

Land Auction

ACREAGE:

70.15 Acres, m/l
Grundy County, IA

DATE:

Wednesday
December 1, 2021
10:00 a.m.

LOCATION:

Wellsburg Memorial Building
Wellsburg, IA

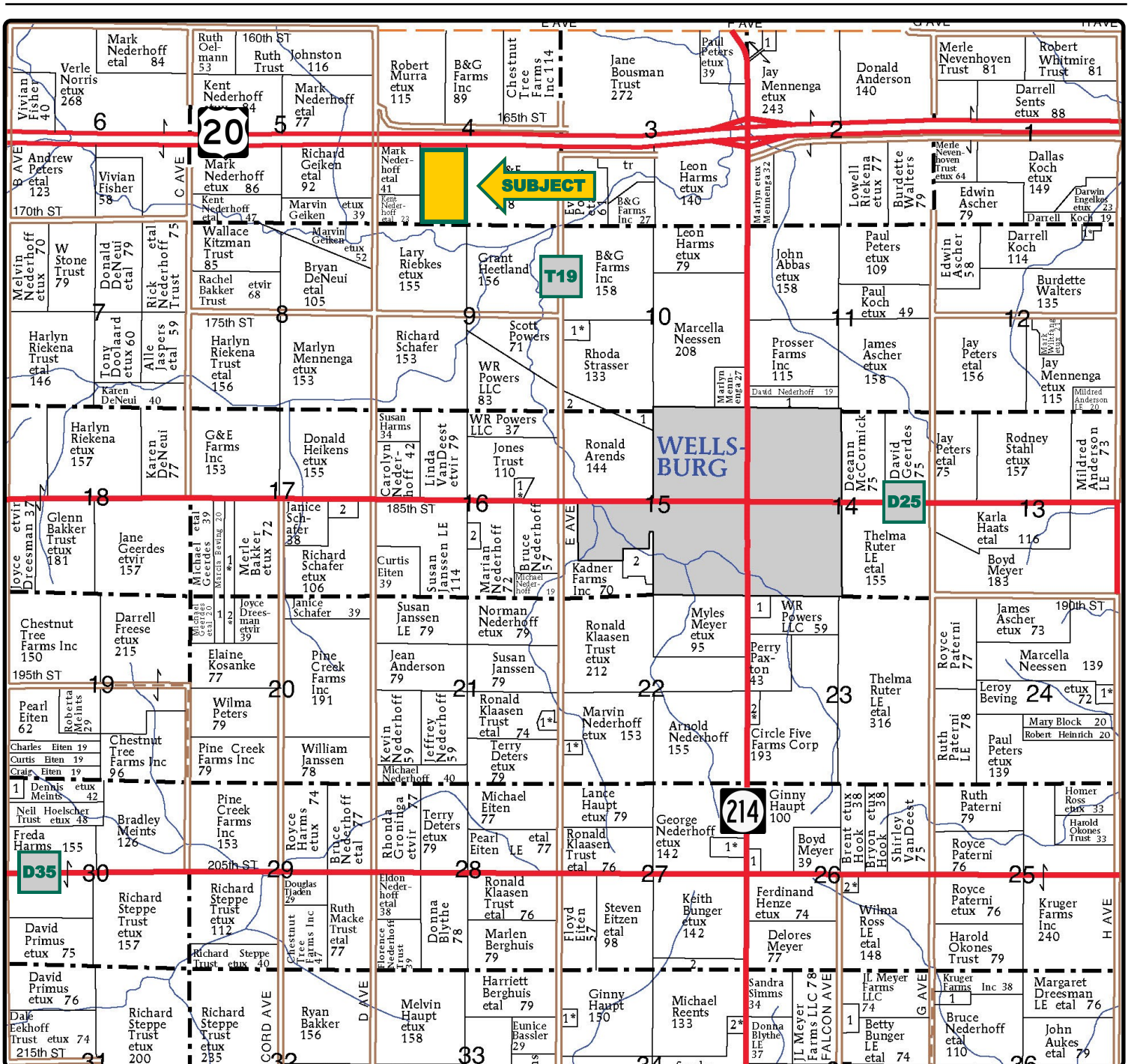


Property Key Features

- Highly Tillable Tract with 69.65 FSA/Eff. Crop Acres and 94.38 CSR2
- Close Proximity to Wellsburg, Iowa
- Located Along Highway 20

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FSA/Eff. Crop Acres: 69.65
Corn Base Acres: 41.67
Bean Base Acres: 25.23
Soil Productivity: 94.38 CSR2

Property Information

70.15 Acres, m/l

Location

1 mile northwest of Wellsburg, Iowa.

Legal Description

E½ SW¼ Section 4, Township 88 North,
Range 18 West of the 5th P.M., Grundy
County, IA

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,400.00
Net Taxable Acres: 70.15

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 918, Tract 1815
FSA/Eff. Crop Acres: 69.65
Corn Base Acres: 41.67
Corn PLC Yield: 177 Bu.
Bean Base Acres: 25.23
Bean PLC Yield: 53 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Tama silty loam and
Muscatine silty clay loam. CSR2 on the
FSA/Eff. crop acres is 94.38. 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

Contact listing agent for details.

Buildings/Improvements

16' x 16' Shed built in 1900.

Water & Well Information

None known.

Comments

Highly tillable tract located along a hard-
surface road with a CSR2 value of 94.38.

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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	36.08	51.81	2	95	
119	Muscatine silty clay loam, 0 to 2 percent slopes	14.25	20.47	1	100	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	8.53	12.24	2	95	
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	7.61	10.93	2	85	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.83	4.06	3	87	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.24	0.34	3	50	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.09	0.13	4e	39	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.02	0.03	2	78	

Measured Tillable Acres: 69.65

Average CSR2: 94.38

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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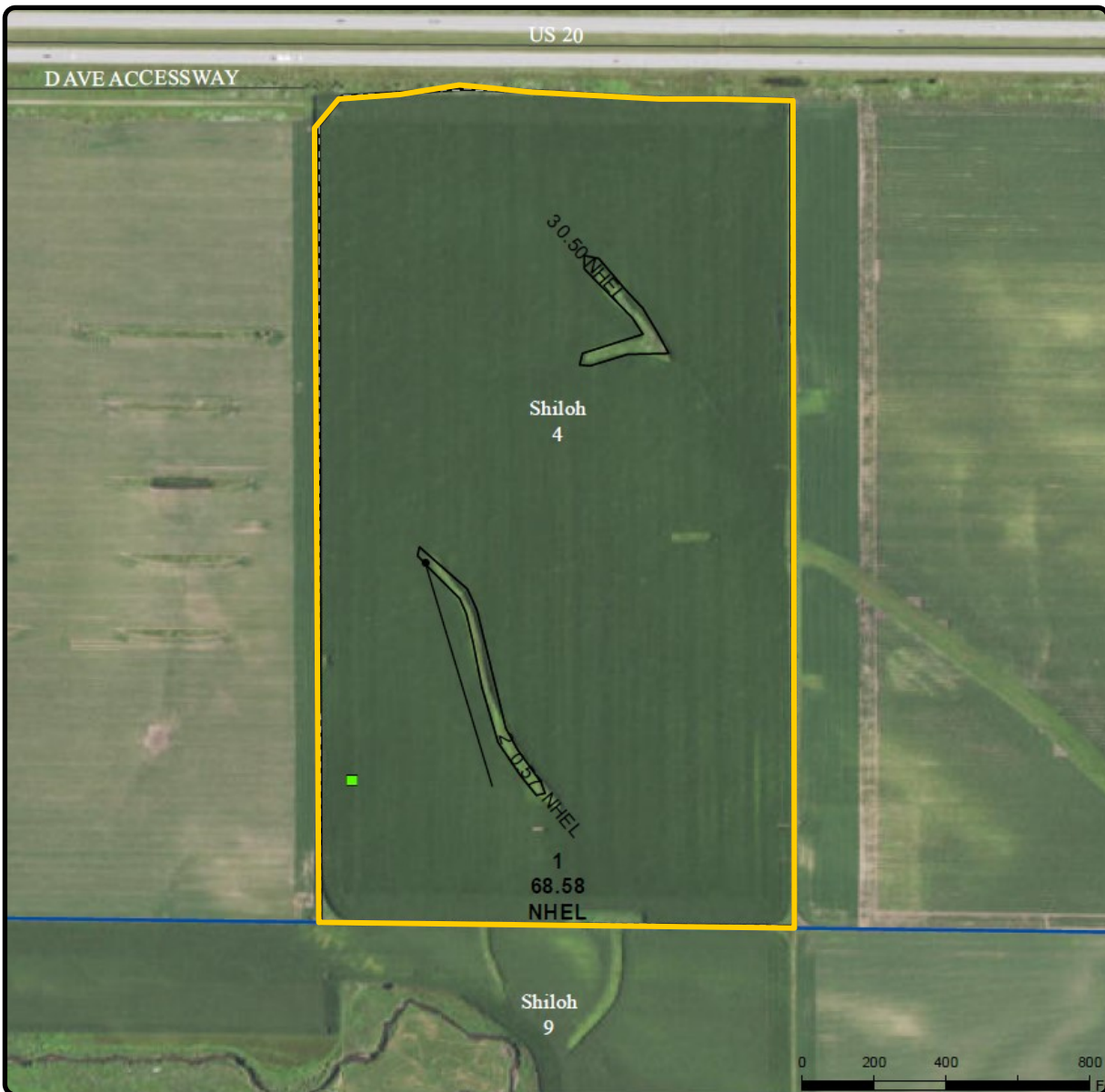
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Looking south



Looking southwest



Looking northwest



Looking northeast



Date: **Wed., Dec. 1, 2021**

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

Site: **Wellsburg Memorial
Building
501 N Adams St.
Wellsburg, IA 50680**

Seller

Patricia Neessen Estate

Agency

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

Auctioneer

Elliott Siefert

Attorney

Todd Geer
Heronimus, Schmidt & Allen

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 February 23, 2022 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 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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