

Land Auction

ACREAGE:

90.14 Acres, m/l
Linn County, IA

DATE:

Friday
March 4, 2022
10:00 a.m.

LOCATION:

**Tin Roof Hideaway
& Event Center**
Lisbon, IA



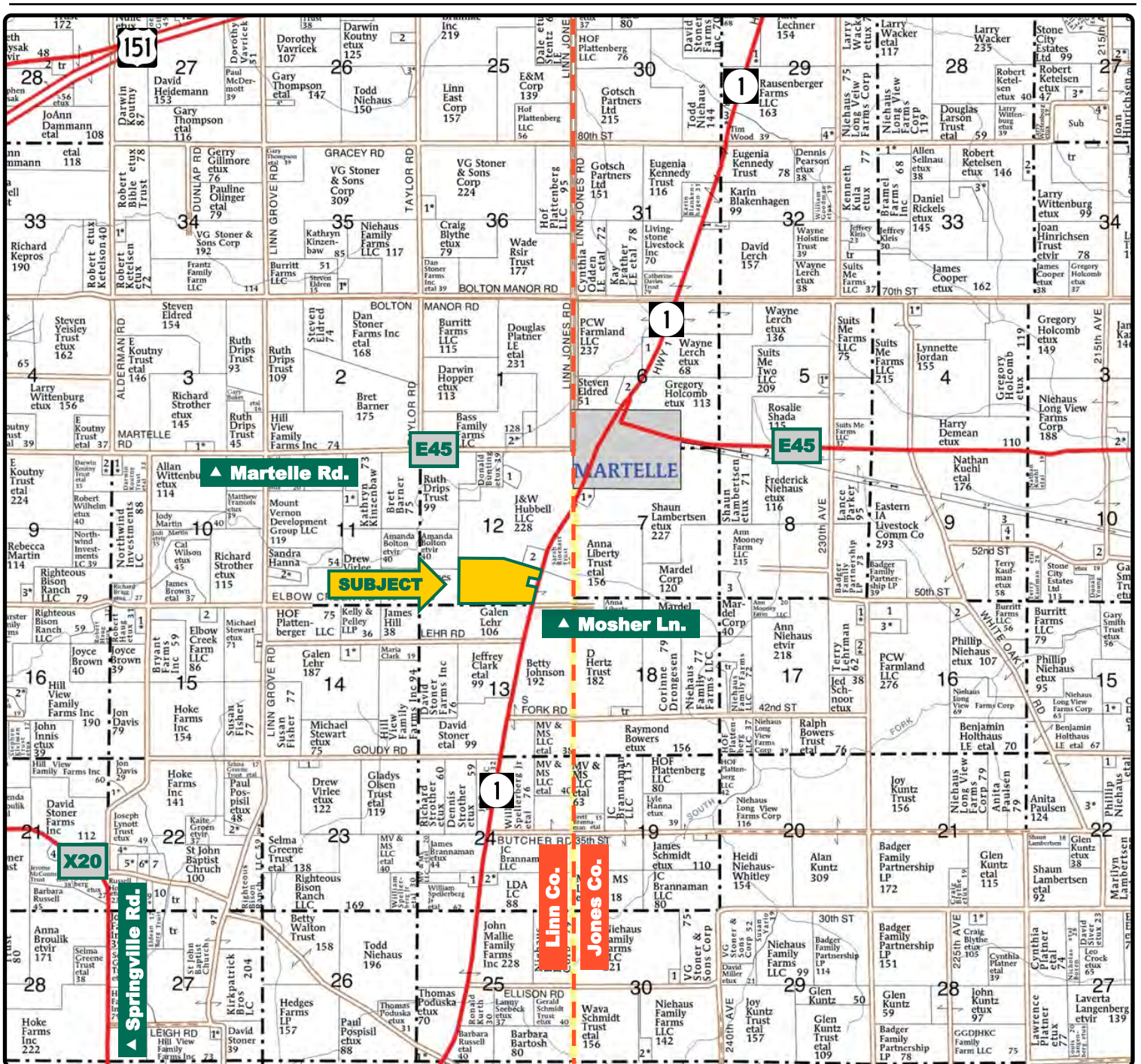
Property Key Features

- Located 1 Mile Southwest of Martelle, Iowa
- 87.40 FSA/Eff. Crop Acres with a 77.19 CSR2
- High-Quality Linn County Farm Located Along a Hard-Surface Road

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FSA/Eff. Crop Acres: 87.40
Corn Base Acres: 80.75*
Bean Base Acres: 3.84*
Soil Productivity: 77.19 CSR2

**Acres are estimated.*

Property Information

90.14 Acres, m/l

Location

From Martelle: ¾ mile southwest on Highway 1. The property is located on the west side of the road.

Legal Description

The SE¼ of the SW¼, that part of the NE¼ of the SW¼, that part of the SW¼ of the SE¼ lying west of Highway 1, except POS #1233, all located in Section 12 Township 83 North, Range 5 West of the 5th P.M. Linn County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,570.00
 Net Taxable Acres: 90.14
 Tax per Net Taxable Acre: \$39.60
 Tax Parcel ID #s: 161230100200000, 161237600100000, 161242600200000 and 161245100600000

FSA Data

Part of Farm Number 1064, Tract 2964
 FSA/Eff. Crop Acres: 87.40
 Corn Base Acres: 80.75*
 Corn PLC Yield: 189 Bu.
 Bean Base Acres: 3.84*
 Bean PLC Yield: 51 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Colo, Tama and Judson. CSR2 on the FSA/Eff. crop acres is 77.19. See soil map for detail.

Fertility Data

Soil tests completed in 2019 by Linn Co-Op:
 pH: 6.85
 K: 177.67 ppm
 P: 43.28 ppm

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	244.5	66.9
2020	111.9*	59.5*
2019	218.7	53.7
2018	254.8	58.3
2017	240.0	58.4

**Yield impacted by derecho damage.*

Yield information is reported from scale tickets.

Land Description

Gently rolling.

Drainage

Natural.

Water & Well Information

None.

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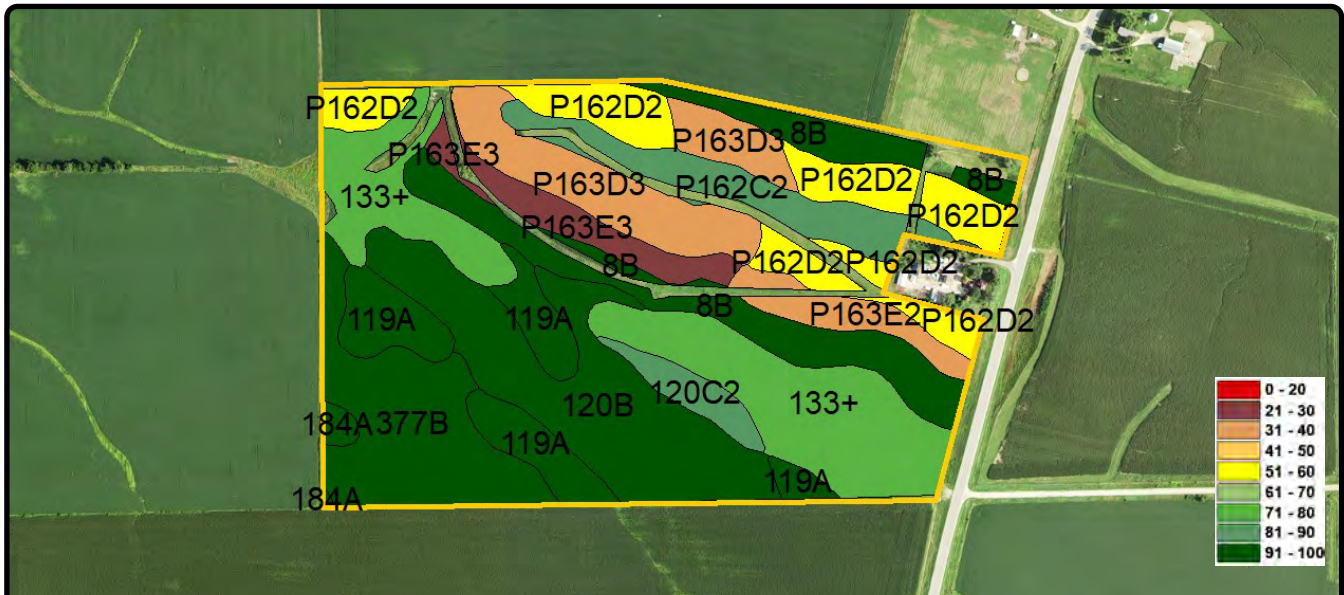
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Measured Tillable Acres 87.40 **Avg. CSR2** 77.19

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded	78	17.9%	IIw	15.68
120B	Tama silty clay loam, 2 to 5 percent slopes	95	15.3%	Ile	13.41
8B	Judson silty clay loam, 2 to 5 percent slopes	94	11.5%	Ile	10.03
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	11.3%	Ile	9.89
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	54	11.2%	IIIe	9.79
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, sev. eroded	40	9.3%	IVe	8.11
119A	Muscatine silty clay loam, 0 to 2 percent slopes	100	8.3%	Iw	7.26
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	82	5.7%	IVe	4.98
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, sev. eroded	28	3.9%	Vle	3.40
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	35	2.9%	IVe	2.54
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	87	2.0%	IIIe	1.79
184A	Klinger silty clay loam, 1 to 4 percent slopes	95	0.6%	Iw	0.52

Septic Easement

The acreage owner has their septic on this farm. Contact the listing agents for more details.

Comments

High-quality Linn County farm located along a hard-surface road.

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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Date: **Fri., March 4, 2022**

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

Site: **Tin Roof Hideaway &
Event Center
1003 N Washington St.
Lisbon, IA 52253**
(Formerly known as Regal
Crown Reception Hall)

Seller

Etzel Revocable Trust

Agency

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

Auctioneer

Troy Louwagie

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 April 14, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. 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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