

Land Auction

ACREAGE:

141.49 Acres, m/l
Cedar County, IA

DATE:

Wednesday
September 15, 2021
10:00 a.m.

LOCATION:

U.S. Bank
(Lower Level)
Tipton, IA



Property Key Features

- Located 2 Miles Southeast of Tipton, Iowa
- 137.20 FSA/Eff. Crop Acres with a 65.47 CSR2
- Highly-Productive Cedar County Farm

Kirk Weih, AFM, ALC

Licensed in IA

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319-895-8858

102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

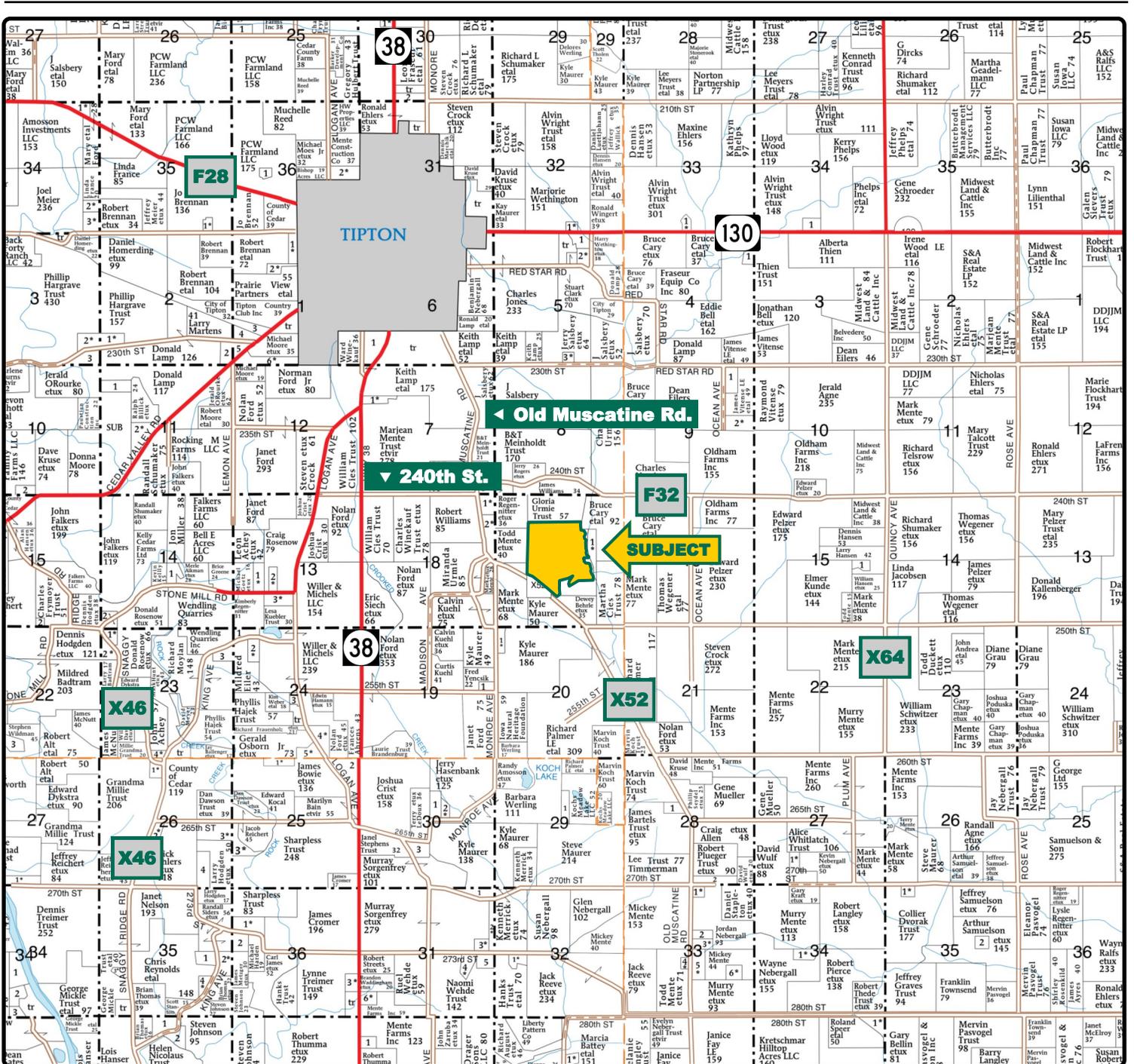
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Troy Louwagie, ALC

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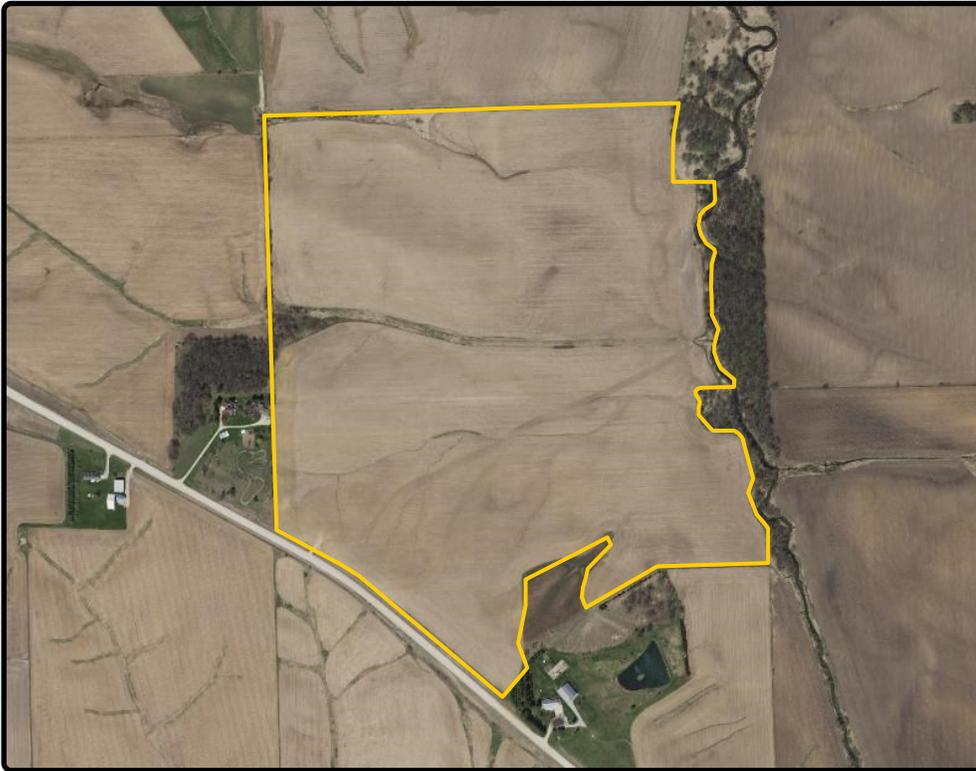


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FSA/Eff. Crop Acres: 137.20

Corn Base Acres: 121.55*

Bean Base Acres: 15.63*

Soil Productivity: 65.47 CSR2

**Acres are estimated.*

Property Information

141.49 Acres, m/l

Location

From Tipton: 1½ miles south on Highway 38, 1 mile east on 240th Street and 1 mile southeast on Old Muscatine Road.

Legal Description

The SE¼ of the NW¼, that part of the SW¼ of the NE¼, that part of the NE¼ of the SW¼ and that part of the NW¼ of the SW¼ of Section 17, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,834.00
Net Taxable Acres: 141.49
Tax per Net Taxable Acre: \$27.10

FSA Data

Farm Number 7310, Tracts 1547, 8719
FSA/Eff. Crop Acres: 137.20
Corn Base Acres: 121.55*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 15.63*
Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Nevin, Kennebec and Fayette. CSR2 on the FSA/Eff. crop acres is 65.47. See soil map for detail.

Land Description

Rolling on the west and level on the east.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly-productive farm located southeast of Tipton, Iowa.

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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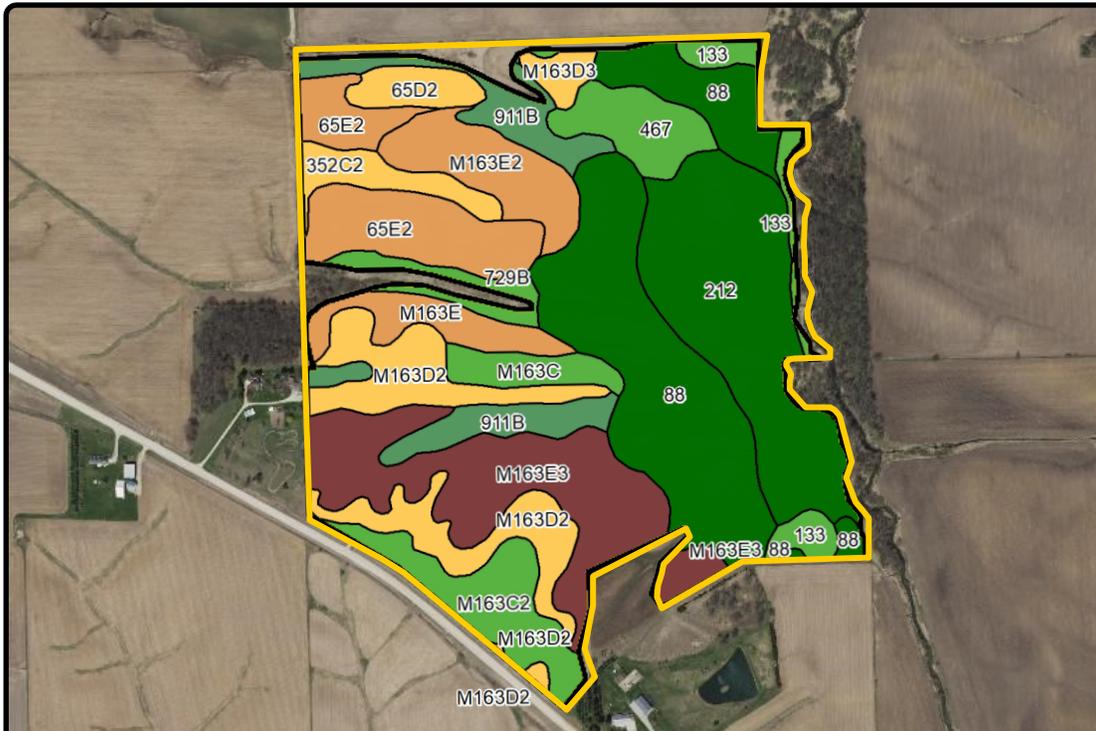
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	27.23	19.84	1	94	
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	20.36	14.83	1	92	
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	18.25	13.29	6	29	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	12.80	9.32	3	47	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	10.70	7.79	6	31	
911B	Colo-Ely complex, 0 to 5 percent slopes	7.91	5.76	2	86	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	7.08	5.16	3	76	
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	6.70	4.88	4	36	
467	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	4.80	3.49	2	79	
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	4.33	3.16	4	39	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.49	2.54	2	78	
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	3.30	2.40	3	42	
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	3.03	2.21	3	79	
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	2.65	1.93	2	80	
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	2.54	1.85	4	43	
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	1.47	1.07	4	41	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.65	0.47	3	82	

Measured Tillable Acres: 137.20

Average CSR2: 65.47

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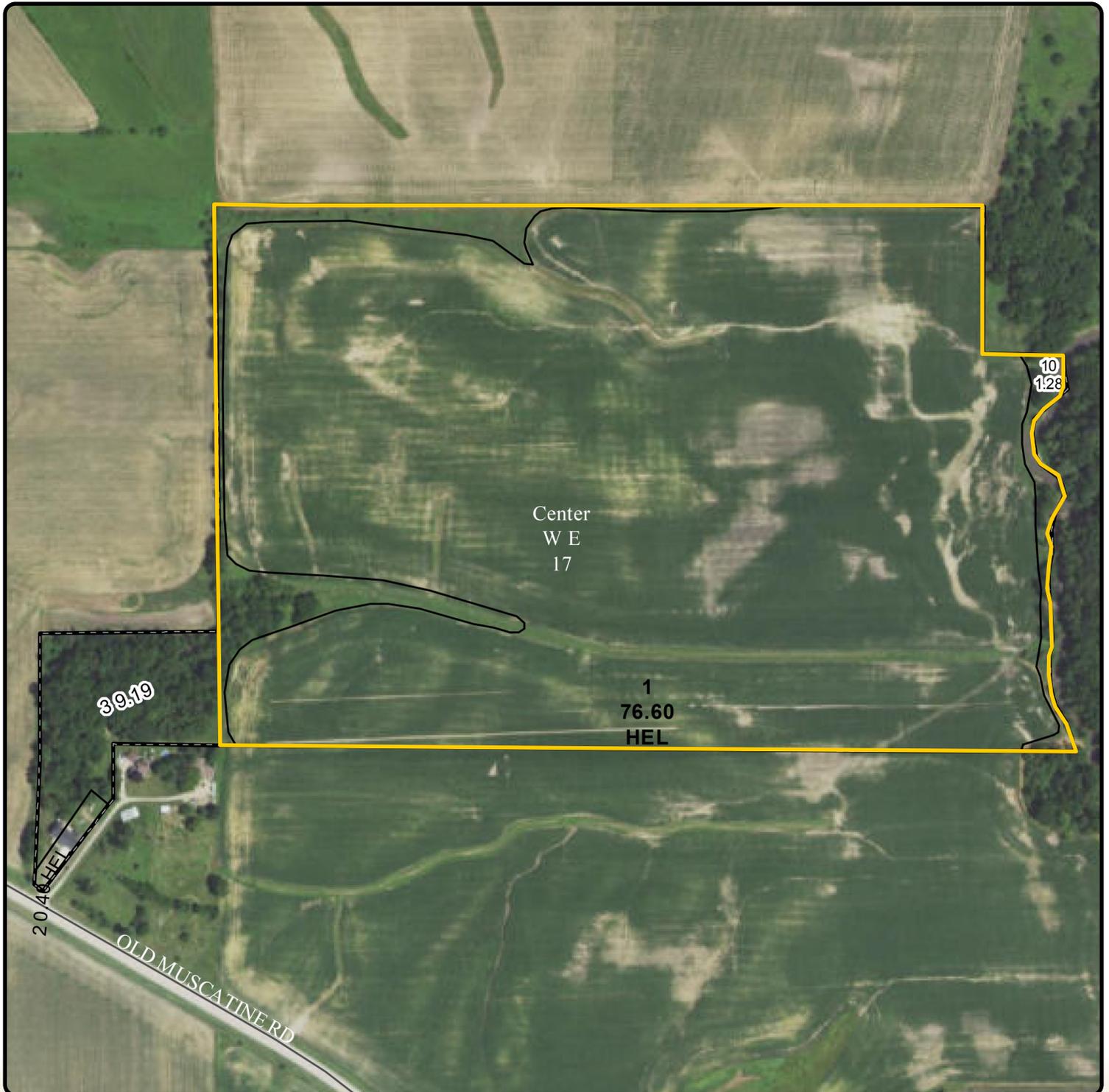
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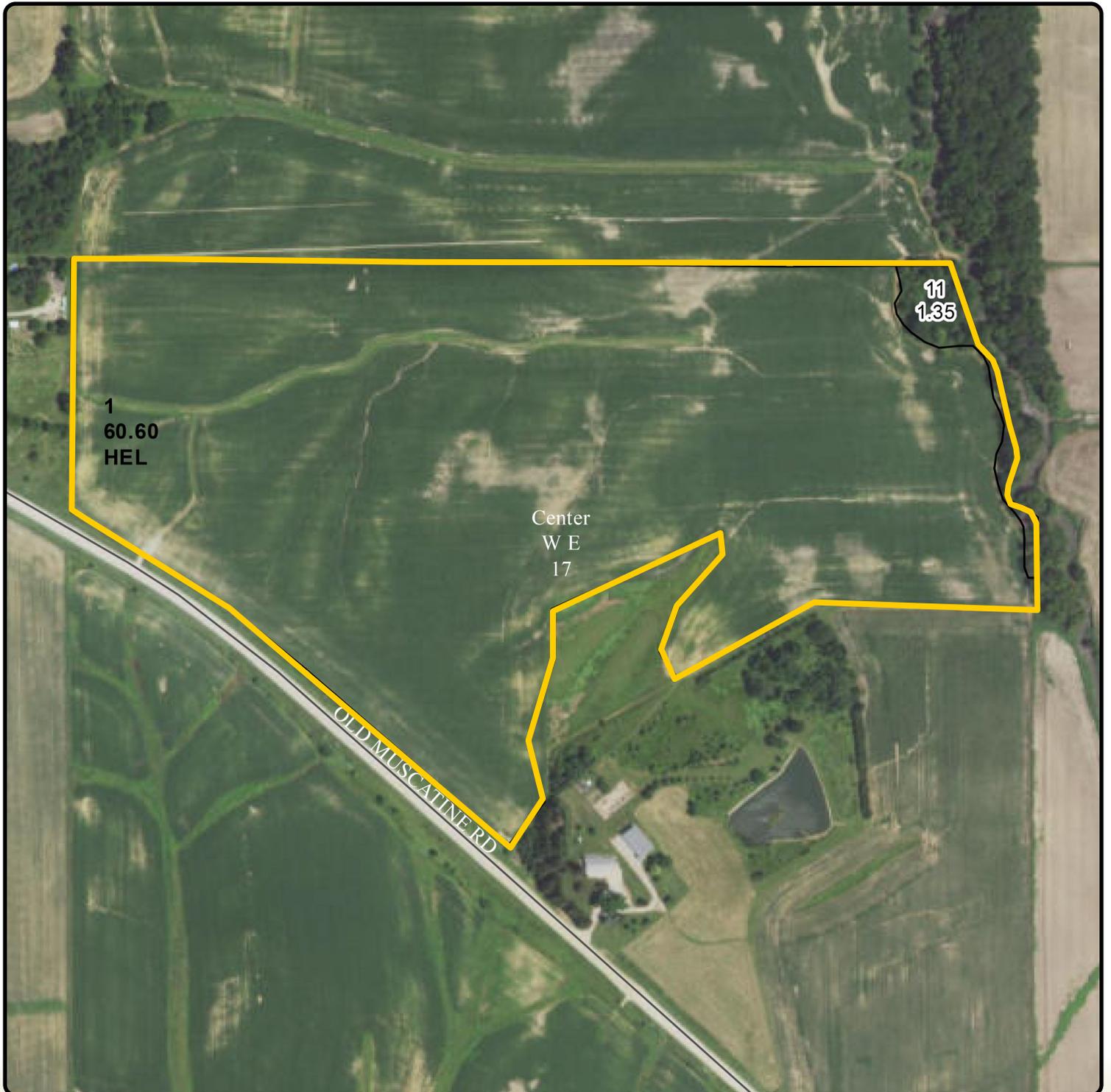
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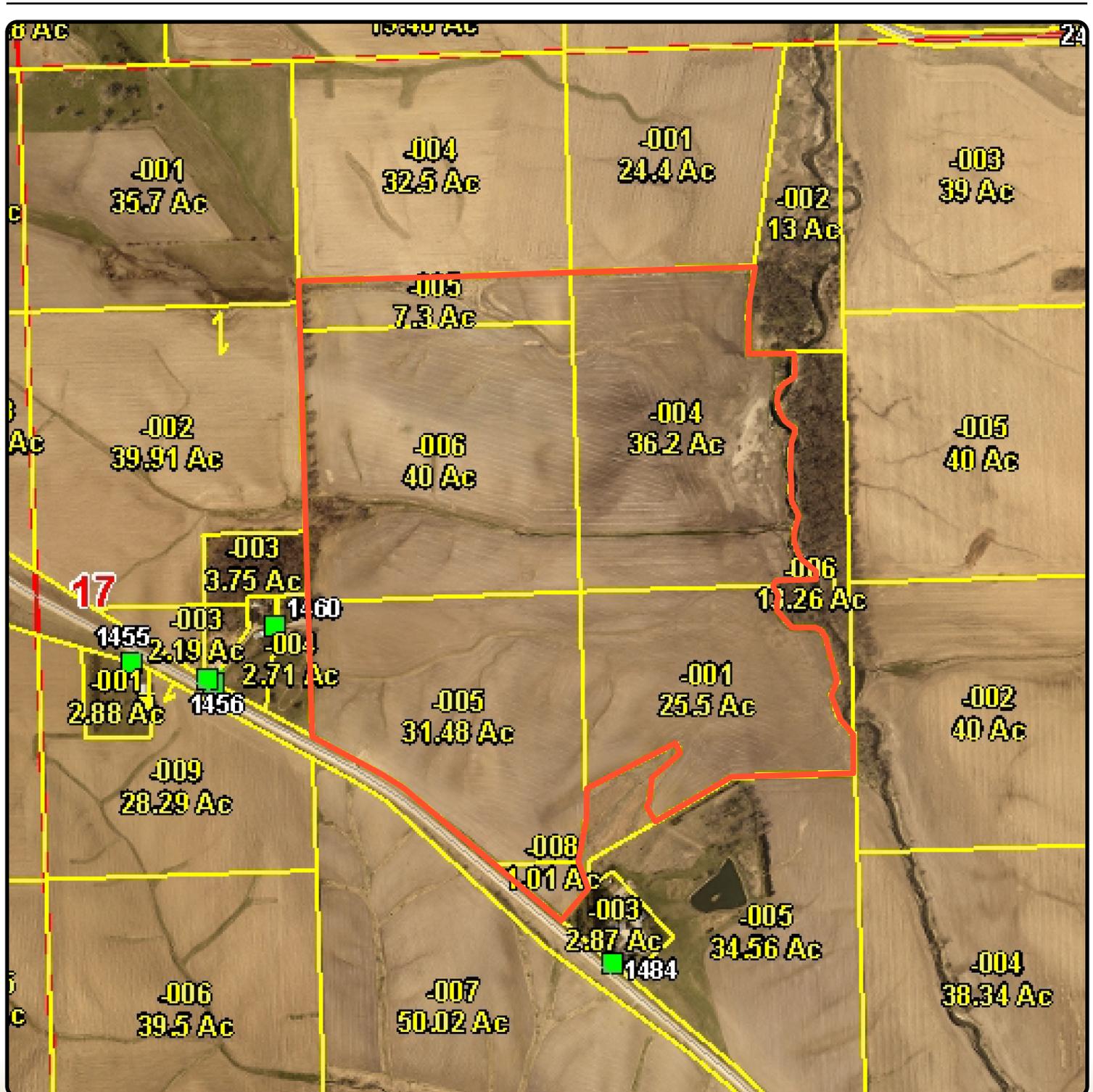
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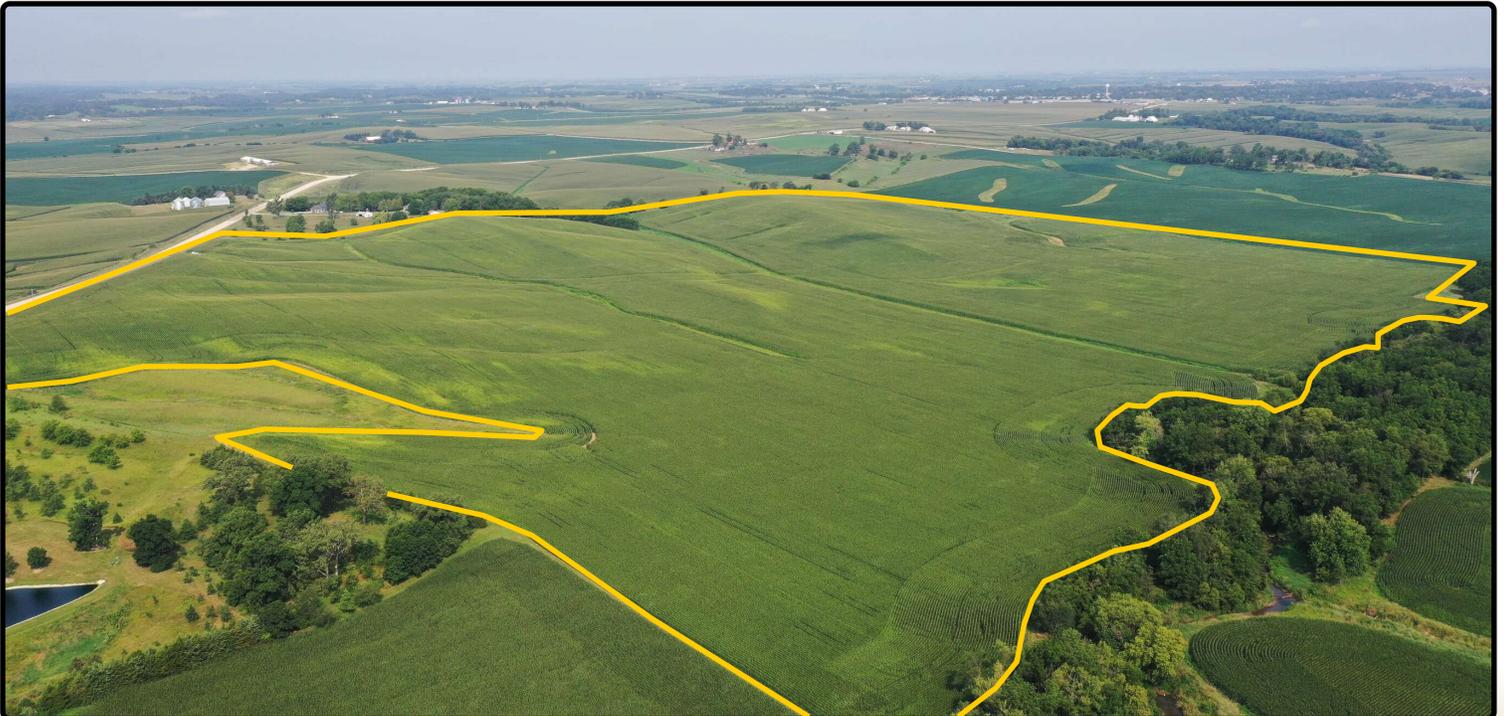
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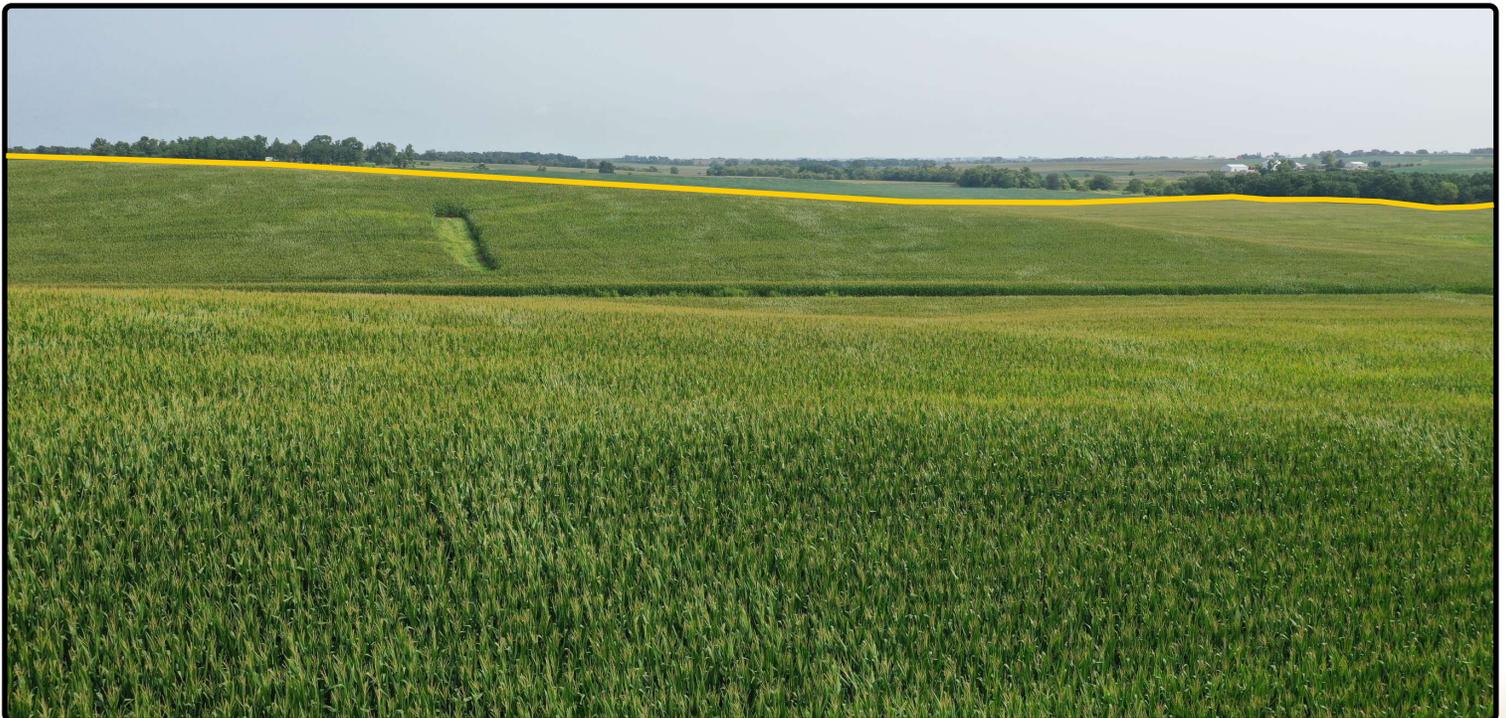
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Date: **Wed., September 15, 2021**

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

Site: **U.S. Bank (Lower Level)
102 E 5th Street
Tipton, IA 52772**

Seller

Murry G. Mentel

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Christopher L. Surls
Norton, Baumann & Surls, PLLC

Method of Sale

- Parcel 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 November 1, 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.

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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