

# Land Auction

**ACREAGE:**

**235.00 Acres, m/l**

In 2 parcels

Delaware County, IA

**DATE:**

Wednesday

**March 2, 2022**

**10:00 a.m.**

**LOCATION:**

**Delaware Co.**

**Fairgrounds**

Manchester, IA



## Property Key Features

- Located 4 Miles Southwest of Manchester, Iowa in Prairie Township
- High-Yielding Delaware County Farmland
- Includes Nice House, Outbuildings and Grain Storage

**Troy Louwagie, ALC**

Licensed Broker in IA & IL

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**TroyL@Hertz.ag**

**319-895-8858**

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Mount Vernon, IA 52314

**www.Hertz.ag**

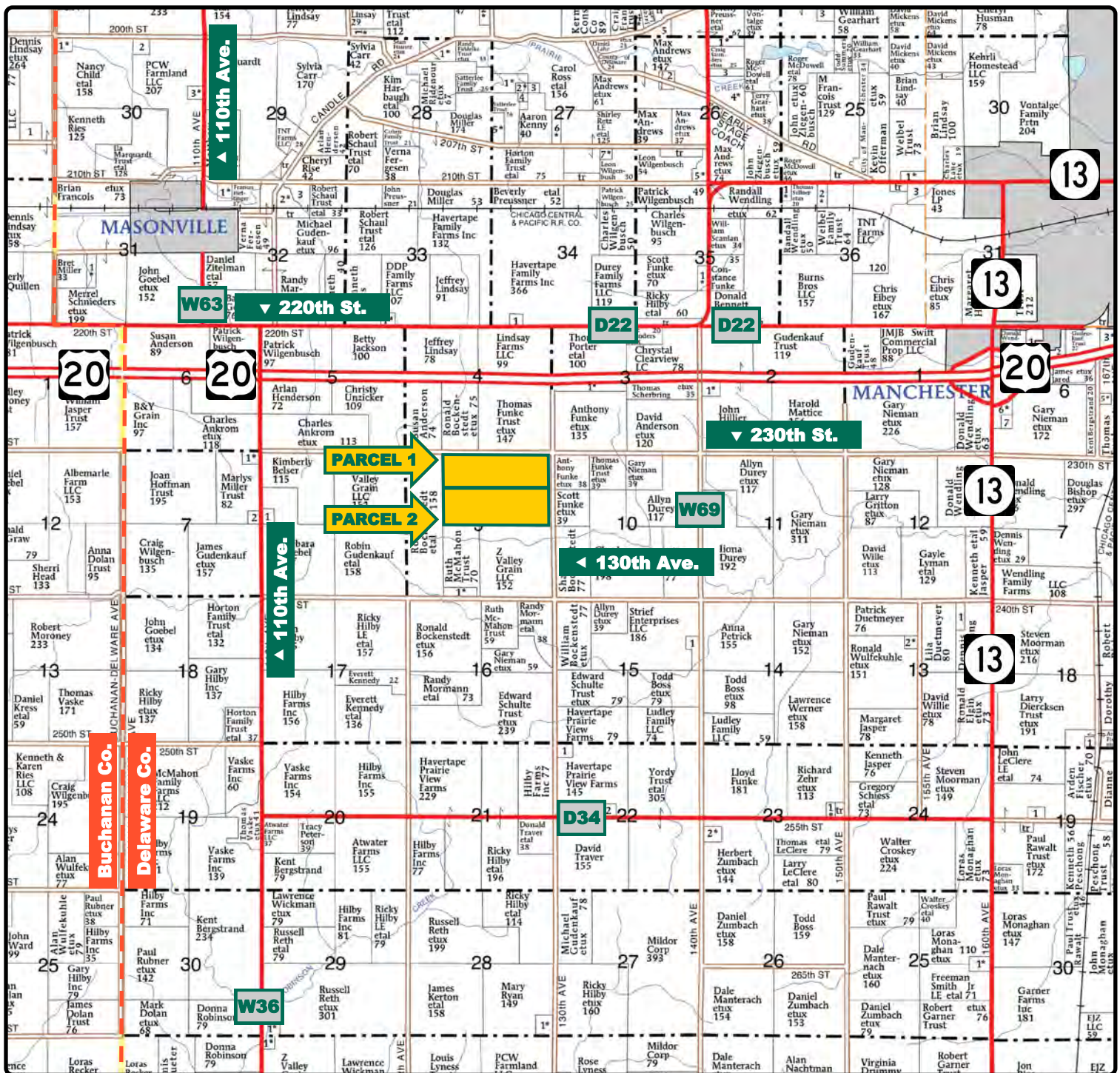
**Jake Miller, AFM**

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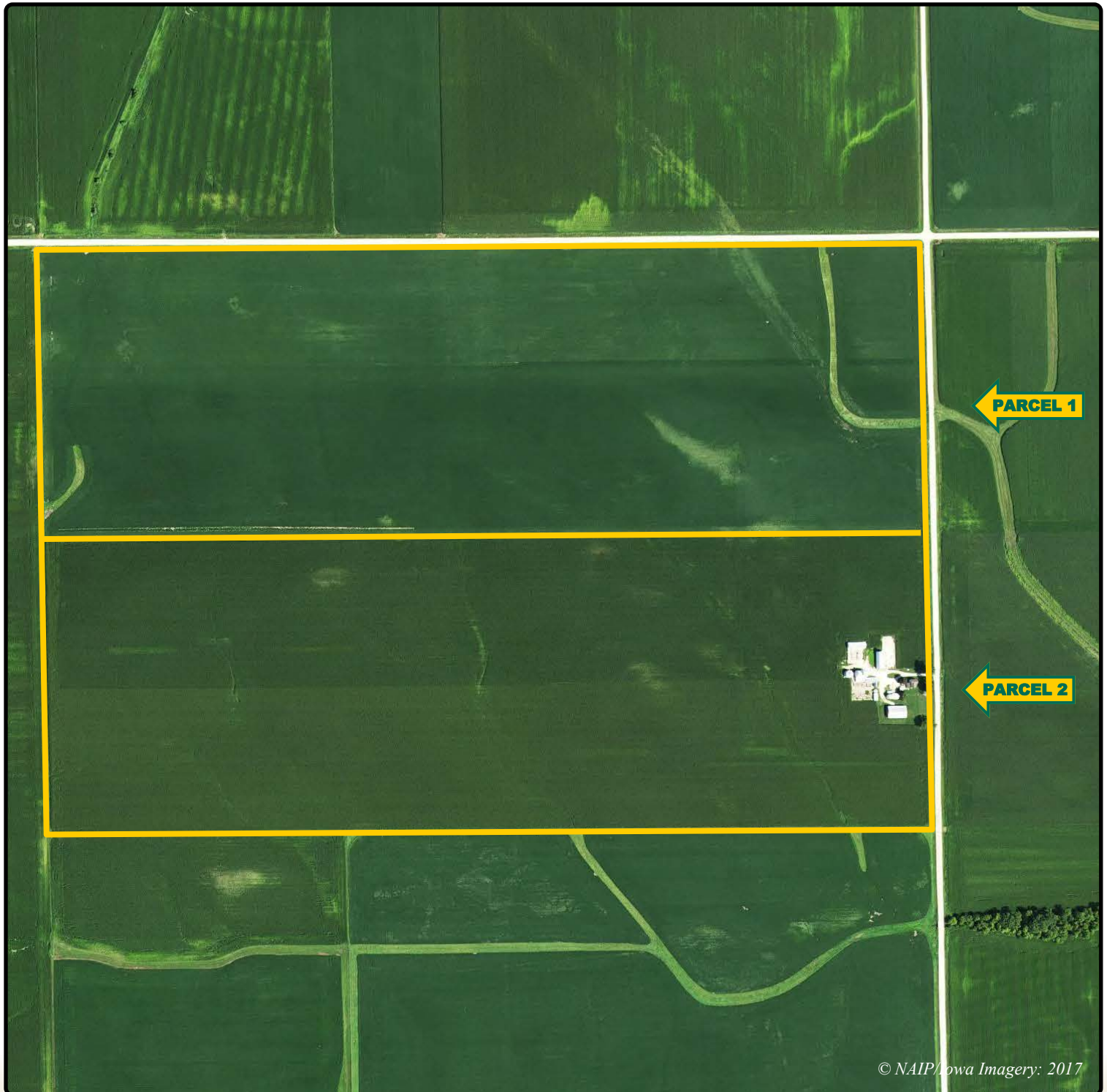
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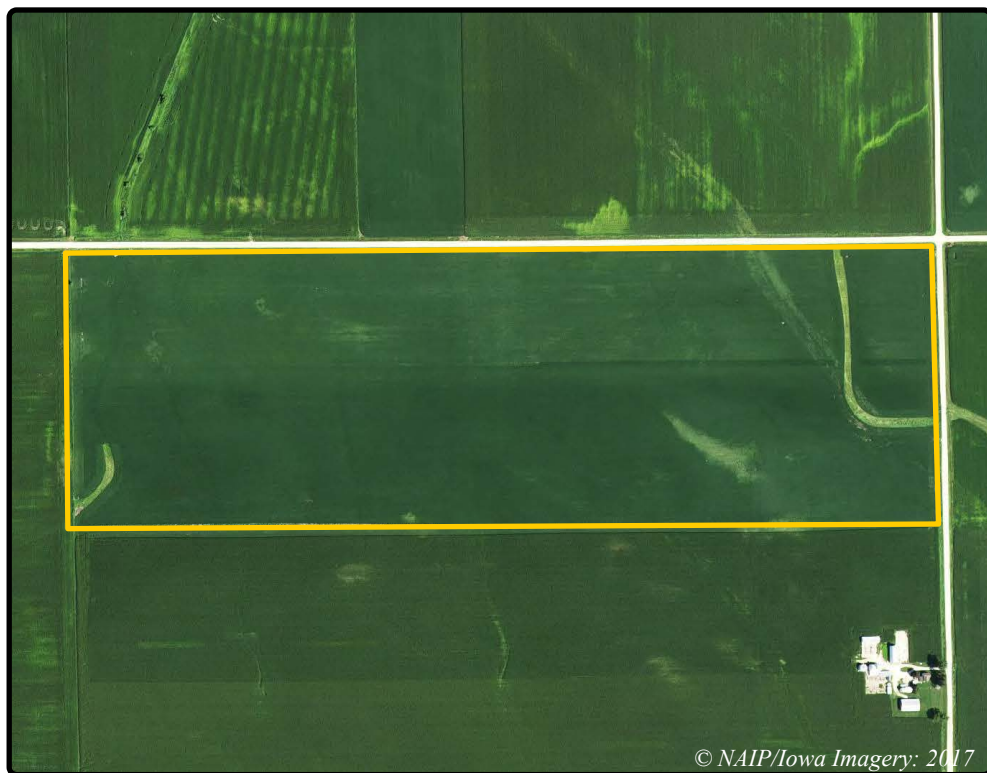


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## Parcel 1

**FSA/Eff. Crop Acres:** 114.55\*  
**Corn Base Acres:** 69.91\*  
**Bean Base Acres:** 22.86\*  
**Soil Productivity:** 77.20 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 116.00 Acres, m/l

### Location

**From Manchester—**Intersection of Hwy 20 and Hwy 13: ½ mile south on Hwy 13 and 3 miles west on 230th St. The property is to the southwest of the road.

**From Masonville:** ½ mile south on 110th Ave., ½ mile east on 220th St., 1 mile south on 110th Ave. and 1¼ miles east on 230th St.

### Legal Description

The N½ of the NE¼ and the NE¼ of the NW¼ of Section 9, Township 88 North, Rang 6 West of the 5th P.M., Delaware County, Iowa.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,700.00\*  
 Net Taxable Acres: 116.00\*  
 Tax per Net Taxable Acre: \$31.90\*  
 Tax Parcel ID #s: Part of 270090001400 and 270090001410

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

### FSA Data

Part of Farm Number 1327, Tract 262  
 FSA/Eff. Crop Acres: 114.55\*  
 Corn Base Acres: 69.91\*  
 Corn PLC Yield: 130 Bu.  
 Bean Base Acres: 22.86\*  
 Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Cresken and Donnan. CSR2 on the Est. FSA/Eff. crop acres is 77.20. See soil map for detail.

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

Year	Corn	Beans
2016	254	72
2017	232	62
2018	220	60
2019	210	52
2020	185	65
2021	234	—

Yield information is reported by scale tickets.

### Land Description

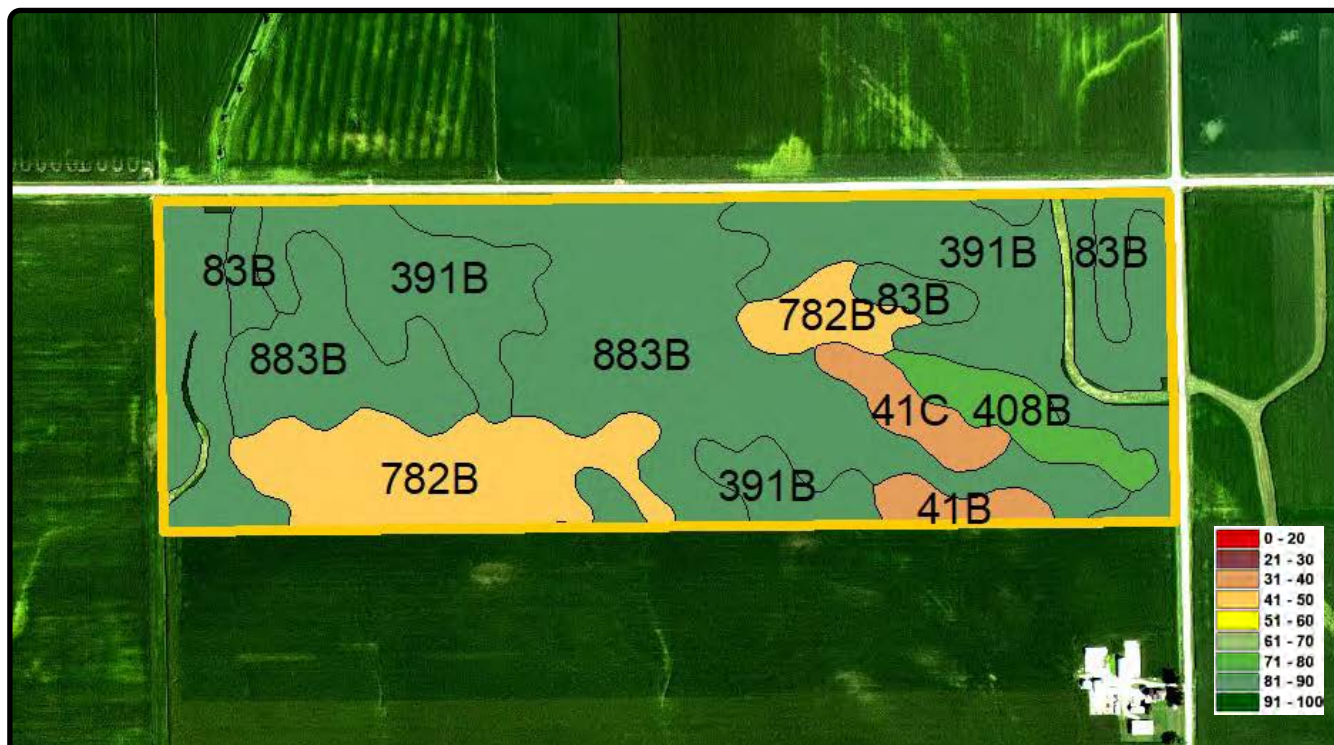
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**Estimated Tillable Acres** 114.55

**Avg. CSR2** 77.20

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	37.7%	IIw	43.20
883B	Cresken clay loam, 2 to 5 percent slopes	86	34.1%	Ile	39.04
782B	Donnan loam, 2 to 6 percent slopes	43	15.1%	Ile	17.25
83B	Kenyon loam, 2 to 5 percent slopes	90	4.6%	Ile	5.23
408B	Olin fine sandy loam, 2 to 5 percent slopes	72	3.9%	Ile	4.42
41C	Sparta loamy fine sand, 5 to 9 percent slopes	34	2.8%	IVs	3.25
41B	Sparta loamy fine sand, 2 to 5 percent slopes	39	1.9%	IVs	2.16

## Drainage

There is considerable tile in this farm. Contact listing agent for more information.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is one of the nicest farms in Delaware County. It is highly productive with a six-year corn yield average of 222.5 bu/acre and a five-year bean yield average 62.2 bu/acre. This is a rare opportunity to purchase a nice ridge-top farm in Delaware County.

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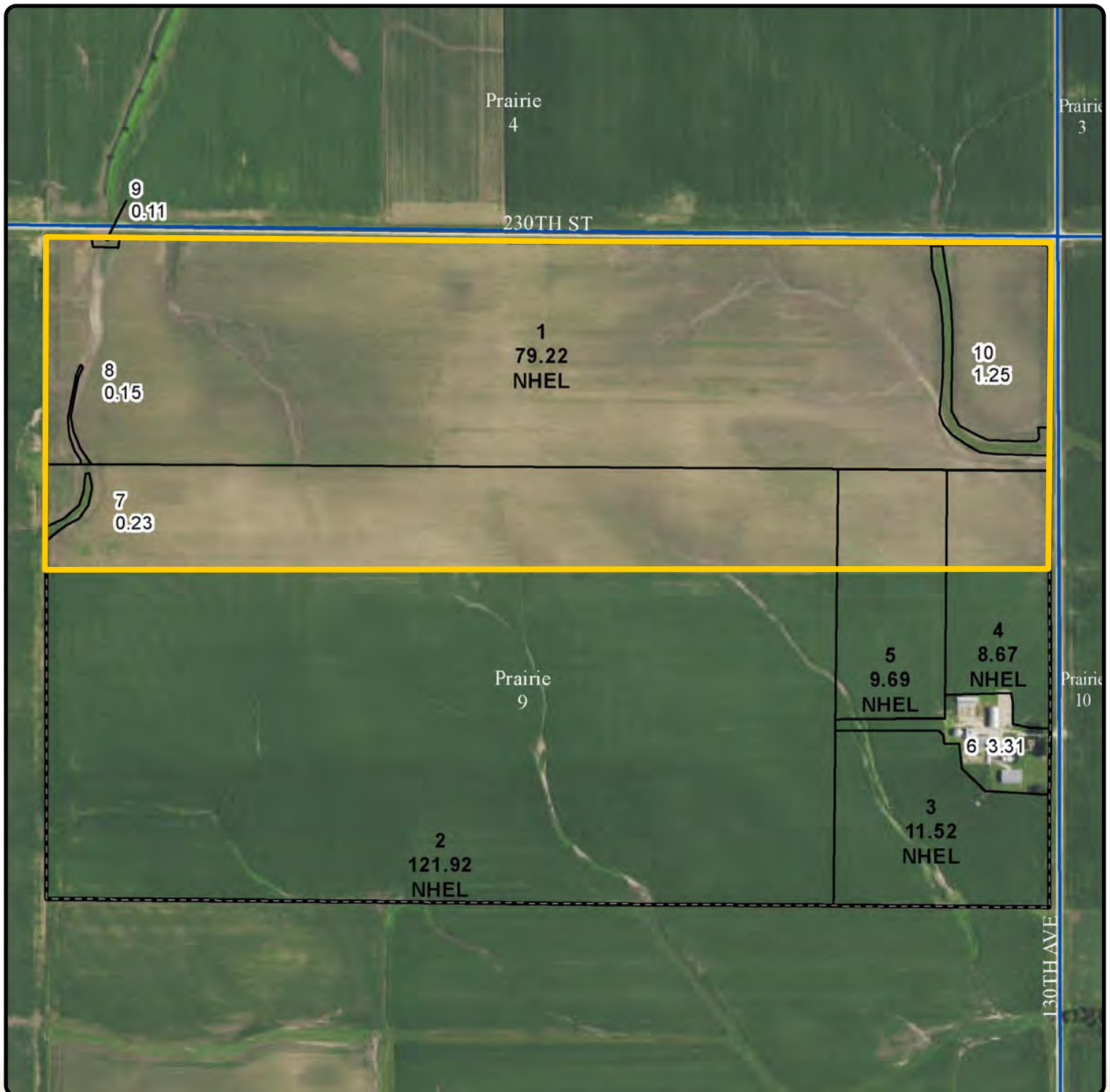
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**Parcel 1** - 116.00 Acres, m/l



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## Parcel 2

**FSA/Eff. Crop Acres:** 116.47\*  
**Corn Base Acres:** 71.09\*  
**Bean Base Acres:** 23.24\*  
**Soil Productivity:** 75.40 CSR2

*\*Acres are estimated.*

**Total Living SF:** 1,739  
**Bedrooms:** 3  
**Bathrooms:** 1½  
**Year Built:** 1900

**Address:**  
 2337 130th Ave.  
 Manchester, IA 52057

## Parcel 2 Property Information 119.00 Acres, m/l

### Location

**From Manchester—Intersection of Hwy 20 and Hwy 13:** ½ mile south on Hwy 13 and 3 miles west on 230th St. and ¼ mile south on 130th Ave. The property is located on the west side of the road.

**From Masonville:** ½ mile south on 110th Ave., ½ mile east on 220th St., 1 mile south on 110th Ave., 2 miles east on 230th St. and ¼ mile south on 130th Ave.

### Legal Description

The S½ of the NE¼ and the SE¼ of the NW¼ of Section 9, Township 88 North, Rang 6 West of the 5th P.M., Delaware County, Iowa.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,120.00\*  
 Net Taxable Acres: 119.00\*  
 Tax Parcel ID #: Part of 270090001400 and 270090001410

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

### FSA Data

Part of Farm Number 1327, Tract 262  
 FSA/Eff. Crop Acres: 116.47\*  
 Corn Base Acres: 71.09\*  
 Corn PLC Yield: 130 Bu.  
 Bean Base Acres: 23.24\*  
 Bean PLC Yield: 44 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Cresken and Donnan. CSR2 on the Est. FSA/Eff. crop acres is 75.40. See soil map for detail.

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

Year	Corn	Beans
2016	254	72
2017	232	62
2018	220	60
2019	210	52
2020	185	65
2021	234	—

Yield information is reported by scale tickets.

### Land Description

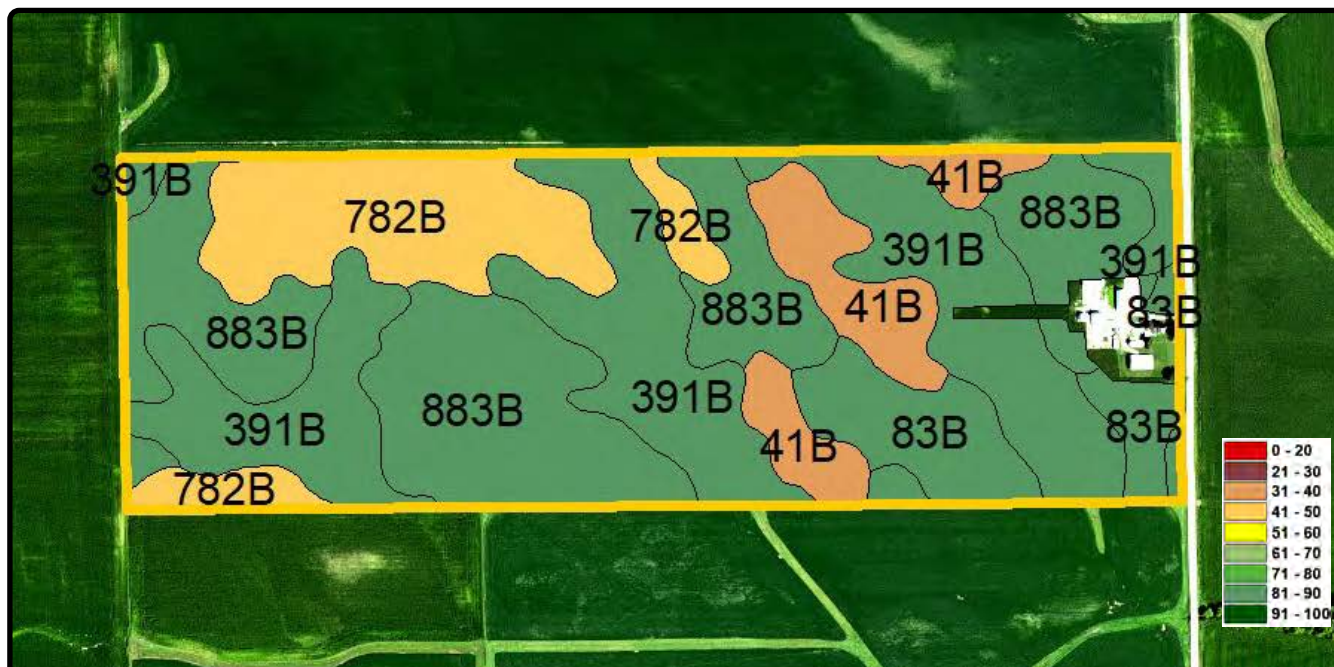
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Estimated Tillable Acres		116.47	Avg. CSR2		75.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	34.4%	IIw	40.07
883B	Cresken clay loam, 2 to 5 percent slopes	86	31.8%	Ile	37.08
782B	Donnan loam, 2 to 6 percent slopes	43	16.2%	Ile	18.84
41B	Sparta loamy fine sand, 2 to 5 percent slopes	39	9.2%	IVs	10.69
83B	Kenyon loam, 2 to 5 percent slopes	90	8.4%	Ile	9.79

### Drainage

There is considerable tile in this farm. Contact listing agent for more information.

### School District

West Delaware Community Schools.

### House

There is a 1¾ story home that was built in 1900. It consists of 1,739 sq. ft. of finished living space. There are three bedrooms and 1½ bathrooms.

### Buildings/Improvements

Outbuildings include a nice 30' x 17' dryer bin, 18' x 16' storage bin, 50' x 80' steel frame machine shed and various other livestock and storage buildings.

### Water & Well Information

The well is located west of the house.

### Septic System

The status of the septic system is unknown. The Seller is exempt from time of transfer inspection as the Seller in an estate.

### Reserved Items

The Seller/Tenant reserves all personal property, 2-LP tanks and the diesel barrel.

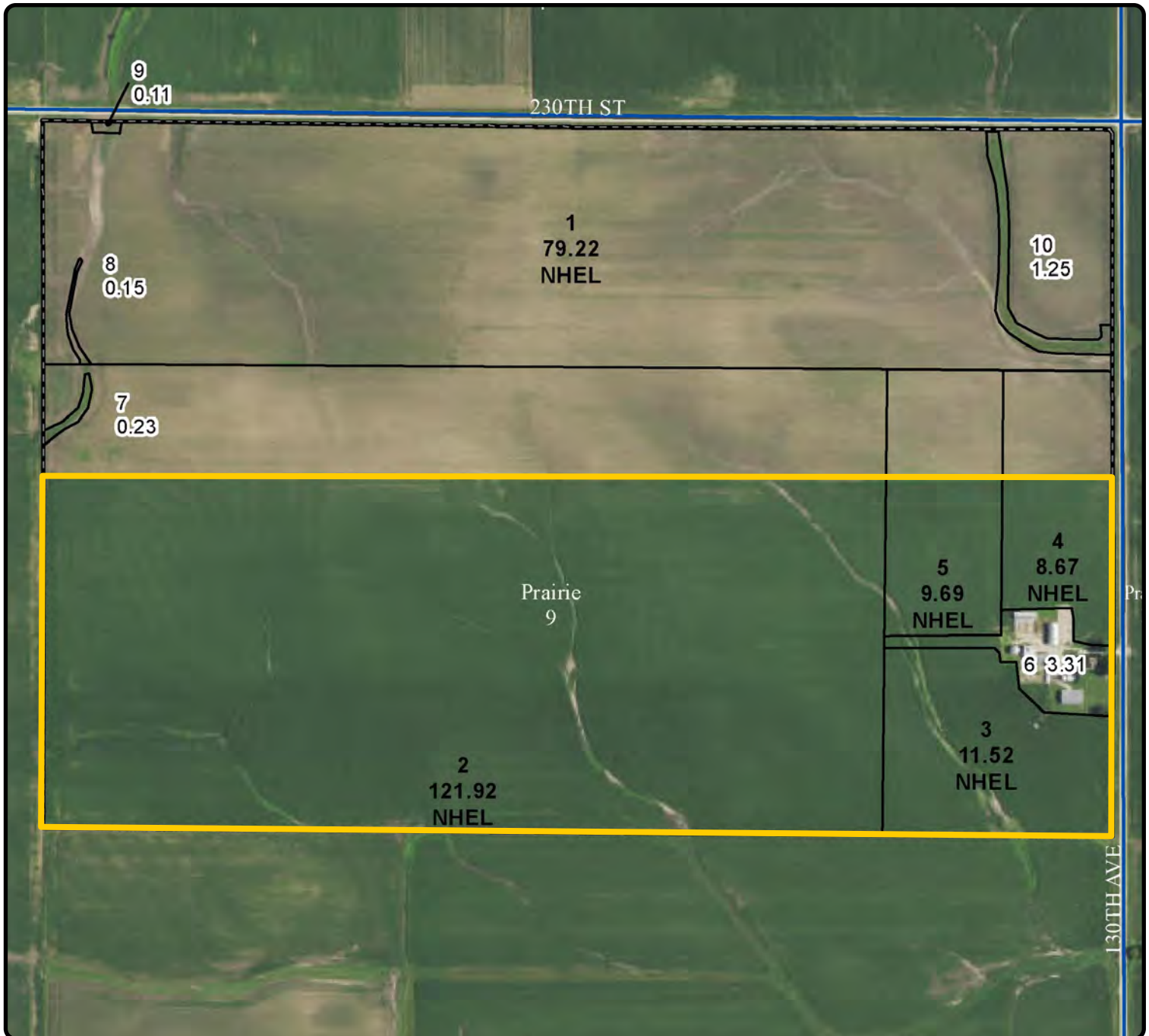
### Comments

This is a highly productive Delaware County farm that lays nice with excellent eye appeal. It includes a nice house and outbuildings that would work well for storage or livestock.

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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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**Parcel 2** - 119.00 Acres, m/l



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Date: **Wed., March 2, 2022**

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

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

### **Seller**

Rosalyn J. Schaul Estate

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **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 April 8, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland to be at closing. Possession of the house and building will be September 1, 2022. 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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