

# Land Auction

**ACREAGE:**

**223.00 Acres, m/l**  
In 2 parcels  
Dubuque County, IA

**DATE:**

Friday  
**February 25, 2022**  
**10:00 a.m.**

**LOCATION:**

**Breitbach's  
Country Dining**  
Balltown, IA

Parcel

**2**

.....  
183.80 Ac.



Parcel

**1**

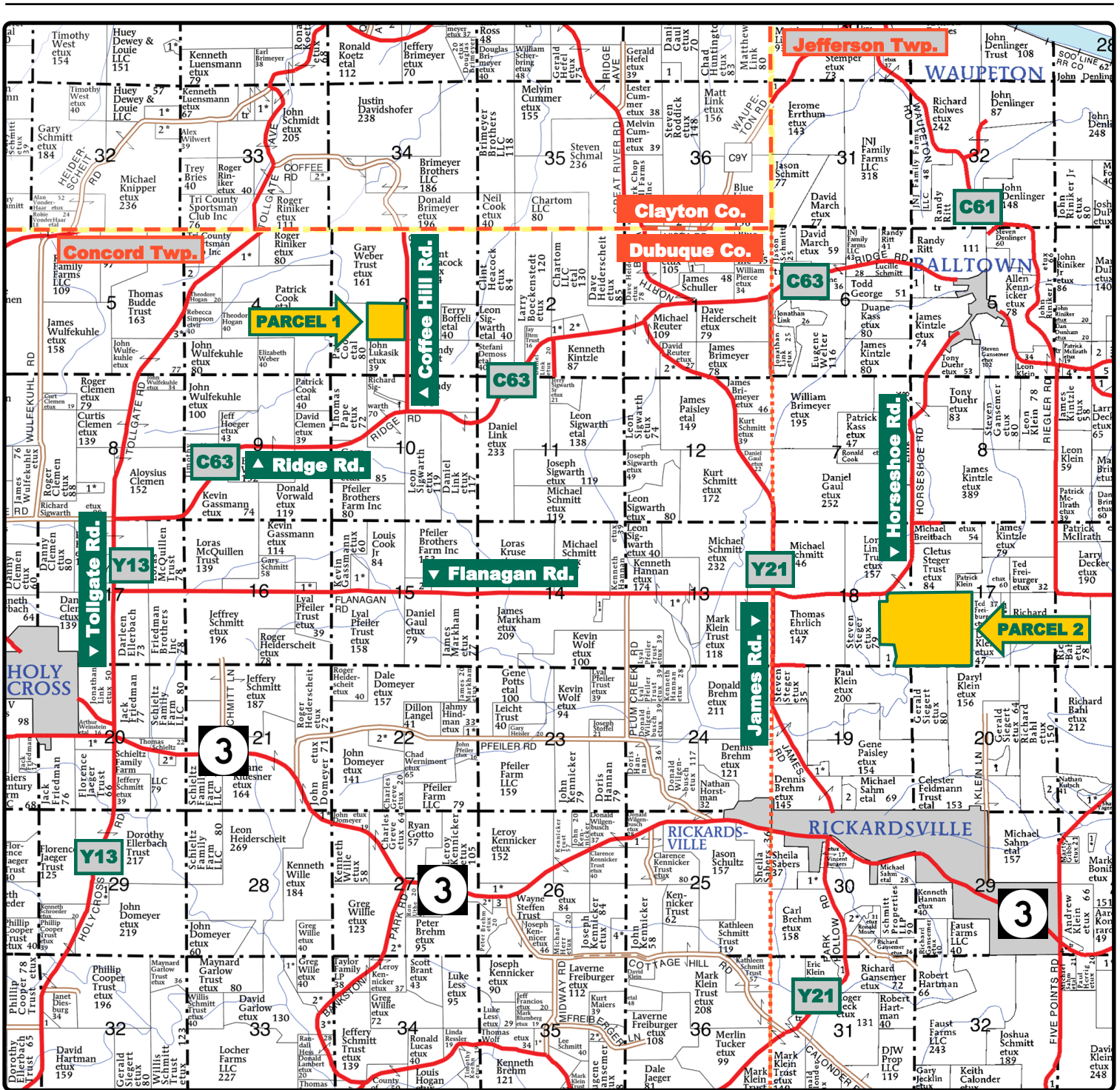
.....  
39.20 Ac.

## Property Key Features

- Located Northeast of Holy Cross and North of Rickardsville
- Mixture of High-Quality Cropland and Timber
- Nice Dubuque County Farms

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

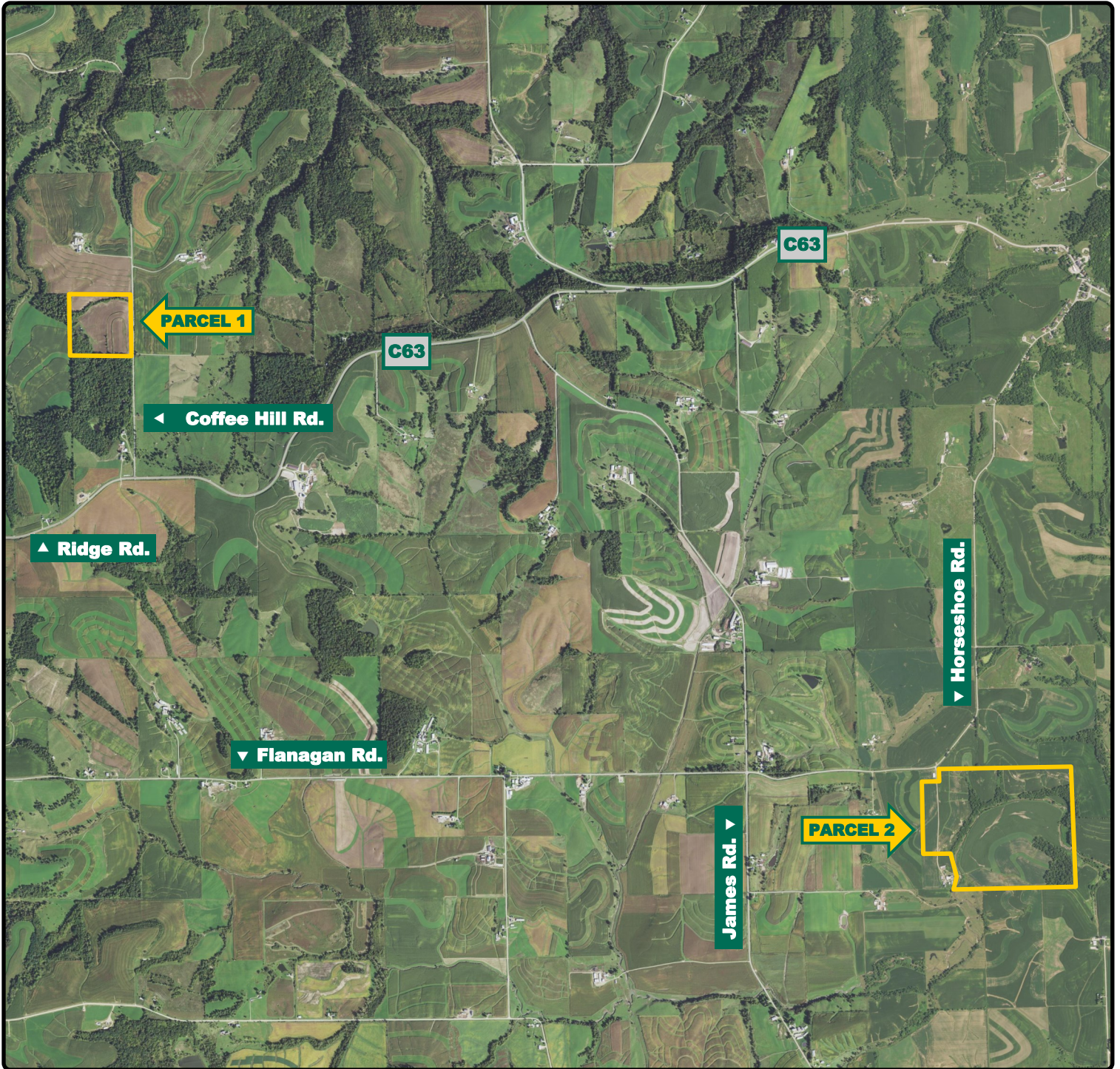
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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>30.53</b>
<b>Corn Base Acres:</b>	<b>16.17</b>
<b>Bean Base Acres:</b>	<b>7.70</b>
<b>Oat Base Acres:</b>	<b>1.09</b>
<b>Soil Productivity:</b>	<b>43.20 CSR2</b>

### Parcel 1 Property Information 39.20 Acres, m/l

#### Location

From Holy Cross - Intersection of Hwy 3 and Tollgate Rd. 1½ miles north on Tollgate Rd., 2¼ miles northeast on Ridge Rd. and ½ mile north on Coffee Hill Rd. The property is on the west side of the road.

#### Legal Description

The NE¼ of the SW¼ of Section 3, Township 90 North, Range 1 West of the 5th P.M., Dubuque County, Iowa.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$940.00  
Net Taxable Acres: 39.20  
Tax per Net Taxable Acre: \$23.98

Tax Parcel ID #: 0403300002

#### FSA Data

Farm Number 5502, Tract 2199  
FSA/Eff. Crop Acres: 30.53  
Corn Base Acres: 16.17  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 7.70  
Bean PLC Yield: 48 Bu.  
Oat Base Acres: 1.09  
Oat PLC Yield: 62 Bu.

#### Soil Types/Productivity

Primary soils are Fayette and Rozetta-Eleroy. CSR2 on the FSA/Eff. crop acres is 43.20. See soil map for detail.

#### Land Description

Rolling.

#### Drainage

Natural with some tile.

#### Buildings/Improvements

A 560 sq. ft., 2-story cottage built in 2002 and a covered patio.

#### Water & Well Information

None.

#### Pond

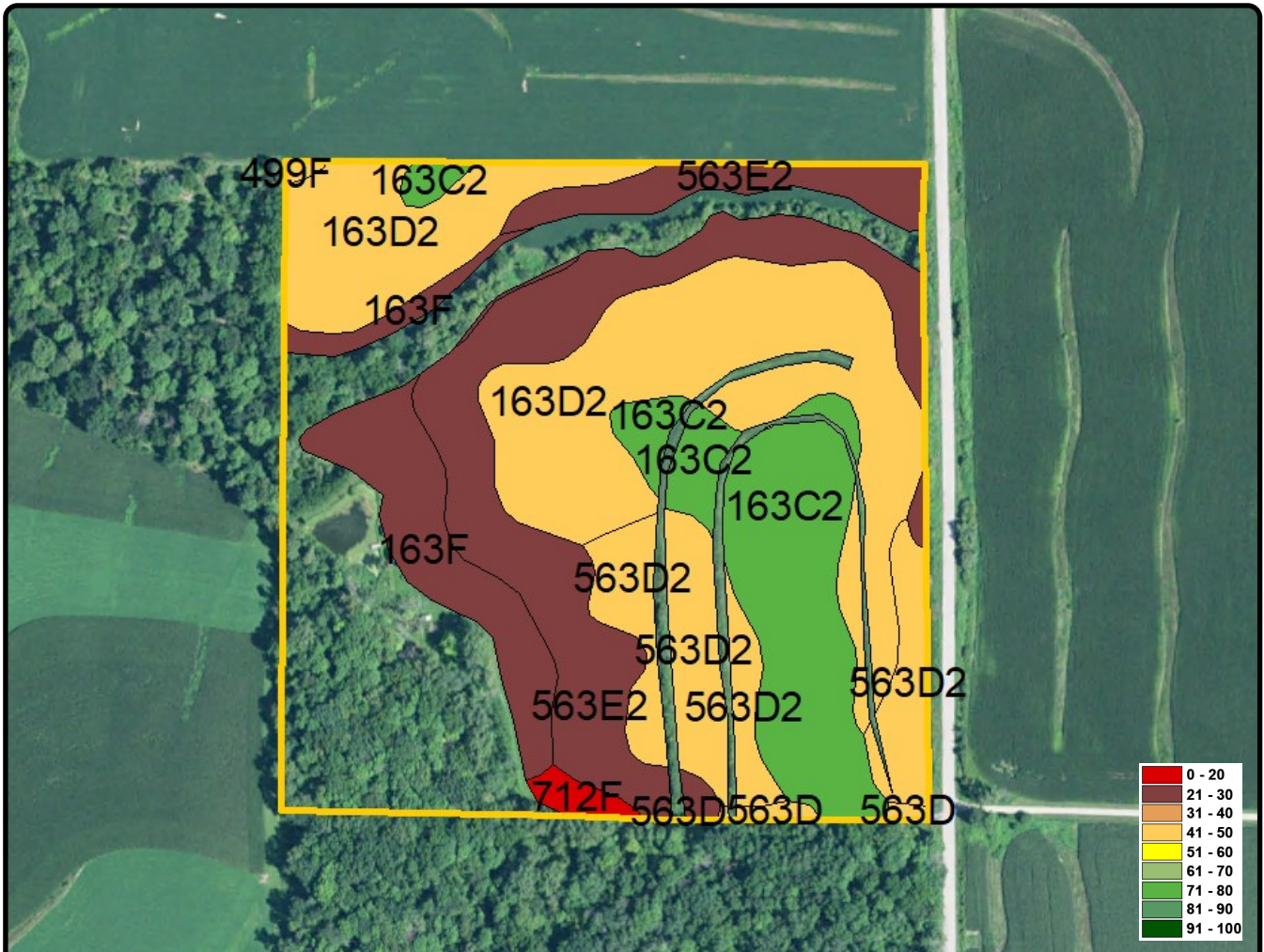
There is a nice pond located in the west-central portion of the farm. The pond has been stocked with catfish, bluegill, crappie, and bass.

#### Comments

This is a nice Dubuque County farm that would work well as an attractive homesite. It includes a mixture of cropland, timber and pond.

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Measured Tillable Acres		30.53	Avg. CSR2		43.20
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	34.0%	IIIe	10.38
563E2	Rozetta-Eleroy silt loams, 14 to 18 percent slopes, moderately eroded	30	24.2%	IIIe	7.39
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	72	17.3%	IIIe	5.28
563D2	Rozetta-Eleroy silt loams, 9 to 14 percent slopes, moderately eroded	42	12.9%	IIIe	3.94
163F	Fayette silt loam, 18 to 25 percent slopes	21	10.0%	VIe	3.04
712F	Schapville silt loam, 18 to 30 percent slopes	5	1.0%	VIe	0.30
563D	Rozetta-Eleroy silt loams, 9 to 14 percent slopes	45	0.6%	IIIe	0.19
499F	Nordness silt loam, 18 to 35 percent slopes	5	0.0%	VIIIs	0.01

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**Parcel 1** - 39.20 Acres, m/l



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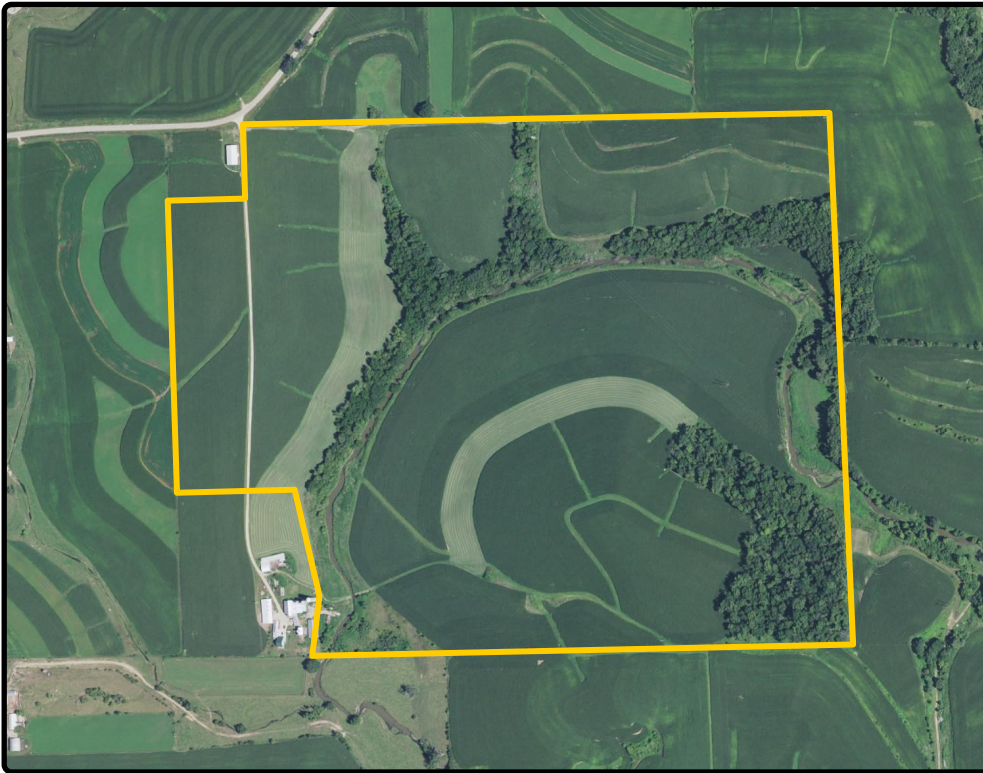


**Parcel 1** - 39.20 Acres, m/l



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## Parcel 2

**FSA/Eff. Crop Acres: 144.01\***  
**Corn Base Acres: 72.59\***  
**Bean Base Acres: 34.57\***  
**Oat Base Acres: 4.90\***  
**Soil Productivity: 51.39 CSR2**

*\*Acres are estimated.*

## Parcel 2 Property Information 183.80 Acres, m/l

### Location

From Rickardsville—Intersection of James Rd. and Hwy 3: 1¼ mile north on James Rd. and ¾ mile east on Horseshoe Rd. The property is on the south side of the road.

### Legal Description

The SW¼ of Section 17 and the E½ of the SE¼ of Section 18, except the house and buildings and further excepting the machine shed and approximately 3 acres; all located in Township 90 North, Range 1 East of the 5th P.M., Dubuque County, Iowa.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,188.00\*  
 Gross Acres: 183.80\*  
 Forest Reserve Acres: 26.76  
 Net Taxable Acres: 157.01\*  
 Tax per Net Taxable Acre: \$26.67\*  
 Tax Parcel ID #: 0517300001, 0517300002, 0518400005 and part of 0518426001  
*\*Taxes estimated pending survey of property. Dubuque County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 5502, Tract 11171  
 FSA/Eff. Crop Acres: 144.01\*  
 Corn Base Acres: 72.59\*  
 Corn PLC Yield: 155 Bu.  
 Bean Base Acres: 34.57\*  
 Bean PLC Yield: 48 Bu.

Oat Base Acres: 4.90\*

Oat PLC Yield: 62 Bu.

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

### Soil Types/Productivity

Primary soils are Fayette, Chaseburg and Rozetta-Eleroy. CSR2 on the Est. FSA/ Eff. crop acres is 51.39. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

None.

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Estimated Tillable Acres		144.01	Avg. CSR2		51.39
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	46	31.46%	IIIe	45.30
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	79	26.40%	IIw	38.02
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	35	15.66%	IVe	22.55
563E2	Rozetta-Eleroy silt loams, 14 to 18 percent slopes, moderately eroded	30	12.88%	IIIe	18.55
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	72	8.50%	IIIe	12.24
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	8	4.04%	IVe	5.82
499F	Nordness silt loam, 18 to 35 percent slopes	5	0.71%	VIIIs	1.02
320	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	75	0.28%	IIw	0.41
163D	Fayette silt loam, 9 to 14 percent slopes	49	0.06%	IIIe	0.08
712F	Schapville silt loam, 18 to 30 percent slopes	5	0.01%	VIe	0.02

### Water & Well Information

None.

### Easement

There is an ingress/egress easement in the west portion of the property allowing the adjoining landowner access to their property. Both the Buyer and adjoining

landowner are permitted access to this easement and equally share maintenance expenses on the portion of the easement that is jointly used. See Easement Map for detail.

### Comments

This is a highly productive Dubuque County farm with a mixture of cropland and timber.

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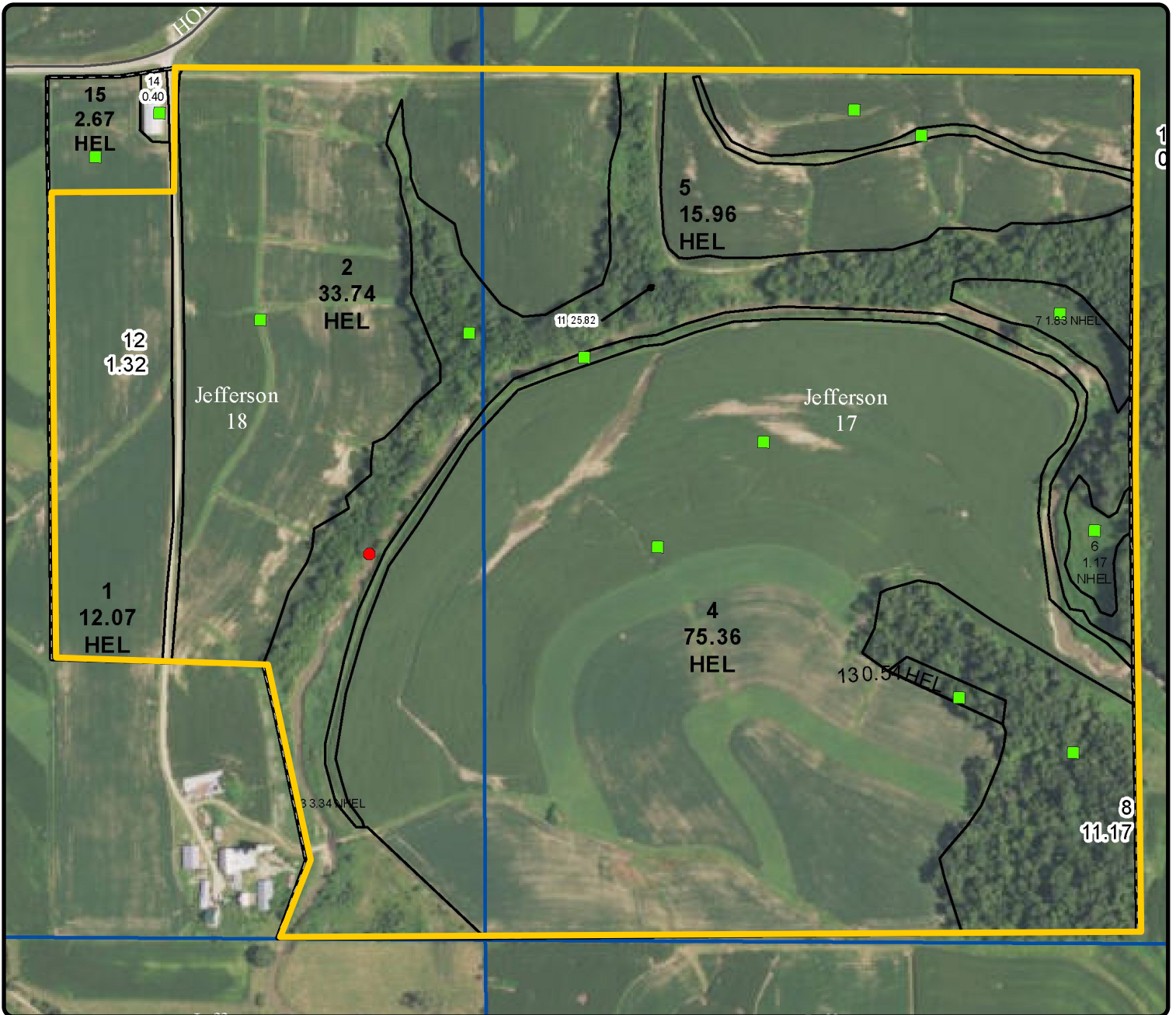
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*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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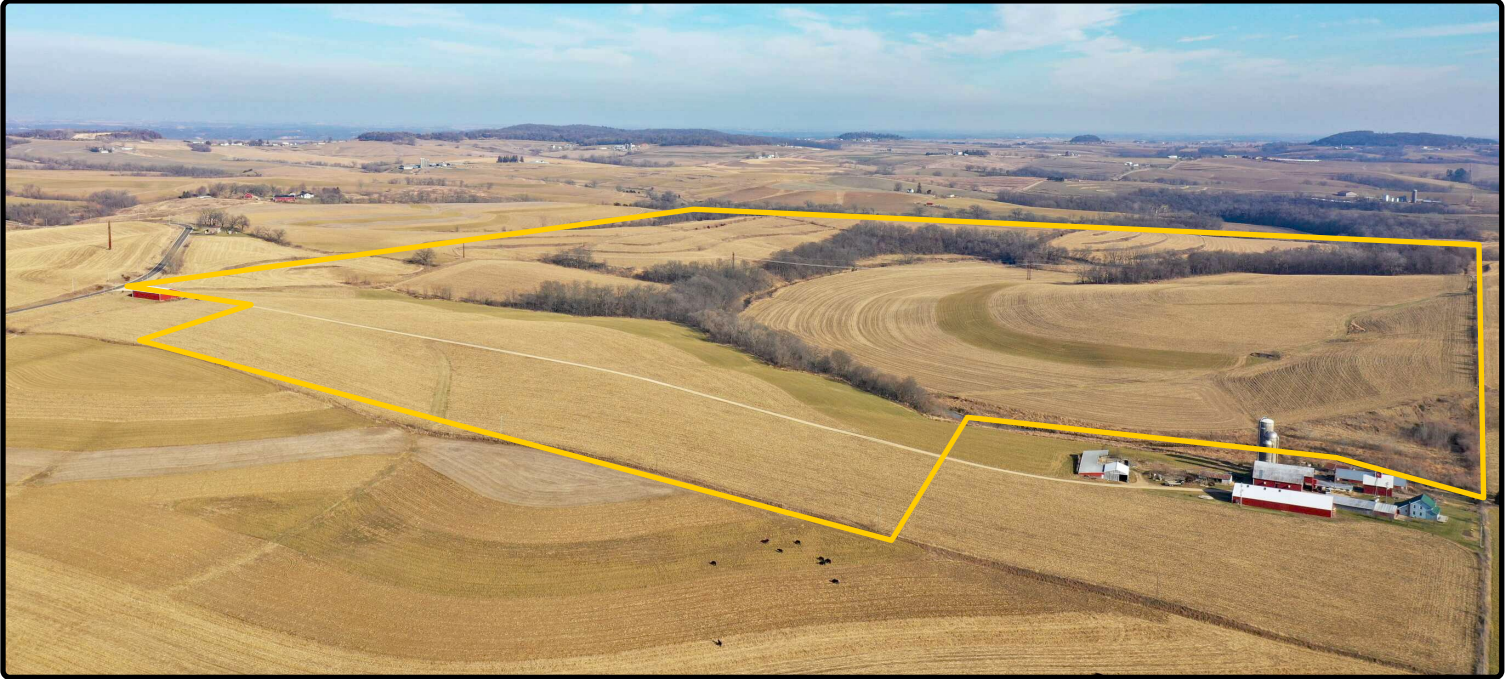
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**Parcel 2** - 183.80 Acres, m/l



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Date: **Fri., February 25, 2022**

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

Site: **Breitbach's Country  
Dining  
563 Balltown Rd.  
Sherrill, IA 52073**  
*(Located in Balltown, IA)*

### **Seller**

Kenneth Klein Estate

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Roger Kurt  
Kurt Law Offices

### **Method of Sale**

- This land 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.
- 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 March 25, 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, 2023. 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.

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