

Land Auction

ACREAGE:

308.86 Acres, m/l
In 3 parcels
Dubuque County, IA

DATE:

Friday
December 3, 2021
10:00 a.m.

LOCATION:

Knights of Columbus Hall
Cascade, IA



Property Key Features

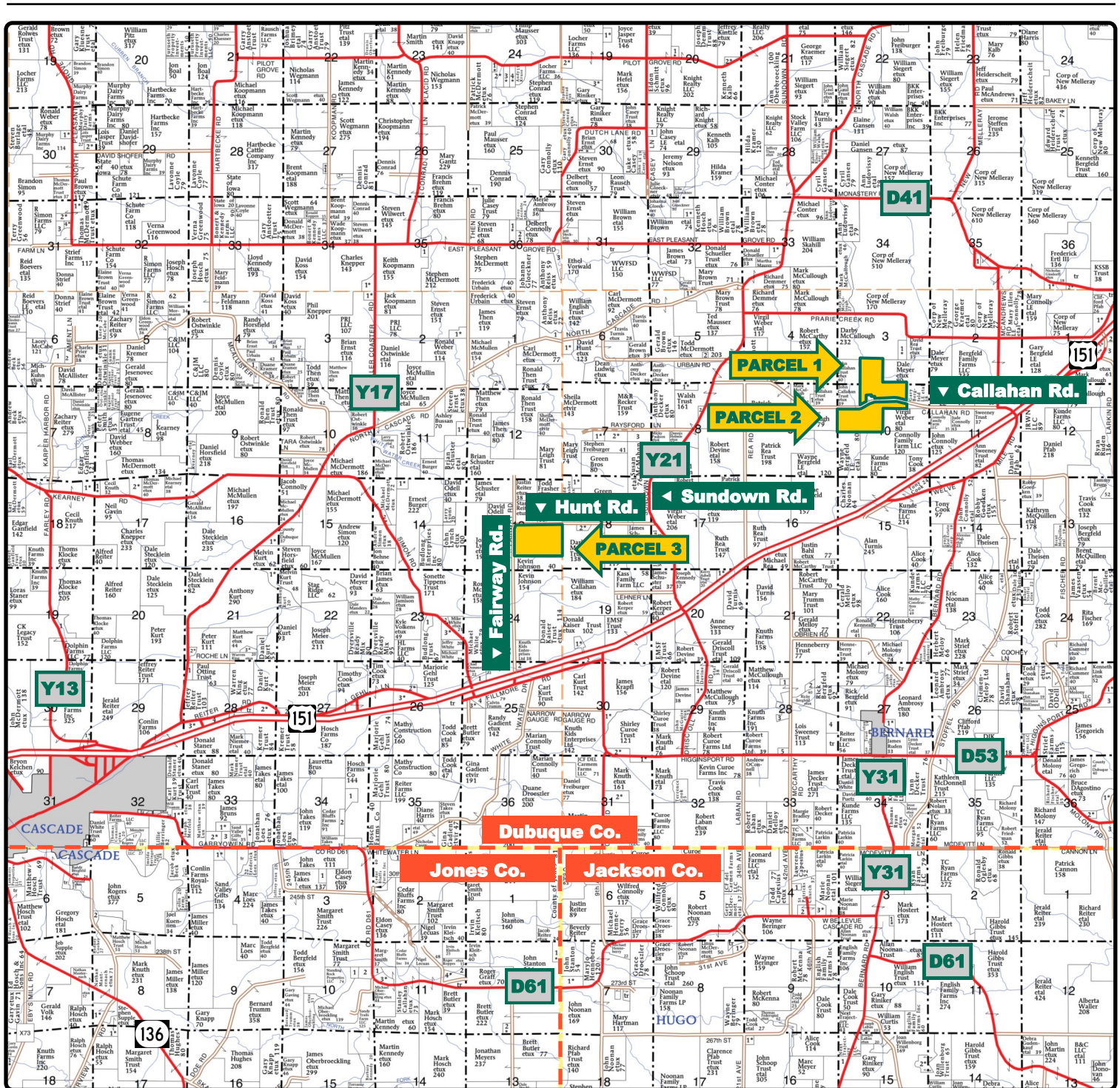
- Northeast of Cascade and North of Bernard, Iowa
- Mixture of High-Quality Cropland and Timber/Pasture
- Nice Dubuque County Farms

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

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

Kyle Bell, CCA
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Whitewater and Prairie Creek Townships, Dubuque County, IA

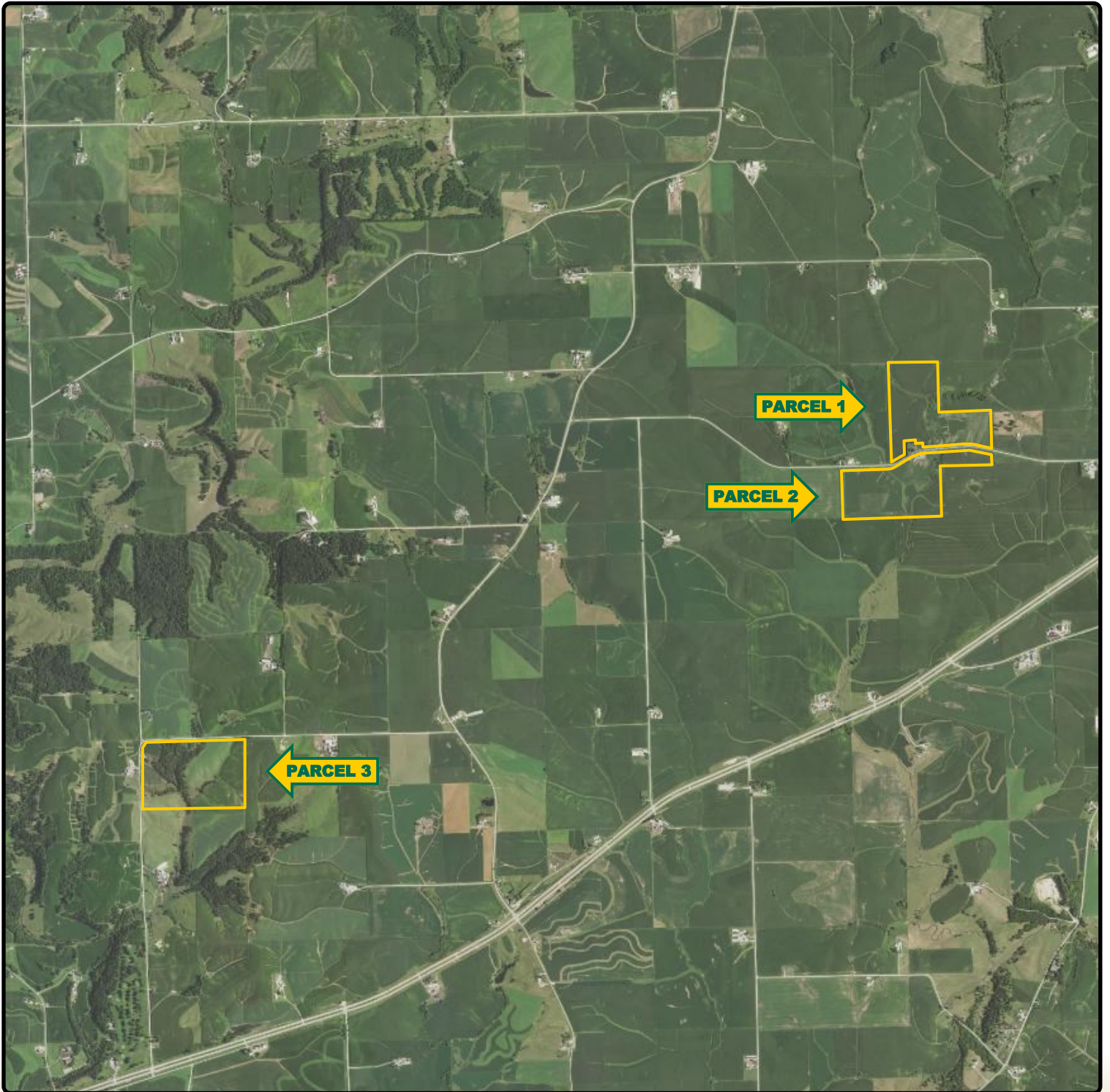


Map reproduced with permission of Farm & Home Publishers, Ltd.

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Parcel 1

FSA/Eff. Crop Acres:	87.89
Corn Base Acres:	51.20*
Bean Base Acres:	19.21*
Oat Base Acres:	3.32*
Soil Productivity:	75.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 94.00 Acres, m/l

Location

From Cascade: 6½ miles east on Highway 151, 2¾ miles north on Sundown Road and 1⅓ miles east on Callahan Road. The farm is located on the north side of the road.

Legal Description

The SE¼ of the SW¼ of Section 3 and that part of NE¼ of the NW¼, except Lot 1 and that part of the NW¼ of the NE¼ of Section 10, all lying north of the road; all located in Township 87 North, Range 1 East of the 5th P.M., Dubuque County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,351.00*
Net Taxable Acres: 94.00*
Tax per Net Taxable Acre: \$35.65*
Tax Parcel ID #s: 2003300004, 2010126001 and 2010200001
**Taxes estimated pending survey of property. Dubuque County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4601, Tract 501
FSA/Eff. Crop Acres: 87.89
Corn Base Acres: 51.20*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 19.21*
Bean PLC Yield: 55 Bu.
Oat Base Acres: 3.32*
Oat PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Dubuque County FSA office.*

Soil Types/Productivity

Primary soils are Downs and Arenzville. CSR2 on the FSA/Eff. crop acres is 75.00. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Farm is well tiled. No tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Dubuque County farm with a 75.00 CSR2.

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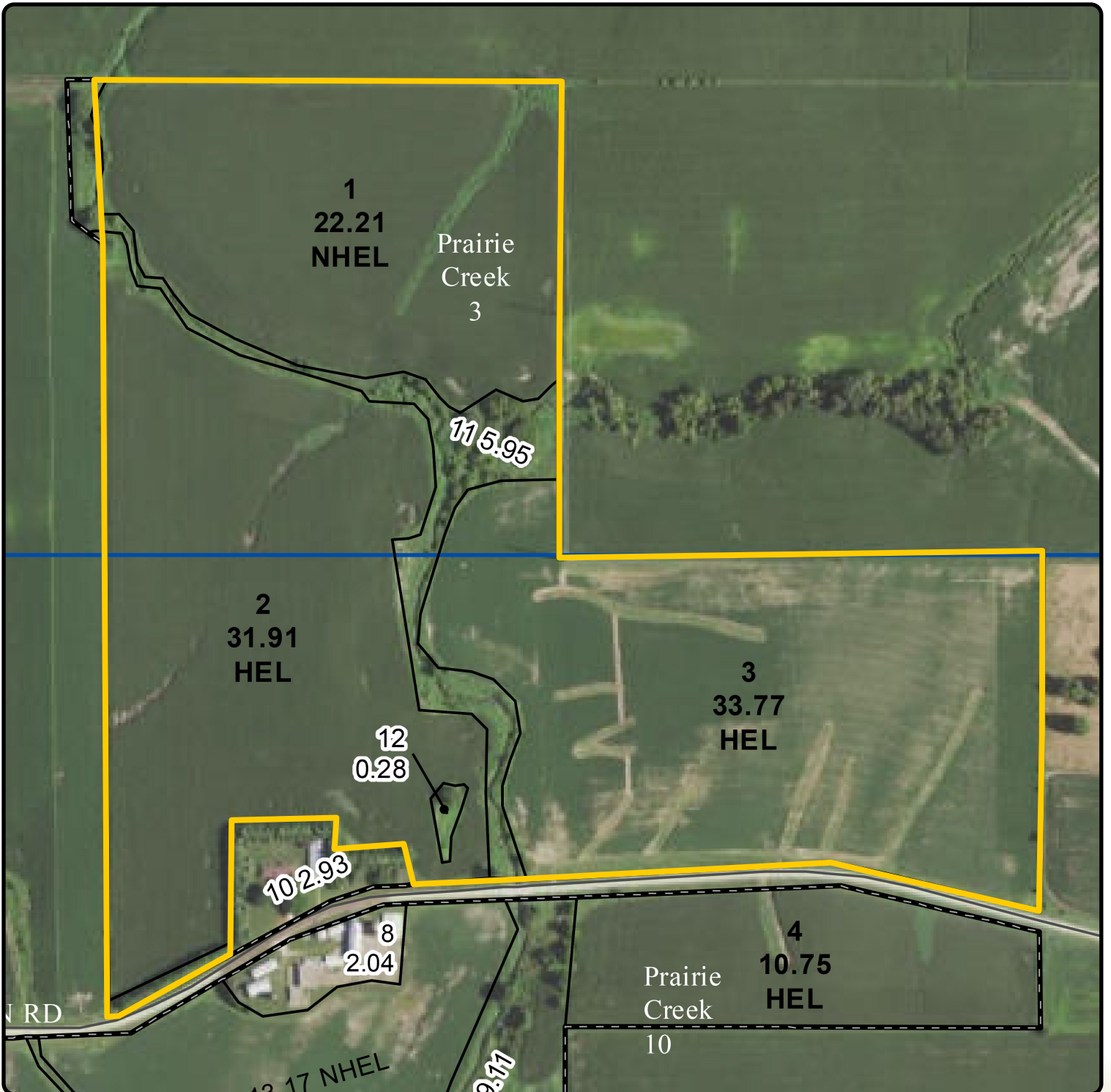


Measured Tillable Acres		87.89	Avg. CSR2		75.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_ Irr Class	Acres
162D2	Downs silt loam, 9 to 14 percent	54	20.8%	IIIe	18.23
162C2	Downs silt loam, 5 to 9 percent	80	15.0%	IIIe	13.19
320	Arenzville silt loam, 0 to 3 percent	75	13.7%	IIw	12.01
120B	Tama silt loam, driftless, 2 to 6	95	12.2%	Ile	10.67
487B	Otter-Worthen silt loams, 2 to 5	77	8.7%	IVw	7.61
120C	Tama silt loam, driftless, 5 to 9	90	5.6%	IIIe	4.90
162E2	Downs silt loam, 14 to 18 percent	42	5.1%	IVe	4.46
120C2	Tama silt loam, driftless, 5 to 9	87	4.9%	IIIe	4.28
142	Chaseburg silt loam, moderately well	79	4.7%	IIw	4.12
291	Atterberry silt loam, 1 to 3 percent	85	4.4%	Iw	3.88
520	Coppock silt loam, 0 to 2 percent	84	3.4%	IIw	3.02
981B	Worthen silt loam, 2 to 5 percent	94	1.6%	Ile	1.44
589+	Otter silt loam, overwash, 0 to 2	61	0.0%	IIw	0.80

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Parcel 1 - 94.00 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	84.10
Corn Base Acres:	49.00*
Bean Base Acres:	18.39*
Oat Base Acres:	3.18*
Soil Productivity:	73.40 CSR2

**Acres are estimated.*

Parcel 2 Property Information 98.22 Acres, m/l

Location

From Cascade: 6½ miles east on Highway 151, 2¾ miles north on Sundown Road and 1½ miles east on Callahan Road. The farm is located on the south side of the road.

Legal Description

The S½ and that part of NE¼ of the NW¼ and that part of the NW¼ of the NE¼, all lying south of the road; all located in Township 87 North, Range 1 East of the 5th P.M., Dubuque County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,335.00*
Net Taxable Acres: 98.22*
Tax per Net Taxable Acre: \$44.14*
Tax Parcel ID #s: 2010126001, 2010100004, 2010100005 and 2010200001

**Taxes estimated pending survey of property. Dubuque County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4601, Tract 501
FSA/Eff. Crop Acres: 84.10
Corn Base Acres: 49.00*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 18.39*
Bean PLC Yield: 55 Bu.
Oat Base Acres: 3.18*
Oat PLC Yield: 47 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Downs and Arenzville. CSR2 on the FSA/Eff. crop acres is 73.40. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Farm is well tiled. No tile maps are available.

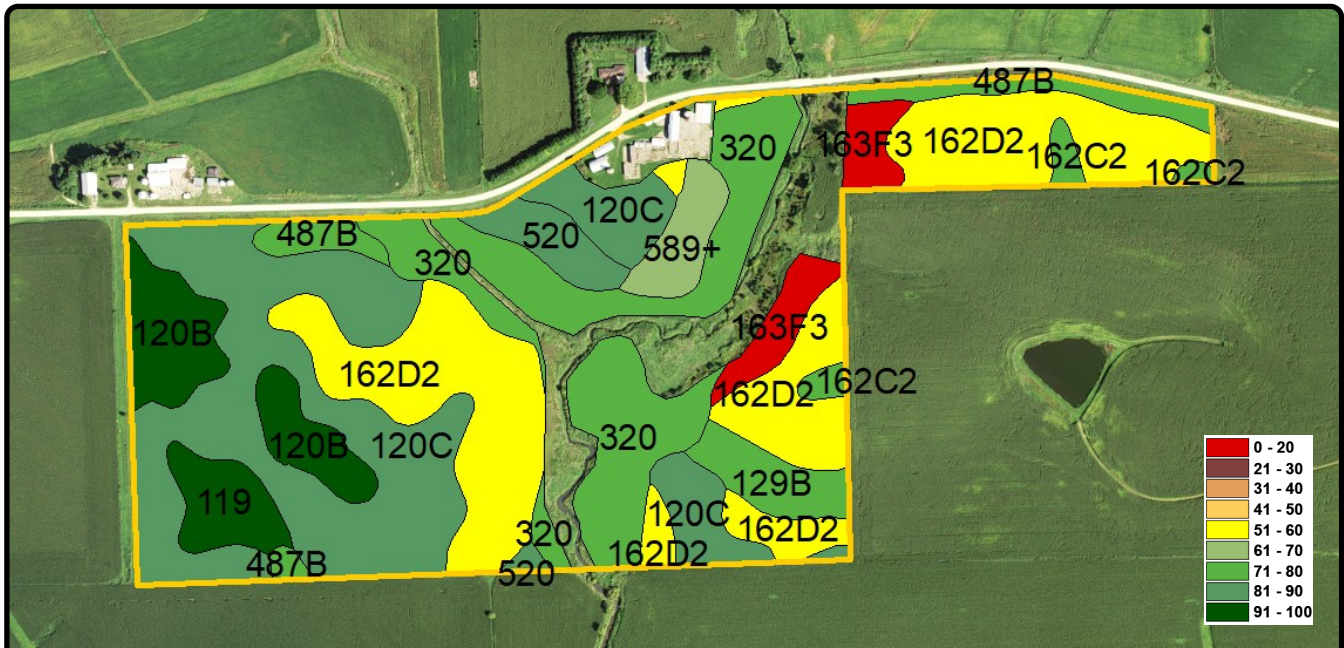
Water & Well Information

There is a well located in the farrowing house. The status is unknown.

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Measured Tillable Acres		84.10	Avg. CSR2		73.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120C	Tama silt loam, driftless, 5 to 9	90	28.9%	IIIe	24.31
162D2	Downs silt loam, 9 to 14 percent	54	27.0%	IIIe	22.72
320	Arenzville silt loam, 0 to 3 percent	75	16.7%	IIw	14.09
120B	Tama silt loam, driftless, 2 to 6	95	7.2%	Ile	6.09
487B	Otter-Worthen silt loams, 2 to 5	77	4.0%	IVw	3.35
163F3	Fayette silty clay loam, 18 to 25	12	3.6%	VIIe	3.07
119	Muscatine silt loam, 1 to 3 percent	95	3.0%	Ile	2.55
129B	Arenzville-Chaseburg complex, 1 to 5	73	2.9%	IIw	2.40
520	Coppock silt loam, 0 to 2 percent	84	2.8%	IIw	2.34
589+	Otter silt loam, overwash, 0 to 2	61	2.5%	IIw	2.10
162C2	Downs silt loam, 5 to 9 percent	80	1.3%	IIIe	1.10

Buildings/Improvements

- **Quonset**—40' x 60'; dirt floor. Tenant reserves use of the building until March 1, 2022.
- **Grain Bin**—27' x 20'; built in 1970. Tenant reserves use of the bin until June 1, 2022.
- **Machine Shed**—24' x 70'; dirt floor.

- **Hog House**—8' x 40'
- **Farrowing House**—22' x 58'
- **Cattle Shed**—26' x 40'; concrete floor.
- **Dairy Barn**—30' x 100'
- **Loafing Shed**—50' x 64'
- **Three Silos**

Reserved Items

The Tenant reserves all personal property, which includes the spreader in the bin.

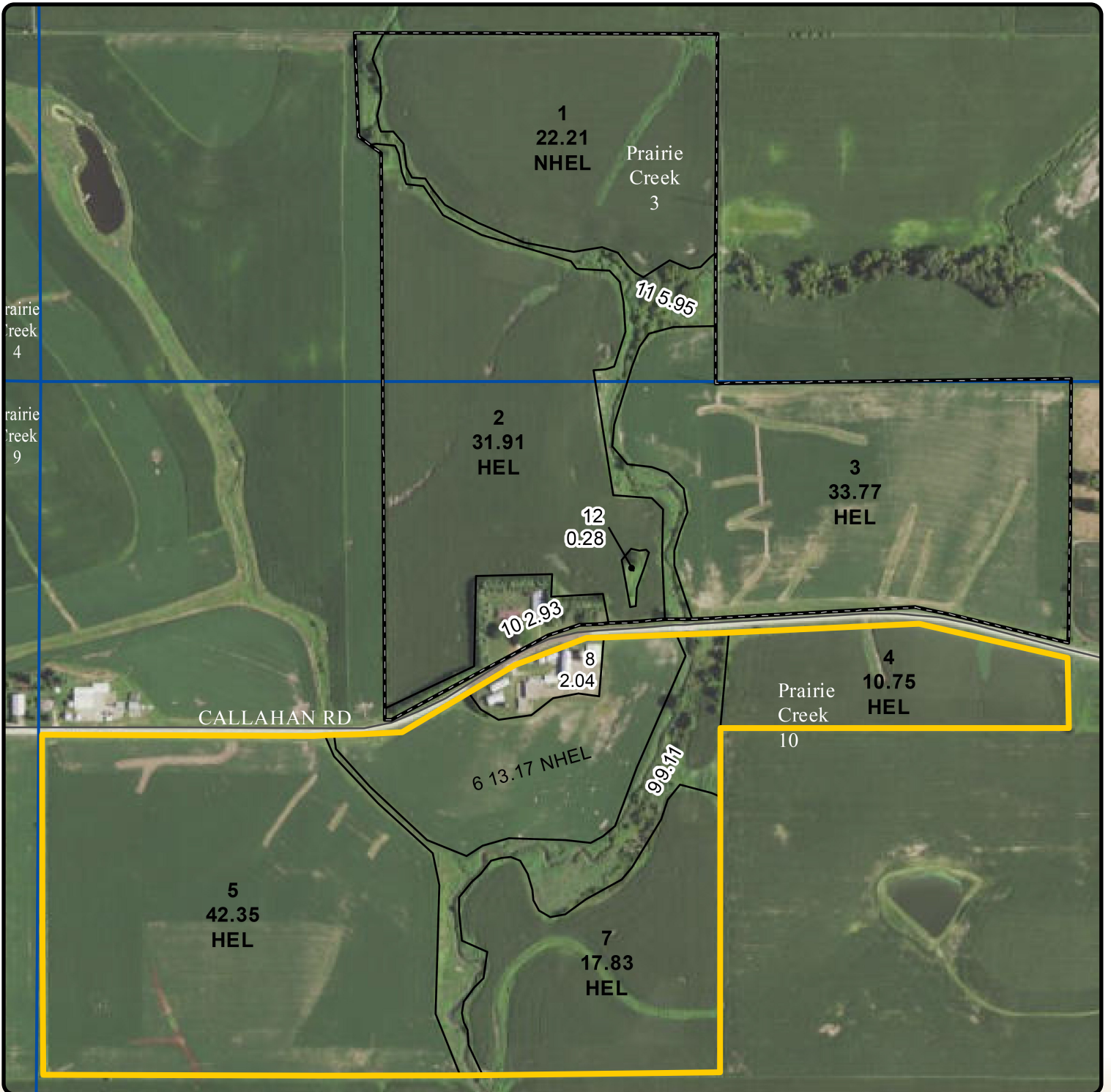
Comments

This is a nice laying Dubuque County farm with a 73.40 CSR2. Includes grain bin and various outbuildings.

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Parcel 2 - 98.22 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres:	71.10
Corn Base Acres:	37.43*
Oat Base Acres:	10.82*
Soil Productivity:	41.00 CSR2

**Acres are estimated.*

Parcel 3 Property Information 116.64 Acres, m/l

Location

From Cascade: 4 miles east on Highway 151 and 1½ miles north on Fairway Road. The farm is located on the east side of the road.

Legal Description

The N½ and the N½ of the S½ of the SE¼ and Lot 1 of Lot 2 of the SE¼ of the SW¼ of Section 13, Township 87 North, Range 1 West of the 5th P.M., Dubuque County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,150.00
Net Taxable Acres: 116.64
Tax per Net Taxable Acre: \$18.43

Tax Parcel ID #: 1913400001,
1913400002, 1913400004, 1913400005

FSA Data

Part of Farm Number 4600, Tract 309

FSA/Eff. Crop Acres: 71.10

Corn Base Acres: 37.43*

Corn PLC Yield: 143 Bu.

Oat Base Acres: 10.82*

Oat PLC Yield: 64 Bu.

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

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 41.00. See soil map for detail.

Land Description

Rolling.

Drainage

Natural.

Water & Well Information

There are two wells on this farm, the status is unknown.

Reserved Items

The tenant reserves all deer stands, all loose gates and combination panels, four 16' tube gates, three 16' green gates and all electric fence.

Comments

This farm includes a combination of productive farmland, pasture, timber and pond. This farm would work well for ag/ recreational use.

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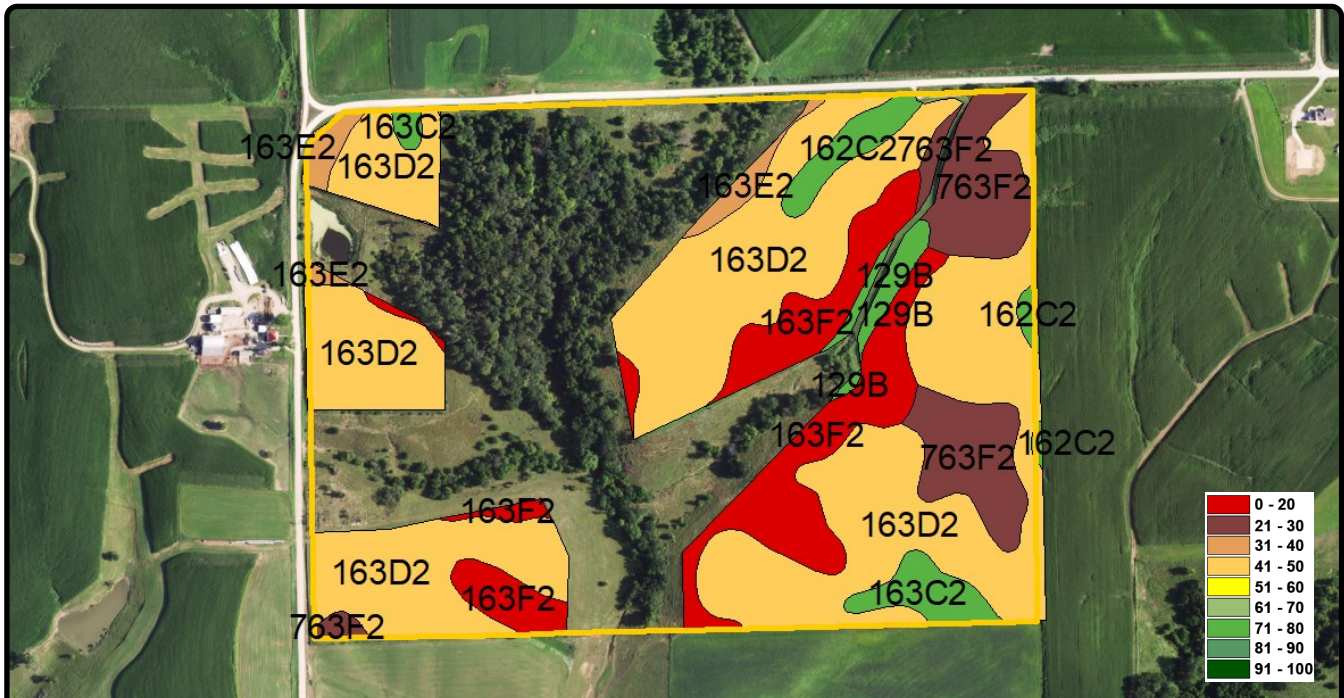
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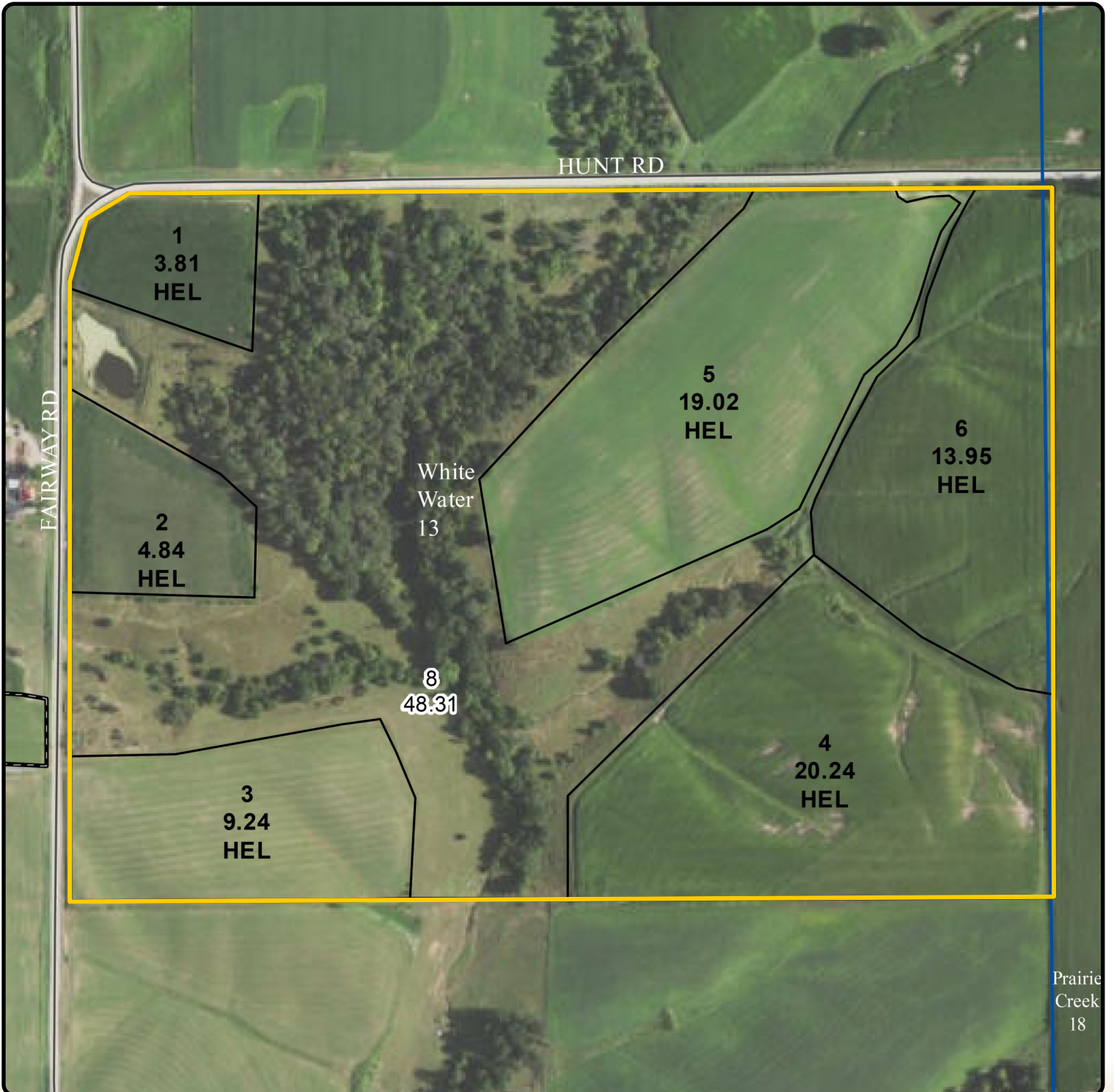
Measured Tillable Acres		71.10		Avg. CSR2		41.00	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
163D2	Fayette silt loam, 9 to 14 percent	46	61.9%	IIIe	44.05		
163F2	Fayette silt loam, 18 to 25 percent	18	16.9%	VIe	11.99		
763F2	Exette silt loam, 18 to 25 percent	27	11.5%	VIe	8.16		
163C2	Fayette silt loam, 5 to 9 percent slopes,	72	2.9%	IIIe	2.03		
162C2	Downs silt loam, 5 to 9 percent slopes,	80	2.8%	IIIe	2.01		
163E2	Fayette silt loam, 14 to 18 percent	35	2.4%	IVe	1.71		
129B	Arenzville-Chaseburg complex, 1 to 5	73	1.6%	IIw	1.16		

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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Parcel 3 - 116.64 Acres, m/l



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Date: **Fri., December 3, 2021**

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

Site: **Knights of Columbus Hall
1405 Columbus Ave. SE
Cascade, IA 52033**

Seller

Norma Weber Estate and
Weber Dubuque Farms, L.L.C.

Agency

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

Auctioneer

Troy Louwagie

Attorney

Roger Kurt

Method of Sale

- Parcels 1 and 2 will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Parcel 3 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 30, 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. Possession of the grain bin on Parcel 2 will be June 1, 2022. Taxes will be prorated to date of closing.

Survey

Parcel 1 and Parcel 2 to be surveyed prior to closing to determine exact acres. Final sale price to be adjusted up or down based on actual net surveyed acres times auction sale price per acre. Contact agent for details/questions.

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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