

# Land Auction

**ACREAGE:**

**152.39 Acres, m/l**  
Fayette County, IA

**DATE:**

Wednesday  
**July 27, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**In-Person**  
Oelwein, IA



## Property Key Features

- Located 2 miles Southwest of Maynard
- Highly Tillable Tract with 84.58 CSR2
- Great Investment Opportunity or Addition to Farming Operation

**Elliott Siefert**

Licensed Salesperson in IA

**319.540.2957**

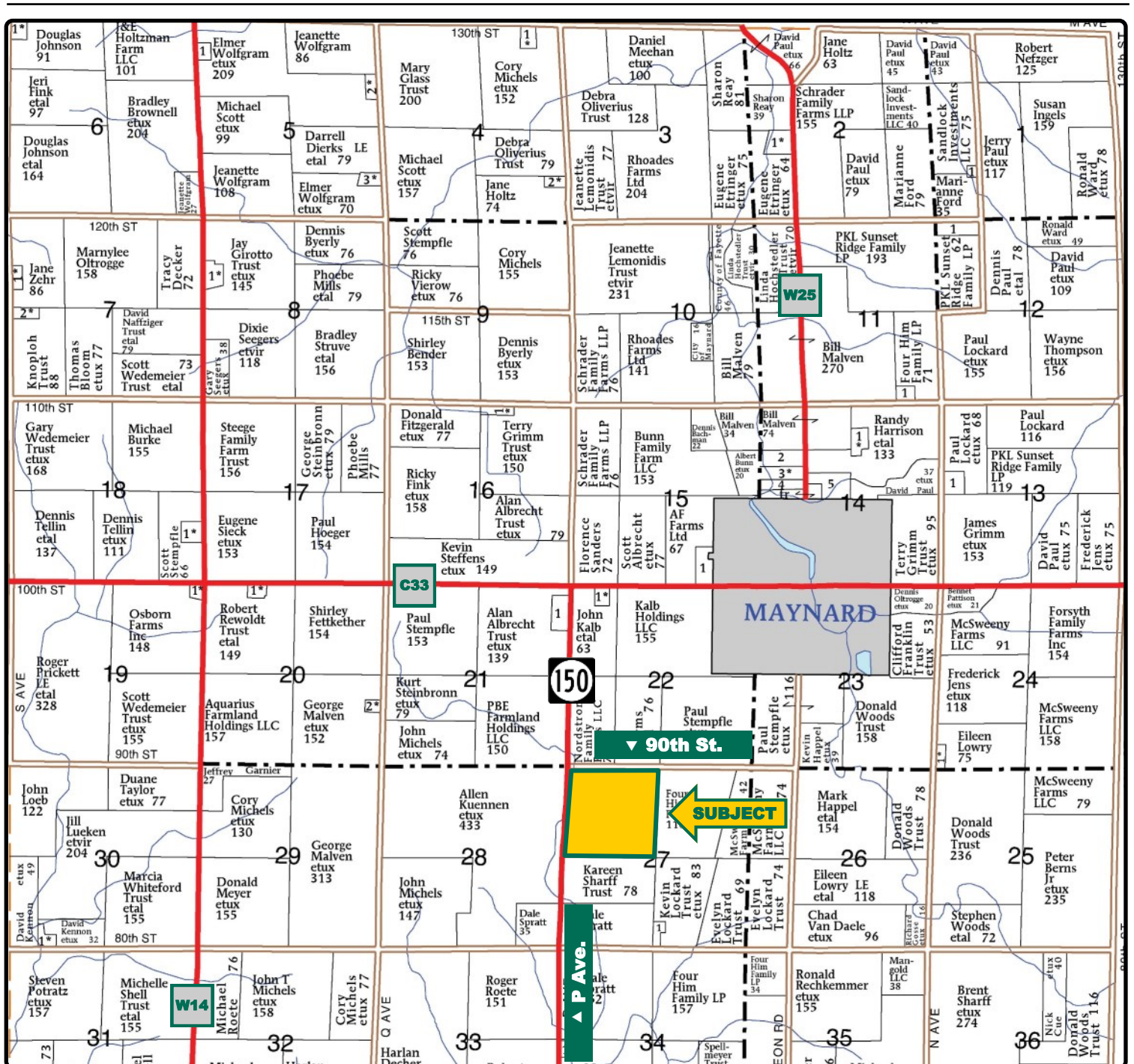
**ElliottS@Hertz.ag**

**319.234.1949**

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<b>FSA/Eff. Crop Acres:</b>	<b>138.11</b>
<b>CRP Acres:</b>	<b>8.11</b>
<b>Corn Base Acres:</b>	<b>87.80</b>
<b>Bean Base Acres:</b>	<b>47.90</b>
<b>Soil Productivity:</b>	<b>84.58 CSR2</b>

## Property Information

**152.39 Acres, m/l**

### Location

Approximately 1½ miles southwest of Maynard. Corner of Highway 150/P Ave. and 90th St.

### Legal Description

The NW¼ except that part thereof deeded to the State of Iowa of Section 27, Township 92 North, Range 9 West of the 5th P.M., Fayette County, IA

### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,702  
Net Taxable Acres: 152.39  
Tax per Net Taxable Acre: \$37.42  
Tax parcel ID#: 1427100005

### Lease Status

Leased for 2022 crop year.

### FSA Data

Farm Number 840, Tract 1507  
FSA/Eff. Crop Acres: 138.11  
CRP Acres: 8.11  
Corn Base Acres: 87.80  
Corn PLC Yield: 171 Bu.  
Bean Base Acres: 47.90  
Bean PLC Yield: 49 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 8.11 acres enrolled in a CP-21 contract that pays \$300/acre - or \$2,433 annually and expires September 30, 2027.

### Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 84.58. 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

Nearly level to gently rolling.

### Drainage

Natural with use of waterways.

### Buildings/Improvements

None.

### Water & Well Information

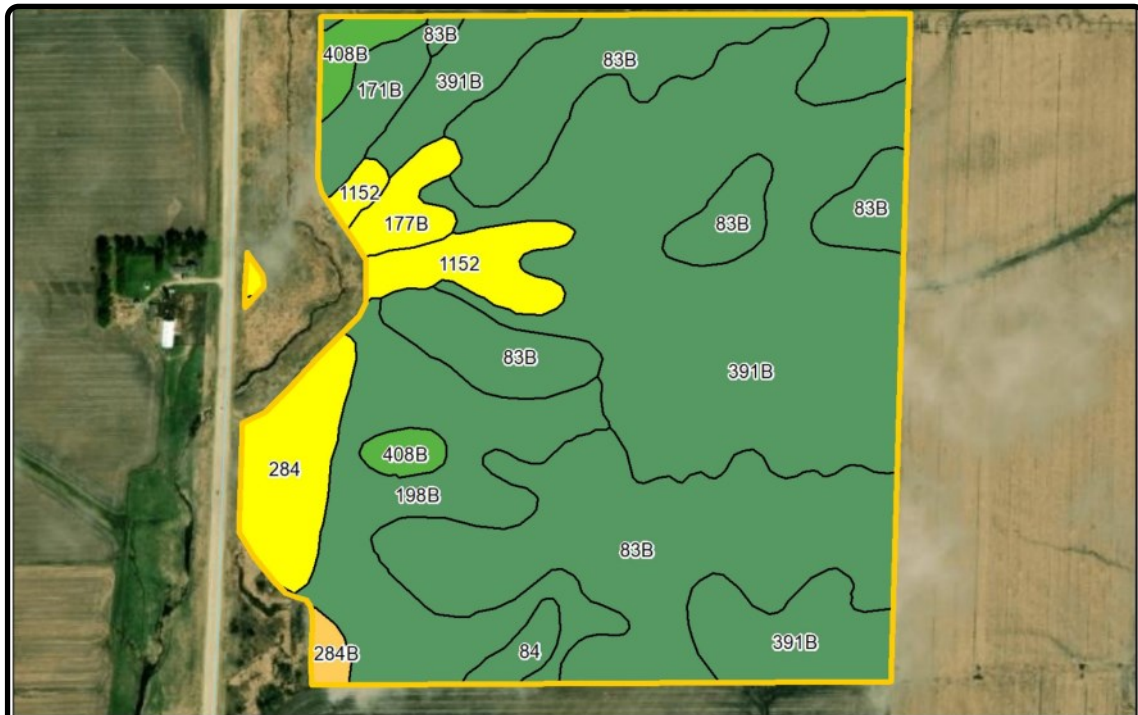
None known.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	53.07	38.43	2w	87	
83B	Kenyon loam, 2 to 5 percent slopes	44.78	32.42	2e	90	
198B	Floyd loam, 1 to 4 percent slopes	18.78	13.60	2w	89	
284	Flagler sandy loam, 0 to 2 percent slopes	6.31	4.57	3s	56	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.80	3.47	2w	54	
171B	Bassett loam, 2 to 5 percent slopes	3.02	2.18	2e	85	
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.75	1.99	2e	73	
177B	Saude loam, 2 to 5 percent slopes	2.46	1.78	2s	55	
84	Clyde clay loam, 0 to 3 percent slopes	1.33	0.96	2w	88	
284B	Flagler sandy loam, 2 to 5 percent slopes	0.81	0.59	3e	49	
83C	Kenyon loam, 5 to 9 percent slopes	0.00	0.00	3e	85	

Measured Tillable Acres: 138.11

Average CSR2: 84.58

### Comments

Great investment opportunity or addition to farming operation.

*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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Northwest Looking Southeast



Southeast Looking Northwest



Northeast Looking Southwest



Southwest Looking Northeast



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Date: **Wed., July 27, 2022**

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

Site: **American Legion Hall  
108 1st St. SW  
Oelwein, IA 50662**

### **Seller**

Evelyn D. Dolezal Marital Election  
Trust Farm

### **Agency**

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

### **Auctioneer**

Elliott Siefert

### **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 September 14, 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 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.

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## **Make the Most of Your Farmland Investment**

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