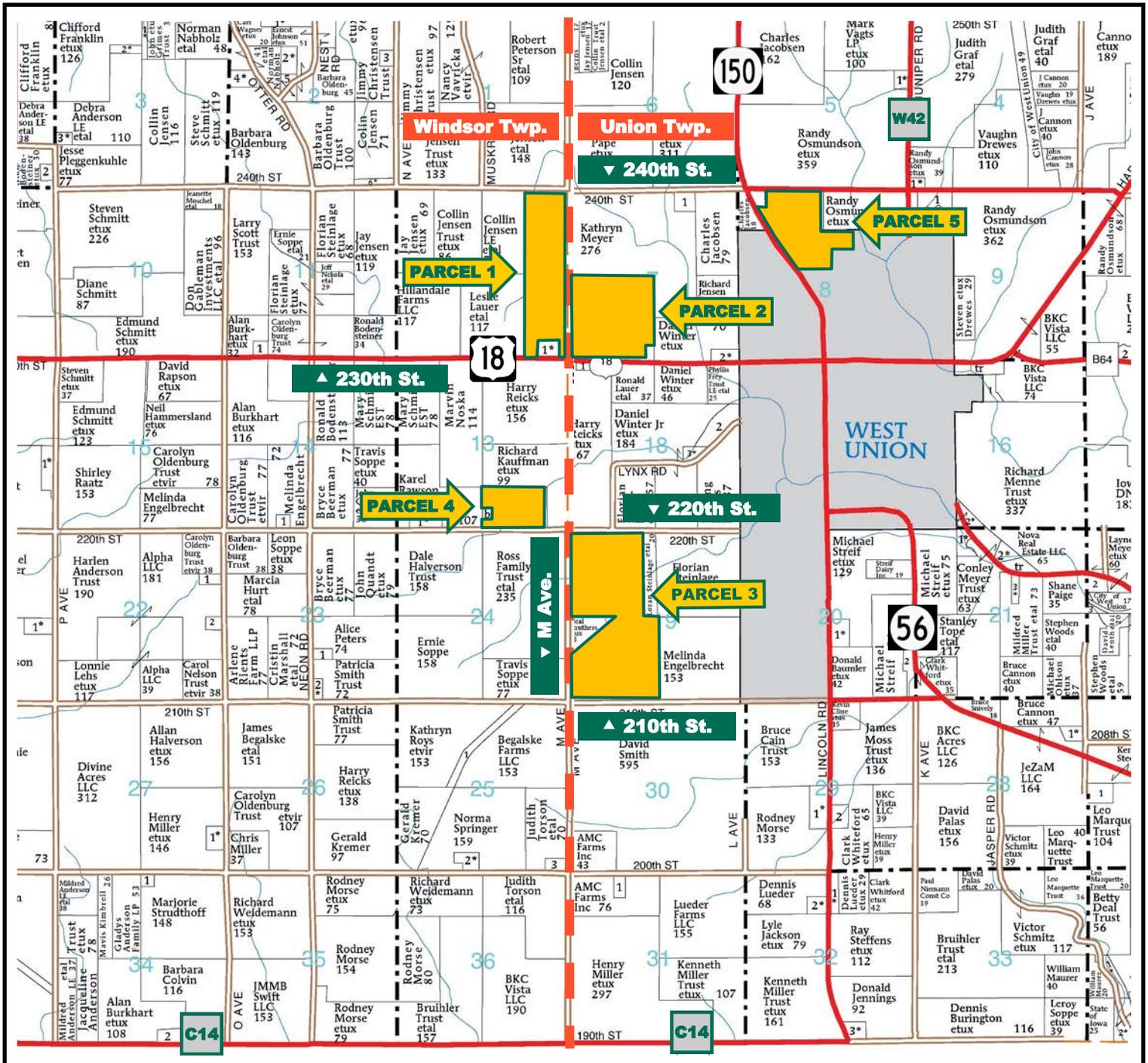
Property Key Features

- Close Proximity to West Union, IA
- Good Income Potential
- Located in a Strong Agriculture Community

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Parcel 1

FSA/Eff. Crop Acres:	137.44
Corn Base Acres:	129.70
Bean Base Acres:	2.40
Soil Productivity:	80.43 CSR2

Parcel 1 Property Information 148.86 Acres, m/l

Location

Approximately 1 mile west of West Union, IA.

Legal Description

E 1/2 E 1/2 excluding south 8.21 acres along Hwy. 18, Section 12, Township 94 North, Range 9 West of the 5th P.M., Fayette County.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,862.00
Net Taxable Acres: 148.86

FSA Data

Farm Number 5871, Tract 8418
FSA/Eff. Crop Acres: 137.44
Corn Base Acres: 129.70
Corn PLC Yield: 156.49 Bu.
Bean Base Acres: 2.40
Bean PLC Yield: 50 Bu.

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Downs silt loam and Otter-Huntsville silt loams. CSR2 on the FSA/Eff. crop acres is 80.43. See soil map for detail.

Buildings/Improvements

- 60' x 836' Pullet Growing Poultry Building
- 30' x 32' Pole Barn
- 10' x 12' Steel Utility Building
- 24' x 32' Steel Utility Building
- 59' x 840' Pullet Growing Poultry Building
- 10' x 14' Steel Utility Building
- 24' x 40' Steel Utility Building
- 20' x 32' Steel Utility Building

Drainage

Adequate, natural drainage.

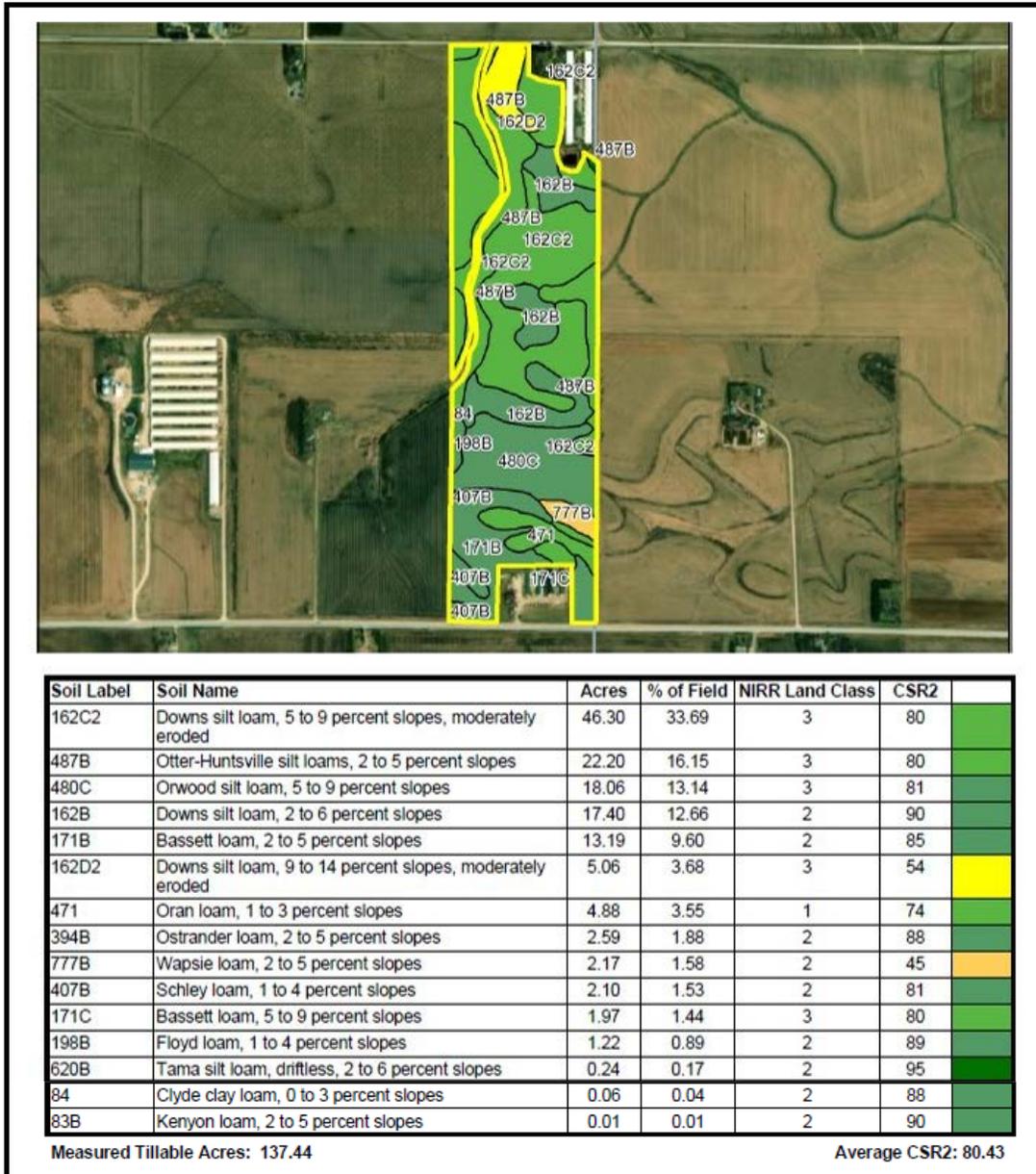
Water & Well Information

Drilled well in the northeast corner.

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Comments

High-quality farm that has received many years of chicken manure. Chicken buildings set up for cage-free or organic-started pullet growing or broiler growing operation.

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Parcel 2

FSA/Eff. Crop Acres:	140.15
CRP Acres:	8.15
Corn Base Acres:	127.90
Bean Base Acres:	9.50
Soil Productivity:	73.17 CSR2

Parcel 2 Property Information 163.31 Acres, m/l

Location

Approximately 1/2 mile west of West Union, IA.

Legal Description

SW 1/4 excluding acreage site in the SE 1/4 Section 7, Township 94 North, Range 8 West of the 5th P.M., Fayette County.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,530.00
Net Taxable Acres: 163.31

FSA Data

Farm Number 5871, Tract 1081
FSA/Eff. Crop Acres: 140.15
CRP Acres: 8.15
Corn Base Acres: 127.90
Corn PLC Yield: 156.49 Bu.
Bean Base Acres: 9.50
Bean PLC Yield: 50 Bu.

CRP Contracts

There are 8.15 acres enrolled in a CP-15A contract that pays \$2,143.00 annually and expires 09/30/2024.

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Downs silt loam and Otter-Huntsville silt loams. CSR2 on the FSA/Eff. crop acres is 73.17. See soil map for detail.

Buildings/Improvements

- 52' x 60' Pole Barn
- 40' x 60' Hay Shed
- 52' x 136' Pole Barn
- 32' x 75' Pole Barn
- 50' x 60' Barn
- 24' x 32' Utility Building
- 27' x 20' Steel Grain Bin
- 12' x 11' Steel Grain Bin
- 27' x 16' Steel Grain Bin

Tenant reserves the right to remove all cement staves, gates, fencing, cattle waterers, and feed bunk system.

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Parcel 3

FSA/Eff. Crop Acres: **248.46**

CRP Acres: **17.59**

Corn Base Acres: **242.60**

Soil Productivity: **87.12 CSR2**

ADDRESS:

12903 220th St.
West Union, IA 52175

Parcel 3 Property Information 291.89 Acres, m/l

Location

Approximately 1/2 mile southwest of West Union, IA.

Legal Description

W 1/2 Section 19, Township 94 North, Range 8 West of the 5th P.M. excluding 20 acres along the E NW 1/4 and excluding fractional NW 1/4 SW 1/4, Fayette County, IA.

Real Estate Tax

Taxes Payable 2020 - 2021: \$9,972.00
Net Taxable Acres: 291.89

FSA Data

Farm Number 5871, Tract 1079
FSA/Eff. Crop Acres: 248.46
CRP Acres: 17.59
Corn Base Acres: 242.60
Corn PLC Yield: 156.49 Bu.

CRP Contracts

There are 17.59 acres enrolled in a CP-21 contract that pays \$4,424 annually and expires 09/30/2021.

Soil Types/Productivity

Primary soils are Floyd loam and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 87.12. See soil map for detail.

Land Description

Level to gently rolling.

Dwelling

Single-family, 1-story frame dwelling built in the 1940's. There is 1,277 sq. ft. of living area with finished attic. Dwelling is in poor condition and is being sold "as is".

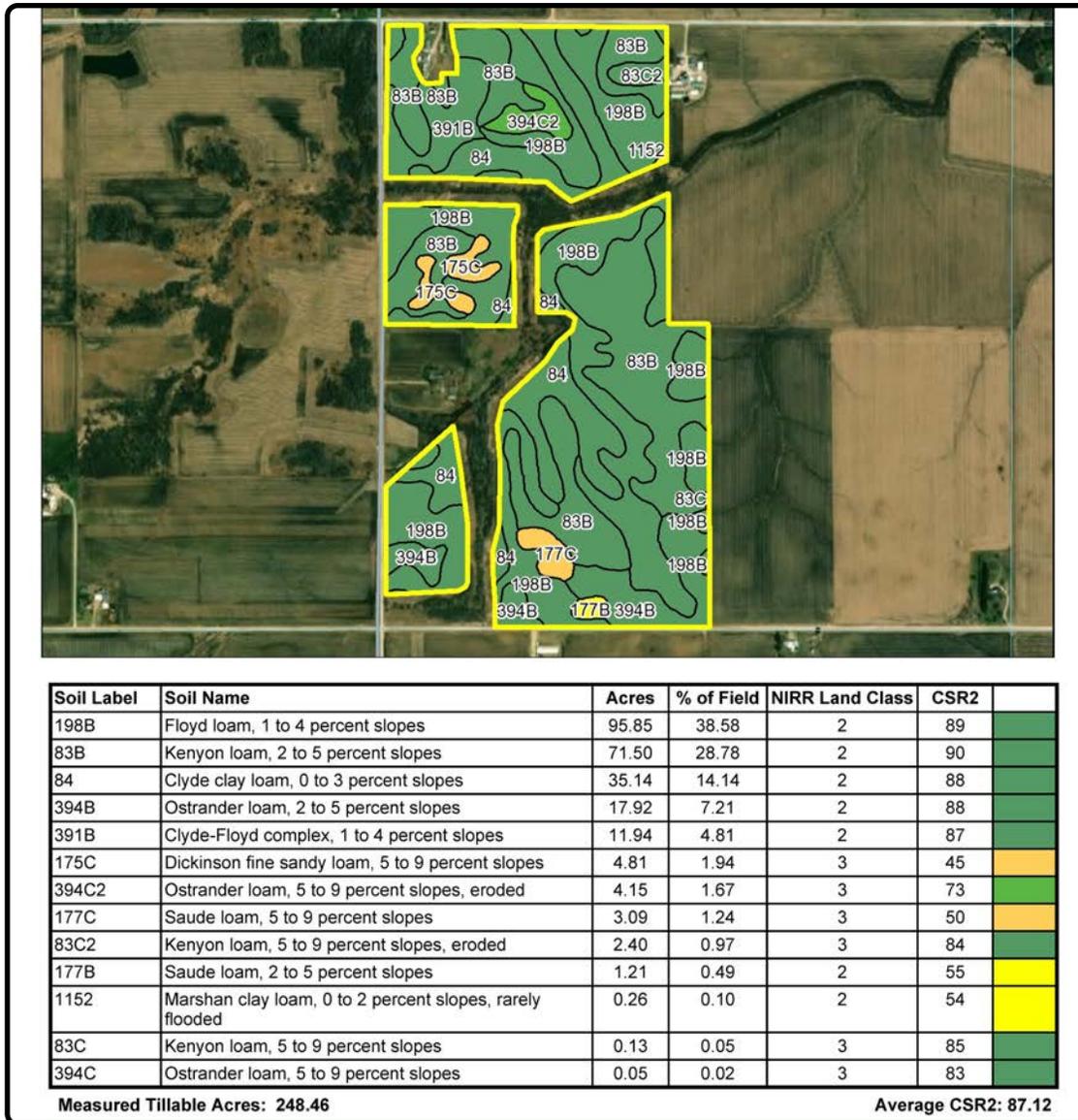
Buildings/Improvements

- Mill/Office/Scale House with Crib
- Steel Utility Building built in 1994
- Pole-Barn
- 5 Steel Grain Bins
- 440 bu./hr. continuous flow Sukup Grain Dryer installed in 2009
- 2,500 bu. Wet Bin new in 2018
- 4 Ingredient Bins
- 9-ton Mill (not currently in use)
- 40,000 lb. Scale

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Drainage

Tile maps/sketches available. Contact listing agent for detail.

Comments

Grain storage facility with grain leg, corn dryer, and scale. \$150,000 of recent expansion and improvements.

Water & Well Information

Drilled well located on property.

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Parcel 4

FSA/Eff. Crop Acres:	43.33
CRP Acres:	8.55
Corn Base Acres:	31.39
Bean Base Acres:	11.94
Soil Productivity:	86.64 CSR2

Parcel 4 Property Information 56.01 Acres, m/l

Location

Approximately 1.5 miles west of West Union, IA.

Legal Description

SW 1/4 SE 1/4 excluding Parcel 'A' AND W 664' SE 1/4 SE 1/4 Section 13, Township 94 North, Range 9 West of the 5th P.M., Fayette County.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,814.00
Net Taxable Acres: 56.01
Tax per Net Taxable Acre: \$32.39

FSA Data

Farm Number 8484, Tract 9321
FSA/Eff. Crop Acres: 43.33
CRP Acres: 8.55
Corn Base Acres: 31.39
Corn PLC Yield: 169 Bu.
Bean Base Acres: 11.94
Bean PLC Yield: 49 Bu.

Land Description

Level to gently rolling.

CRP Contracts

There are 8.55 acres enrolled in a CP-8A contract that pays \$2,063.00 annually and expires 09/30/2029.

Soil Types/Productivity

Primary soils are Floyd loam and Clyde clay loam. CSR2 on the FSA/Eff. crop acres is 86.64. See soil map for detail.

Buildings/Improvements

None.

Drainage

Tile maps/sketches available. Contact listing agent for detail.

Water & Well Information

None known.

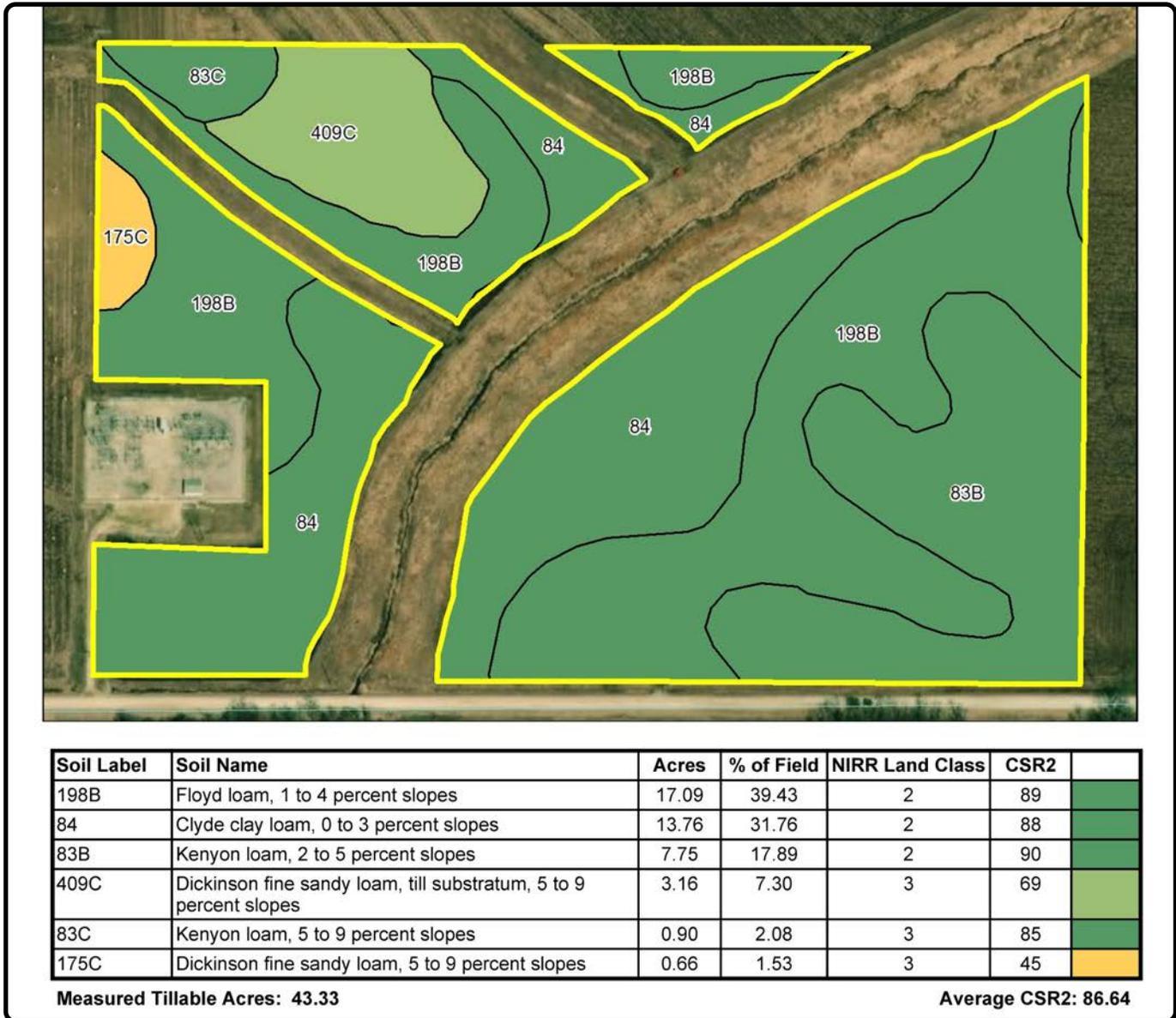
Comments

Good, highly productive farm west of West Union, IA.

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Parcel 5

FSA/Eff. Crop Acres:	88.81
CRP Acres:	8.04
Corn Base Acres:	87.80
Soil Productivity:	65.90 CSR2

Parcel 5 Property Information 98.45 Acres, m/l

Location

Partially within the northern West Union, IA city limits along Highway 150.

Legal Description

E of Rd. N 1/2 NW excluding 5A NW
Cor. AND E Rd. S 1/2 NW excluding PC
on S, W 3/4 SW NE PC on S & excluding
PC SE Cor. Section 8, Township 94 North,
Range 8 West of the 5th P.M., Fayette
County.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,412.00
Net Taxable Acres: 98.45
Tax per Net Taxable Acre: \$24.50

FSA Data

Farm Number 1960, Tract 1877
FSA/Eff. Crop Acres: 88.81
CRP Acres: 8.04
Corn Base Acres: 87.80
Corn PLC Yield: 174.55 Bu.

CRP Contracts

There are 8.04 acres enrolled in a CP-15A
contract that pays \$2,003.00 annually and
expires 09/30/2024.

Land Description

Rolling.

Water & Well Information

None known.

Soil Types/Productivity

Primary soils are Downs silt loam and
Otter-Huntsville silt loams. CSR2 on the
FSA/Eff. crop acres is 65.90. See soil
map for detail.

Buildings/Improvements

None.

Drainage

Tile maps/sketches available. Contact
listing agent for detail.

Comments

Excellent location along Hwy 150.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	43.89	49.42	3	54	Yellow
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	31.59	35.57	3	80	Green
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	7.52	8.47	3	80	Green
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	3.52	3.97	4	42	Orange
162B	Downs silt loam, 2 to 6 percent slopes	2.29	2.58	2	90	Dark Green

Measured Tillable Acres: 88.81

Average CSR2: 65.90

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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Parcel 1 - Looking southwest



Parcel 1 - Chicken building



Parcel 2 - Looking west



Parcel 2 - Cattle facilities



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Parcel 3 - Grain Bins, Corn Dryer, and Scale



Parcel 3 - Looking north



Parcel 4 - Looking west



Parcel 5 - Looking south



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Date: **Thursday, Sept. 10, 2020**

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

Site: **West Union Event Center
10201 Harding Rd.
West Union, IA 52175**

Seller

Heying Firms Inc.

Agency

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

Auctioneer

Troy Louwagie

Attorney

Daniel L. Fretheim

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 December 17, 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 on or before December 17, 2020 subject to any existing leases. Taxes will be prorated to December 17, 2020.

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.

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