

Land Auction

ACREAGE:

77.00 Acres, m/l
Iowa County, IA

DATE:

Wednesday
September 29, 2021
10:00 a.m.

LOCATION:

**Hilton Township
Hall**
Conroy, IA



Property Key Features

- Located 5 miles Northwest of Williamsburg, Iowa.
- 76.93 FSA/Eff. Crop Acres with a 59.87 CSR2
- Highly Tillable Iowa County Farm

Troy Louwagie, ALC
Licensed in IA & IL
319-721-4068
TroyL@Hertz.ag

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

Rebecca Frantz
Licensed in IA
319-330-2945
RebeccaF@Hertz.ag



FSA/Eff. Crop Acres:	76.93
Cert. Grass Acres:	3.22
Corn Base Acres:	2.90
Bean Base Acres:	2.58
Soil Productivity:	59.87 CSR2

Property Information

77.00 Acres, m/l

Location

From Conroy: 2½ miles west on County Road F34 (190th Street). The farm is located on the north side of the road.

From Williamsburg: 2½ miles north on County Road V77 and 2½ miles west on County Road F34 (190th Street).

Legal Description

The E½ of the SW¼ of Section 18, Township 80 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,168.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$28.16

FSA Data

Farm Number 597, Tract 505
FSA/Eff. Crop Acres: 76.93
Cert. Grass Acres: 3.22
Corn Base Acres: 2.90
Corn PLC Yield: 121 Bu.
Bean Base Acres: 2.58
Bean PLC Yield: 39 Bu.

**The tenant did not have this farm enrolled in the ARC program.*

Soil Types/Productivity

Primary soils are Gara, Downs, and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 59.87. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

There is a 64' x 48' machine shed in the southeast corner of the farm.

Water & Well Information

None.

Comments

This is a well-maintained Iowa County farm located northwest of Williamsburg, Iowa.

Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

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

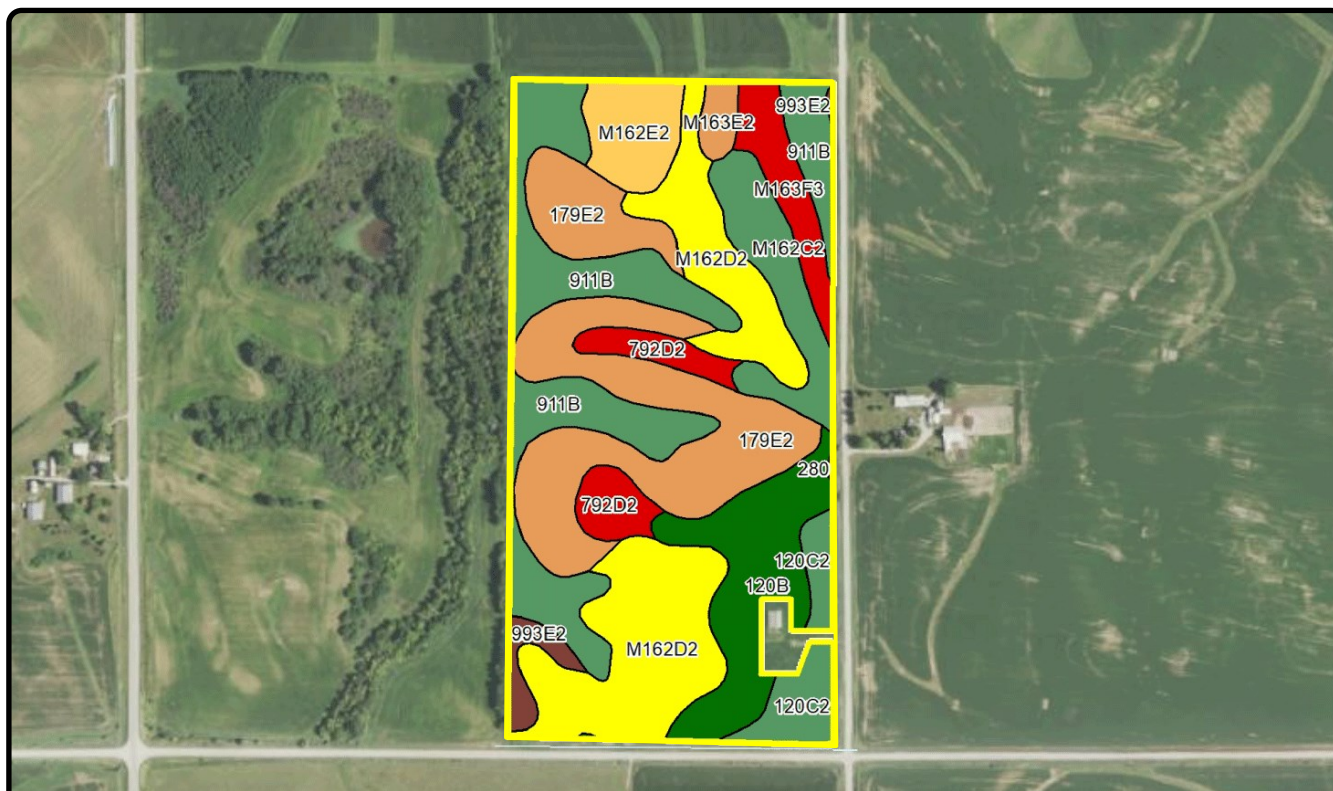
www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	17.59	22.86	6	37	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	15.96	20.74	4	57	
911B	Colo-Ely complex, 0 to 5 percent slopes	14.55	18.91	2	86	
120B	Tama silty clay loam, 2 to 5 percent slopes	8.18	10.63	2	95	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	4.94	6.43	3	82	
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	3.49	4.54	4	45	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.42	4.44	3	87	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	3.33	4.32	4	15	
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	3.17	4.13	7	12	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	1.31	1.70	6	24	
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.96	1.25	4	36	
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.04	0.05	1	94	

Measured Tillable Acres: 76.93

Average CSR2: 59.87

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.

Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

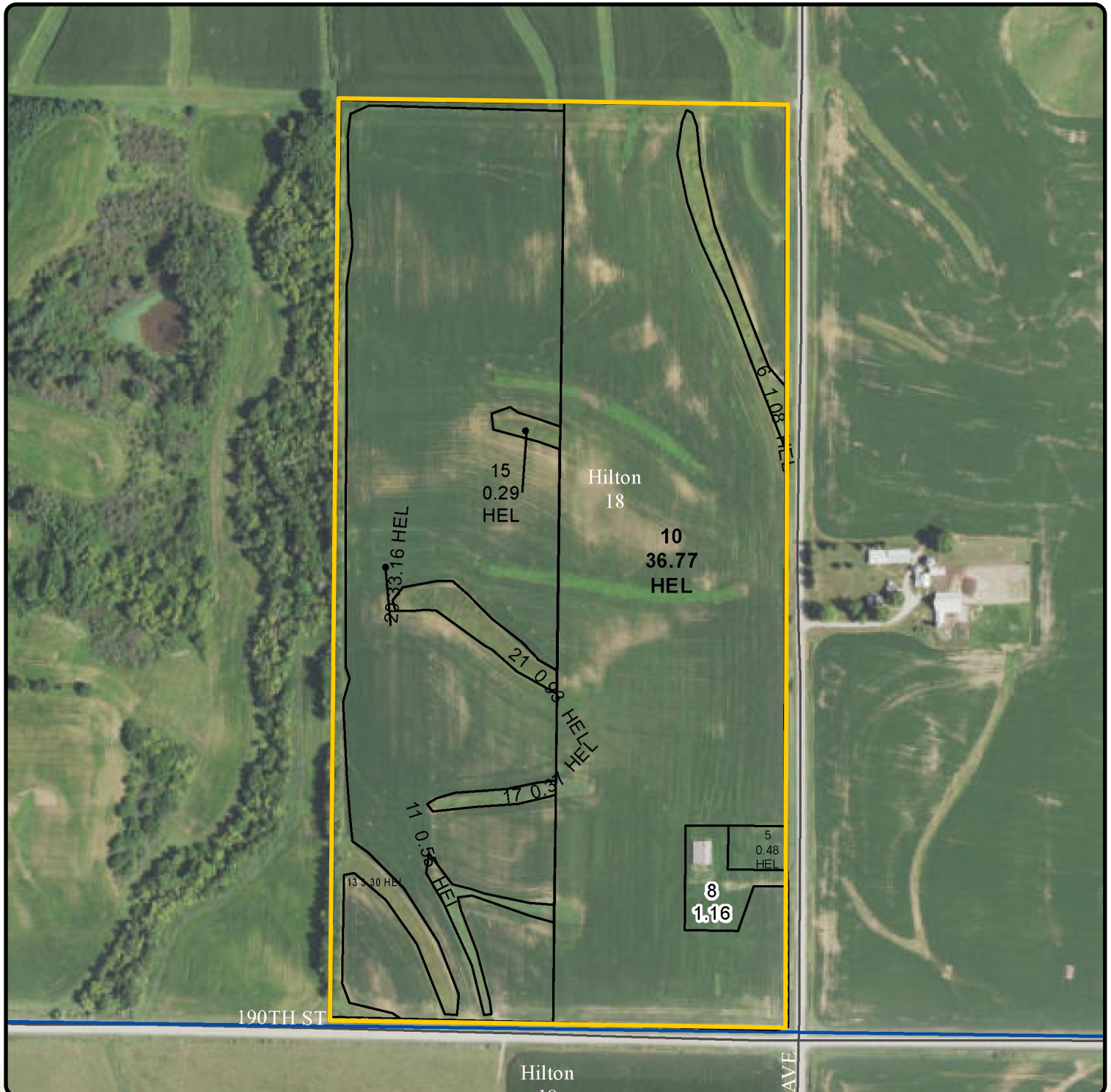
www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag



Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag



Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

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

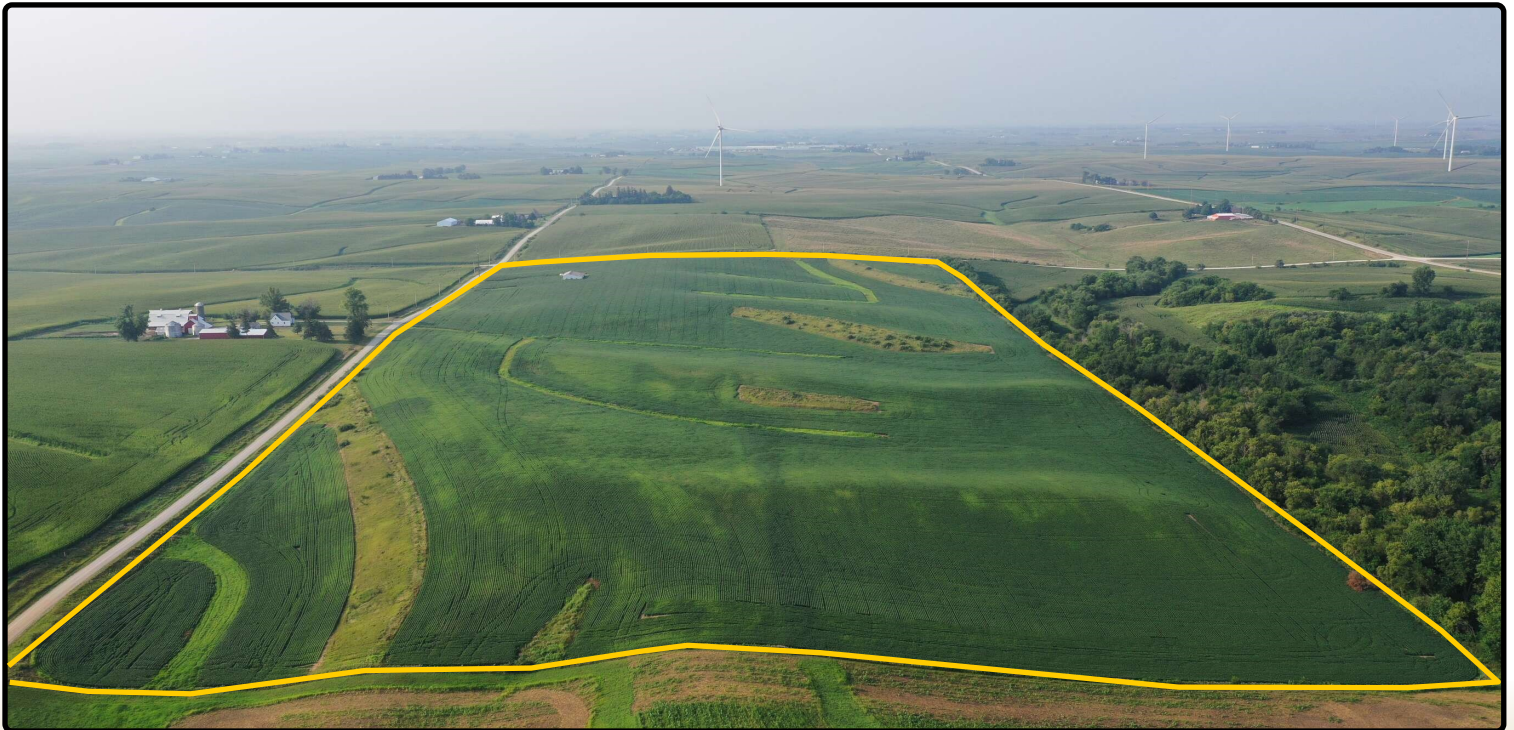
www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag



Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag



Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

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

www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag

Date: **Wed., September 29, 2021**

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

Site: **Hilton Township Hall
550 7th Avenue
Conroy, IA 52220**

Seller

Luanne Alcaraz

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Thomas Buchanan
Elwood, Elwood & Buchanan

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 November 3, 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. Tenant reserves the use of the machine shed until April 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.

Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

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

www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag

Make the Most of Your Farmland Investment

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

Troy Louwagie, ALC

Licensed in IA & IL

319-721-4068

TroyL@Hertz.ag

319-895-8858

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

www.Hertz.ag

Rebecca Frantz

Licensed in IA

319-330-2945

RebeccaF@Hertz.ag