

Land Auction

ACREAGE:

77.62 Acres, m/l
Cedar County, IA

DATE:

Thursday
March 24, 2022
10:00 a.m.

LOCATION:

West Liberty
Community Center
West Liberty, IA

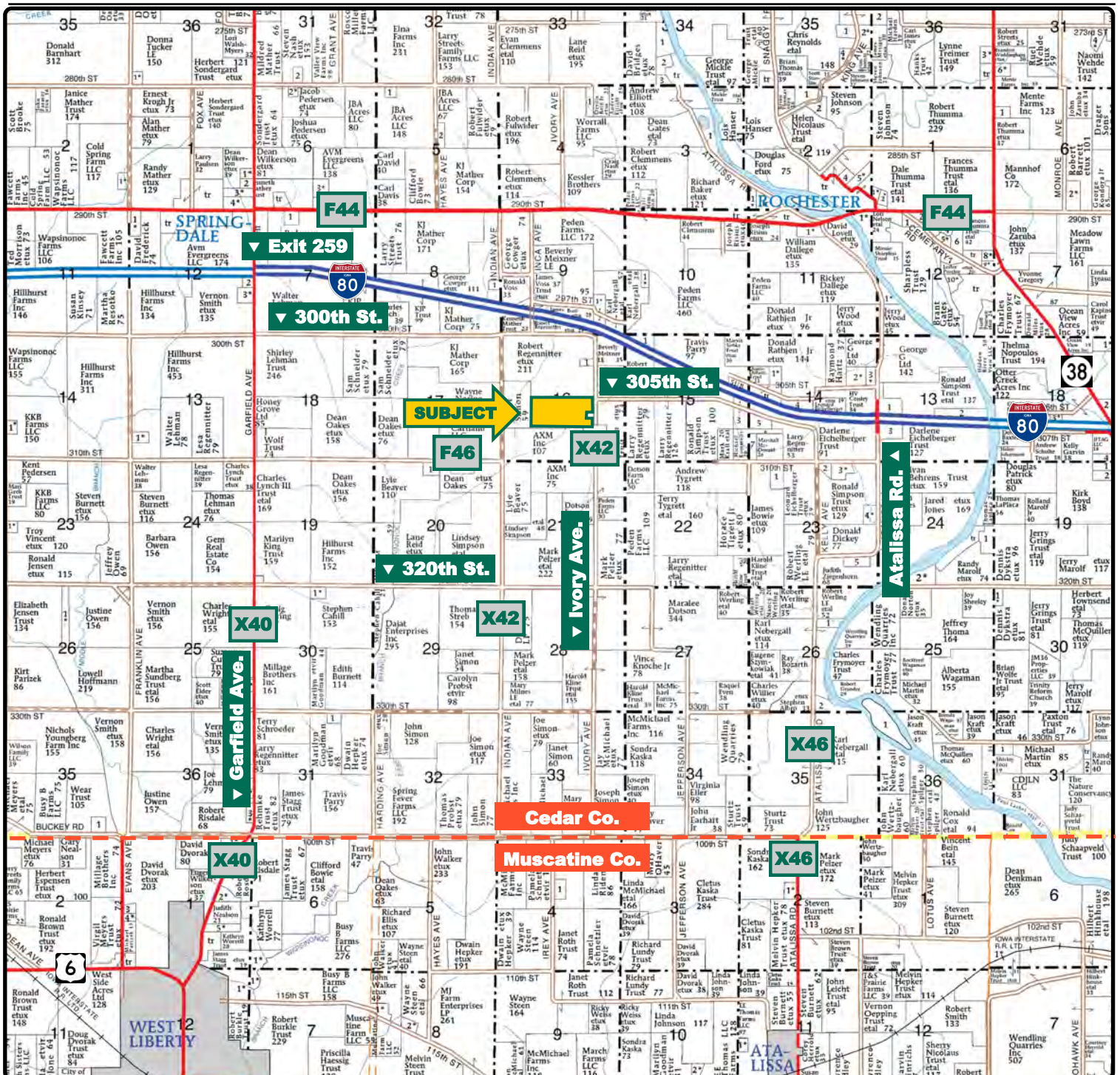


Property Key Features

- Located 5 Miles Northeast of West Liberty, Iowa
- 77.91 FSA/Eff. Crop Acres with an 80.50 CSR2
- High-Quality Cedar 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



Map reproduced with permission of Farm & Home Publishers, Ltd.

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



FSA/Eff. Crop Acres:	77.91
Cert. Mixed Forage Acres:	2.27
Corn Base Acres:	52.80
Bean Base Acres:	11.71
Soil Productivity:	80.50 CSR2

Property Information

77.62 Acres, m/l

Location

From West Liberty: 3 miles north on Garfield Ave., 2¾ miles east on 320th St. and 1¼ miles north on Ivory Ave. The property is on the west side of the road.

From Interstate 80 Exit 259: ½ mile south on Garfield Ave., 2¾ miles east on 300th St. and ½ mile south on Ivory Ave.

Legal Description

That part of the NE¼ of the SW¼, and the NW¼ of the SE¼, excepting Parcel B; all located in Section 16, Township 79 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,000.00
Net Taxable Acres: 77.62
Tax per Net Taxable Acre: \$38.65

FSA Data

Farm Number 2566, Tract 1174
FSA/Eff. Crop Acres: 77.91
Cert. Mixed Forage Acres: 2.27
Corn Base Acres: 52.80
Corn PLC Yield: 148 Bu.
Bean Base Acres: 11.71
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Downs and Tama. CSR2 on the FSA/Eff. crop acres is 80.50. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

Older outbuilding.

Water & Well Information

None.

Comments

This is a nice Cedar County farm with productive soils.

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

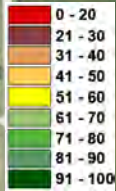
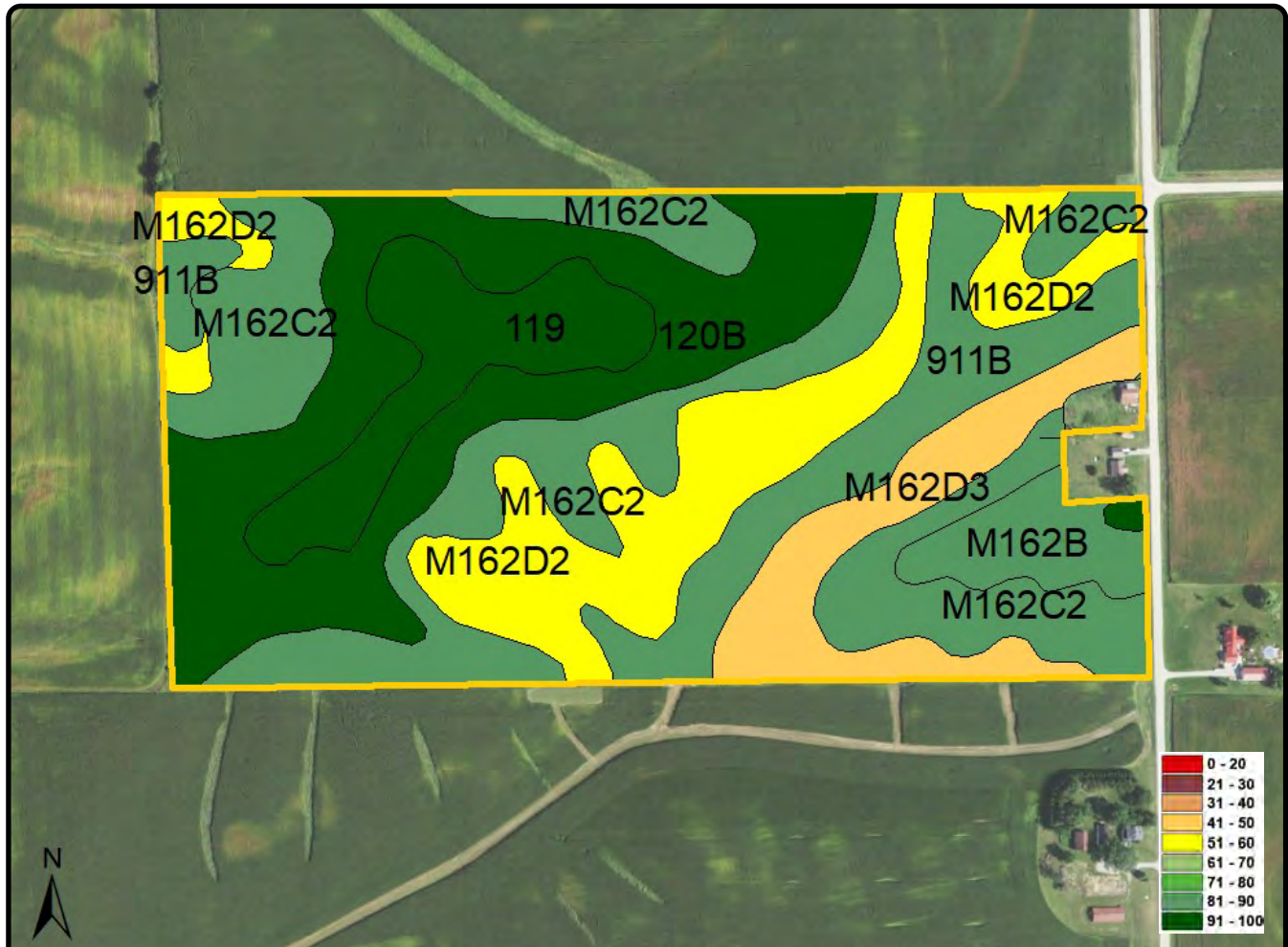
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

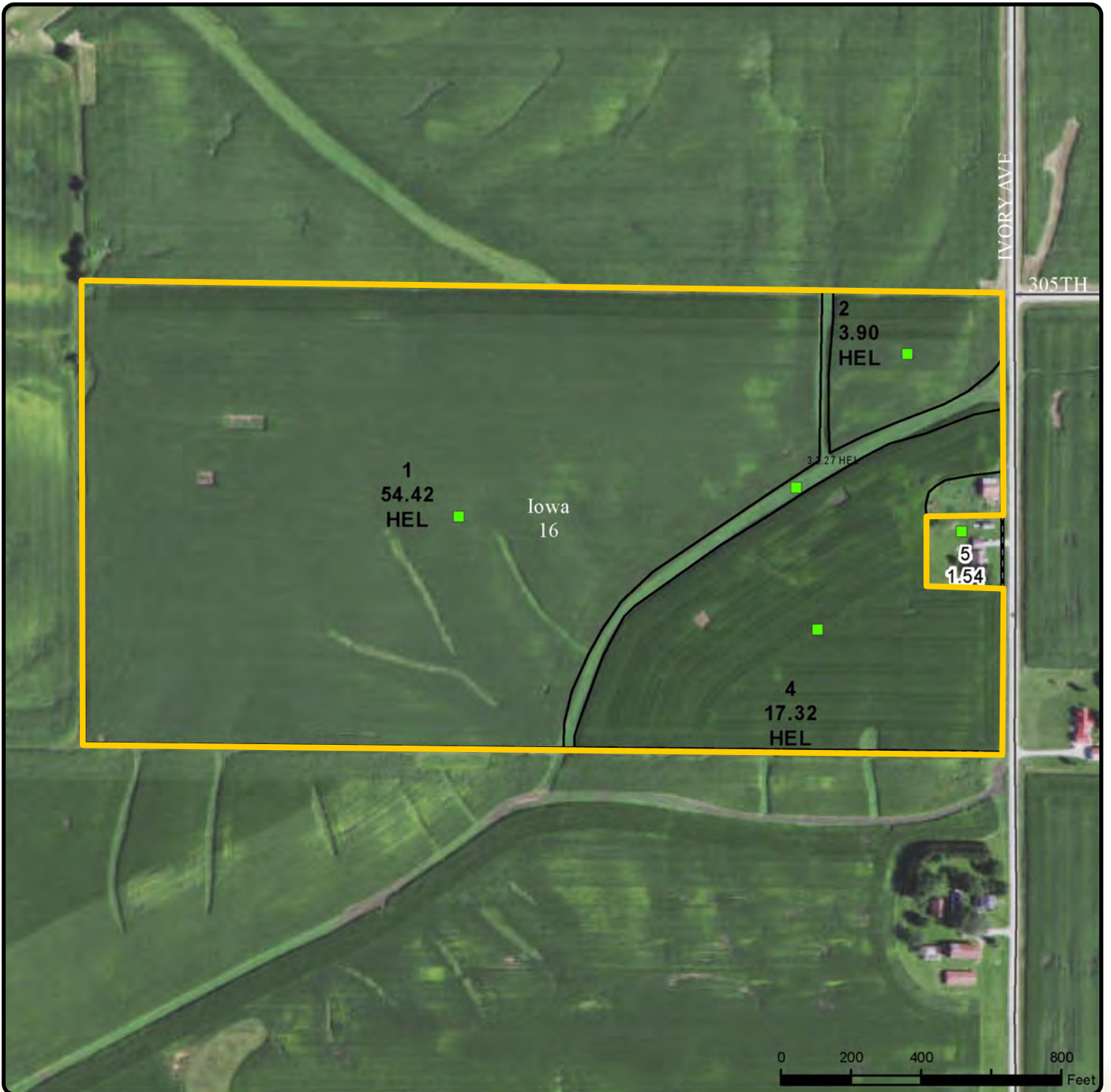


Measured Tillable Acres	77.91	Avg. CSR2	80.50
Soil Label	Soil Name	Percent CSR2 of Field	Non_Irr Class Acres
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	82	27.2% Ille 21.20
120B	Tama silty clay loam, 2 to 5 percent slopes	95	23.4% Ile 18.22
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	57	17.3% IVe 13.46
911B	Colo-Ely complex, 0 to 5 percent slopes	86	10.8% IIw 8.45
119	Muscatine silty clay loam, 0 to 2 percent slopes	100	9.0% Iw 7.03
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, sev. eroded	50	8.3% IVe 6.44
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	90	4.0% Ile 3.13

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.

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



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



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



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

Date: **Thurs., March 24, 2022**

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

Site: **West Liberty
Community Center
1204 North Calhoun St.
West Liberty, IA 52776**

Seller

Duane A. Dotson Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Gary J. Schmit
Phelan Tucker Law LLP

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.

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