

Land Auction

ACREAGE:

188.80 Acres, m/l
In 2 parcels
Cedar County, IA

DATE:

Wednesday
July 21, 2021
10:00 a.m.

LOCATION:

**Mechanicsville
Memorial Building**
Mechanicsville, IA



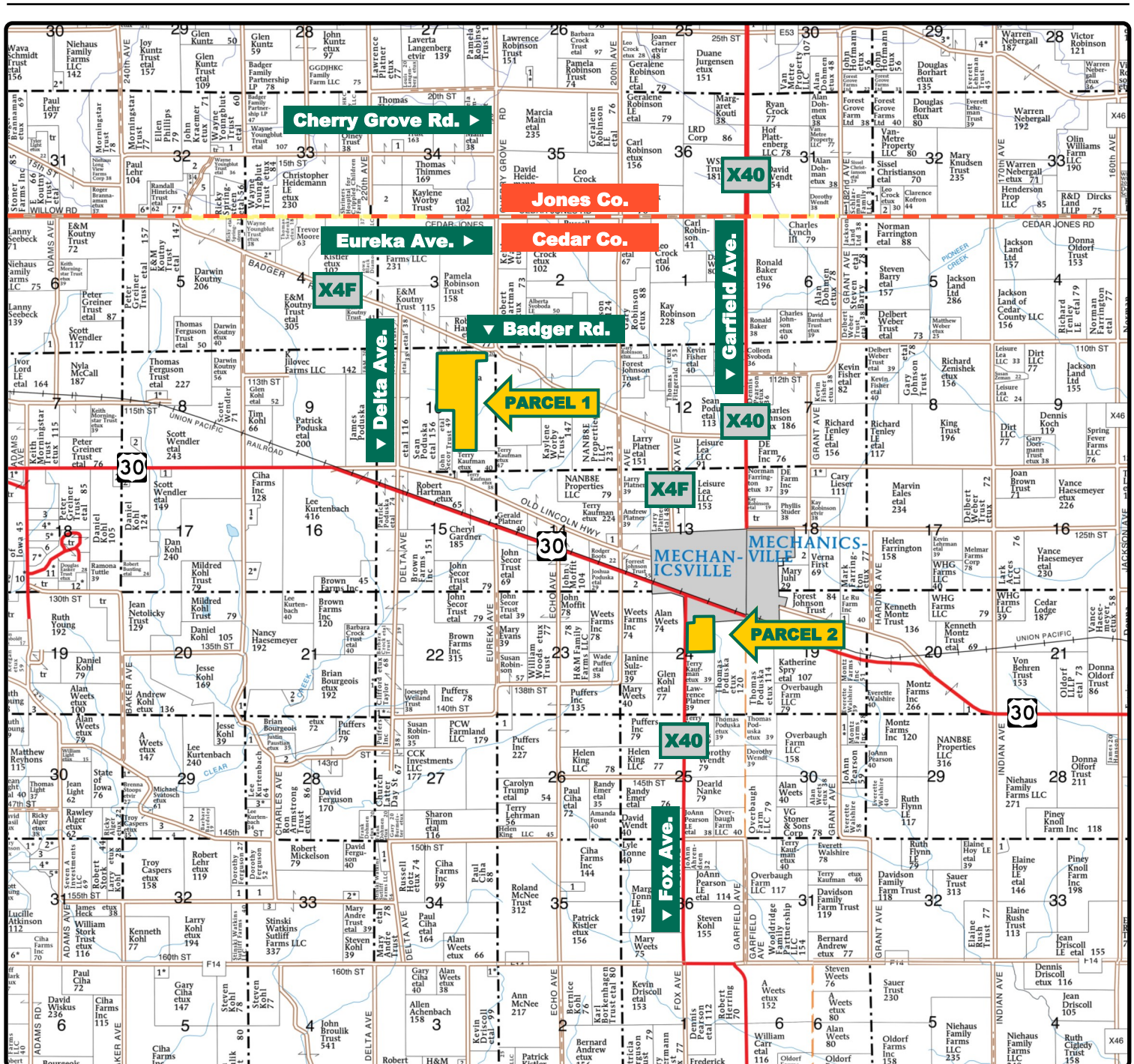
Property Key Features

- **Parcel 1:** Located Northwest of Mechanicsville with a 93.67 CSR2.
- **Parcel 2:** Located South of Mechanicsville with a 95.15 CSR2.
- **High-Quality Cedar County Farms!**

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon. IA 52314
www.Hertz.ag

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

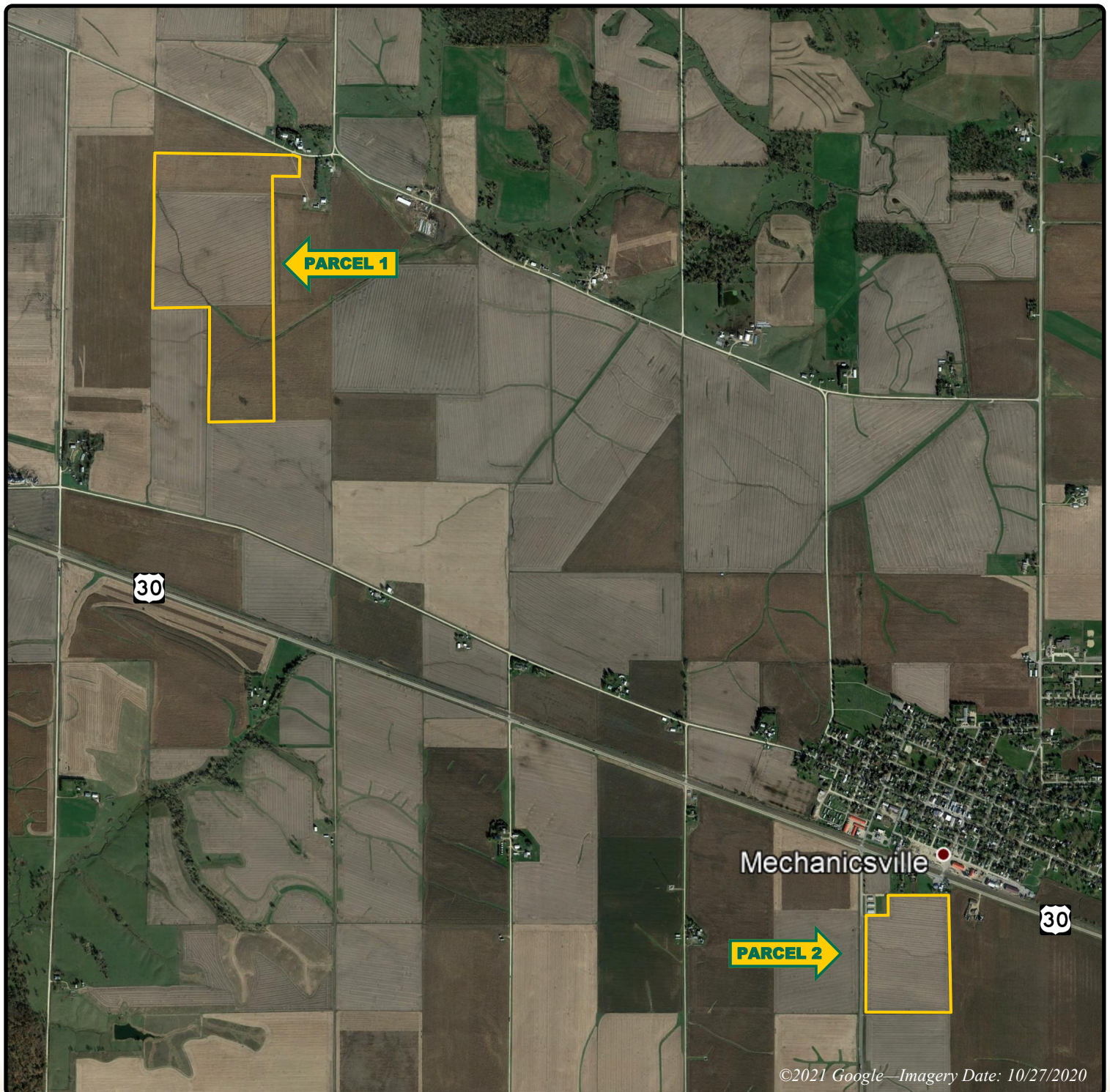


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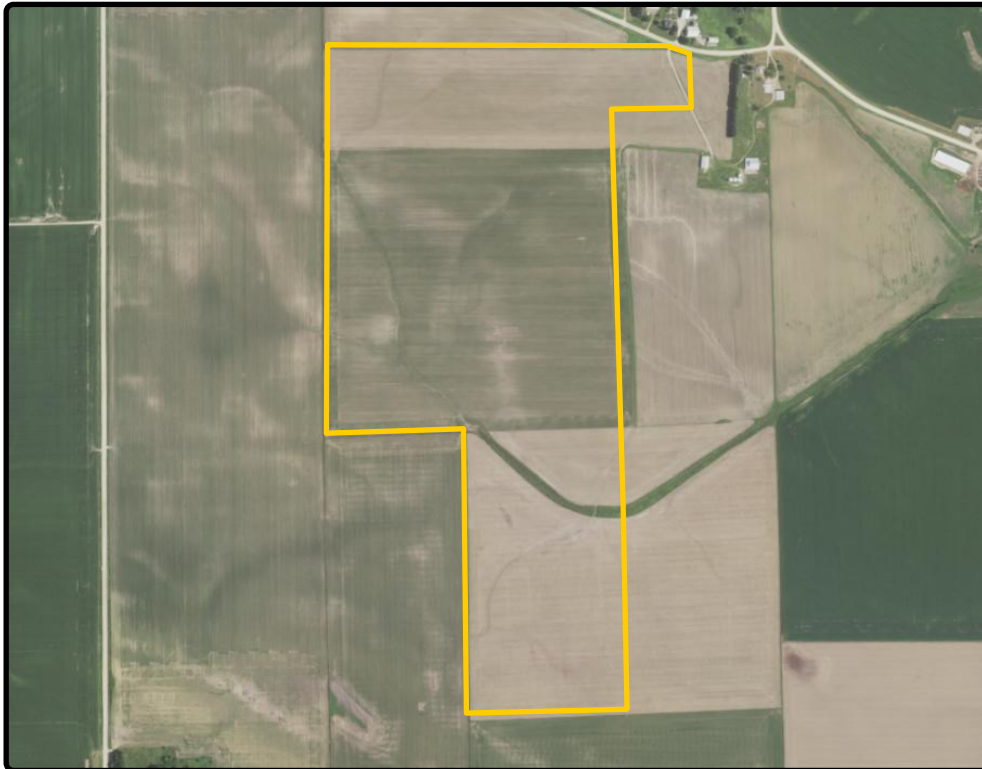
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Parcel 1

FSA/Eff. Crop Acres: 135.40*
Corn Base Acres: 71.30*
Bean Base Acres: 60.48*
Soil Productivity: 93.67 CSR2

**Acres are estimated.*

Parcel 1 Property Information 137.60 Acres, m/l

Location

From Mechanicsville: 2 miles northwest on Highway 30, 1½ miles north on Delta Avenue and 1 mile east on Badger Road. The farm is located on the south side of the road.

Legal Description

A portion of the NE¼, a portion of the SE¼; all in Section 10, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa. Actual legal description, boundaries and acres to be determined by survey.

Real Estate Tax

Taxes Payable 2020 - 2021: \$5,518.00*
 Net Taxable Acres: 137.60*
 Tax per Net Taxable Acre: \$40.10
**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1340
 Tracts 320 & 6404
 FSA/Eff. Crop Acres: 135.40*
 Corn Base Acres: 71.30*
 Corn PLC Yield: 184 Bu.
 Bean Base Acres: 60.48*
 Bean PLC Yield: 51 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Muscatine, Tama and Atterberry. CSR2 on the estimated FSA/ Eff. crop acres is 93.67. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

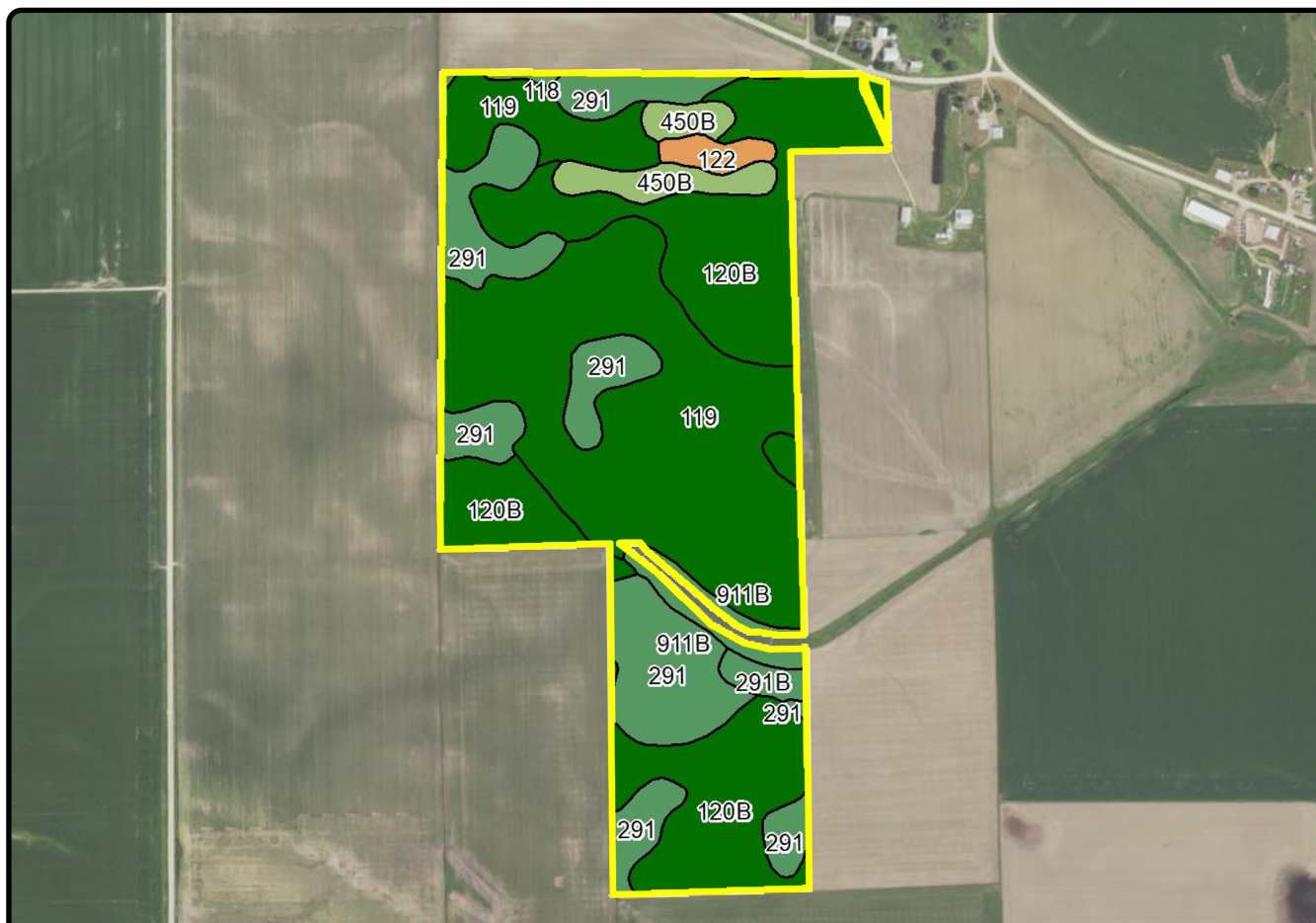
Natural with some tile.

Water & Well Information

None.

Comments

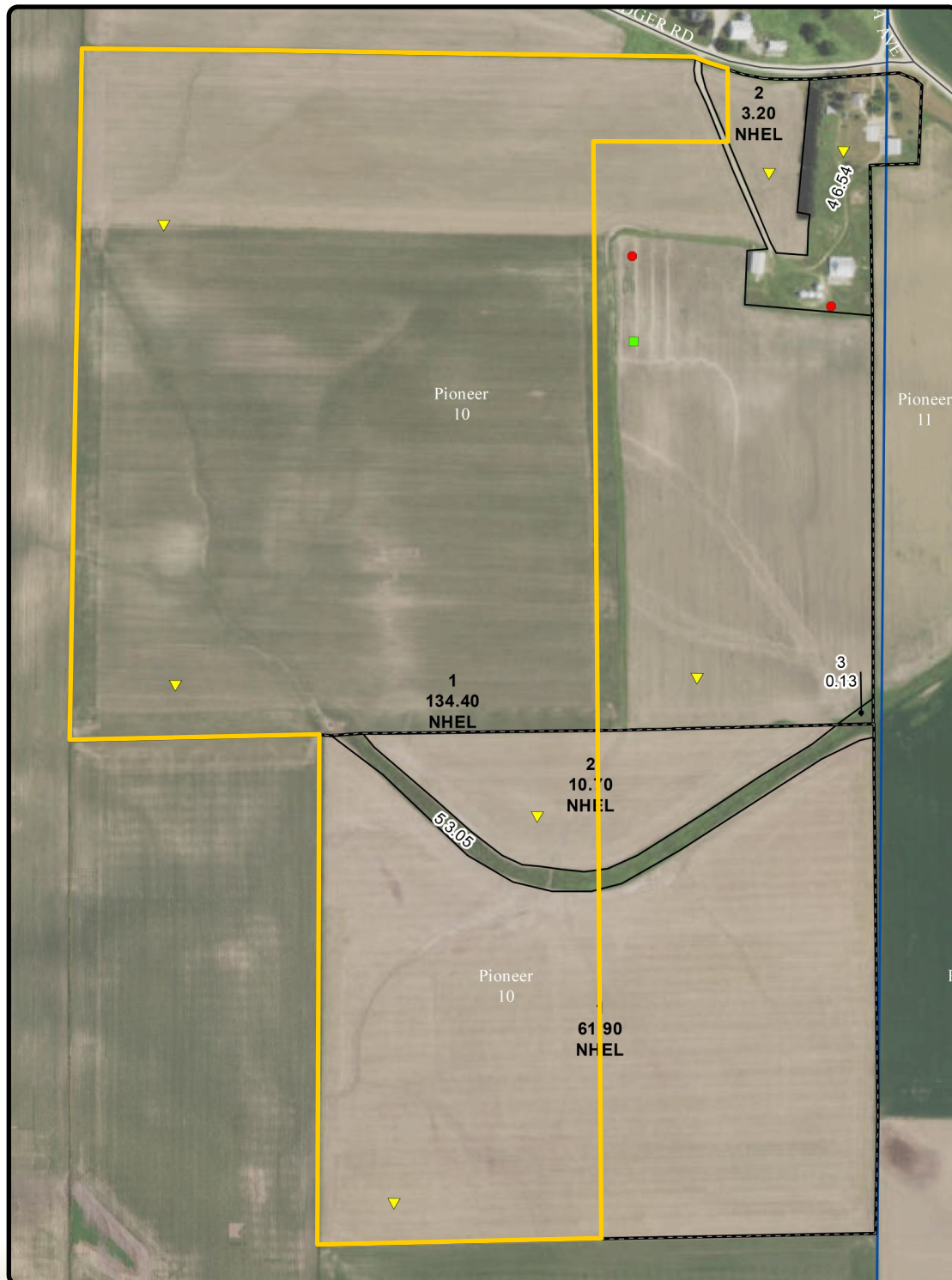
Investment-quality farm. Homesteaded in 1846 and owned for five generations by the same family (Scott, Clifton and Svoboda).



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
119	Muscatine silty clay loam, 0 to 2 percent slopes	52.07	38.46	1	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	44.14	32.60	2	95	
291	Atterberry silt loam, 0 to 2 percent slopes	27.68	20.45	1	90	
450B	Pillot silt loam, 2 to 5 percent slopes	5.32	3.93	2	66	
911B	Colo-Ely complex, 0 to 5 percent slopes	2.54	1.88	2	86	
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.83	1.35	3	36	
291B	Atterberry silt loam, 2 to 5 percent slopes	1.54	1.13	2	85	
118	Garwin silty clay loam, 0 to 2 percent slopes	0.29	0.21	2	90	

Measured Tillable Acres: 135.40

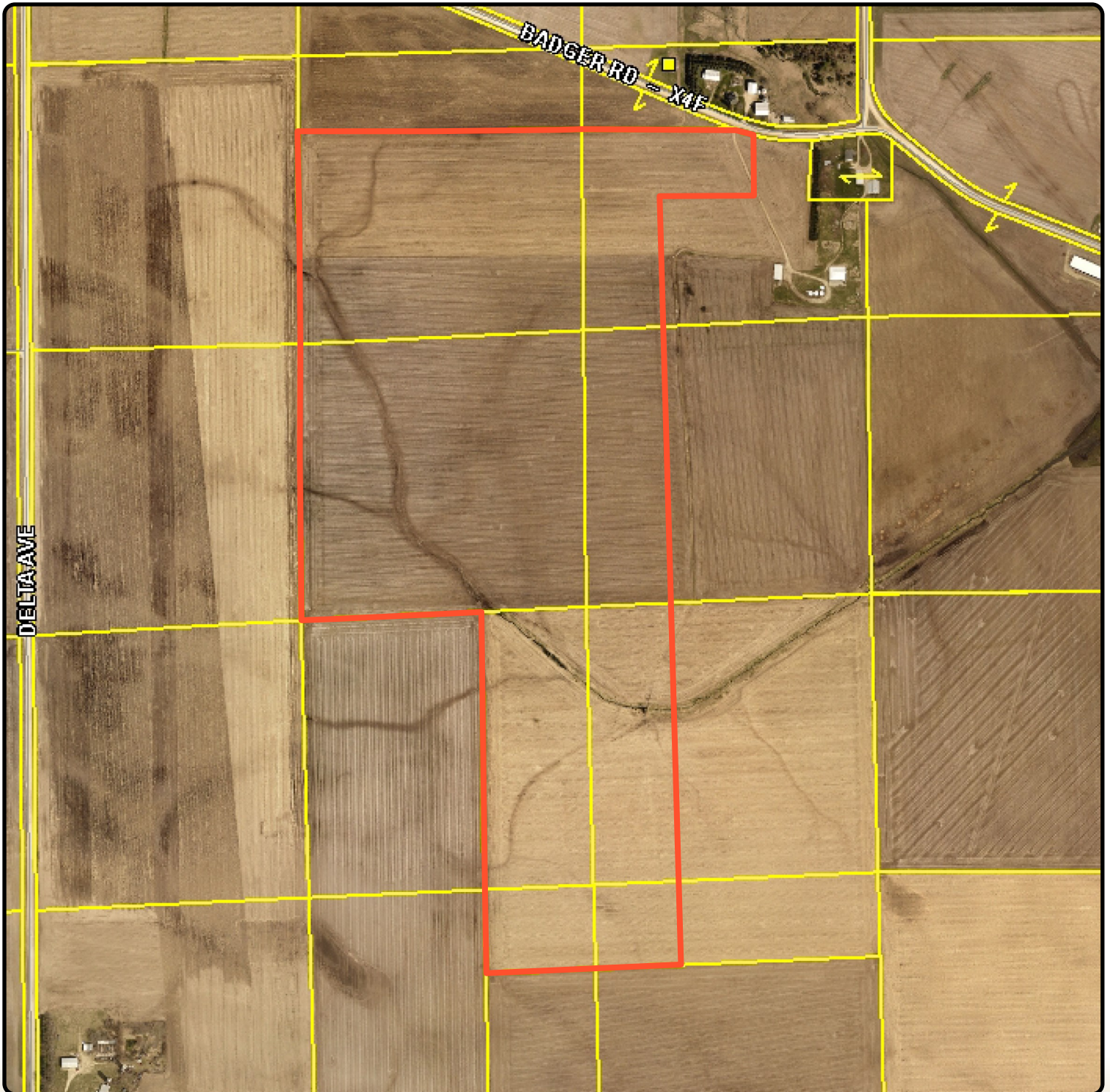
Average CSR2: 93.67



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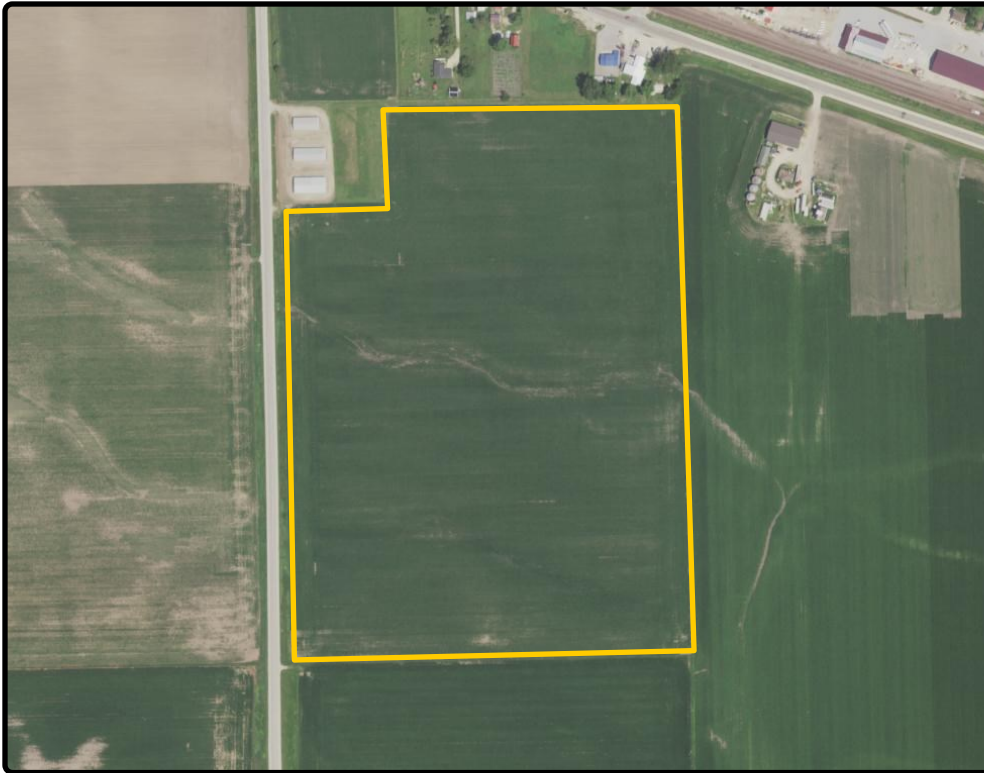
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Parcel 2

FSA/Eff. Crop Acres: 52.00*
Corn Base Acres: 27.83*
Bean Base Acres: 22.19*
Soil Productivity: 95.15 CSR2

**Acres are estimated.*

Parcel 2 Property Information 51.20 Acres, m/l

Location

The farm is located immediately south of Mechanicsville along County Road X40 (Fox Ave.) on the east side of the road.

Legal Description

The South 55 acres of the W½ NE¼ of Section 24, Township 82 North, Range 4 West of the 5th P.M. except the Westerly 3 acres of the North 10 & 5/27 acres of said parcel, Cedar County, Iowa, subject to easement to Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,054.00
 Net Taxable Acres: 51.20
 Tax per Net Taxable Acre: \$40.12

FSA Data

Farm Number 1340, Tract 321
 FSA/Eff. Crop Acres: 52.00*
 Corn Base Acres: 27.83*
 Corn PLC Yield: 184 Bu.
 Bean Base Acres: 22.19*
 Bean PLC Yield: 51 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Tama, Muscatine and Atterberry. CSR2 on the estimated FSA/Eff. crop acres is 95.15. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

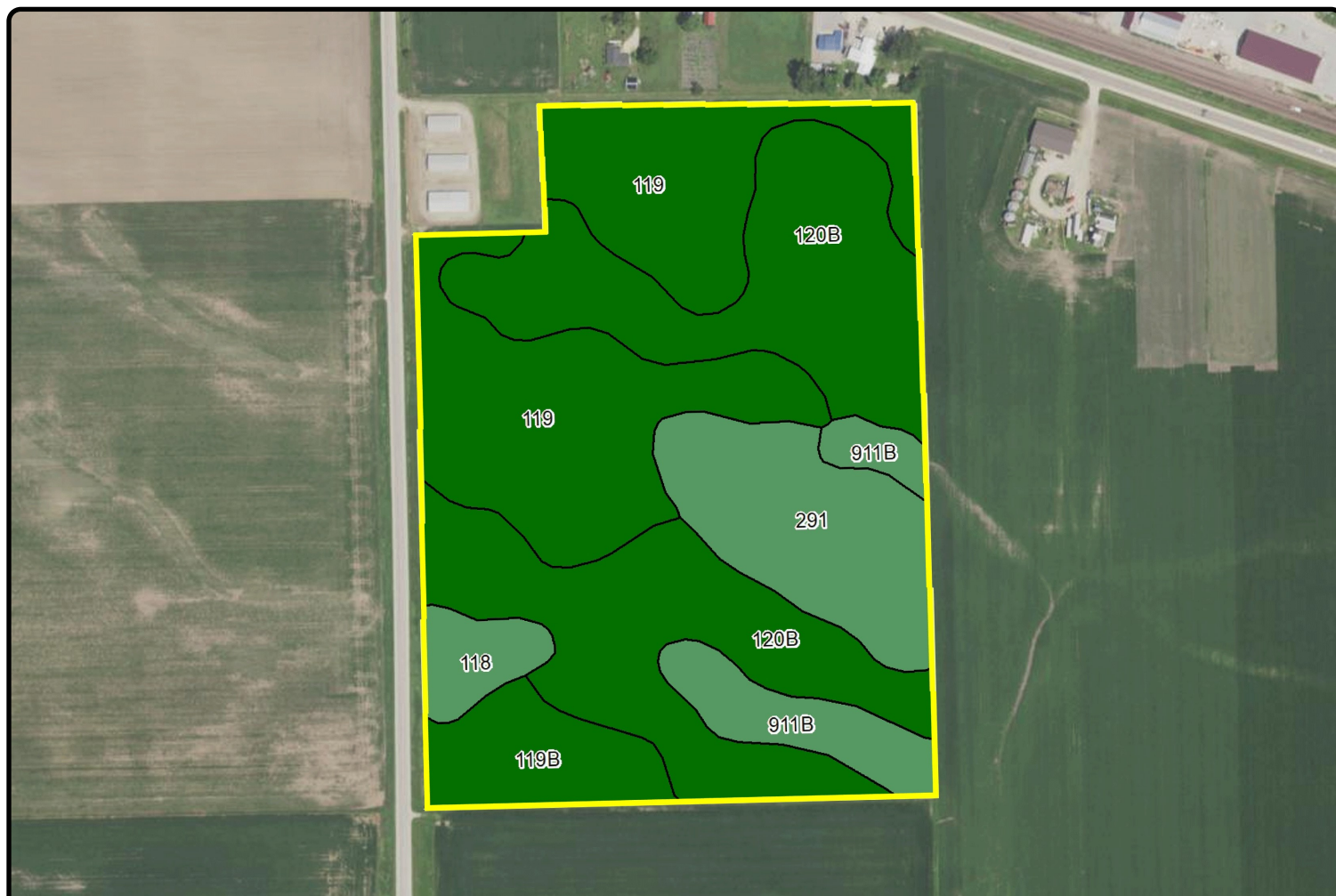
Comments

Investment-quality farm. Great eye-appeal! Owned for 3 generations by Svoboda family.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	20.83	40.06	2	95	
119	Muscatine silty clay loam, 0 to 2 percent slopes	16.06	30.89	1	100	
291	Atterberry silt loam, 0 to 2 percent slopes	6.64	12.77	1	90	
911B	Colo-Ely complex, 0 to 5 percent slopes	3.46	6.66	2	86	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	3.42	6.59	2	95	
118	Garwin silty clay loam, 0 to 2 percent slopes	1.58	3.04	2	90	

Measured Tillable Acres: 52.00

Average CSR2: 95.15

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.

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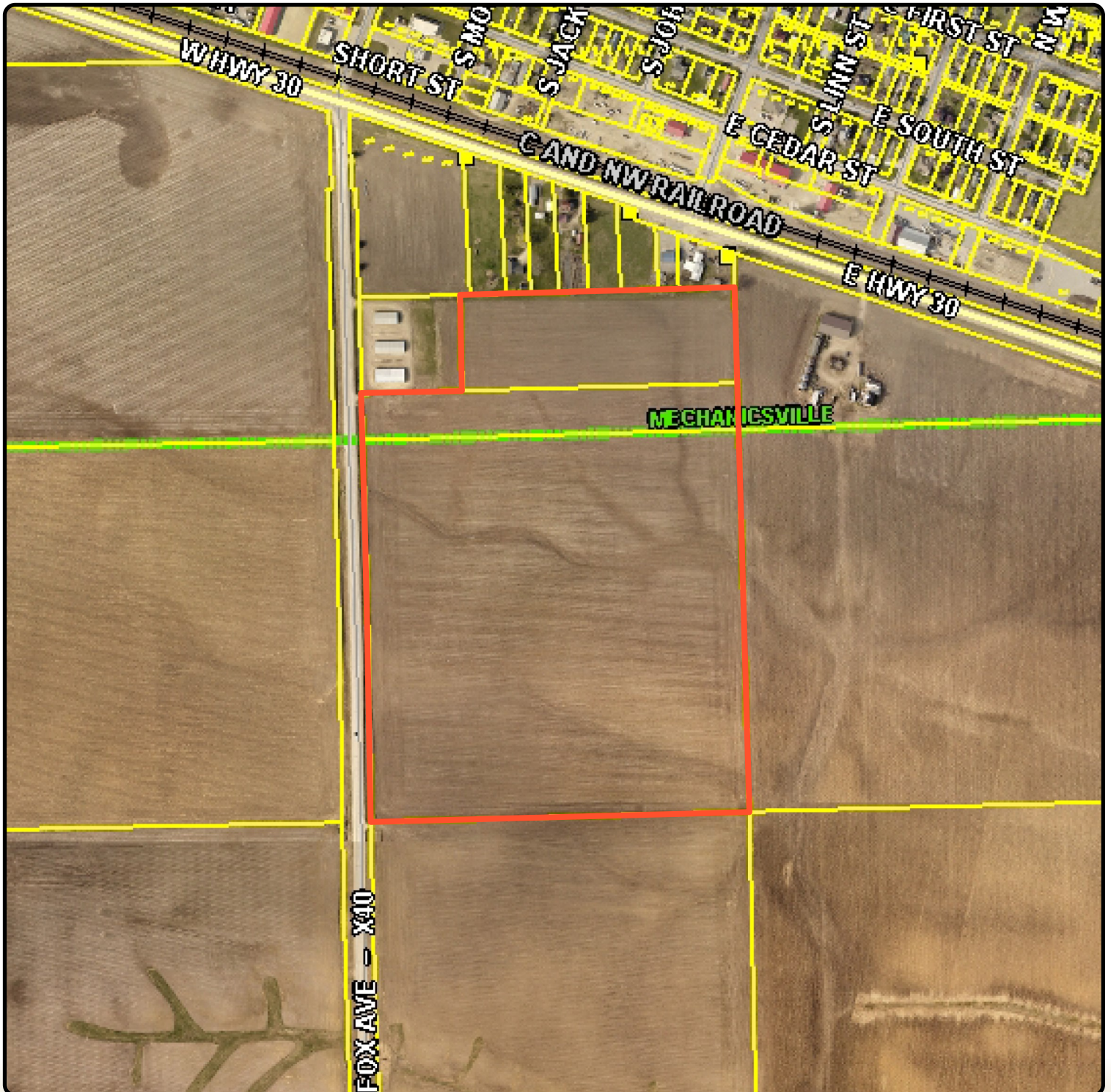
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Parcel 1 - 137.60 Acres, m/l



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Parcel 2 - 51.20 Acres, m/l



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Date: **Wed., July 21, 2021**

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

Site: **Mechanicsville
Memorial Building
102 N John Street
Mechanicsville, IA 52306**

Seller

Wayne Svoboda and Joy E. Root

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Adrian T. Knuth,
Adrian T. Knuth Attorney at Law

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- 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 November 10, 2021 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, 2022. Taxes will be prorated to date of closing.

Survey

Parcel 1 to be surveyed prior to closing to determine boundaries and acres. Final sale price to be adjusted up or down based on actual net surveyed acres times auction sale price per acre. Contact agent for details/questions.

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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