

Land Auction

ACREAGE:

41.09 Acres, m/l
Linn County, IA

DATE:

Wednesday
June 22, 2022
10:00 a.m.

LOCATION:

In-Person
Marion, IA

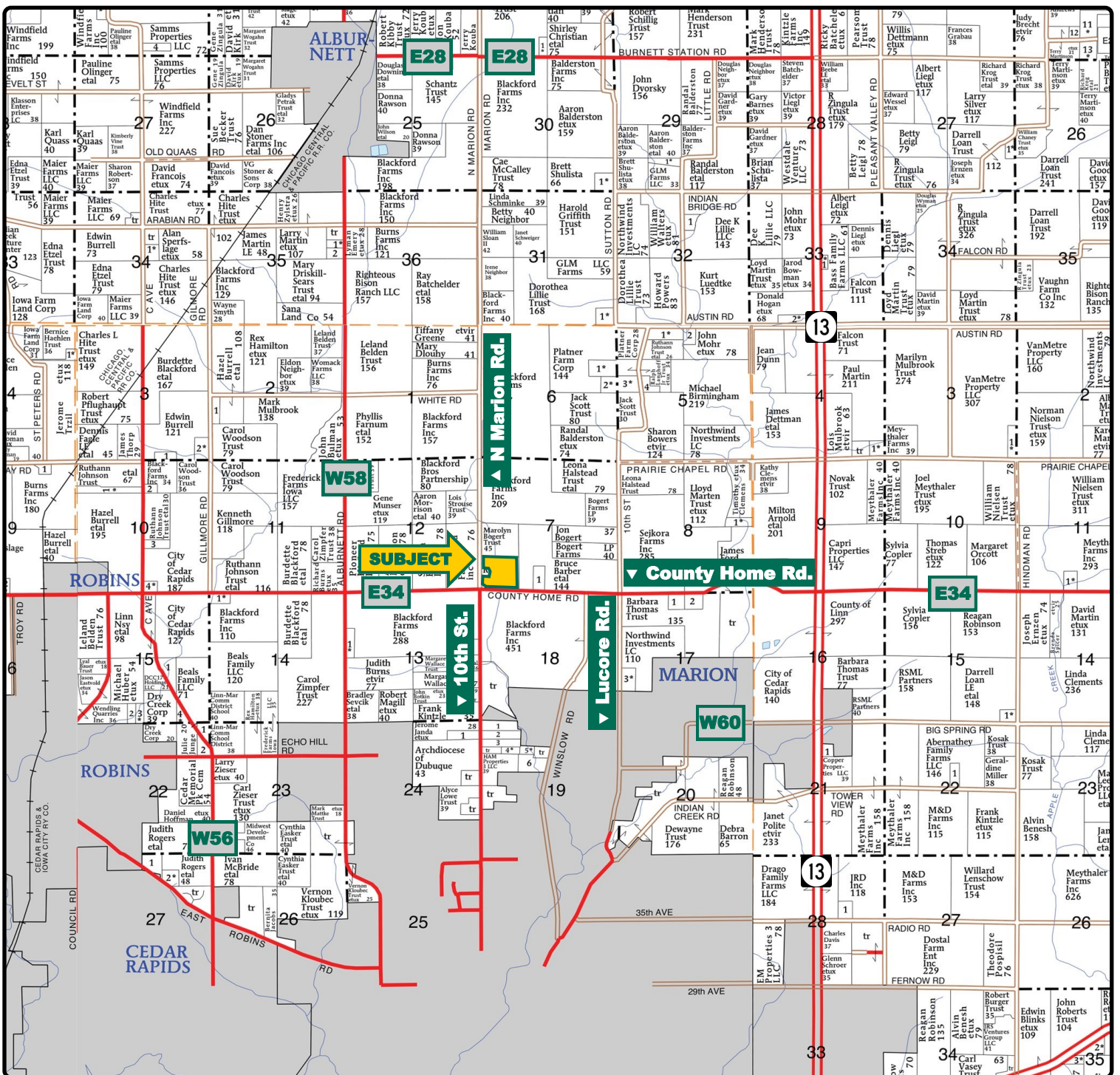


Property Key Features

- Located North of Marion, IA on County Home Road
- 38.67 Est. FSA/Eff. Crop Acres with an 86.05 CSR2
- High-Quality Linn County Farm Located on a Hard-Surface Road

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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FSA/Eff. Crop Acres: 38.67*

Corn Base Acres: 20.28*

Bean Base Acres: 18.39*

Soil Productivity: 86.05 CSR2

**Acres are estimated.*

Property Information

41.09 Acres, m/l

Location

From Marion—Intersection of Hwy 13 and County Home Rd.: 2 miles west on County Home Rd. Farm is located on the north side of the road.

Legal Description

The SW¼ of the SW¼, except Lot 1 and Lot A of the Ross Family Subdivision, located in Section 7, Township 84 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,804.00
Net Taxable Acres: 41.09
Tax per Net Taxable Acre: \$43.90
Tax Parcel ID #: 100735100300000

FSA Data

Part of Farm Number 1984, Tract 1249

FSA/Eff. Crop Acres: 38.67*

Corn Base Acres: 20.28*

Corn PLC Yield: 131 Bu.

Bean Base Acres: 18.39*

Bean PLC Yield: 36 Bu.

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

Soil Types/Productivity

Primary soils are Spillville, Dinsdale and Klinger. CSR2 on the Est. FSA/Eff. crop acres is 86.05. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Leach Field Easement

The commercial building adjacent to this property has its leach field located on this farm. Contact the listing agent for a copy of the easement agreement.

Comments

This is a rare opportunity to purchase a highly productive Linn County farm located along County Home Road.

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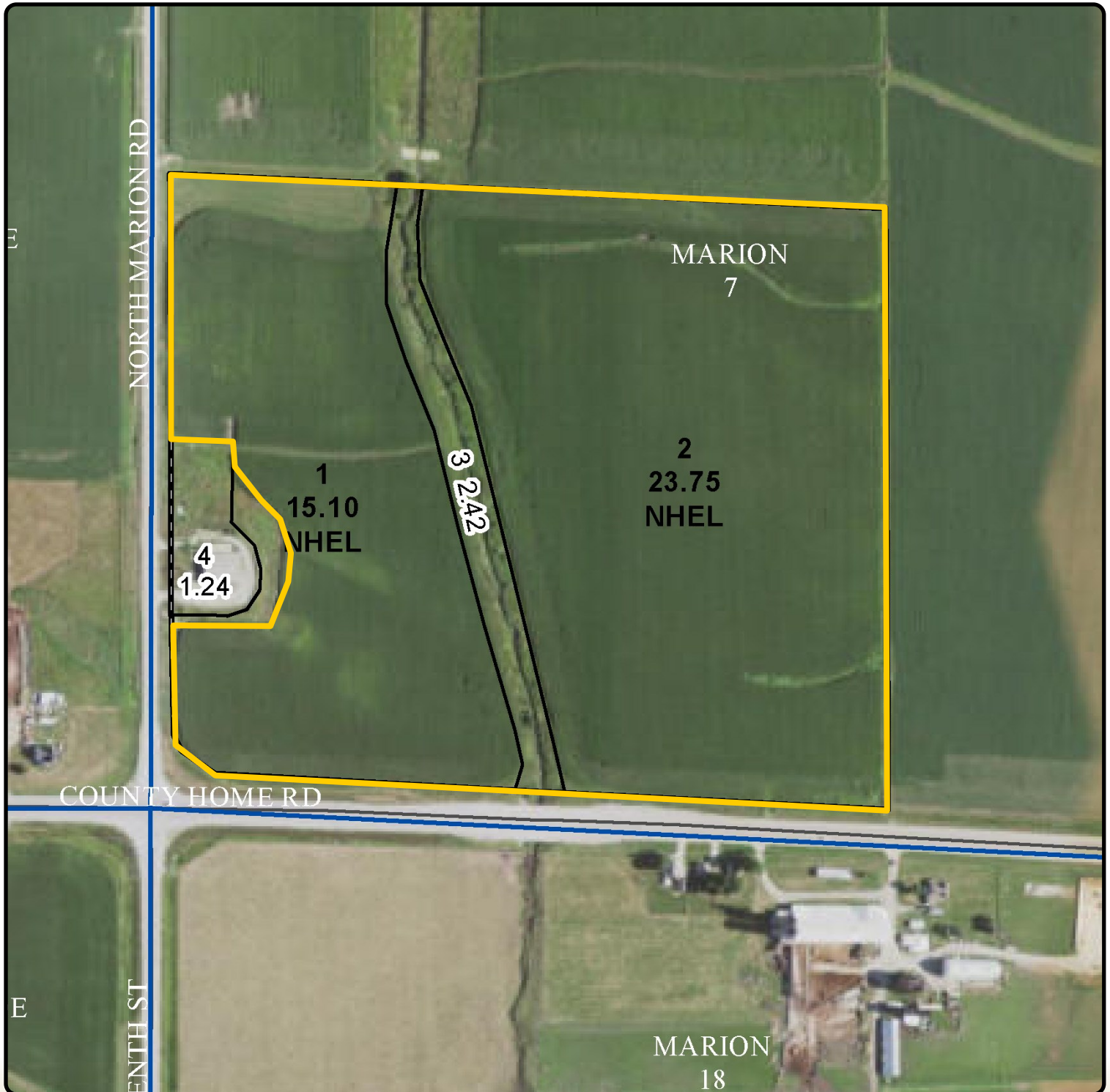


Est. FSA/Eff. Crop Acres		38.67		Avg. CSR2		86.05	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	76	37.3%	IIw	14.42		
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	94	22.7%	Ile	8.80		
184A	Klinger silty clay loam, 1 to 4 percent slopes	95	13.8%	Iw	5.33		
394B	Ostrander loam, 2 to 5 percent slopes	91	13.6%	Ile	5.25		
84	Clyde silty clay loam, 0 to 3 percent slopes	88	6.8%	IIw	2.64		
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	84	5.5%	IIIe	2.14		
83B	Kenyon loam, 2 to 5 percent slopes	90	0.3%	Ile	0.10		

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.

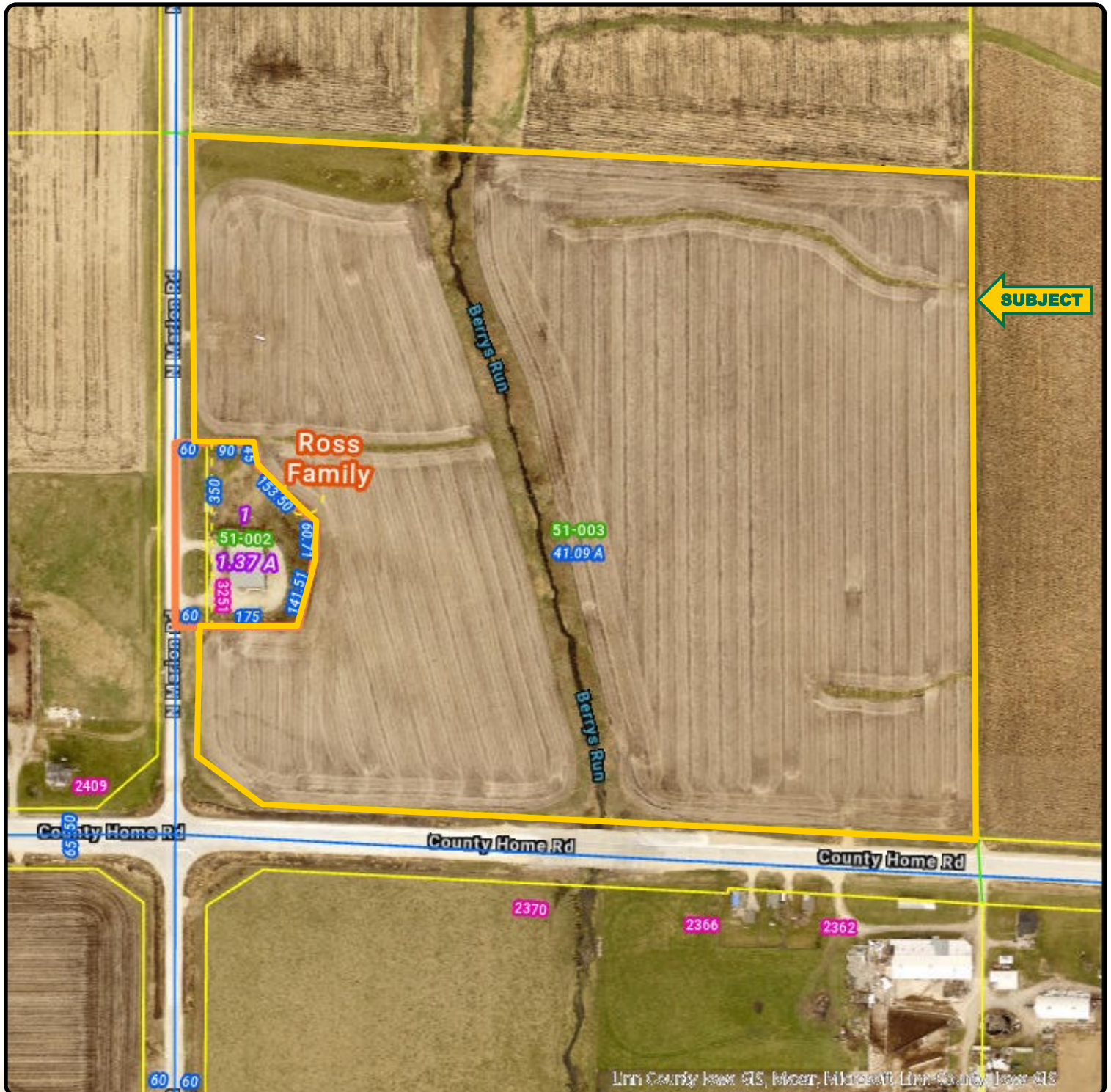
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Date: **Wed., June 22, 2022**

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

Site: **Prairie Hill Pavilion
Banquet Hall
5680 Kacena Ave.
Marion, IA 52302**

Seller

Robert E. Ross Estate

Agency

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

Auctioneer

Troy Louwagie

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 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.