

Land Auction

ACREAGE:

151.99 Acres, m/l
Jones County, IA

DATE:

Thursday
August 5, 2021
10:00 a.m.

LOCATION:

**Lawrence
Community Center**
Anamosa, IA

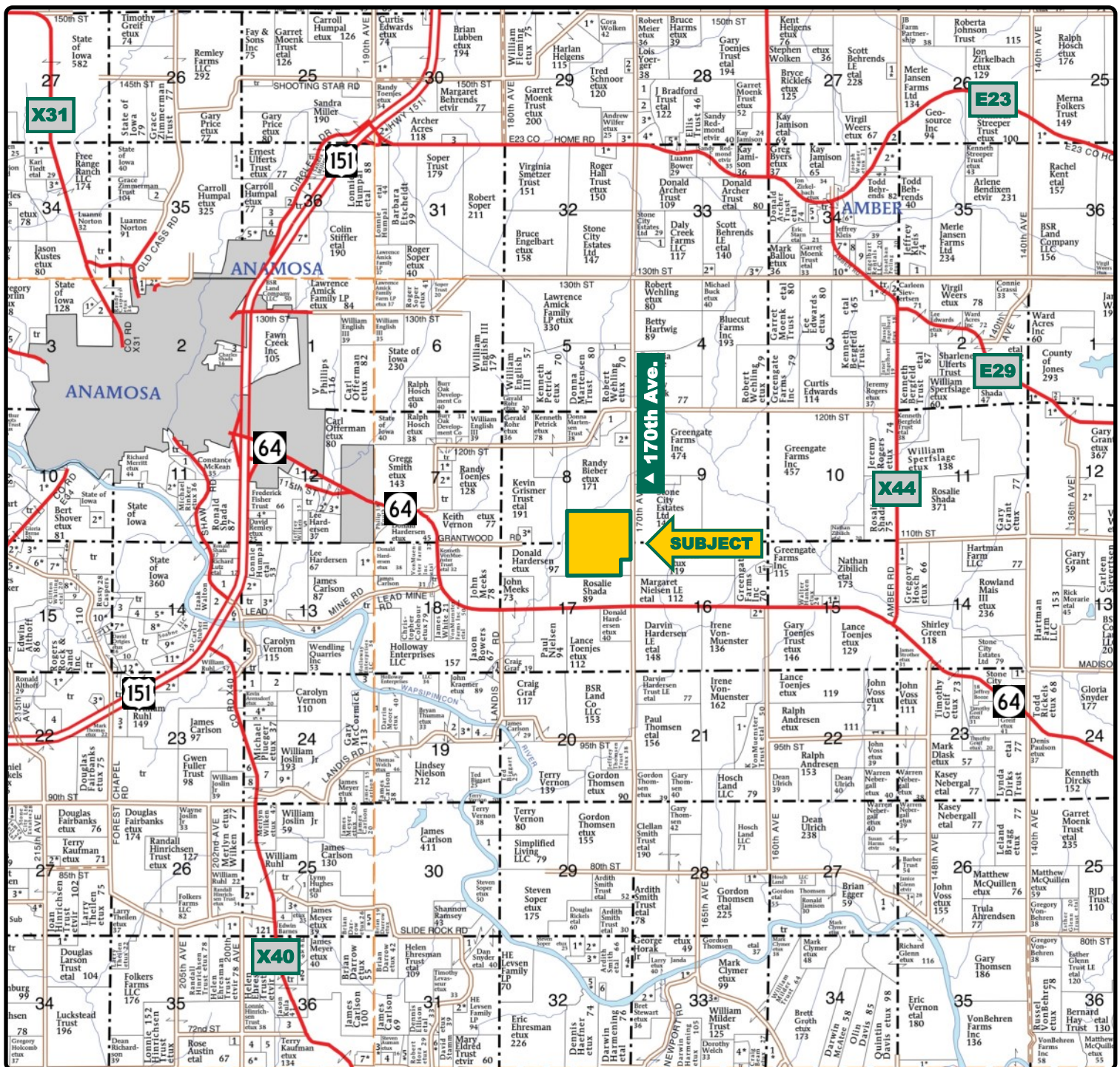


Property Key Features

- Located 3 Miles Southeast of Anamosa, Iowa
- 149.86 Estimated FSA/Eff. Crop Acres with an 85.10 CSR2
- High-Quality Jones County Farm

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

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



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FSA/Eff. Crop Acres: 149.86*

Corn Base Acres: 111.24*

Bean Base Acres: 37.06*

Soil Productivity: 85.10 CSR2

**Acres are estimated*

Property Information

151.99 Acres, m/l

Location

From Anamosa—Intersection of U.S. Highway 151 and State Highway 64: 3½ miles southeast and ½ mile north on 170th Ave. The farm is located on the west side of the road.

Legal Description

The S½ of the SE¼ of Section 8, and the N½ of the NE¼, excepting Plat of Survey recorded in Plat Book W, Page 25 (Document No. 2018-2548) containing 6.55 acres located in Section 17; all in Township 84 North, Range 3 West of the 5th P.M., Jones County, Iowa Records.

Real Estate Tax

Taxes Payable 2020 - 2021: \$6,314.00

Net Taxable Acres: 151.99

Tax per Net Taxable Acre: \$41.54

FSA Data

Farm Number 3645, Tract 1144

FSA/Eff. Crop Acres: 149.86*

Corn Base Acres: 111.24*

Corn PLC Yield: 174 Bu.

Bean Base Acres: 37.06*

Bean PLC Yield: 50 Bu.

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

Soil Types/Productivity

Primary soils are Colo-Ely, Waubeek, and Bassett. CSR2 on the est. FSA/Eff. crop acres is 85.10. See soil map for detail.

Land Description

Gently rolling.

Drainage

This is a well-tiled farm. Contact agent for tile maps.

Water & Well Information

None.

Comments

This is a high-quality Jones County farm with an 85.10 CSR2.

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Measured Tillable Acres		149.86	Avg. CSR2		85.10	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
11B	Colo-Ely complex, 0 to 5 percent	86	42.6%	IIw	63.87	
771C	Waubeek silt loam, 5 to 9 percent	85	22.7%	IIIe	34.05	
171C2	Bassett loam, 5 to 9 percent slopes,	77	11.8%	IIIe	17.71	
771B	Waubeek silt loam, 2 to 5 percent	90	6.9%	Ile	10.39	
976	Raddle silt loam, 0 to 2 percent slopes	100	5.5%	I	8.31	
171B	Bassett loam, 2 to 5 percent slopes	85	4.6%	Ile	6.91	
771C2	Waubeek silt loam, 5 to 9 percent	82	3.0%	IIIe	4.55	
933	Sawmill silty clay loam, shallow loess, 0	78	1.6%	IIw	2.4	
171D	Bassett loam, 9 to 14 percent slopes	57	0.9%	IIIe	1.4	
771D	Waubeek silt loam, 9 to 14 percent	59	0.2%	IIIe	0.3	

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.

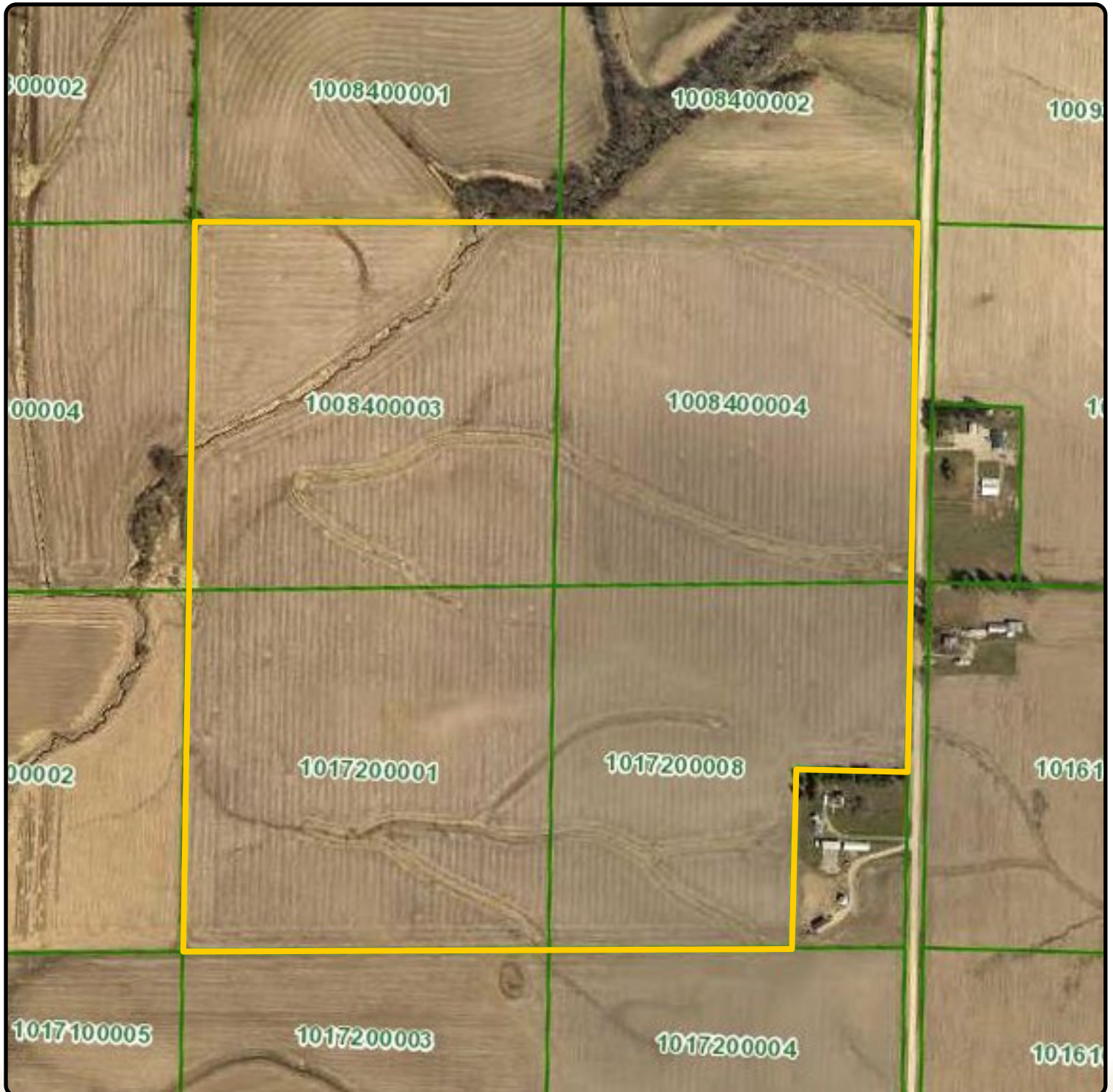
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Date: **Thurs., August 5, 2021**

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

Site: **Lawrence Community
Center
600 E Main St.
Anamosa, IA 52205**

Seller

Andreesen Family (Antioch LLC)

Agency

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

Auctioneer

Troy Louwagie

Attorney

Matt McQuillen
Remley, Willems, McQuillen & Voss, L.L.P

Method of Sale

- This property 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 September 10, 2021 or after any objections to title have been cleared. Buyer to receive \$10,000 at closing representing a prorated share of the 2021 cash rent. 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.

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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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- Professional Farm Management
- Certified Farm Appraisals

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