

# Land Auction

**ACREAGE:**

**953.65 Acres, m/l**  
In 7 parcels  
Delaware County, IA

**DATE:**

Thursday  
**December 9, 2021**  
**10:00 a.m.**

**LOCATION:**

**Delaware Co. Fairgrounds**  
Manchester, IA



## Property Key Features

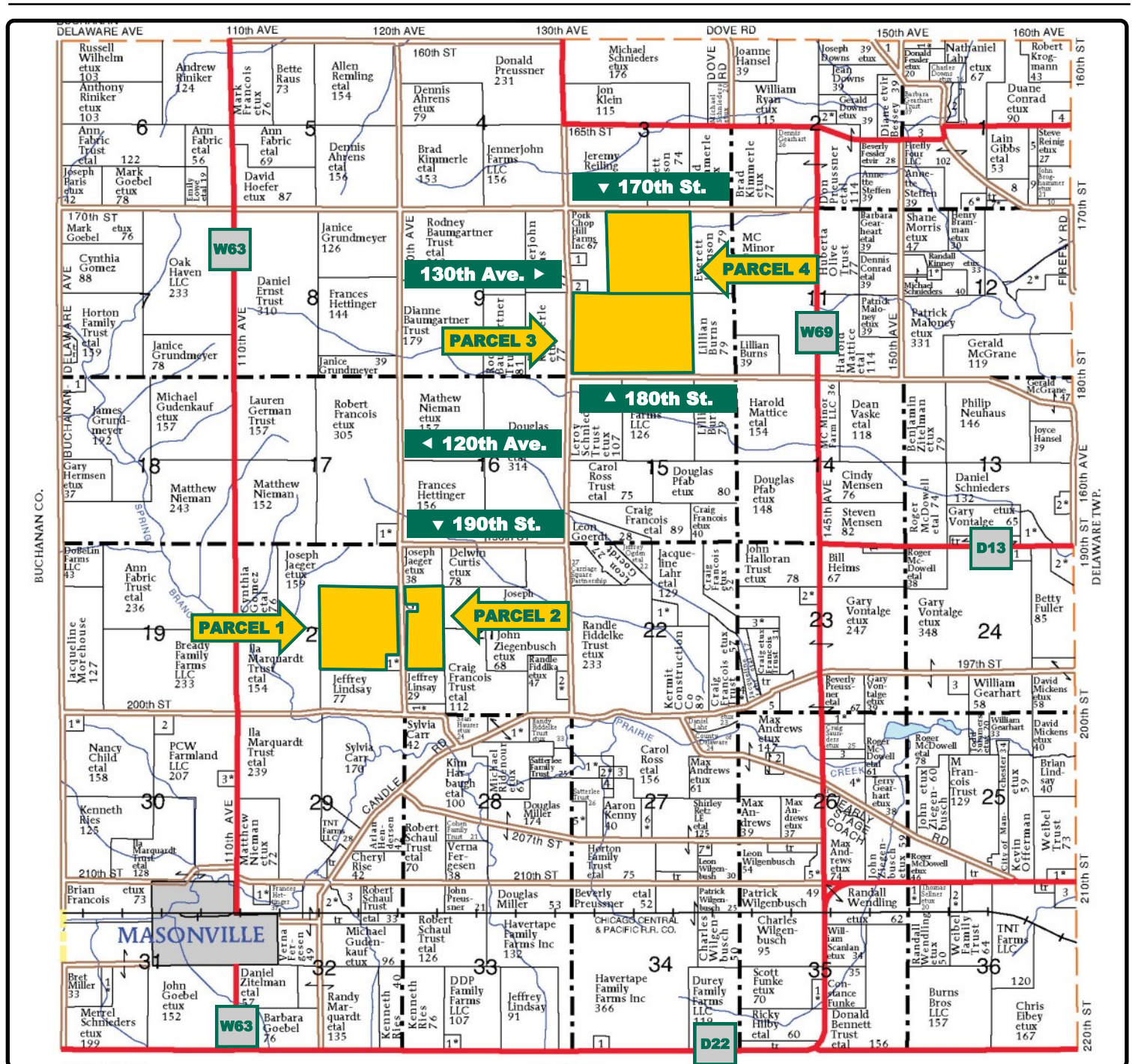
- Several Tracts of High-Quality Land within Close Proximity to Manchester
- Large Tracts with Excellent Farmability
- Highly Tillable Tracts of Land with a Range of 92% to 99% Tillable

**Morgan Troendle, AFM**  
Licensed Broker in IA, MN  
**319.239.6500**  
**MorganT@Hertz.ag**

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

**Troy Louwagie, ALC**  
Licensed Broker in IA, IL  
**319.721.4068**  
**TroyL@Hertz.ag**





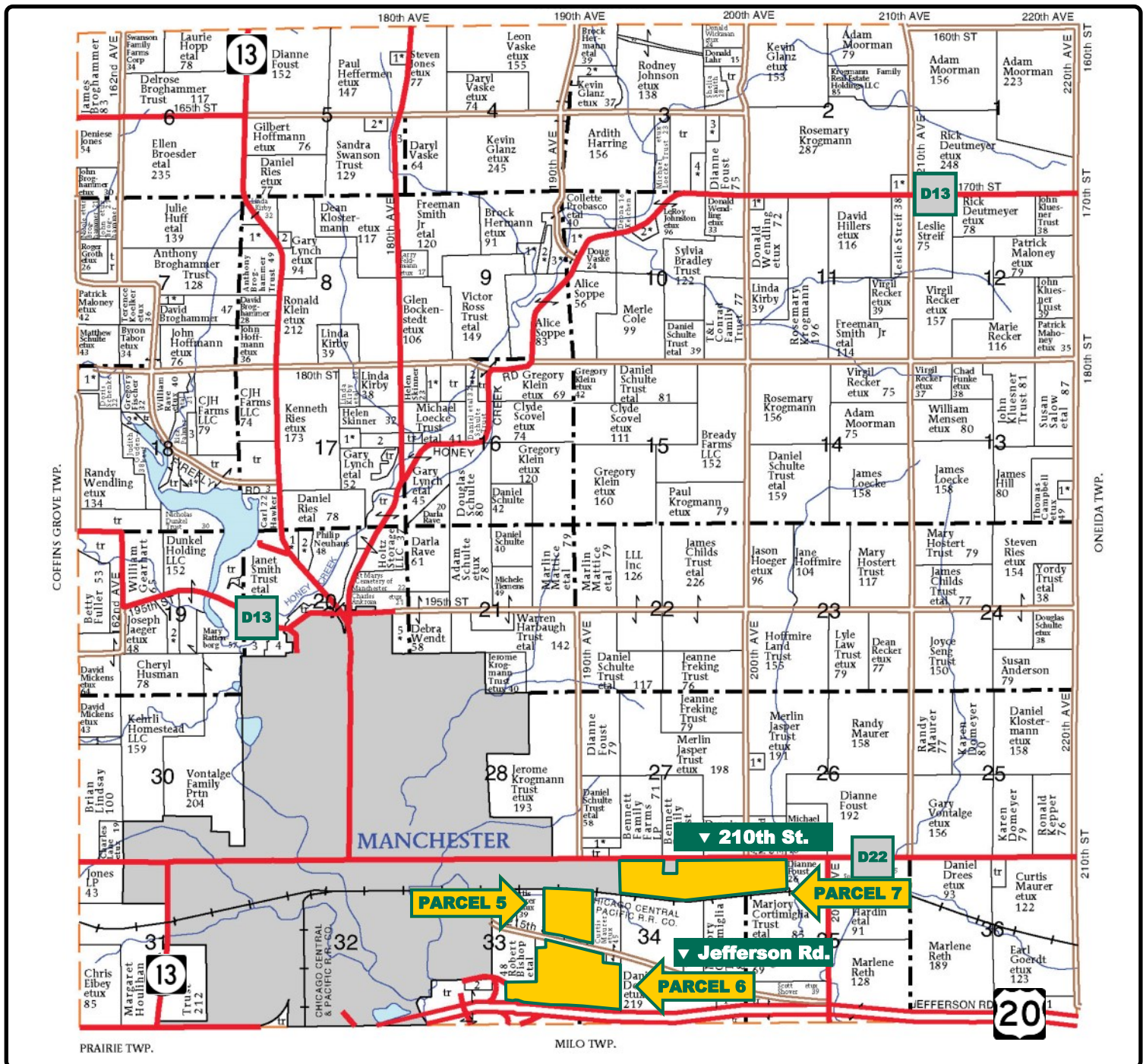
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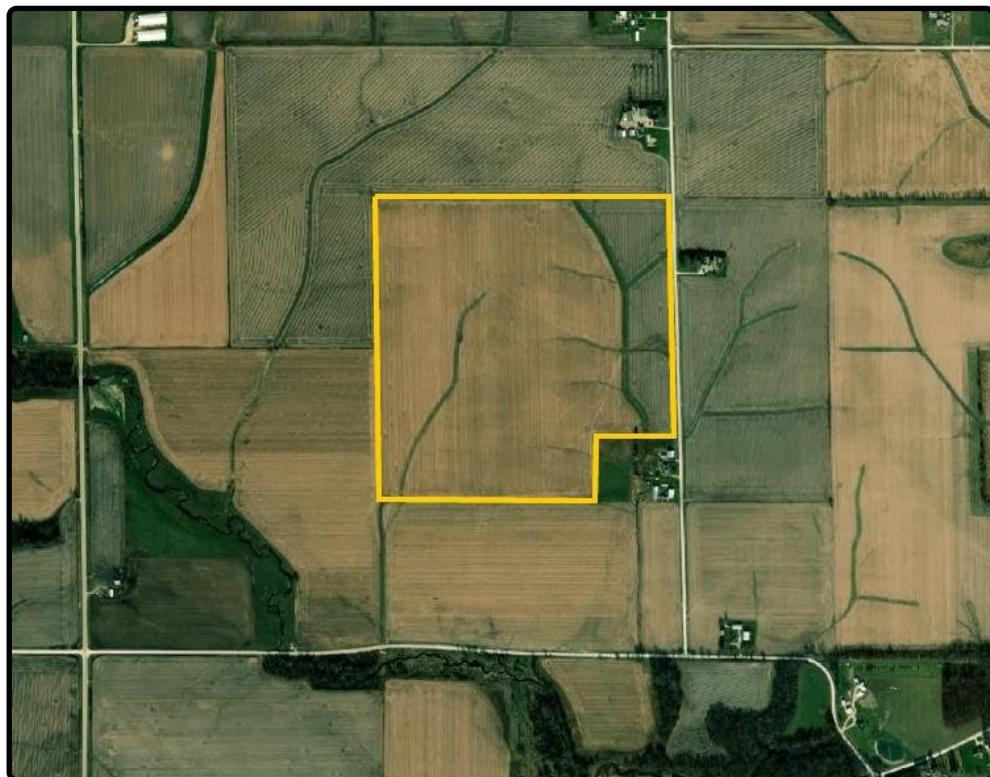


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## Parcel 1

FSA/Eff. Crop Acres:	142.22
Corn Base Acres:	139.80
Bean Base Acres:	2.40
Soil Productivity:	87.25 CSR2

### Parcel 1 Property Information 148.44 Acres, m/l

#### Location

1½ miles northeast of Masonville, Iowa.

#### Legal Description

Part of Section 20, Township 89 North, Range 6 West of the 5th P.M., Delaware County, IA.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,668  
Net Taxable Acres: 148.44  
Tax per Net Taxable Acre: \$38.18

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 4146, Tract 4455  
FSA/Eff. Crop Acres: 142.22  
Corn Base Acres: 139.80  
Corn PLC Yield: 174 Bu.  
Bean Base Acres: 2.40  
Bean PLC Yield: 52 Bu.

#### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 87.25. See soil map for detail.

#### Mineral Rights

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

#### Fertility Data

Contact listing agent for details.

#### Yield History (Bu./Ac.)

Contact listing agent for details.

#### Land Description

Level to gently rolling.

#### Drainage

Pattern tile. Contact listing agent for details.

#### Buildings/Improvements

None.

#### Water & Well Information

None known.

#### Comments

Pattern tiled farm with a CSR2 of 87.25 on 142.22 tillable acres.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	72.51	50.98	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	53.37	37.52	2	87	
408C	Olin fine sandy loam, 5 to 9 percent slopes	8.55	6.01	3	66	
399	Readlyn silt loam, 1 to 3 percent slopes	5.80	4.07	1	91	
471	Oran loam, 1 to 3 percent slopes	2.00	1.41	1	74	

Measured Tillable Acres: **142.22**

Average CSR2: **87.25**

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## Parcel 2

FSA/Eff. Crop Acres:	72.84
Corn Base Acres:	71.30
Bean Base Acres:	1.50
Soil Productivity:	88.51 CSR2

## Parcel 2 Property Information 75.96 Acres, m/l

### Location

1½ miles northeast of Masonville, Iowa.

### Legal Description

Part of Section 21, Township 89 North, Range 6 West of the 5th P.M., Delaware County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,944  
Net Taxable Acres: 75.96  
Tax per Net Taxable Acre: \$38.76

### Lease Status

Leased for the 2022 crop year. Contact listing agent for details.

### FSA Data

Farm Number 4146, Tract 3275  
FSA/Eff. Crop Acres: 72.84  
Corn Base Acres: 71.30  
Corn PLC Yield: 174 Bu.  
Bean Base Acres: 1.50  
Bean PLC Yield: 52 Bu.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 88.51. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

Level to gently rolling.

### Drainage

Pattern tile. Contact listing agent for details.

### Buildings/Improvements

None.

### Water & Well Information

None known.

### Comments

Pattern tiled farm with a CSR2 of 88.51 on 72.84 tillable acres.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	36.63	50.29	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	36.21	49.71	2	87	

**Measured Tillable Acres: 72.84**

**Average CSR2: 88.51**

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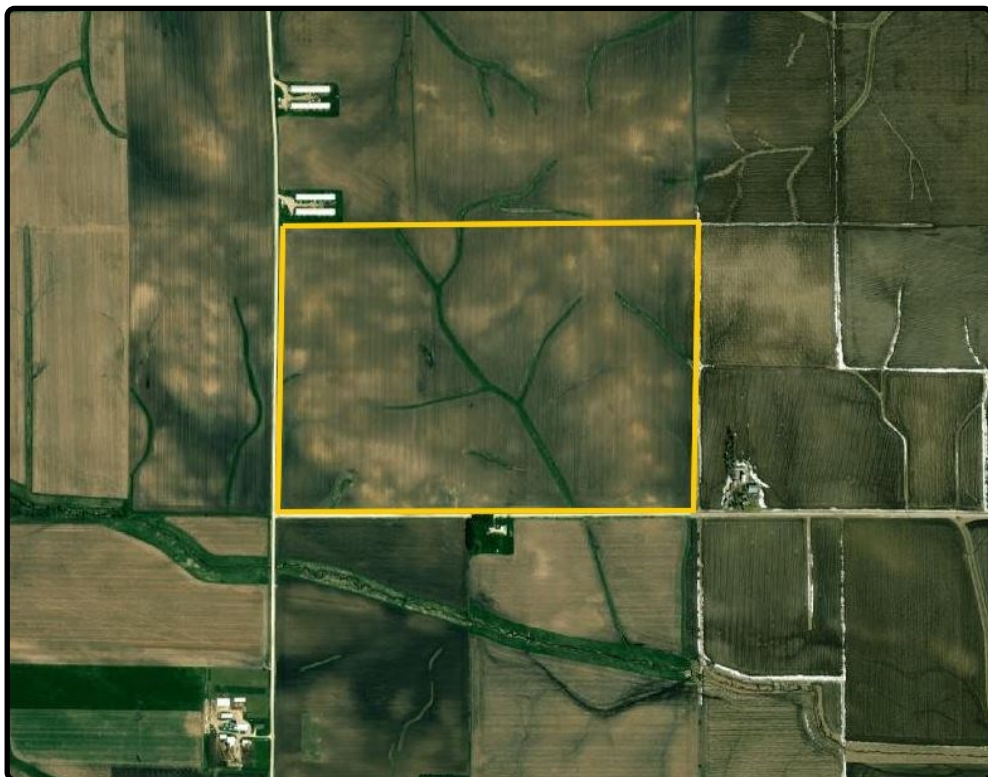
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## Parcel 3

**FSA/Eff. Crop Acres:** 222.83\*

**CRP Acres:** 2.22\*

**Corn Base Acres:** 223.51\*

**Soil Productivity:** 84.29 CSR2

*\*Acres are estimated.*

## Parcel 3 Property Information 235.50 Acres, m/l

### Location

3 miles northeast of Masonville, Iowa.

### Legal Description

Part of Section 10, Township 89 North,  
Range 6 West of the 5th P.M., Delaware  
County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$8,704

Net Taxable Acres: 235.50

Tax per Net Taxable Acre: \$36.96

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 4671, Tract 5077

FSA/Eff. Crop Acres: 222.83\*

CRP Acres: 2.22\*

Corn Base Acres: 223.51\*

Corn PLC Yield: 167 Bu.

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

### CRP Contracts

There are two CRP contracts on this farm:

- 0.27 est. acres enrolled in a CP-8A contract that pays \$300.00/acre or \$81.00 annually and expires 09/30/2031.
- 1.95 est. acres enrolled in a CP-8A contract that pays \$232.00/acre or \$452.40 annually and expires 09/30/2030.

### Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the est. FSA/Eff. crop acres is 84.29. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

Level to gently rolling.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	101.06	45.35	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	87.27	39.17	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	17.59	7.89	2	72	
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	7.95	3.57	4e	35	
471	Oran loam, 1 to 3 percent slopes	5.94	2.66	1	74	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.03	1.36	3	50	

Measured Tillable Acres: 222.83

Average CSR2: 84.29

## Drainage

Pattern tile. Contact listing agent for details.

## Water & Well Information

None known.

## Buildings/Improvements

None.

## Comments

Pattern tiled farm with a CSR2 of 84.29 with some CRP income.

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## Parcel 4

**FSA/Eff. Crop Acres:** 149.68\*

**CRP Acres:** 5.38\*

**Corn Base Acres:** 149.00\*

**Soil Productivity:** 86.85 CSR2

*\*Acres are estimated.*

## Parcel 4 Property Information 158.50 Acres, m/l

### Location

3 miles northeast of Masonville, Iowa.

### Legal Description

Part of Section 10, Township 89 North,  
Range 6 West of the 5th P.M., Delaware  
County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$6,030

Net Taxable Acres: 158.50

Tax per Net Taxable Acre: \$38.04

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 4671, Tract 5077

FSA/Eff. Crop Acres: 149.68\*

CRP Acres: 5.38\*

Corn Base Acres: 149.00\*

Corn PLC Yield: 167 Bu.

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

### CRP Contracts

There are two CRP contracts on this farm:

- 2.51 est. acres enrolled in a CP-8A contract that pays \$300.00/acre or \$753.00 annually and expires 09/30/2031.
- 2.87 est. acres enrolled in a CP-8A contract that pays \$232.00/acre or \$665.84 annually and expires 09/30/2030.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the est. FSA/Eff. crop acres is 86.85. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	72.77	48.62	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	58.41	39.02	2	87	
471	Oran loam, 1 to 3 percent slopes	18.50	12.36	1	74	

Measured Tillable Acres: 149.68

Average CSR2: 86.85

## Drainage

Pattern tile. Contact listing agent for details.

## Buildings/Improvements

None.

## Water & Well Information

None known.

## Comments

Pattern tiled farm with a CSR2 of 86.85 on the estimated tillable acres with some CRP income.

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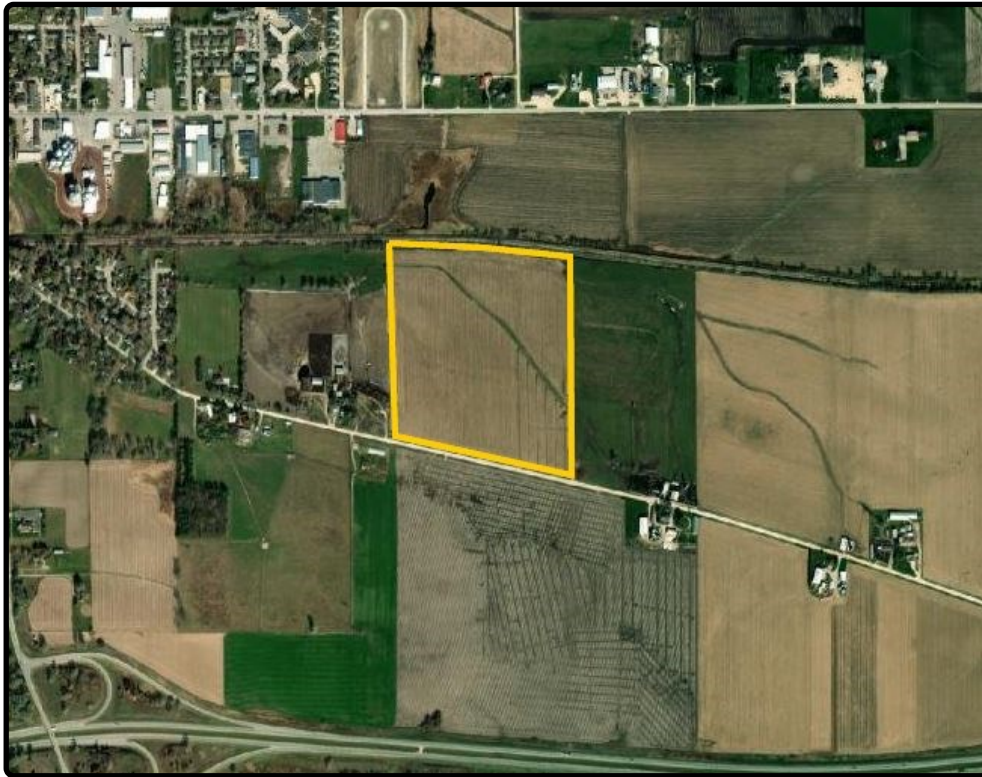
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## Parcel 5

**FSA/Eff. Crop Acres:** 48.10\*  
**CRP Acres:** 1.33  
**Corn Base Acres:** 34.37\*  
**Bean Base Acres:** 5.89\*  
**Soil Productivity:** 78.79 CSR2

*\*Acres are estimated.*

## Parcel 5 Property Information 50.42 Acres, m/l

### Location

East of Manchester, Iowa on the north side of Jefferson Road.

### Legal Description

Part of Section 33 and Part of Section 34, Township 89 North, Range 5 West of the 5th P.M., Delaware County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,738  
 Net Taxable Acres: 50.42  
 Tax per Net Taxable Acre: \$34.47

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 4831, Tract 5236  
 FSA/Eff. Crop Acres: 48.10\*  
 CRP Acres: 1.33  
 Corn Base Acres: 34.37\*  
 Corn PLC Yield: 167 Bu.  
 Bean Base Acres: 5.89\*  
 Bean PLC Yield: 51 Bu.

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

### CRP Contracts

There are 1.33 acres enrolled in a CP-8A contract that pays \$384.63/acre or \$512.00 annually and expires 09/30/2025.

### Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the est. FSA/Eff. crop acres is 78.79. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

Level to gently rolling.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.48	42.58	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	8.89	18.49	2	90	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.60	15.81	2	59	
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.36	6.98	2	72	
284B	Flagler fine sandy loam, 2 to 5 percent slopes	3.16	6.58	3	51	
399	Readlyn silt loam, 1 to 3 percent slopes	2.06	4.27	1	91	
471	Oran loam, 1 to 3 percent slopes	1.99	4.14	1	74	
809B	Bertram fine sandy loam, 2 to 5 percent slopes	0.47	0.98	4	39	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.08	0.17	4e	39	

Measured Tillable Acres: 48.10

Average CSR2: 78.79

## Drainage

Pattern tile. Contact listing agent for details.

## Buildings/Improvements

None.

## Comments

Pattern tiled farm within close proximity to Manchester.

## Water & Well Information

None known.

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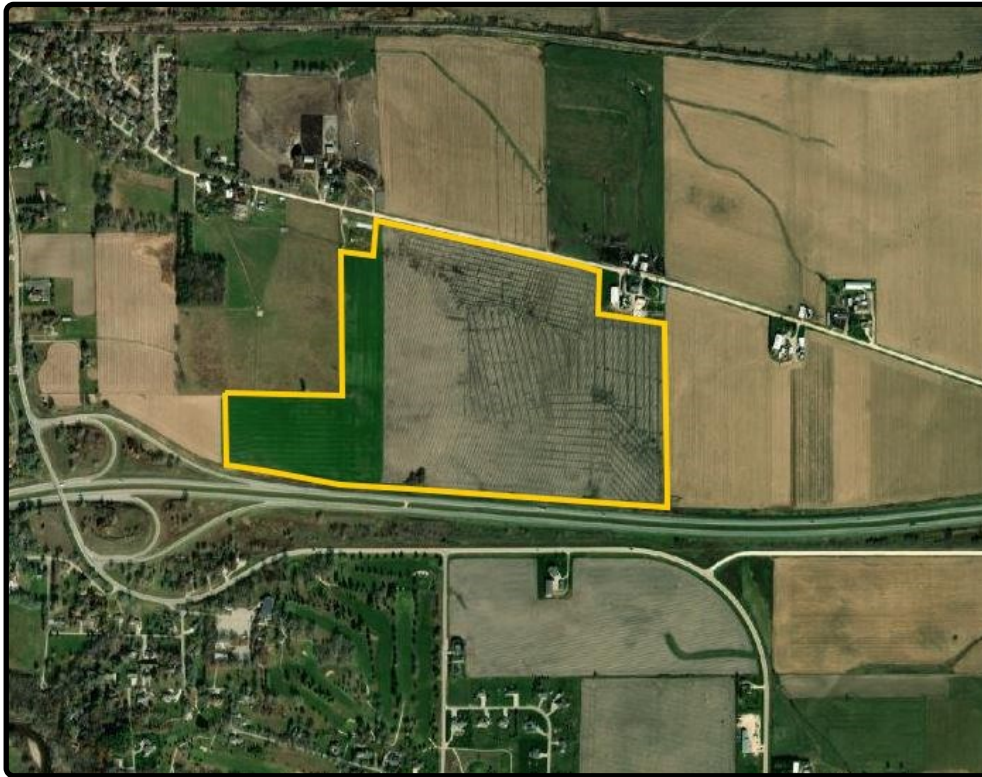
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## Parcel 6

**FSA/Eff. Crop Acres:** 129.69\*

**Corn Base Acres:** 92.93\*

**Bean Base Acres:** 15.91\*

**Soil Productivity:** 68.39 CSR2

*\*Acres are estimated.*

## Parcel 6 Property Information 131.42 Acres, m/l

### Location

East of Manchester, Iowa on the south side of Jefferson Road.

### Legal Description

Part of Section 33 and Part of Section 34, Township 89 North, Range 5 West of the 5th P.M., Delaware County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,930  
Net Taxable Acres: 131.42  
Tax per Net Taxable Acre: \$29.90

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 4831, Tract 5236

FSA/Eff. Crop Acres: 129.69\*

Corn Base Acres: 92.93\*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 15.91\*

Bean PLC Yield: 51 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Bertram fine sandy loam. CSR2 on the est. FSA/Eff. crop acres is 68.39. See soil map for detail.

### Mineral Rights

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

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

Level to gently rolling.

### Drainage

Pattern tile. Contact listing agent for details.

### Buildings/Improvements

None.

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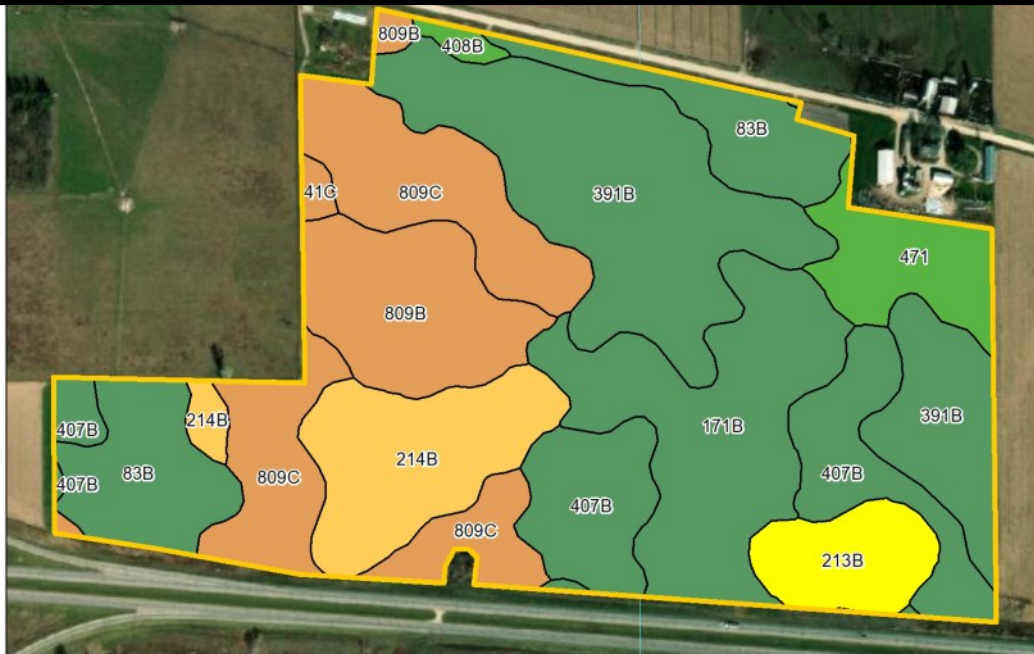
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	28.84	22.24	2	87	
809C	Bertram fine sandy loam, 5 to 9 percent slopes	19.66	15.16	4	34	
171B	Bassett loam, 2 to 5 percent slopes	17.93	13.83	2	85	
407B	Schley loam, 1 to 4 percent slopes	14.39	11.10	2	81	
83B	Kenyon loam, 2 to 5 percent slopes	13.01	10.03	2	90	
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	11.92	9.19	2	49	
809B	Bertram fine sandy loam, 2 to 5 percent slopes	10.96	8.45	4	39	
471	Oran loam, 1 to 3 percent slopes	6.15	4.74	1	74	
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent	5.47	4.22	2	53	
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.74	0.57	2	72	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.61	0.47	4e	34	

Measured Tillable Acres: 129.69

Average CSR2: 68.39

## Water & Well Information

None known.

## Comments

Pattern tiled farm within close proximity to Manchester.

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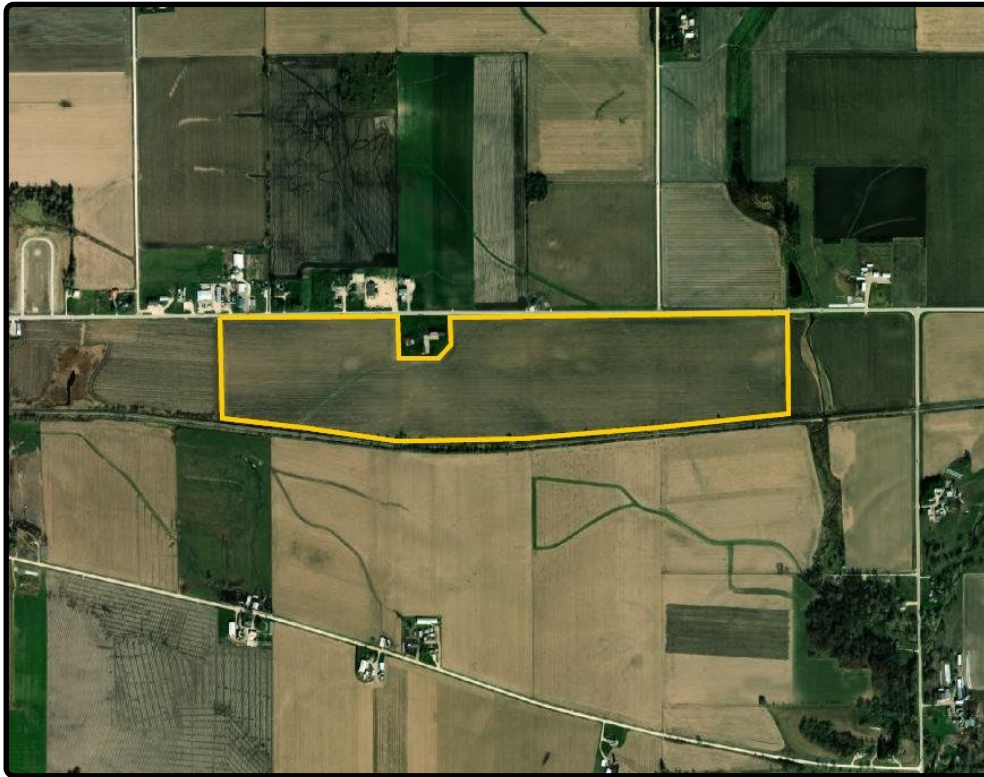
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## Parcel 7

**FSA/Eff. Crop Acres:** 149.78  
**Corn Base Acres:** 102.40  
**Bean Base Acres:** 14.50  
**Soil Productivity:** 84.84 CSR2

### Parcel 7 Property Information 153.41 Acres, m/l

#### Location

Within the east Manchester city limits on the south side of 210th St.

#### Legal Description

Part of Section 34 and Part of Section 35, Township 89 North, Range 5 West of the 5th P.M., Delaware County, IA.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,470  
Net Taxable Acres: 153.41  
Tax per Net Taxable Acre: \$35.66

#### Lease Status

Leased for the 2022 crop year. Contact listing agent for details.

#### FSA Data

Farm Number 4568, Tract 2028  
FSA/Eff. Crop Acres: 149.78  
Corn Base Acres: 102.40  
Corn PLC Yield: 163 Bu.  
Bean Base Acres: 14.50  
Bean PLC Yield: 54 Bu.

#### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 84.84. See soil map for detail.

#### Mineral Rights

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

#### Fertility Data

Contact listing agent for details.

#### Yield History (Bu./Ac.)

Contact listing agent for details.

#### Drainage

Pattern tile. Contact listing agent for details.

#### Buildings/Improvements

None.

#### Water & Well Information

None known.

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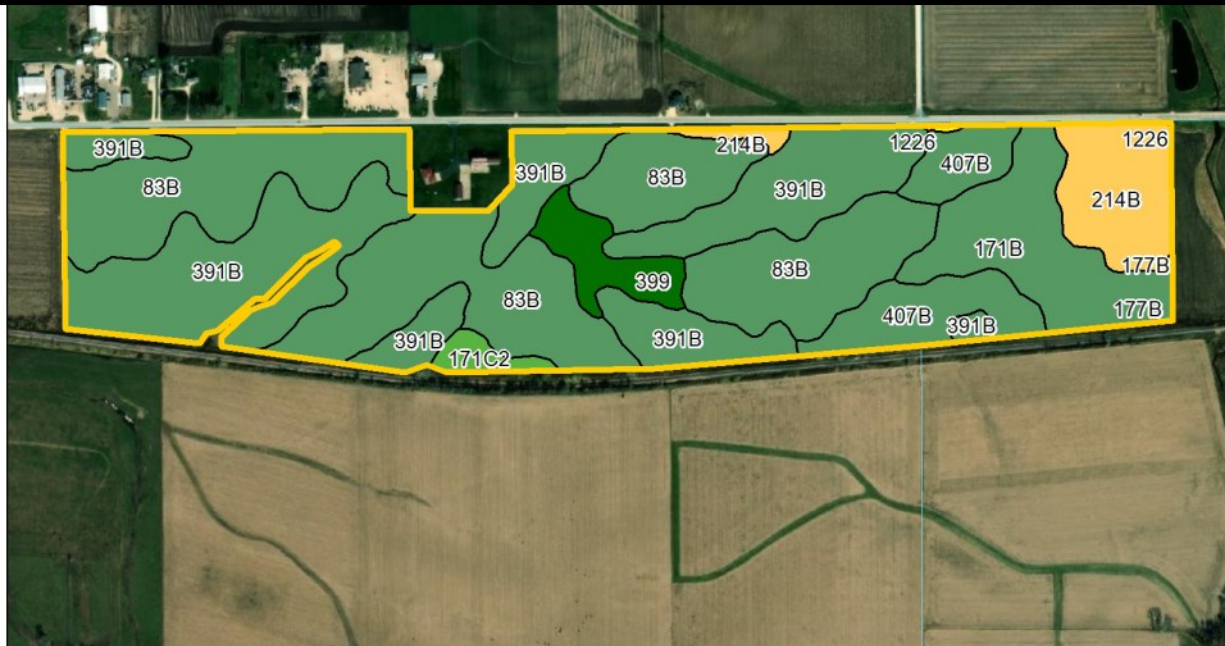
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	57.75	38.55	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	48.08	32.10	2	87	
171B	Bassett loam, 2 to 5 percent slopes	14.94	9.97	2	85	
407B	Schley loam, 1 to 4 percent slopes	11.35	7.57	2	81	
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent	10.39	6.94	2	49	
399	Readlyn silt loam, 1 to 3 percent slopes	5.22	3.48	1	91	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	1.84	1.23	3	77	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.14	0.09	2	59	
177B	Saude loam, 2 to 5 percent slopes	0.07	0.05	2	55	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.01	0.01	2	54	

**Measured Tillable Acres: 149.78**

**Average CSR2: 84.84**

## Comments

Pattern tile farm with a CSR2 of 84.84 on the tillable acres. Close proximity to Manchester.

**Morgan Troendle, AFM**

Licensed Broker in IA, MN

**319.239.6500**

**MorganT@Hertz.ag**

**319.234.1949**

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**

**Troy Louwagie, ALC**

Licensed Broker in IA, IL

**319.721.4068**

**TroyL@Hertz.ag**

**Parcel 1** - Looking Southwest



**Parcel 1** - Looking East



**Parcel 2** - Looking South



**Parcel 2** - Looking Northeast



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**Parcel 3 - Looking Northwest**



**Parcel 3 - Looking East**



**Parcel 4 - Looking Southwest**



**Parcel 4 - Looking Northeast**



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Licensed Broker in IA, MN

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Licensed Broker in IA, IL

**319.721.4068**

**TroyL@Hertz.ag**



**Parcel 5 - Looking Southeast**



**Parcel 5 - Looking Northwest**



**Parcel 6 - Looking Northwest**



**Parcel 6 - Looking East**



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**Parcel 7 - Looking West**



**Parcel 7 - Looking Northeast**



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Licensed Broker in IA, MN

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Date: **Thurs., December 9, 2021**

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

Site: **Delaware Co. Fairgrounds  
200 E Acers St.  
Manchester, IA 52057**

### **Seller**

G Wall Farms LLC

### **Agency**

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

### **Auctioneer**

Troy Louwagie, ALC

### **Attorney**

Gary Streit  
Shuttleworth & Ingersoll, P.L.C.

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 January 30, 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 January 30, 2022.

### **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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