

Land Auction

ACREAGE:

498.05 Acres, m/l

In 4 parcels

Clinton County, IA

DATE:

Wednesday

June 15, 2022

10:00 a.m.

LOCATION:

In-Person

Welton, IA



Property Key Features

- Located Southeast of Lost Nation, Iowa
- Offering 4 Parcels of Excellent Ground
- Attractive Clinton County Farms along Hard-Surface Roads

Troy Louwagie, ALC

Licensed Broker in IA & IL

319-721-4068

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319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

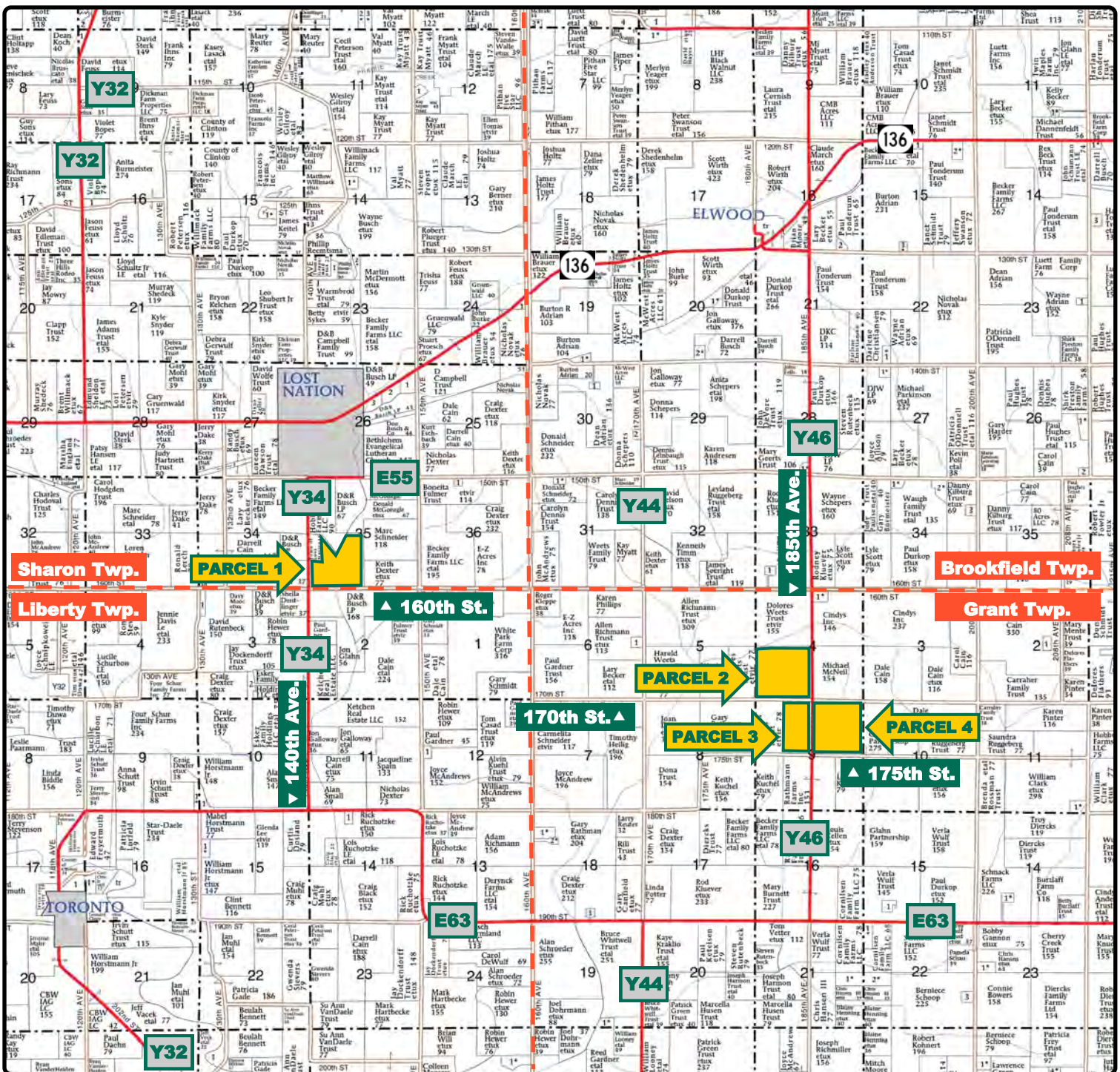
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Kirk Weih, AFM, ALC

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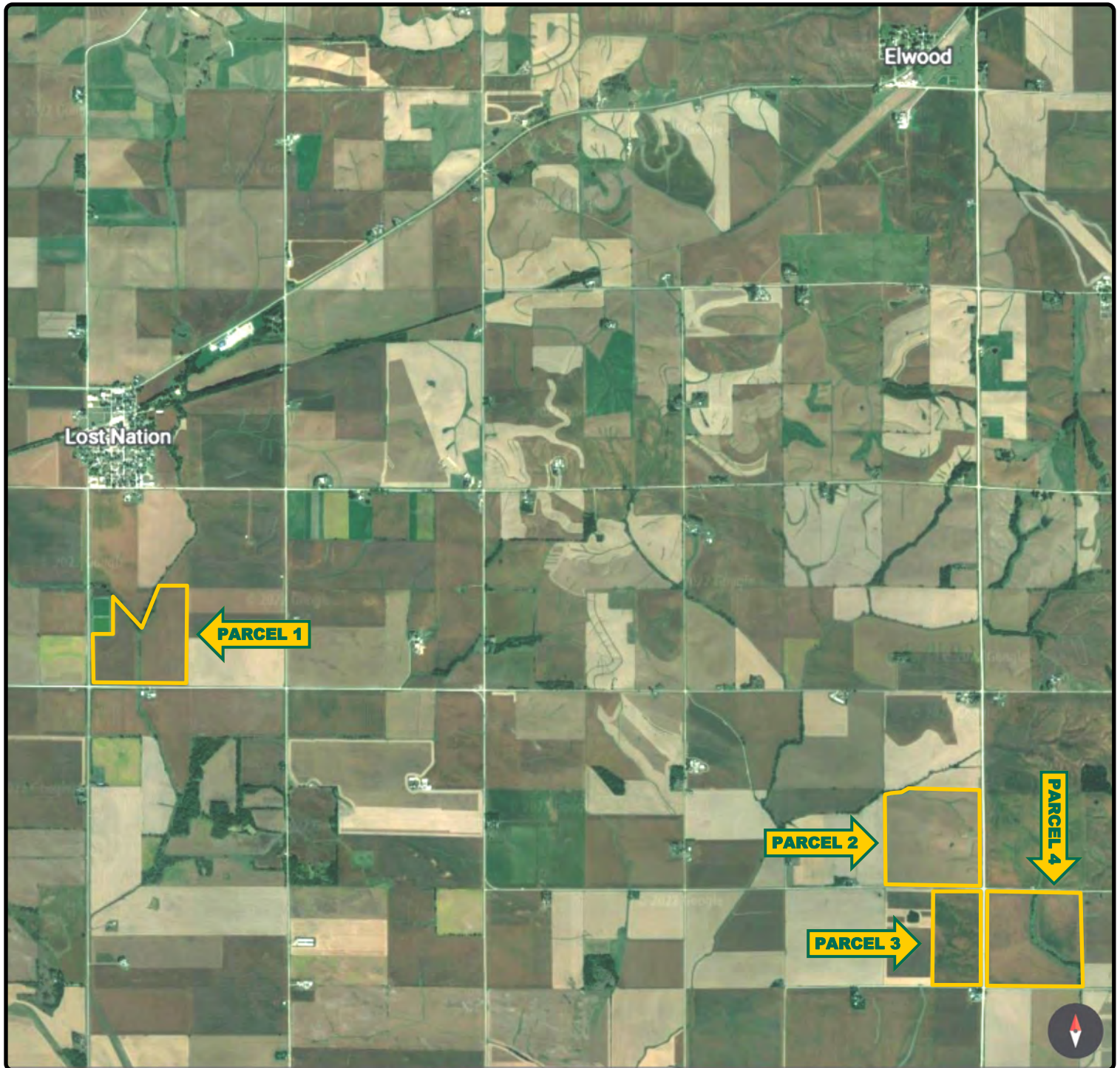


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Parcel 1

FSA/Eff. Crop Acres:	115.01
Corn Base Acres:	95.56
Bean Base Acres:	10.84
Soil Productivity:	79.91 CSR2

Parcel 1 Property Information 118.75 Acres, m/l

Location

From Lost Nation: ¾ mile south on 140th Ave. The property is located on the east side of the road.

Legal Description

That part of the SW¼ of Section 35 excepting the W½ of the NW¼ of the SW¼; and further excepting that portion of the SW¼ lying north of the creek all in Section 35, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,096.00
Net Taxable Acres: 118.75
Tax per Net Taxable Acre: \$42.91
Tax Parcel ID #s: 4806400000, 4806390000 & 4806380000

FSA Data

Part of Farm Number 3110, Tract 410
FSA/Eff. Crop Acres: 115.01
Corn Base Acres: 95.56
Corn PLC Yield: 153 Bu.
Bean Base Acres: 10.84
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Colo, Sawmill and Calco. CSR2 on the FSA/Eff. crop acres is 79.91. See soil map for detail.

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Cash Rent

Buyers to receive the second half rent, which will be paid December 1, 2022 in the amount of \$15,000.00.

Comments

This is a nice-laying Clinton County farm with a 79.91 CSR2.

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FSA/Eff. Crop Acres		115.01		Avg. CSR2		79.91	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	78	34.9%	IIw	40.11		
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occ. flooded	78	31.4%	IIw	36.11		
733	Calco silty clay loam, 0 to 2 percent slopes	78	14.1%	IIw	16.26		
88	Nevin silty clay loam, 0 to 2 percent slopes	95	11.2%	Iw	12.90		
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	78	8.4%	IIw	9.63		

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Parcel 1 - 118.75 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	146.11
Cert. Grass Acres:	1.45
Corn Base Acres:	108.98
Bean Base Acres:	34.81
Soil Productivity:	82.75 CSR2

Parcel 2 Property Information 153.60 Acres, m/l

Location

From Lost Nation: 1 mile south on 140th Ave., 4½ miles east on 160th St. and ½ mile south on 185th Ave. The property is located on the west side of the road.

Legal Description

That part of the SW¼ located south and east in Section 4; all located in Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,180.00
Net Taxable Acres: 153.60
Tax per Net Taxable Acre: \$40.23
Tax Parcel ID #: 3000640000-0350, 3000650000-0350, 3000660000-0350 & 3000670000-0350

FSA Data

Part of Farm Number 1121, Tract 773
FSA/Eff. Crop Acres: 146.11
Cert. Grass Acres: 1.45
Corn Base Acres: 108.98
Corn PLC Yield: 179 Bu.
Bean Base Acres: 34.81
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama, Klinger and Sawmill. CSR2 on the FSA/Eff. crop acres is 82.75. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Cash Rent

Buyers to receive the second half rent, which will be paid December 1, 2022 in the amount of \$22,436.00

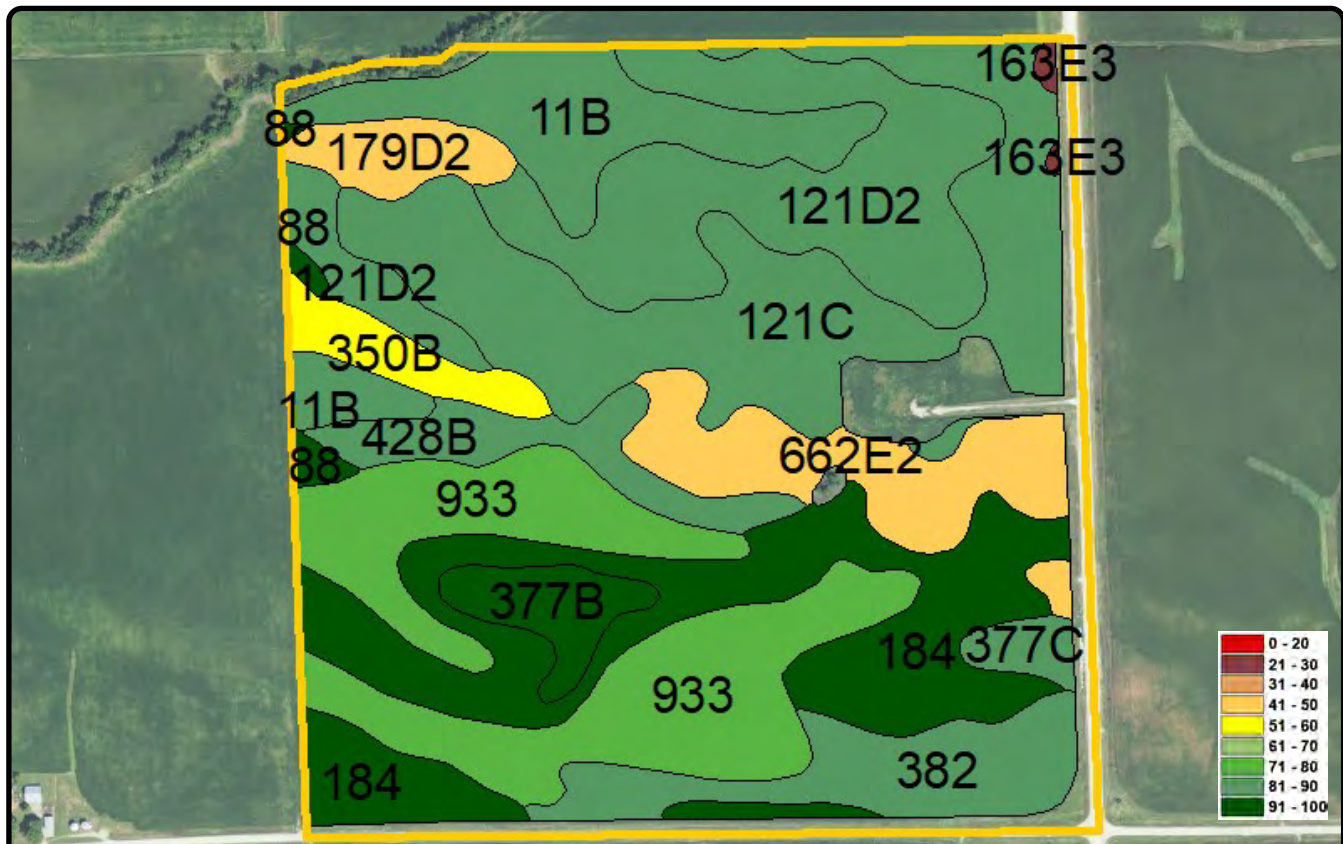
Comments

This is a productive Clinton County farm with an 82.75 CSR2.

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FSA/Eff. Crop Acres 146.11		Avg. CSR2 82.75			
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
121C	Tama silt loam, driftless, 5 to 9 percent slopes	90	18.0%	IIIe	26.28
184	Klinger silt loam, 1 to 4 percent slopes	95	17.1%	Iw	25.00
933	Sawmill silty clay loam, shallow loess, 0 to 2% slopes, occ. flooded	78	16.2%	IIw	23.71
121D2	Tama silt loam, driftless, 9 to 14 percent slopes, mod. eroded	86	15.2%	IIIe	22.16
11B	Colo-Ely complex, 0 to 5 percent slopes	86	8.4%	IIw	12.24
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, mod. eroded	43	6.7%	IVe	9.81
382	Maxfield silty clay loam, 0 to 2 percent slopes	87	6.0%	IIw	8.80
428B	Ely silt loam, 2 to 5 percent slopes	87	3.7%	Ile	5.39
377B	Dinsdale silt loam, 2 to 5 percent slopes	95	2.4%	Ile	3.51
179D2	Gara loam, 9 to 14 percent slopes, mod. eroded	45	2.2%	IVe	3.26
350B	Waukegan silt loam, 2 to 5 percent slopes	55	2.2%	Ile	3.21
377C	Dinsdale silt loam, 5 to 9 percent slopes	88	1.0%	IIIe	1.48
88	Nevin silty clay loam, 0 to 2 percent slopes	95	0.7%	Iw	0.95
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	29	0.2%	VIe	0.31

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Parcel 2 - 153.60 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres:	72.83
Cert. Grass Acres:	1.45
Corn Base Acres:	55.06
Bean Base Acres:	17.59
Soil Productivity:	84.93 CSR2

Parcel 3 Property Information 73.80 Acres, m/l

Location

From Lost Nation: 1 mile south on 140th Ave., 4½ miles east on 160th St. and 1 mile south on 185th Ave. The property is located on the west side of the road.

Legal Description

The E½ of the NW¼ of Section 9; all located in Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,192.00
Net Taxable Acres: 73.80
Tax per Net Taxable Acre: \$43.25
Tax Parcel ID #s: 3001440000-0350 & 3001450000-0350

FSA Data

Farm Number 1121, Tract 10770
FSA/Eff. Crop Acres: 72.83
Cert. Grass Acres: 1.45
Corn Base Acres: 55.06
Corn PLC Yield: 179 Bu.
Bean Base Acres: 17.59
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Klinger, Waukegan and Maxfield. CSR2 on the FSA/Eff. crop acres is 84.93. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Cash Rent

Buyers to receive the second half rent, which will be paid December 1, 2022 in the amount of \$11,183.50.

Comments

This is a high-quality Clinton County farm located along a hard surface road with an 84.93 CSR2.

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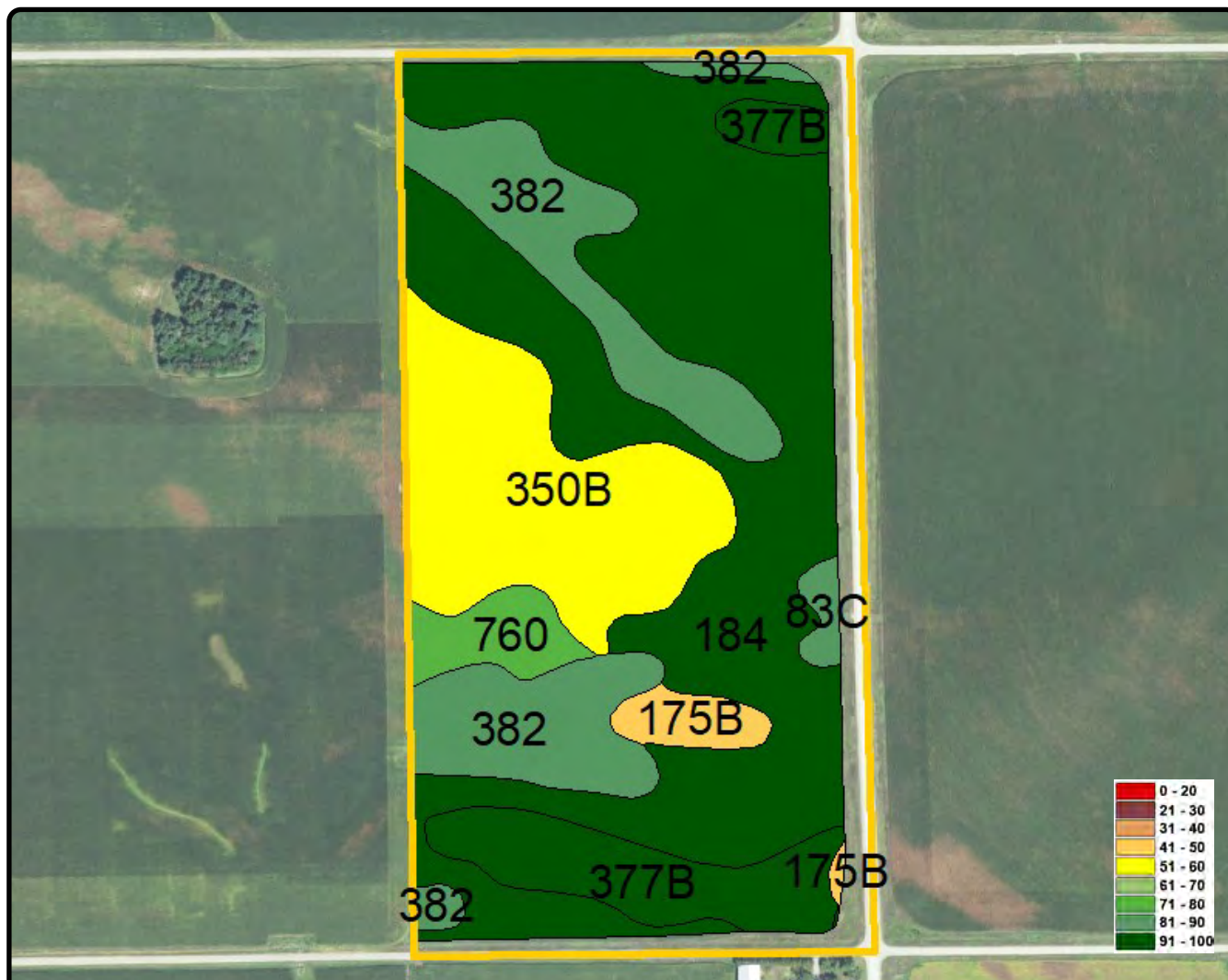
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FSA/Eff. Crop Acres		72.83	Avg. CSR2		84.93
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
184	Klinger silt loam, 1 to 4 percent slopes	95	49.5%	Iw	36.27
350B	Waukegan silt loam, 2 to 5 percent slopes	55	17.9%	Ile	13.08
382	Maxfield silty clay loam, 0 to 2 percent slopes	87	17.4%	IIw	12.74
377B	Dinsdale silt loam, 2 to 5 percent slopes	95	9.0%	Ile	6.59
760	Ansgar silt loam, 0 to 3 percent slopes	80	3.1%	IIw	2.28
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50	2.2%	IIIe	1.59
83C	Kenyon loam, 5 to 9 percent slopes	85	0.9%	IIIe	0.28

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Parcel 3 - 73.80 Acres, m/l



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Parcel 4

FSA/Eff. Crop Acres:	144.57
Corn Base Acres:	102.21
Bean Base Acres:	32.65
Soil Productivity:	84.79 CSR2

Parcel 4 Property Information 151.90 Acres, m/l

Location

From Lost Nation: 1 mile south on 140th Ave., 4½ miles east on 160th St. and 1 mile south on 185th Ave. The property is located on the east side of the road.

Legal Description

The NE¼ of Section 9, Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,410.00
Net Taxable Acres: 151.90
Tax per Net Taxable Acre: \$42.20
Tax Parcel ID #: 3001400000,
3001420000, 3001410000 & 3001430000

FSA Data

Farm Number 1121, Tract 10771
FSA/Eff. Crop Acres: 144.57
Corn Base Acres: 102.21
Corn PLC Yield: 179 Bu.
Bean Base Acres: 32.65
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Klinger, Colo and Maxfield. CSR2 on the FSA/Eff. crop acres is 84.79. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Cash Rent

Buyers to receive the second half rent, which will be paid December 1, 2022 in the amount of \$20,832.50.

Comments

This is a high-quality Clinton County farm with an 84.79 CSR2.

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FSA/Eff. Crop Acres		144.57	Avg. CSR2		84.79
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
184	Klinger silt loam, 1 to 4 percent slopes	95	26.6%	Iw	38.45
133	Colo silty clay loam, 0 to 2 percent slopes, occ. flooded	78	26.2%	IIw	37.93
382	Maxfield silty clay loam, 0 to 2 percent slopes	87	11.3%	IIw	16.31
83C	Kenyon loam, 5 to 9 percent slopes	85	8.0%	IIIe	11.57
407B	Schley loam, 1 to 4 percent slopes	81	5.1%	IIw	7.44
11B	Colo-Ely complex, 0 to 5 percent slopes	86	4.6%	IIw	6.61
428B	Ely silt loam, 2 to 5 percent slopes	87	4.5%	Ile	6.44
377B	Dinsdale silt loam, 2 to 5 percent slopes	95	4.3%	Ile	6.21
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	84	3.8%	IIIe	5.50
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50	1.9%	IIIe	2.75
163E3	Fayette silty clay loam, 14 to 18 percent slopes, sev. eroded	29	1.7%	VIe	2.42
377C	Dinsdale silt loam, 5 to 9 percent slopes	88	1.6%	IIIe	2.30
760	Ansgar silt loam, 0 to 3 percent slopes	80	0.4%	IIw	0.64

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 4 - 151.90 Acres, m/l



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Date: **Wed., June 15, 2022**

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

Site: **Buzzy's
414 Main St.
Welton, IA 52774**

Seller

Melba Rechterman Trust and
Walter Rechterman Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Jennifer L. Condon
Condon & Condon Law Office

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 20, 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. Contact the listing agent for more details. 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.