

# Land Auction

**ACREAGE:**

**35.93 Acres**  
Linn County, IA

**DATE:**

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

**LOCATION:**

**Fairfax City Hall**  
**Community Room**  
Fairfax, IA



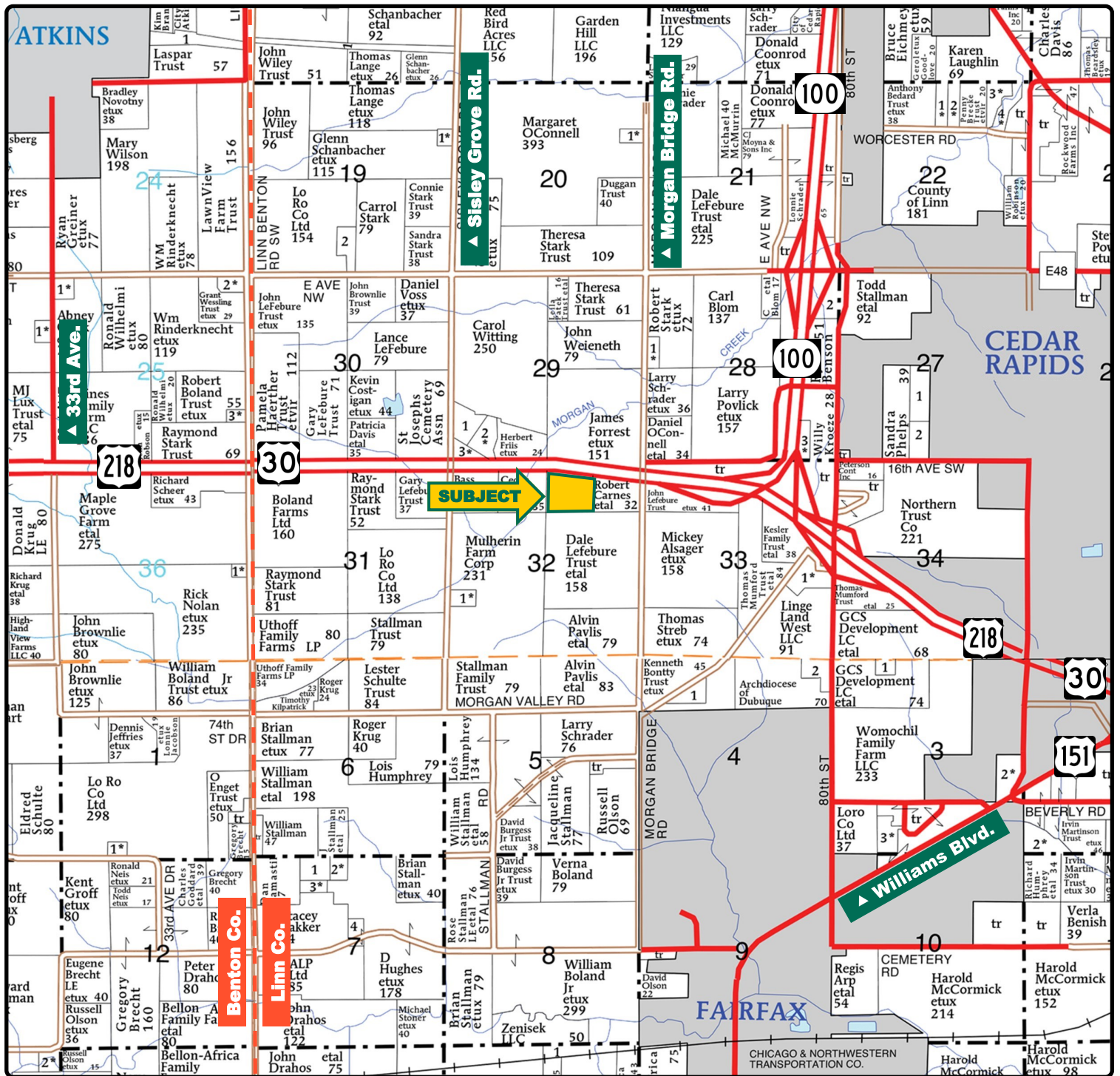
## Property Key Features

- Located West of Cedar Rapids on the South Side of Highway 30
- 36.16 FSA/Eff. Crop Acres with a 90.05 CSR2
- High-Quality Linn County Farm

**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**

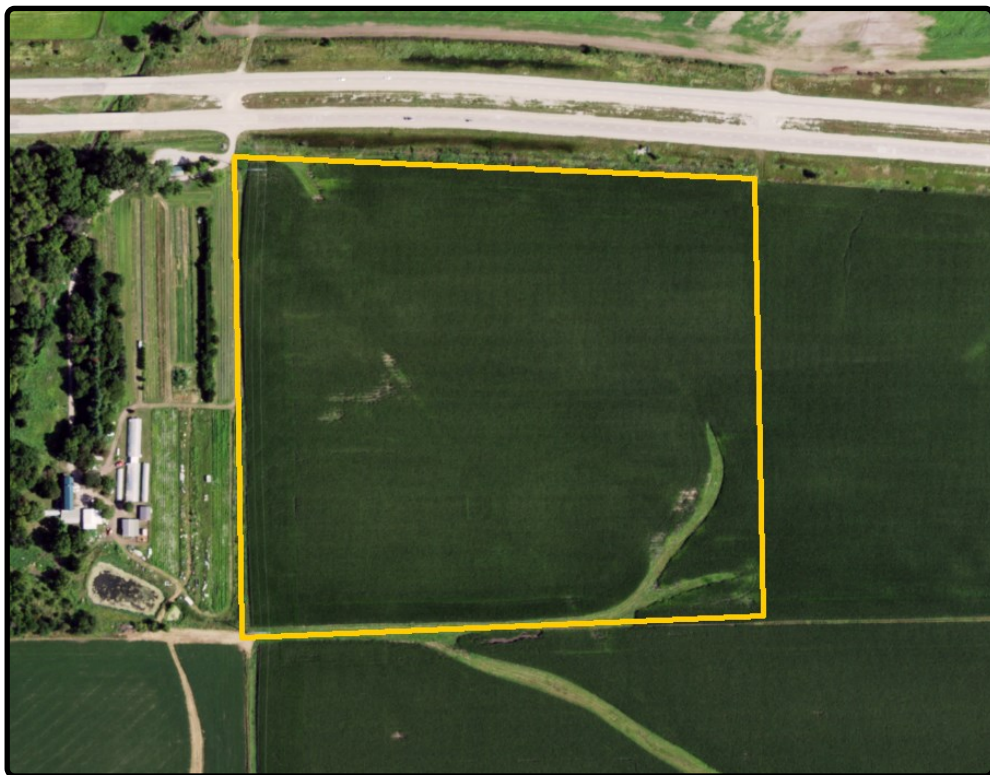




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<b>FSA/Eff. Crop Acres:</b>	<b>36.16</b>
<b>Corn Base Acres:</b>	<b>30.37</b>
<b>Bean Base Acres:</b>	<b>5.79</b>
<b>Soil Productivity:</b>	<b>90.05 CSR2</b>

## Property Information

### 35.93 Acres

### Location

**From Cedar Rapids—Intersection of Hwy 100 and Hwy 30:** 1 mile west on Hwy 30. Property is on the south side of the road.

### Legal Description

The NW¼ of the NE¼ of Section 32, Township 83 West, Range 8 West of the 5th P.M., Linn County, Iowa, except the Public Highway (as recorded in Book 7155 Page 282 in the Linn County Office of the Recorder).

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,514.00\*  
Surveyed Gross Acres: 40.19

Exempt ROW Acres: 4.26

Surveyed Net Taxable Acres: 35.93

Tax per Net Taxable Acre: \$42.13\*

Tax Parcel ID: 13321-26001-00000

*\*This property has been recently surveyed. Taxes are estimated pending reassessment by Linn County Assessor.*

### FSA Data

Farm Number 2364, Tract 442

FSA/Eff. Crop Acres: 36.16

Corn Base Acres: 30.37

Corn PLC Yield: 177 Bu.

Bean Base Acres: 5.79

Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Klinger. CSR2 on the FSA/Eff. crop acres is 90.05 See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a high-quality Linn County farm with a 90.05 CSR2. It is ideally located just west of Cedar Rapids, on the south side of Highway 30.

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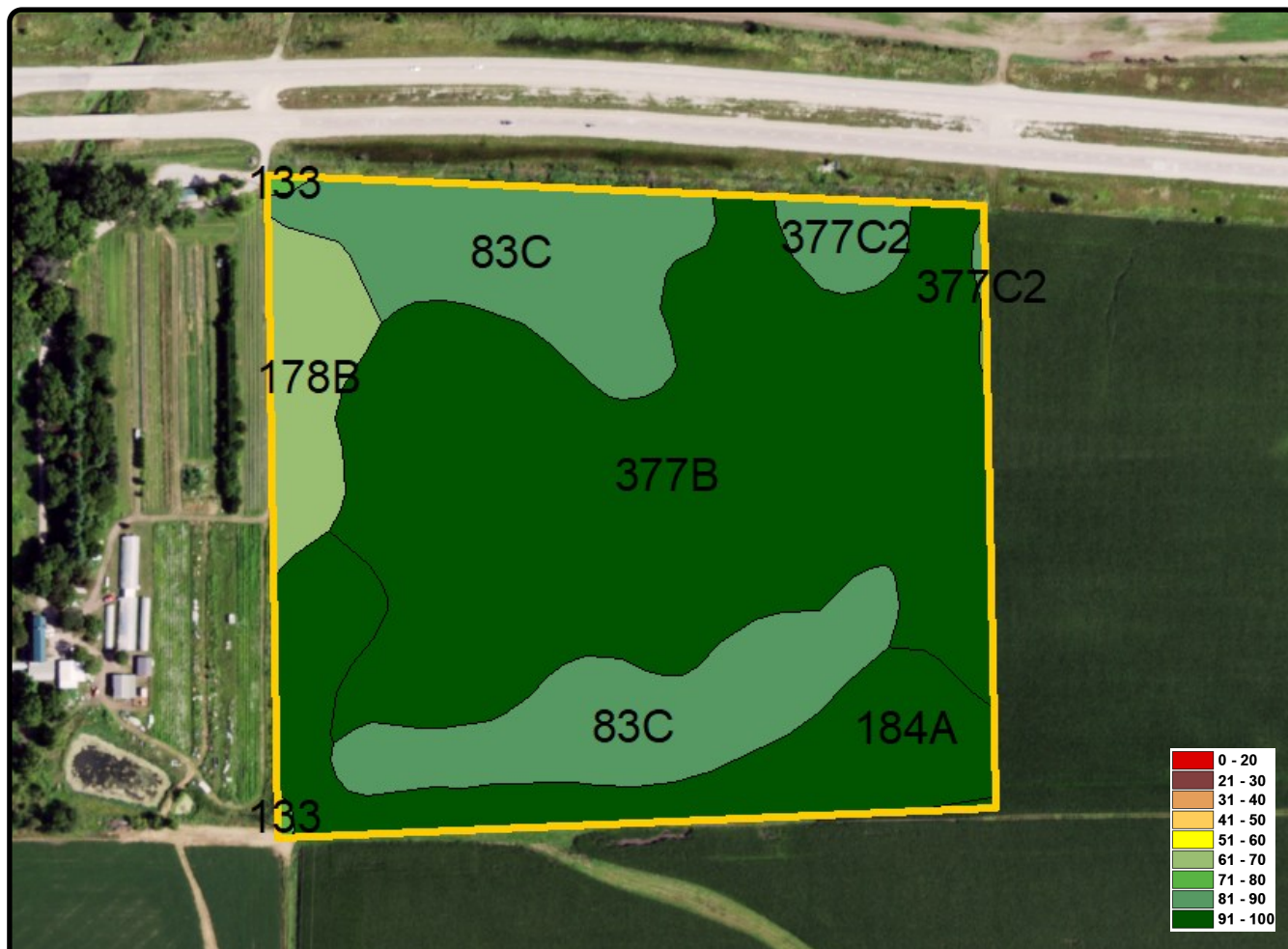
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Measured Tillable Acres		36.16		Avg. CSR2		90.05	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	52.5%	Ile	18.97		
83C	Kenyon loam, 5 to 9 percent slopes	85	24.0%	IIle	8.66		
184A	Klinger silty clay loam, 1 to 4 percent slopes	95	15.2%	Iw	5.49		
178B	Waukee loam, 2 to 5 percent slopes	64	5.6%	IIIs	2.03		
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	85	2.5%	IIle	0.92		
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	78	0.3%	IIw	0.09		

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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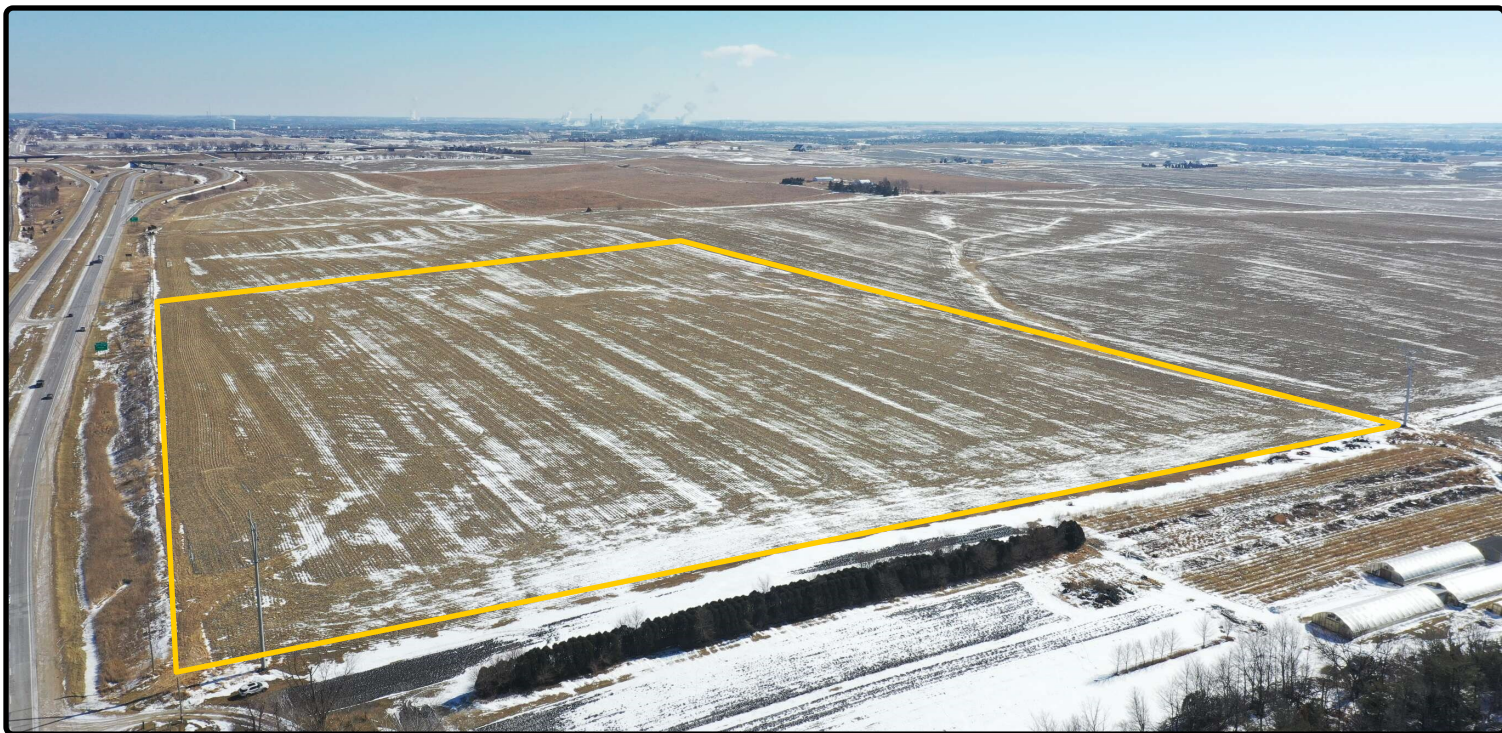
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Date: **Friday, March 25, 2022**

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

Site: **Fairfax City Hall  
Community Room  
300 80th St. Court  
Fairfax, IA 52228**

#### **Seller**

Gloria Dei Lutheran Church

#### **Agency**

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

#### **Auctioneer**

Troy Louwagie

#### **Attorney**

Walter J. Steggall, Jr.  
Holden & Steggall

#### **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 22, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given March 25, 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.