

# Land Auction

**ACREAGE:**

**78.00 Acres, m/l**  
Grundy County, IA

**DATE:**

Wednesday  
**June 1, 2022**  
**10:00 a.m.**

**LOCATION:**

**Grundy Center Community Center**  
Grundy Center, IA



## Property Key Features

- 2 Miles Northeast of Grundy Center, Iowa
- Highly Tillable with a CSR2 of 85.52
- Located in a Strong Farming Community

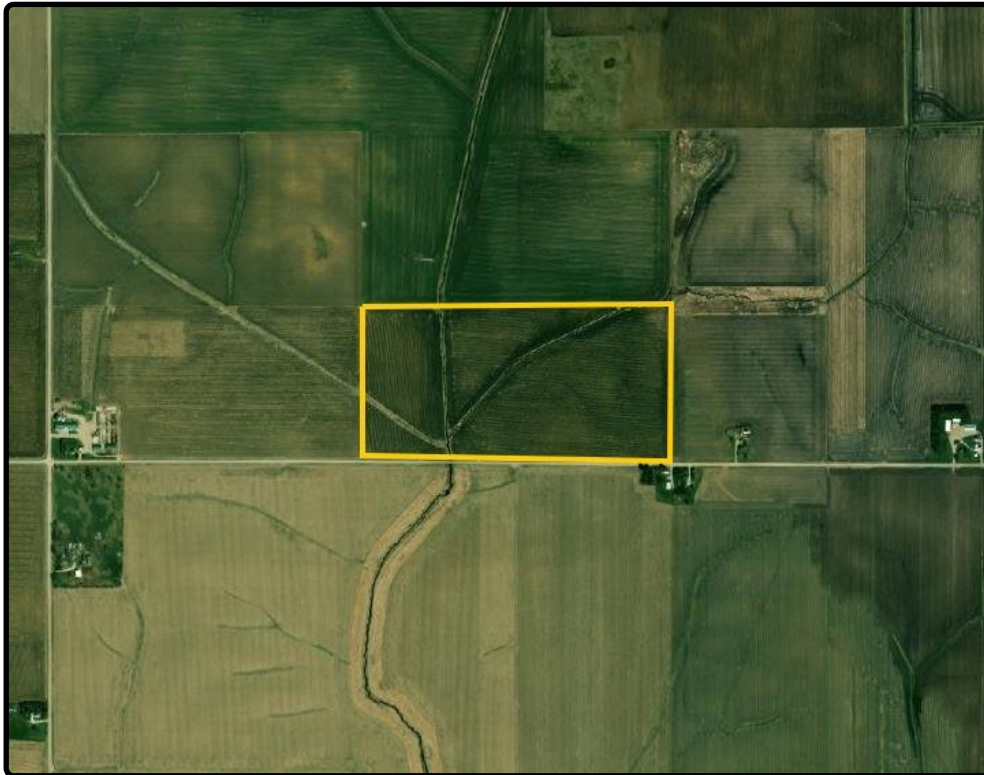
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<b>FSA/Eff. Crop Acres:</b>	<b>75.17</b>
<b>Corn Base Acres:</b>	<b>56.40</b>
<b>Bean Base Acres:</b>	<b>18.77</b>
<b>Soil Productivity:</b>	<b>85.52 CSR2</b>

## Property Information

**78.00 Acres, m/l**

### Location

2 miles northeast of Grundy Center, Iowa  
on the north side of 225th St.

### Legal Description

S½ NE¼ Section 4, Township 87 North,  
Range 16 West of the 5th P.M.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,520.00  
Net Taxable Acres: 78.00  
Tax per Net Taxable Acre: \$32.31  
Tax parcel ID#s: 871604200002

### Lease Status

Currently leased for the 2022 crop year.  
Contact listing agent for details.

### FSA Data

Farm Number 986, Tract 1635  
FSA/Eff. Crop Acres: 75.17  
Corn Base Acres: 56.40  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 18.77  
Bean PLC Yield: 49 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Colo silty clay loam and  
Tama silty clay loam. CSR2 on the FSA/  
Eff. crop acres is 85.52. See soil map for  
detail.

### Mineral Rights

All mineral rights owned by the Seller, if  
any, will be transferred to the Buyer(s).

### Land Description

Level to gently rolling.

### Drainage

Partially tiled. No tile maps obtained.

### Water & Well Information

None known.

### Comments

Highly tillable tract with quality soils in  
Grundy County.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.88	23.79	2w	78	
120B	Tama silty clay loam, 2 to 5 percent slopes	12.82	17.05	2e	95	
119B	Muscataine silty clay loam, 2 to 5 percent slopes	11.49	15.28	2e	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	6.38	8.48	2e	86	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.95	7.91	2e	94	
88	Nevin silty clay loam, 0 to 2 percent slopes	5.92	7.88	1w	95	
7	Wiota silt loam, 0 to 2 percent slopes	4.46	5.93	1	100	
241C2	Saude-Lilah complex, 5 to 14 percent slopes, moderately eroded	3.81	5.06	3e	35	
120C	Tama silty clay loam, 5 to 9 percent slopes	2.71	3.61	3e	90	
241B	Saude-Lilah complex, 2 to 5 percent slopes	2.11	2.80	2e	48	
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	1.36	1.81	2w	79	
43	Bremer silty clay loam, 0 to 2 percent slopes	0.17	0.23	2w	79	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	0.13	0.17	2w	78	

Measured Tillable Acres: 75.17

Average CSR2: 85.52

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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Looking east



Looking west



Looking southeast



Looking southwest



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Date: **Wed., June 1, 2022**

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

Site: **Grundy Center  
Community Center  
705 F Ave.  
Grundy Center, IA 50638**

### **Seller**

DJR Farms LC

### **Agency**

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

### **Auctioneer**

Elliott Siefert

### **Attorney**

John C. Larsen  
Redfern, Mason, Larsen & Moore, P.L.C.

### **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 July 19, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2023. Taxes will be prorated to July 19, 2022.

### **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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