

Land Auction

ACREAGE:

311.41 Acres, m/l
In 2 parcels
Delaware County, IA

DATE:

Friday
June 17, 2022
10:00 a.m.

LOCATION:

In-Person
Ryan, IA

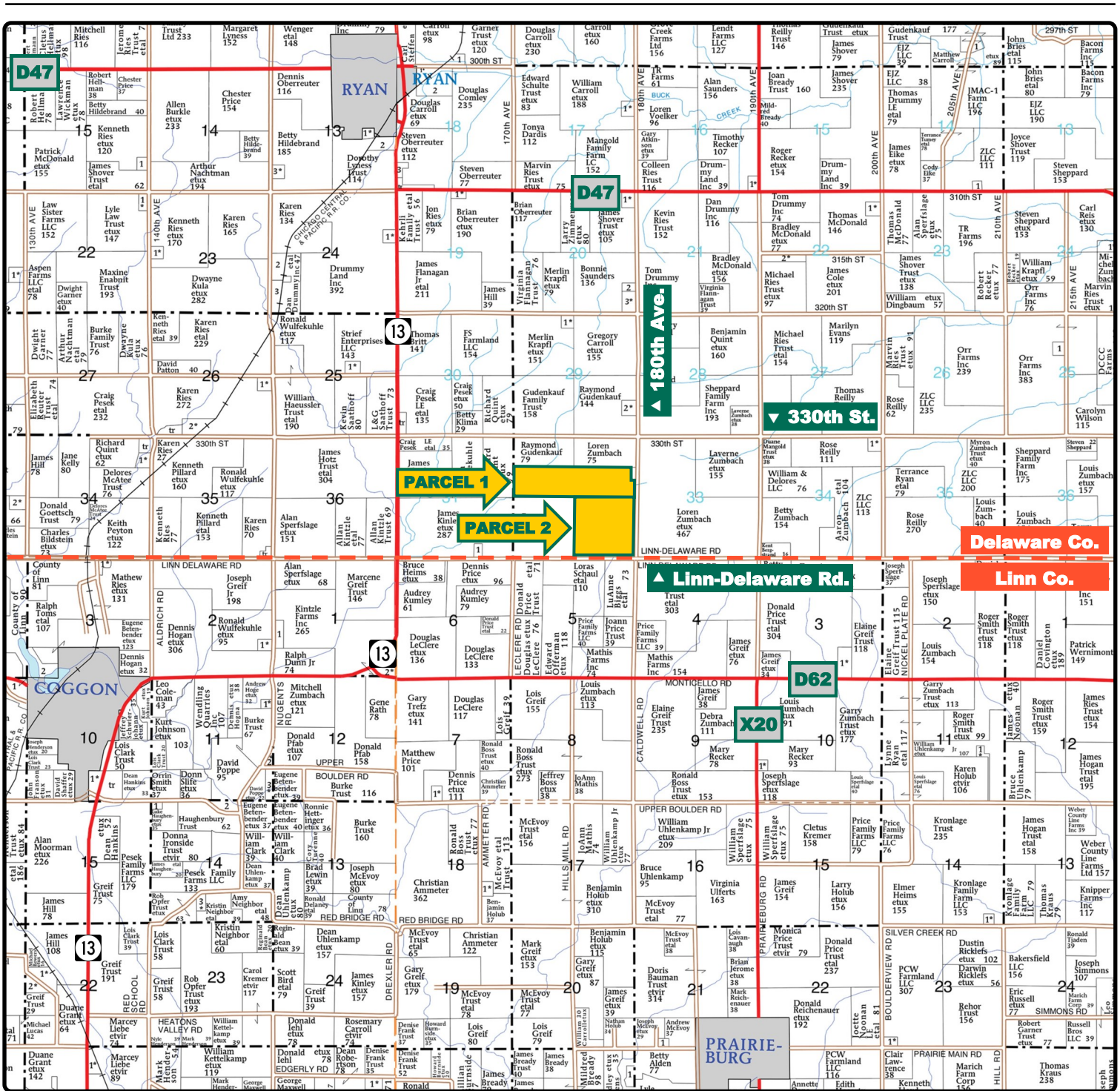


Property Key Features

- Located Southeast of Ryan, Iowa
- High-Quality Delaware County Farms
- Includes Nice Machine Shed, Livestock Barn and Grain Bins

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

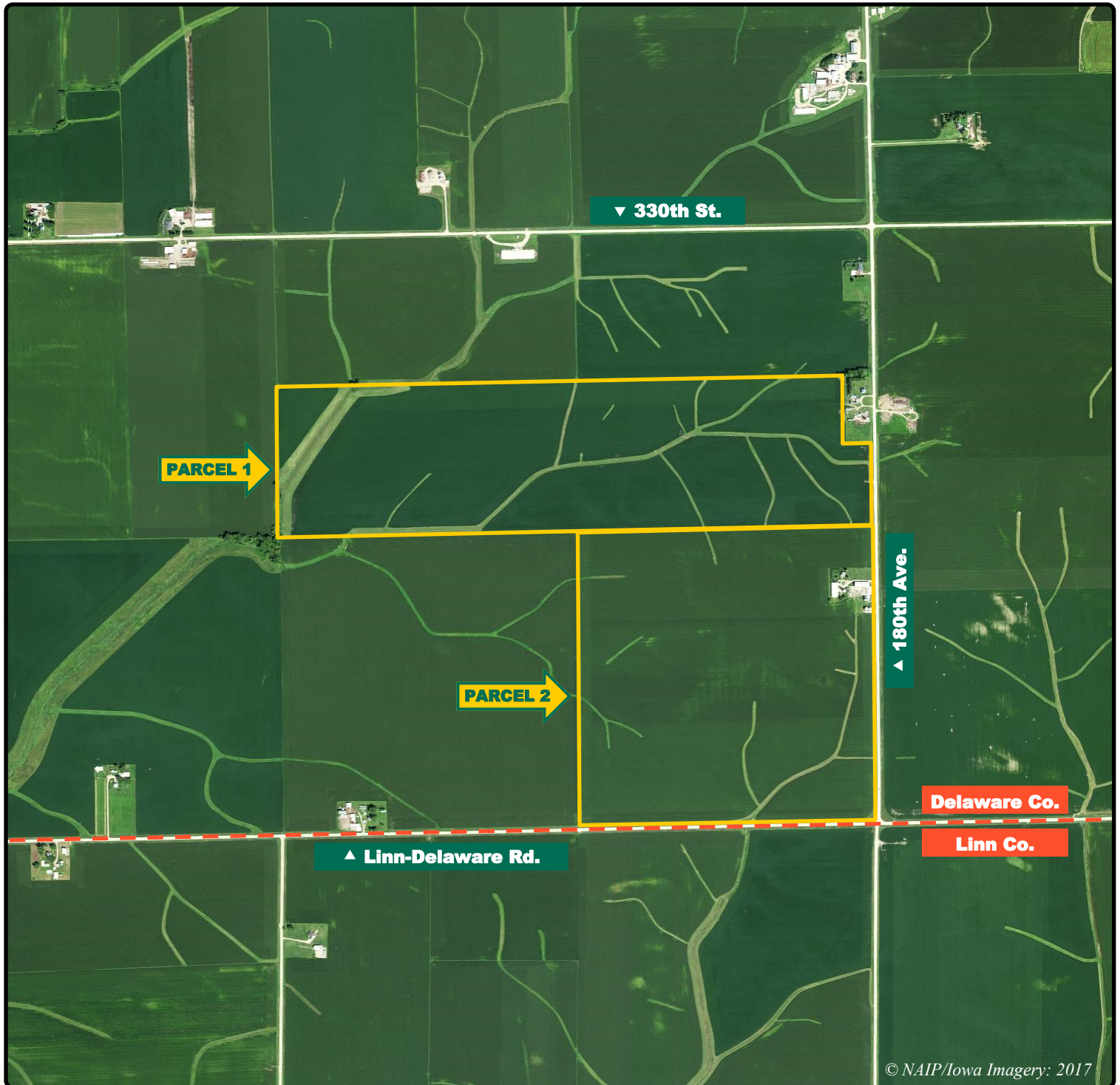
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Parcel 1

FSA/Eff. Crop Acres: 139.75
CRP Acres: 3.95
Corn Base Acres: 91.90*
Bean Base Acres: 44.69*
Soil Productivity: 87.77 CSR2

**Acres are estimated.*

Parcel 1 Property Information 155.87 Acres, m/l

Location

From Ryan: 2½ miles south on Hwy 13, 2 miles east on 330th St. and ½ mile south on 180th Ave. The property is on the west side of the road.

From Coggon: 3 miles northeast on Hwy 13, 2 miles east on Linn-Delaware Rd. and ½ mile north on 180th Ave.

Legal Description

The S½ of the NW¼ and the S½ of the NE½, except Parcel A; all located in Section 32, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,932.00
 Net Taxable Acres: 155.87
 Tax per Net Taxable Acre: \$38.06
 Tax Parcel ID #s: 340320001610 and 340320001630

FSA Data

Part of Farm Number 4455, Tract 505
 FSA/Eff. Crop Acres: 139.75
 CRP Acres: 3.95
 Corn Base Acres: 91.90*
 Corn PLC Yield: 176 Bu.
 Bean Base Acres: 44.69*
 Bean PLC Yield: 56 Bu.

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

CRP Contracts

There are 3.95 acres enrolled in a CP-21 contract with a payment of \$222.00/acre - or \$877.00 and expires September 30, 2029.

Buyer to receive 100% of the October 1, 2022 CRP payment of \$877.00.

Soil Types/Productivity

Primary soils are Clyde-Floyd and Kenyon. CSR2 on the FSA/Eff. crop is 87.77. See soil map for detail.

Land Description

Gently rolling.

Drainage

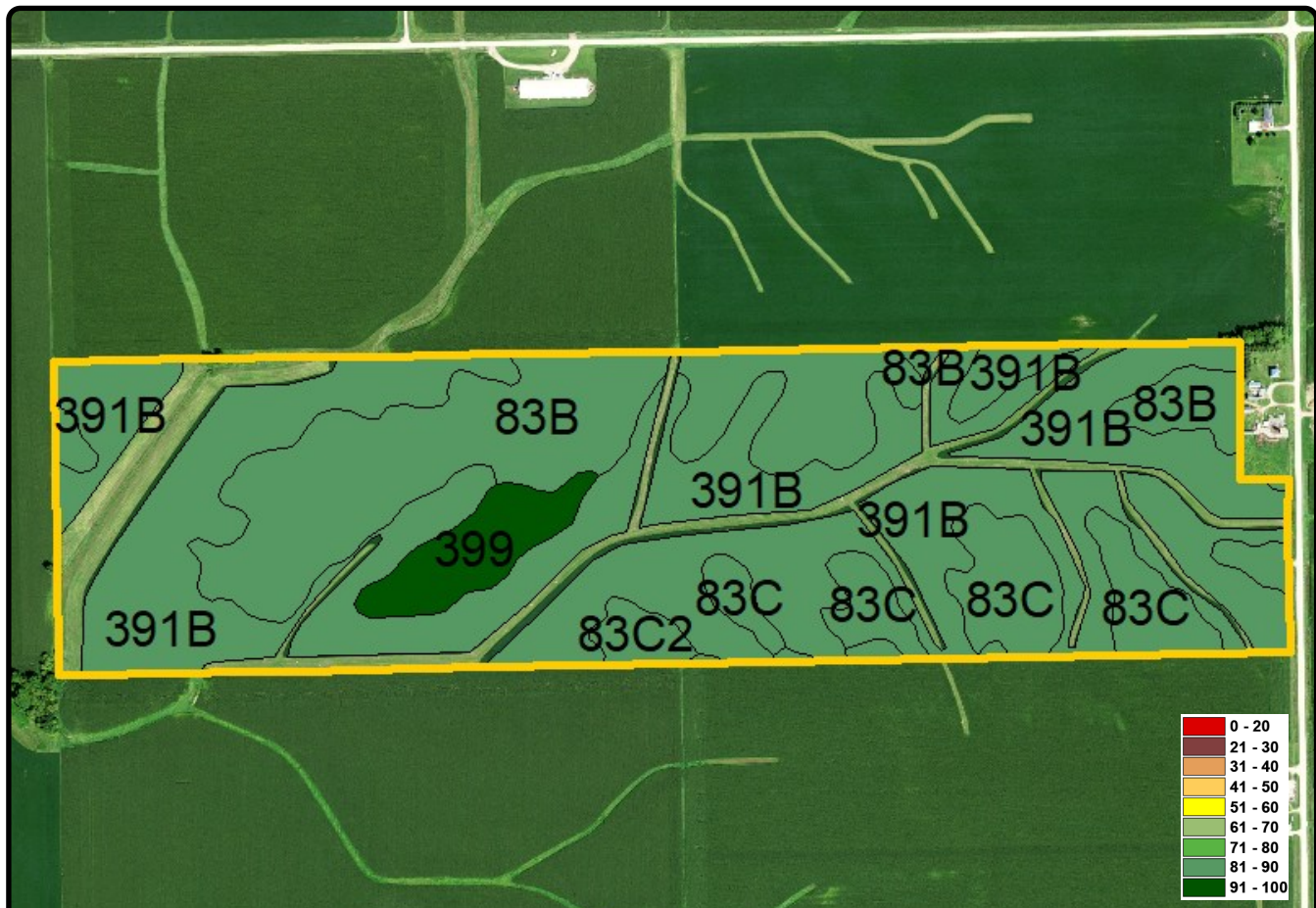
Natural with some tile.

Buildings/Improvements

None.

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FSA/Eff. Crop Acres		139.75	Avg. CSR2		87.77
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	57.0%	IIw	79.60
83B	Kenyon loam, 2 to 5 percent slopes	90	27.7%	IIe	38.75
83C	Kenyon loam, 5 to 9 percent slopes	85	9.6%	IIIe	13.39
399	Readlyn silt loam, 1 to 3 percent slopes	91	4.3%	Iw	6.00
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	84	1.4%	IIIe	2.01

Water & Well Information

None.

Cash Rent Credit

Buyer to receive a cash rent credit at closing in the amount of \$175 per FSA/Eff. Crop Acre, or \$24,456.25 in total.

Comments

This is a highly productive Delaware County farm with an 87.77 CSR2.

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Parcel 1 - 155.87 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres: 149.49
Corn Base Acres: 98.30*
Bean Base Acres: 47.81*
Soil Productivity: 88.15 CSR2

**Acres are estimated.*

Parcel 2 Property Information 155.54 Acres, m/l

Location

From Ryan: 3½ miles south on Hwy 13, 1½ miles east on Linn-Delaware Rd. The property is on the north side of the road.

From Coggon: 3 miles northeast on Hwy 13 and 1½ miles east on Linn-Delaware Rd.

Address

3361 180th Ave.
Coggon, IA 52218

Legal Description

The SE¼ of Section 32, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,754.00
 Net Taxable Acres: 155.54
 Tax Parcel ID #s: 350320001300 & 340320001620

FSA Data

Part of Farm Number 4455, Tract 505
 FSA/Eff. Crop Acres: 149.49
 Corn Base Acres: 98.30*
 Corn PLC Yield: 176 Bu.
 Bean Base Acres: 47.81*
 Bean PLC Yield: 56 Bu.

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

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 88.15. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with considerable tile. Contact listing agent for details.

Outbuildings

Machine Shed	54' x 126'
Livestock Barn	36' x 126'
Feed Shed	18' x 36'
Dryer Bin	24' x 18'
Storage Bin	30' x 24'
Storage Bin	27' x 32'
Harvestore Silo	20' x 70'
Harvestore Silo	20' x 17'
Harvestore Silo	25' x 43'
Garage	18' x 24'

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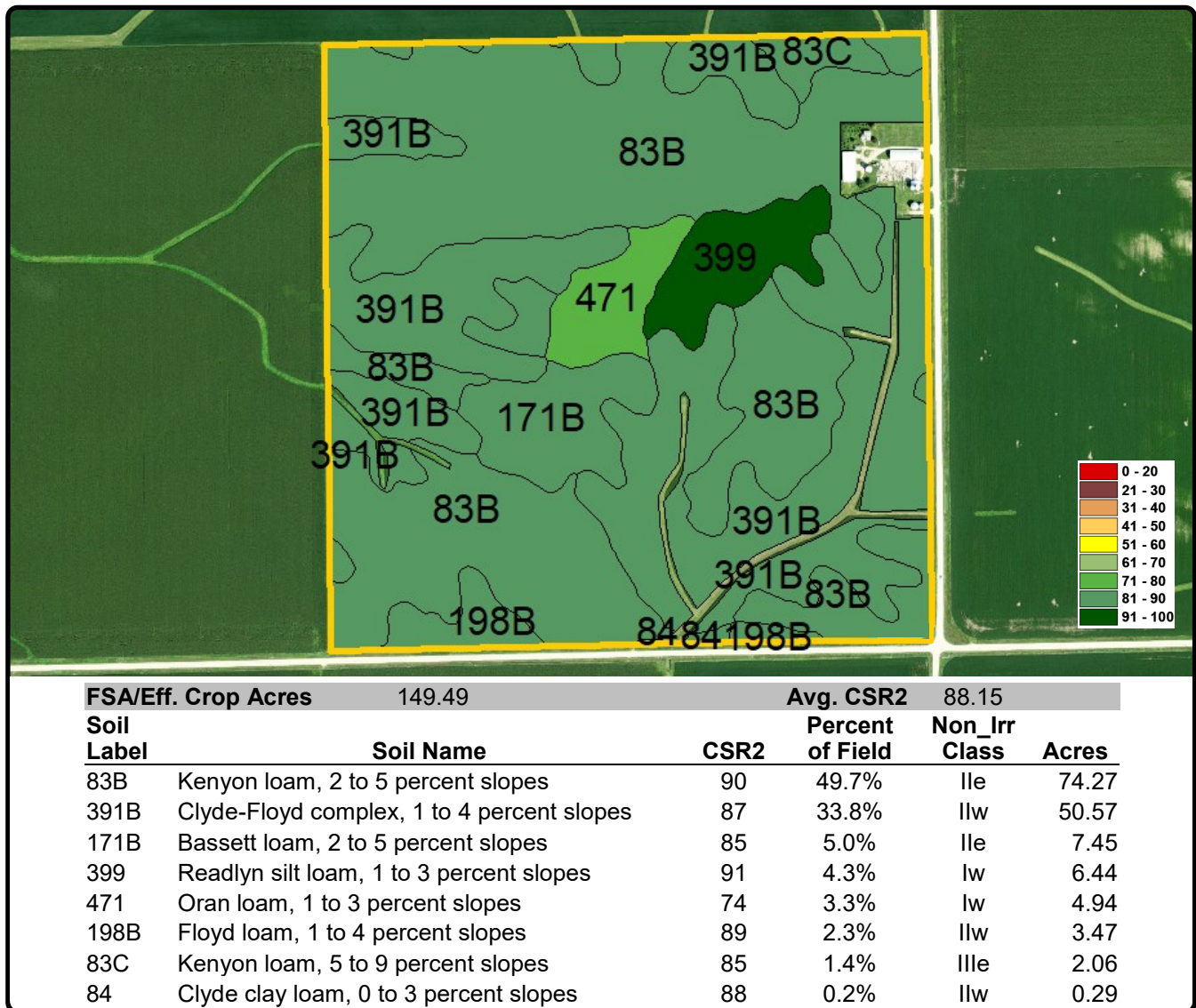
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Abandoned House

There is an old, abandoned house on the property that is in the process of being torn down. Demolition will be completed by date of auction.

Water & Well Information

The well is located southeast of the garage. There is also an old well in the pit under the windmill.

Cash Rent Credit

Buyer to receive a cash rent credit at closing in the amount of \$175 per FSA/ Eff. Crop Acre, or \$26,160.75 in total.

Comments

This is a high-quality, ridgetop farm located in a strong agricultural area. It includes some nice outbuildings and grain bins.

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 - 155.54 Acres, m/l



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Date: **Friday, June 17, 2022**

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

Site: **St. Patrick Hall
510 Howard St.
Ryan, IA 52330**

Seller

Paul D. Schaul Estate

Agency

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

Auctioneer

Troy Louwagie

Attorney

Thomas J. Hanson
Hanson 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 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 July 22, 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 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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- Certified Farm Appraisals

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