

Land Auction

ACREAGE:

219.13 Acres, m/l
In 2 parcels
Dubuque County, IA

DATE:

Thursday
April 7, 2022
10:00 a.m.

LOCATION:

**Knights of
Columbus Hall**
Cascade, IA

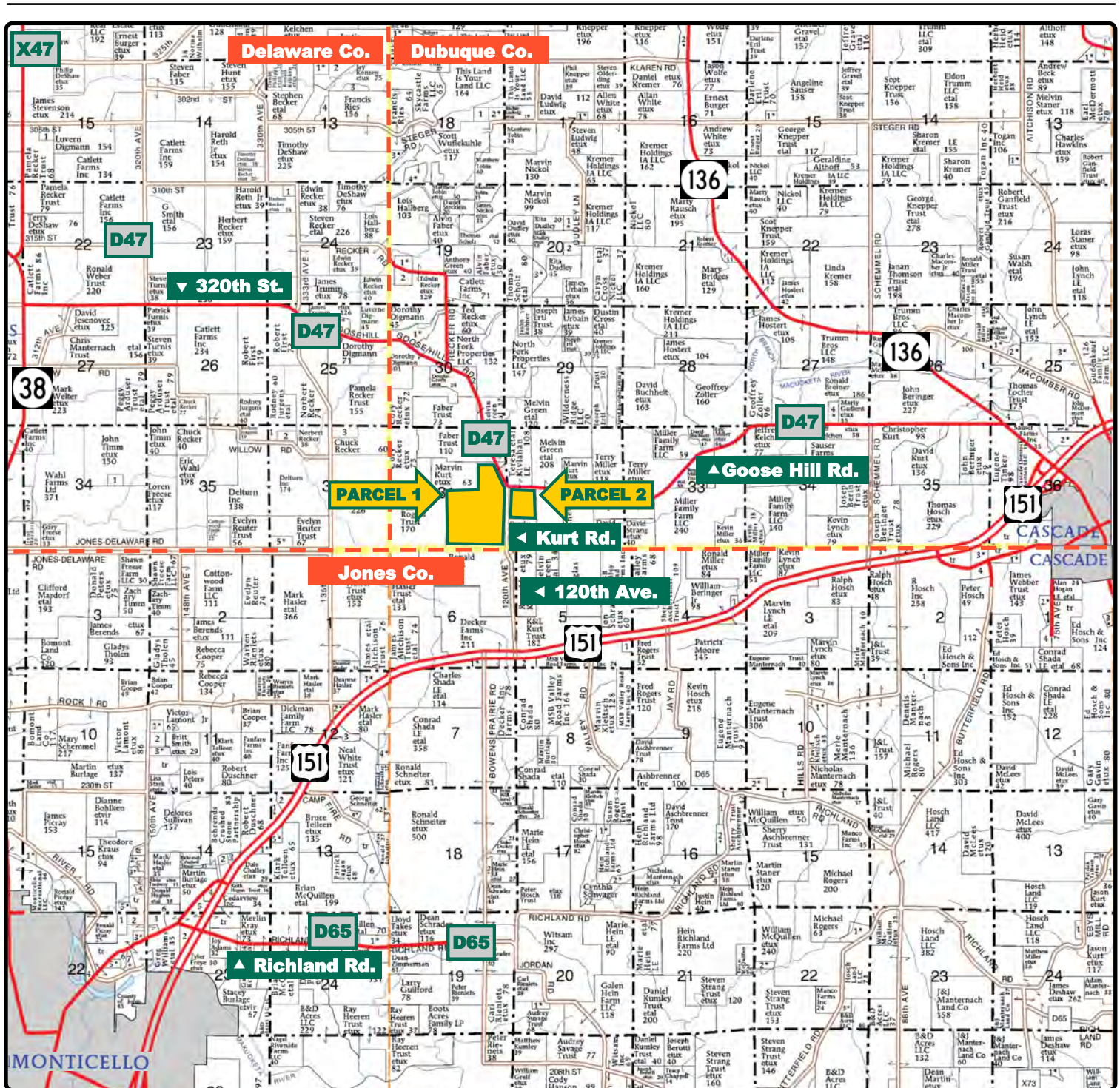


Property Key Features

- Located 4 Miles West of Cascade, Iowa
- High-Quality Dubuque County Farms
- Open Lease for 2022

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
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Parcel 1

FSA/Eff. Crop Acres: 166.36
Corn Base Acres: 152.00*
Bean Base Acres: 6.28*
Soil Productivity: 73.69 CSR2

**Acres are estimated.*

Parcel 1 Property Information 180.74 Acres, m/l

Location

From Cascade—Intersection of Hwy 136 and Hwy 151: 4½ miles southwest on Hwy 151 and 1 mile north on 120th Ave. The parcel is located on the west side of the road.

From Monticello—Intersection of Richland Rd. and Hwy 151: 3¾ miles northeast on Hwy 151 and 1 mile north on 120th Ave.

Legal Description

The W½ of the SE¼ and the SE¼ of the SE¼ and Lot 2 Kivlahan Farm; all located in Section 31, Township 87 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,754.00*
 Net Taxable Acres: 180.74
 Tax per Net Taxable Acre: \$37.37*
 Tax Parcel ID #s: Part of 1831200006, 1831400001, 1831400002, 1831400003 & 1831400004

**The portion of Tax Parcel 1831200006 east of Goose Hill Rd. has recently been surveyed off. The taxes for this farm are estimated pending reassessment by the Dubuque County Treasurer/Assessor.*

FSA Data

Part of Farm Number 4865, Tract 10333
 FSA/Eff. Crop Acres: 166.36
 Corn Base Acres: 152.00*
 Corn PLC Yield: 154 Bu.
 Bean Base Acres: 6.28*
 Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Racine and Schley. CSR2 on the FSA/Eff. crop acres is 73.69. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

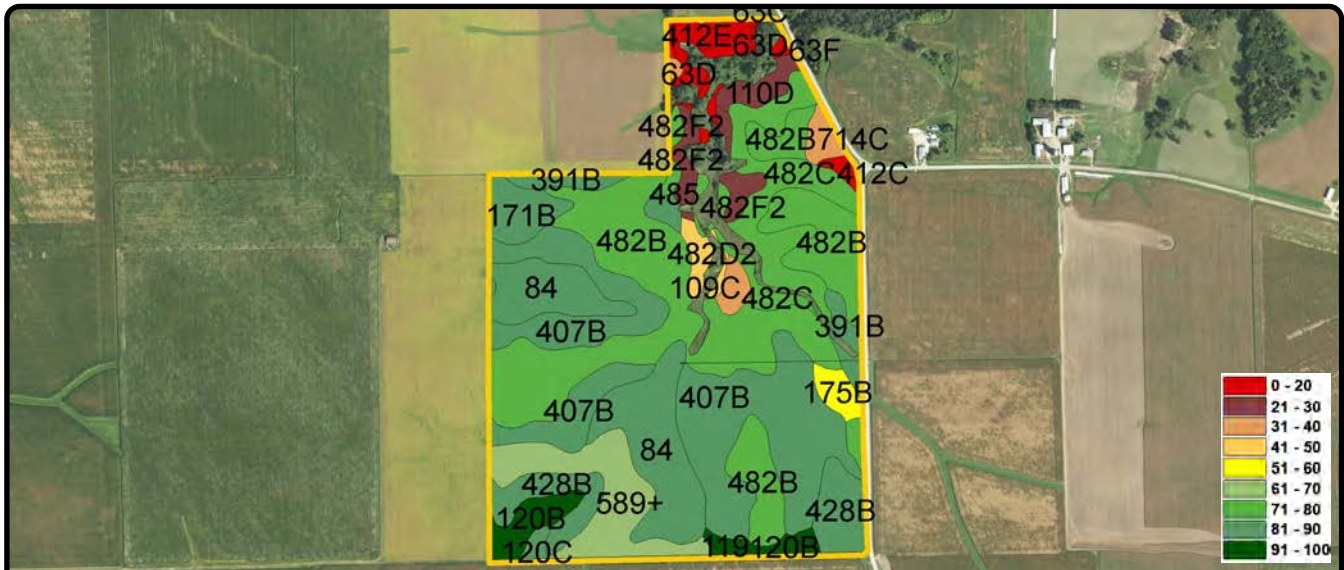
There is an old well underneath the windmill located in the northwest portion of the farm.

Comments

This is a highly productive Dubuque County farm with a 73.69 CSR2. The lease is open for 2022!

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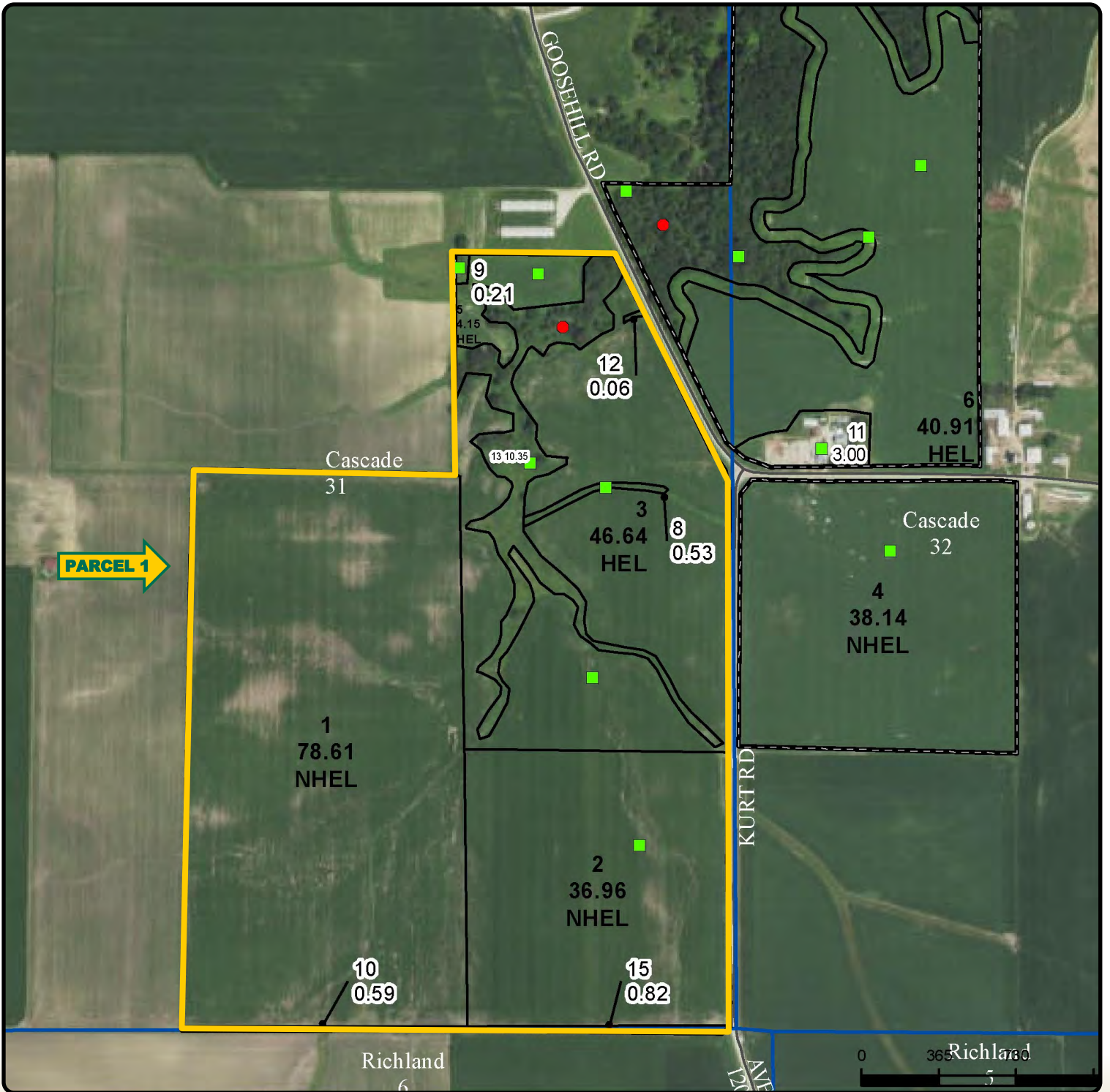


Measured Tillable Acres 166.36 **Avg. CSR2** 73.69

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
482B	Racine loam, 2 to 5 percent slopes	76	26.9%	Ile	44.86
407B	Schley loam, 1 to 4 percent slopes	81	22.3%	IIw	37.14
84	Clyde loam, 0 to 2 percent slopes	89	11.3%	IIw	18.78
482C	Racine loam, 5 to 9 percent slopes	75	8.1%	IIIe	13.44
589+	Otter silt loam, overwash, 0 to 2 percent slopes	61	6.7%	IIw	11.17
428B	Ely silt loam, 2 to 5 percent slopes	87	5.4%	Ile	9.03
120B	Tama silt loam, driftless, 2 to 6 percent slopes	95	2.4%	Ile	4.03
171B	Bassett loam, 2 to 5 percent slopes	85	2.4%	Ile	3.97
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	2.2%	IIw	3.72
482F2	Racine loam, 14 to 25 percent slopes, moderately eroded	26	2.1%	VIe	3.55
110D	Lamont fine sandy loam, 9 to 14 percent slopes	22	1.3%	IVe	2.22
482D2	Racine loam, 9 to 14 percent slopes, moderately eroded	47	1.1%	IIIe	1.83
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	51	1.1%	Ile	1.82
109C	Backbone fine sandy loam, 5 to 9 percent slopes	31	1.0%	IVs	1.73
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	5	1.0%	VIs	1.67
714C	Winneshiek loam, 20 to 30" to limestone, 3 to 9 percent slopes	37	0.9%	IIIe	1.49
412E	Emeline loam, 9 to 18 percent slopes	5	0.8%	VIs	1.39
119	Muscatine silt loam, 1 to 3 percent slopes	95	0.7%	Ile	1.12
315	Udifluvents, loamy, 0 to 2 percent slopes	5	0.5%	Vw	0.80
412C	Sogn loam, 2 to 9 percent slopes	5	0.4%	IVs	0.75
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	76	0.4%	IIw	0.70
120C	Tama silt loam, driftless, 5 to 9 percent slopes	90	0.4%	IIIe	0.69
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	14	0.4%	IVs	0.20
63F	Chelsea loamy fine sand, 18 to 25 percent slopes	5	0.1%	VIIIs	0.12
499F	Nordness silt loam, 18 to 35 percent slopes	5	0.1%	VIIIs	0.10

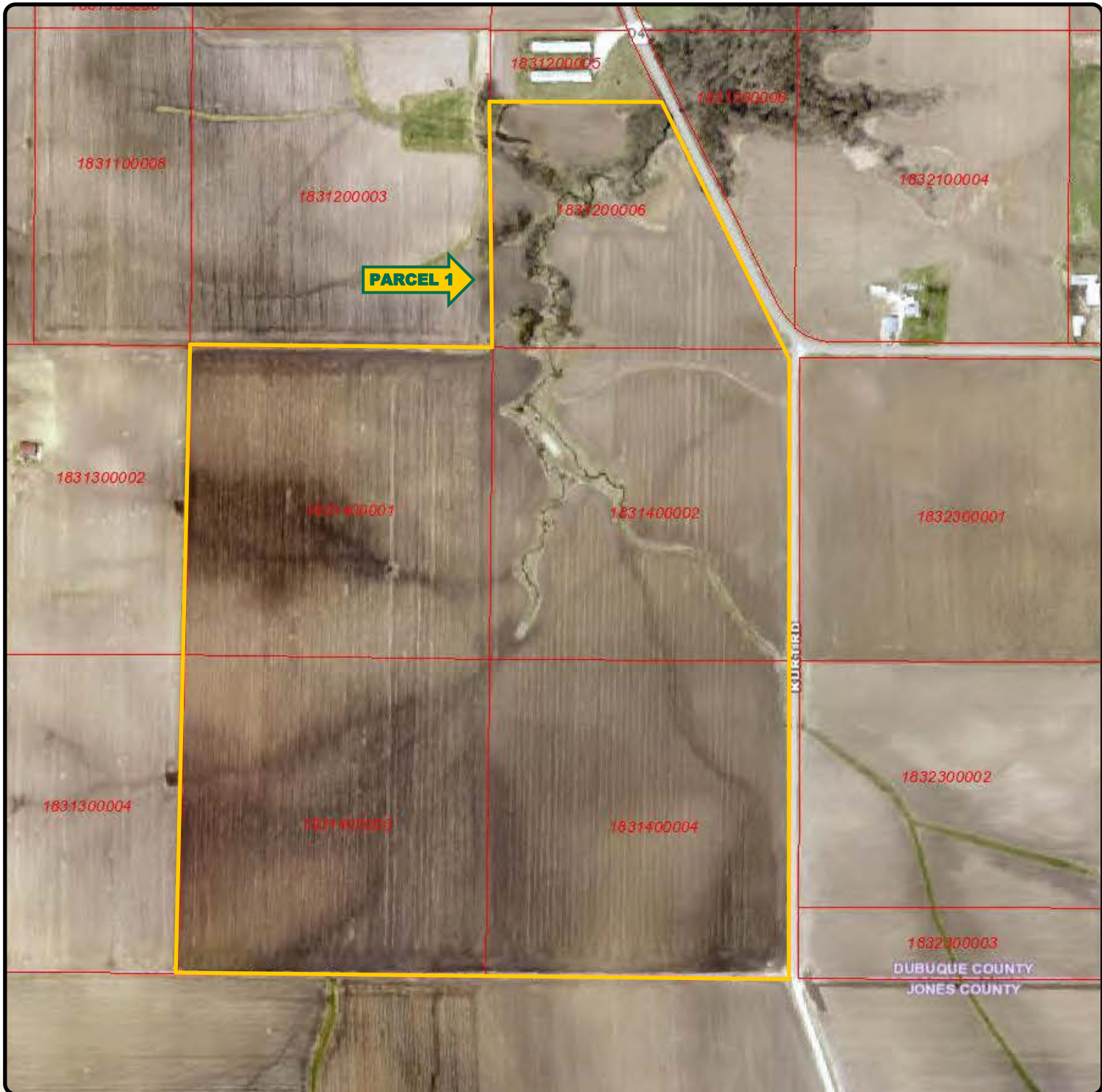
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Parcel 1 - 180.74 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	38.14
Corn Base Acres:	34.85*
Bean Base Acres:	1.44*
Soil Productivity:	77.82 CSR2

**Acres are estimated.*

Parcel 2 Property Information 38.39 Acres, m/l

Location

From Cascade—Intersection of Hwy 136 and Hwy 151: 4½ miles southwest on Hwy 151, 1 mile north on 120th Ave and ¼ mile north on Kurt Rd. The parcel is located on the east side of the road.

From Monticello—Intersection of Richland Rd. and Hwy 151: 3¾ miles northeast on Hwy 151, 1 mile north on 120th Ave. and ¼ mile north on Kurt Rd.

Legal Description

The NW¼ of the SW¼ of Section 32, Township 87 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,648.00
Net Taxable Acres: 38.39
Tax per Net Taxable Acre: \$42.93
Tax Parcel ID #: 1832300001

FSA Data

Part of Farm Number 4865, Tract 10333
FSA/Eff. Crop Acres: 38.14
Corn Base Acres: 34.85*
Corn PLC Yield: 154 Bu.
Bean Base Acres: 1.44*
Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Racine and Schley.
CSR2 on the FSA/Eff. crop acres is 77.82.
See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

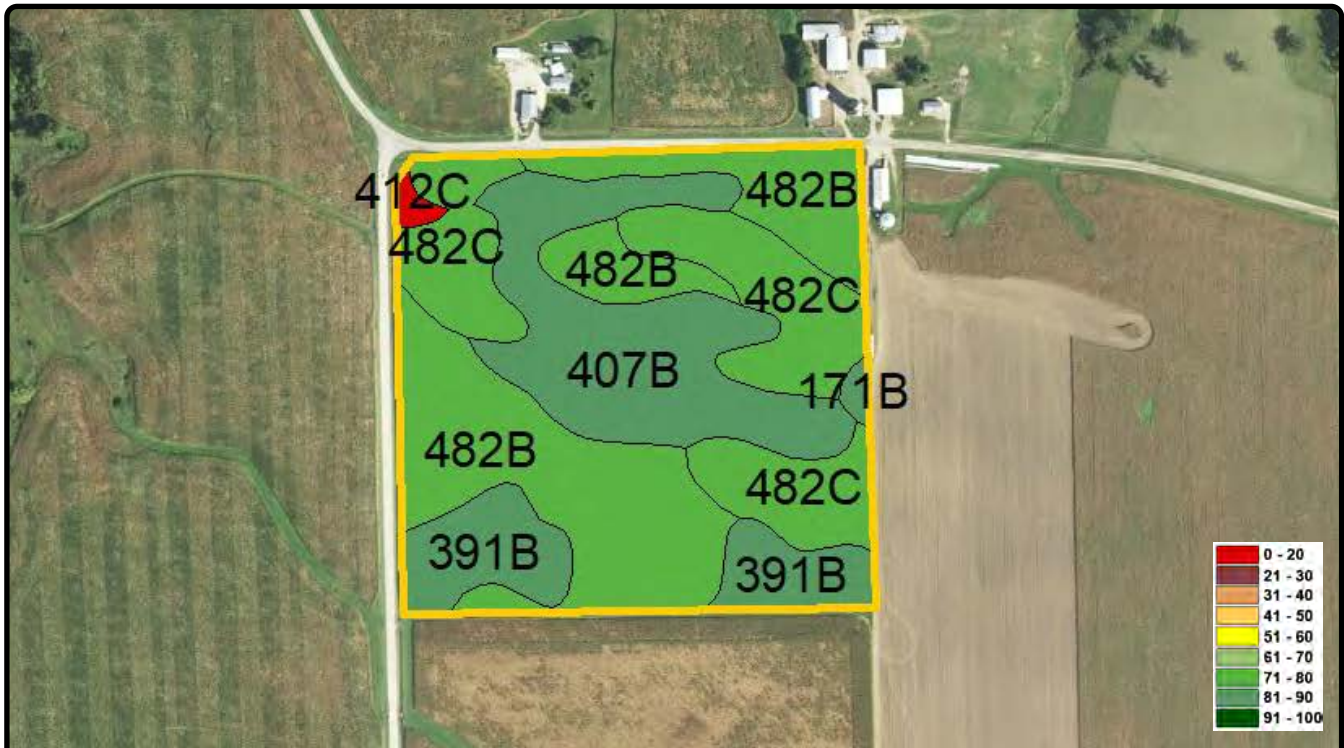
None.

Comments

This is a nice Dubuque County farm with a 77.82 CSR2. This farm has an open lease for 2022!

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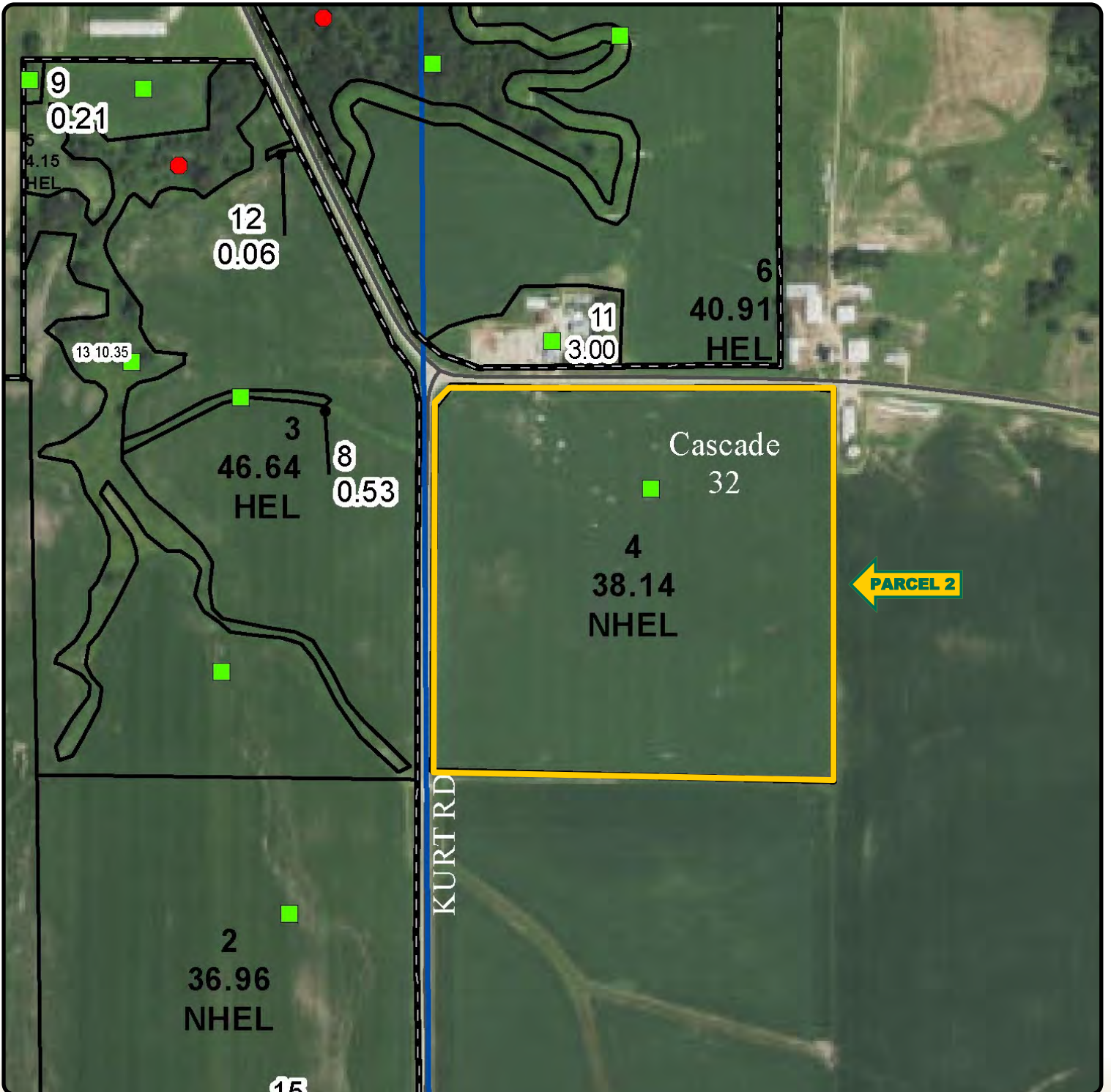
Measured Tillable Acres 38.14 **Avg. CSR2** 77.82

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
482B	Racine loam, 2 to 5 percent slopes	76	37.1%	Ile	14.15
482C	Racine loam, 5 to 9 percent slopes	75	24.8%	IIle	9.46
407B	Schley loam, 1 to 4 percent slopes	81	24.5%	IIw	9.34
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	12.2%	IIw	4.64
412C	Sogn loam, 2 to 9 percent slopes	5	0.8%	IVs	0.30
171B	Bassett loam, 2 to 5 percent slopes	85	0.7%	Ile	0.25

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 - 38.39 Acres, m/l



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Date: **Thurs., April 7, 2022**

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

Site: **Knights of Columbus Hall
1405 Columbus Ave. SE
Cascade, IA 52033**

Seller

Elizabeth A. Kasemodel
Mary M. Kivlahan
Kathryn M. Wagner
Alice M. Althoff

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 May 5, 2022. or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession to be given on April 11, 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.