

Land Auction

ACREAGE:

95.62 Acres, m/l
Grundy County, IA

DATE:

Thursday
November 4, 2021
10:00 a.m.

LOCATION:

Fox Ridge Golf Club
Dike, Iowa

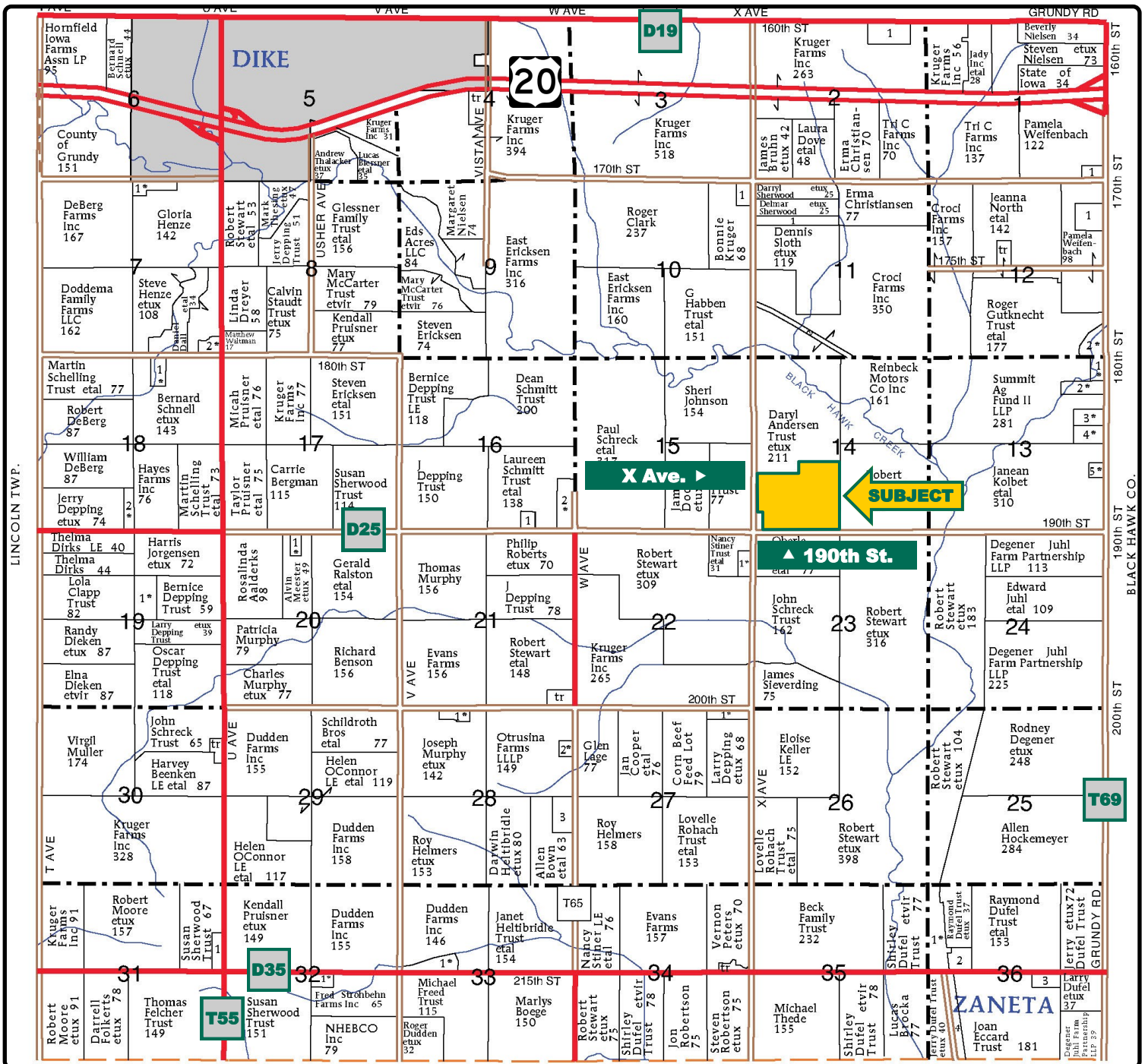


Property Key Features

- **CSR2 of 87.40 on 96.00 FSA/Eff. Crop Acres**
- **Highly Tillable Tract**
- **Close Proximity to Dike, Iowa**

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

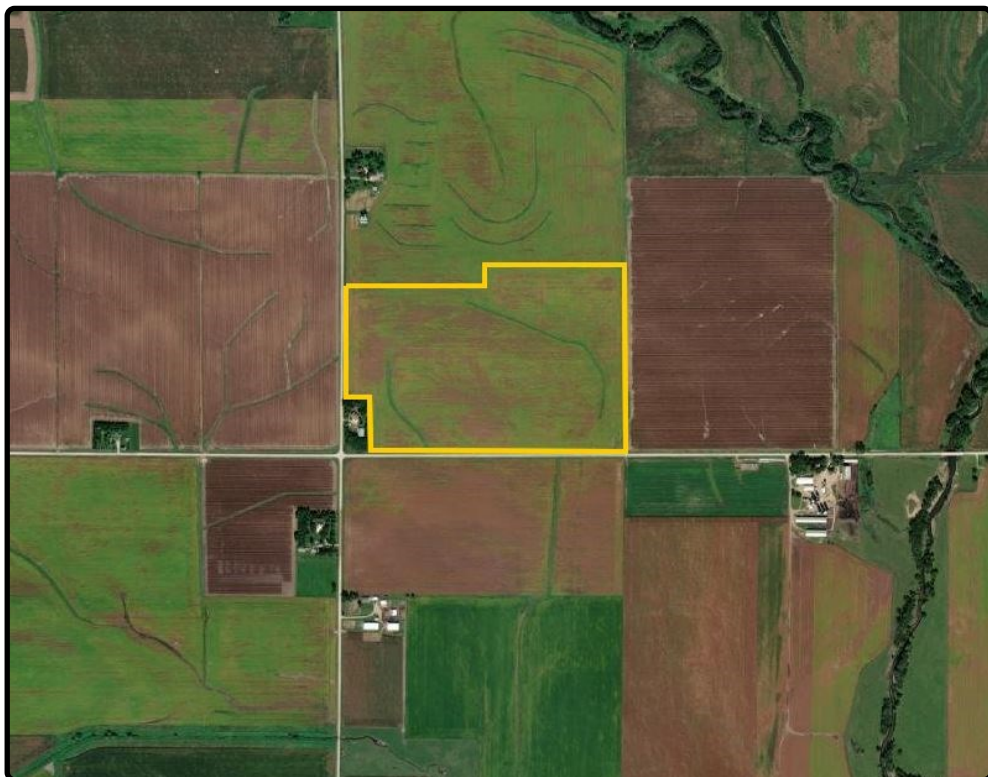
319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



FSA/Eff. Crop Acres: 96.00
Corn Base Acres: 48.80
Bean Base Acres: 47.20
Soil Productivity: 87.40 CSR2

Property Information

95.62 Acres, m/l

Location

3 miles southeast of Dike, Iowa.

Legal Description

S 14 Ac. of NE¼ SW¼, S 8 Ac. of NW¼ SW¼, S½ of SW¼ Ex. Parcel 25-B Section 14, Township 88 North, 15 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,396.00
Net Taxable Acres: 95.62
Tax per Net Taxable Acre: \$35.52

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4469, Tract 426
FSA/Eff. Crop Acres: 96.00
Corn Base Acres: 48.80
Corn PLC Yield: 192 Bu.
Bean Base Acres: 47.20
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Kenyon loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 87.40. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Some tile on the property. Contact listing agent for details.

Water & Well Information

None known.

Comments

Highly tillable tract located just southeast of Dike, Iowa with a CSR2 of 87.40 on 96.00 FSA/Eff. Crop Acres.

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

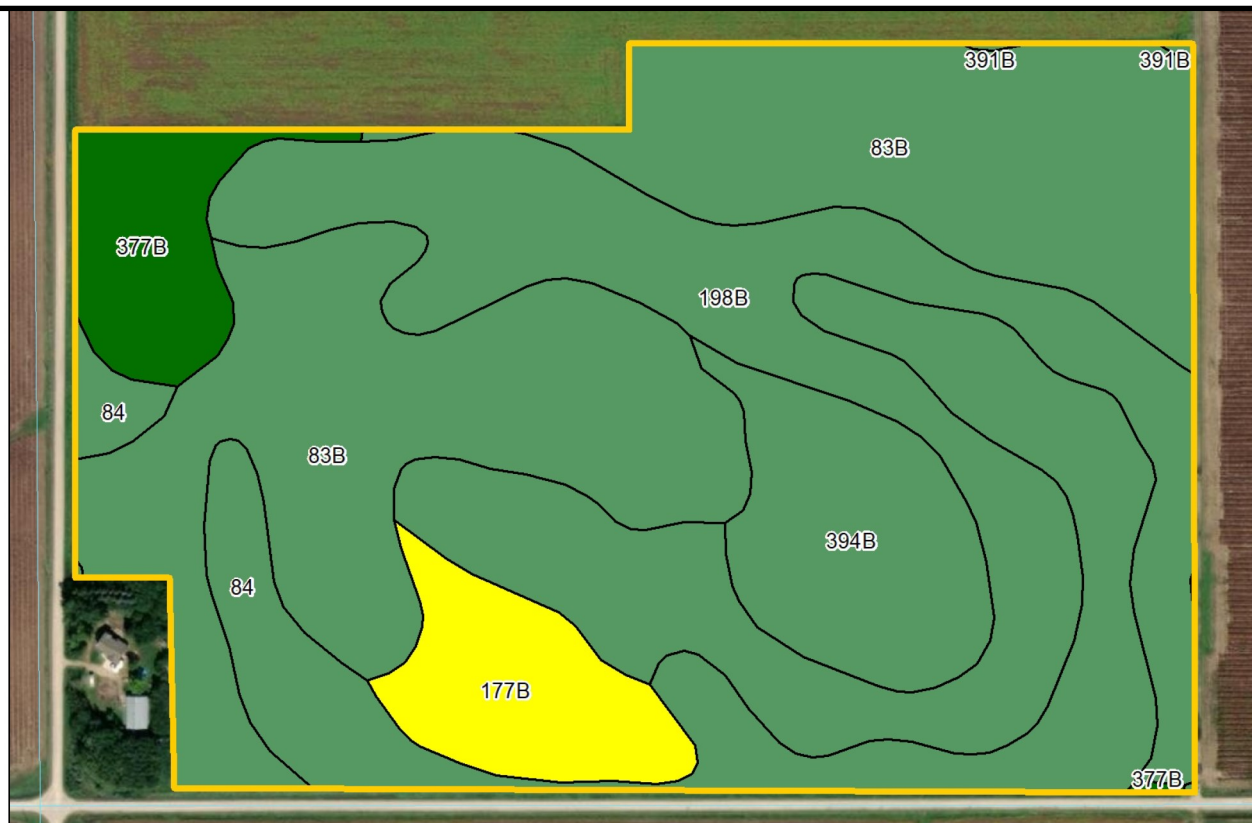
ElliottS@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	35.77	37.27	2	90	
198B	Floyd loam, 1 to 4 percent slopes	27.13	28.26	2	89	
84	Clyde silty clay loam, 0 to 3 percent slopes	14.91	15.53	2	88	
394B	Ostrander loam, 2 to 5 percent slopes	7.87	8.20	2	88	
177B	Saude loam, 2 to 5 percent slopes	5.57	5.80	2	55	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.66	4.86	2	94	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.08	0.09	2	87	

Measured Tillable Acres: 96.00

Average CSR2: 87.40

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.

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Looking southwest



Looking west



Looking northeast



Looking northwest



Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Date: **Thurs., Nov. 4, 2021**

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

Site: **Fox Ridge Golf Club
355 Country Club Lane
Dike, Iowa 50624**

Seller

Ruth Ann Gooden Estate

Agency

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

Auctioneer

Elliott Siefert

Attorney

Mark Conway
Swisher & Cohrt

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 December 17, 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 December 17, 2021.

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.

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

ElliottS@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag