

# Land Auction

**ACREAGE:****222.60 Acres, m/l**

In 2 parcels

Clayton County, IA

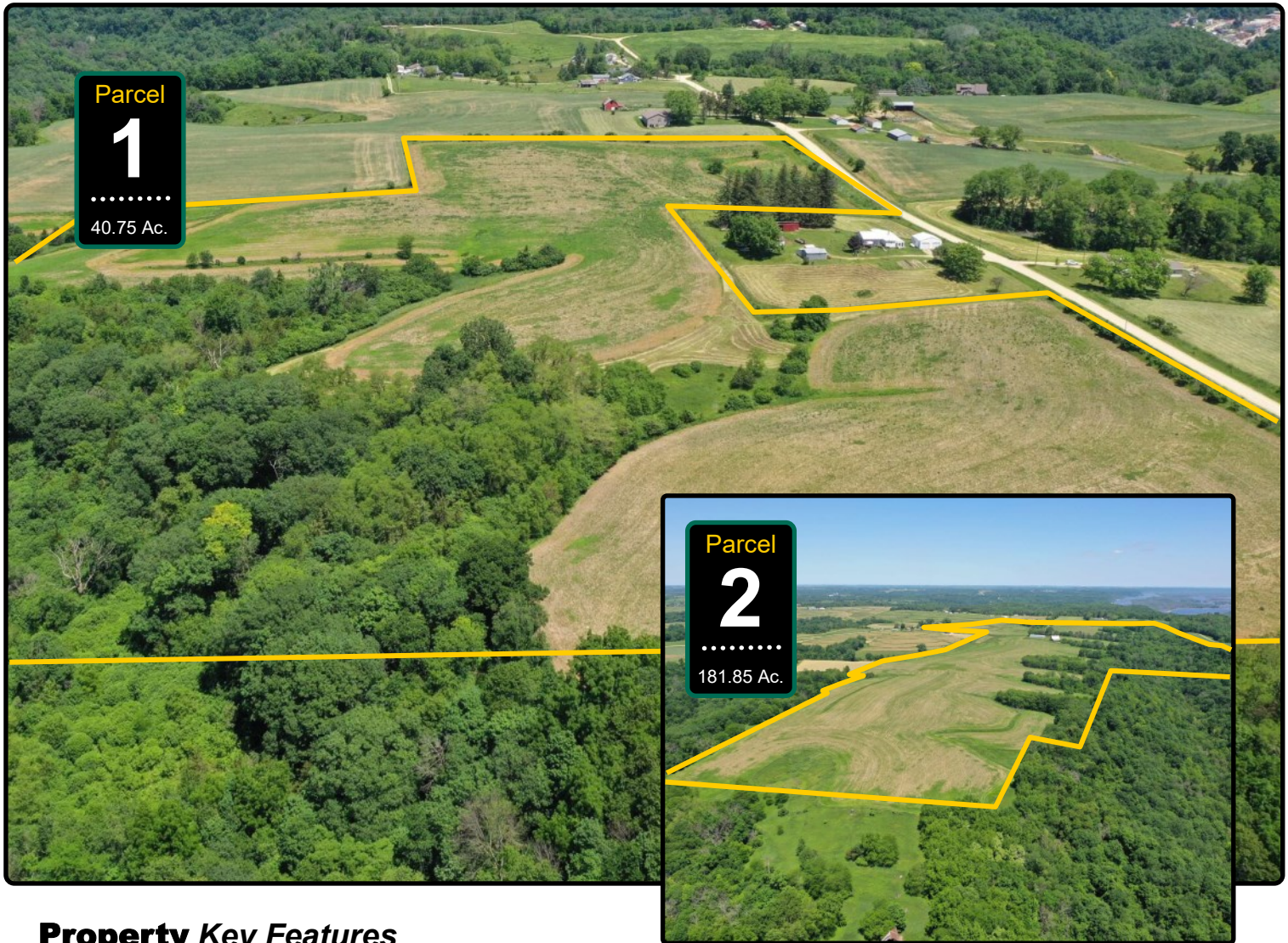
**DATE:**

Thursday

**July 28, 2022****10:00 a.m.****AUCTION TYPE:****Hybrid**

McGregor, IA &amp;

bid.hertz.ag

**Property Key Features**

- Nice Mix of Timber and Cropland
- Located Just South of Pikes Peak State Park
- Great Recreational Opportunities with an Abundance of Wildlife

**Elliott Siefert**

Licensed Salesperson in IA

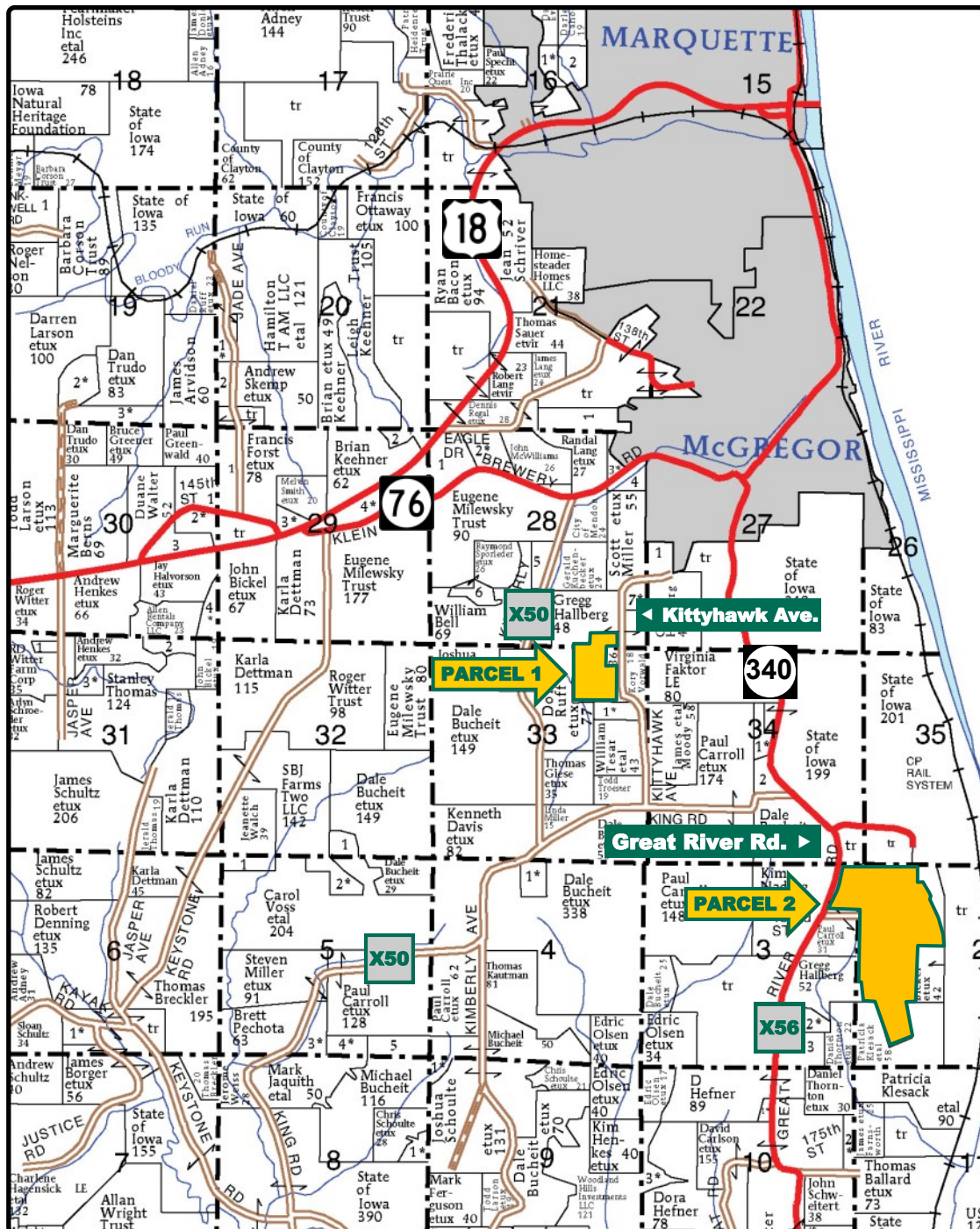
**319.540.2957****ElliottS@Hertz.ag****319.234.1949**

6314 Chancellor Dr./P.O. Box 1105

Cedar Falls, IA 50613

**www.Hertz.ag**

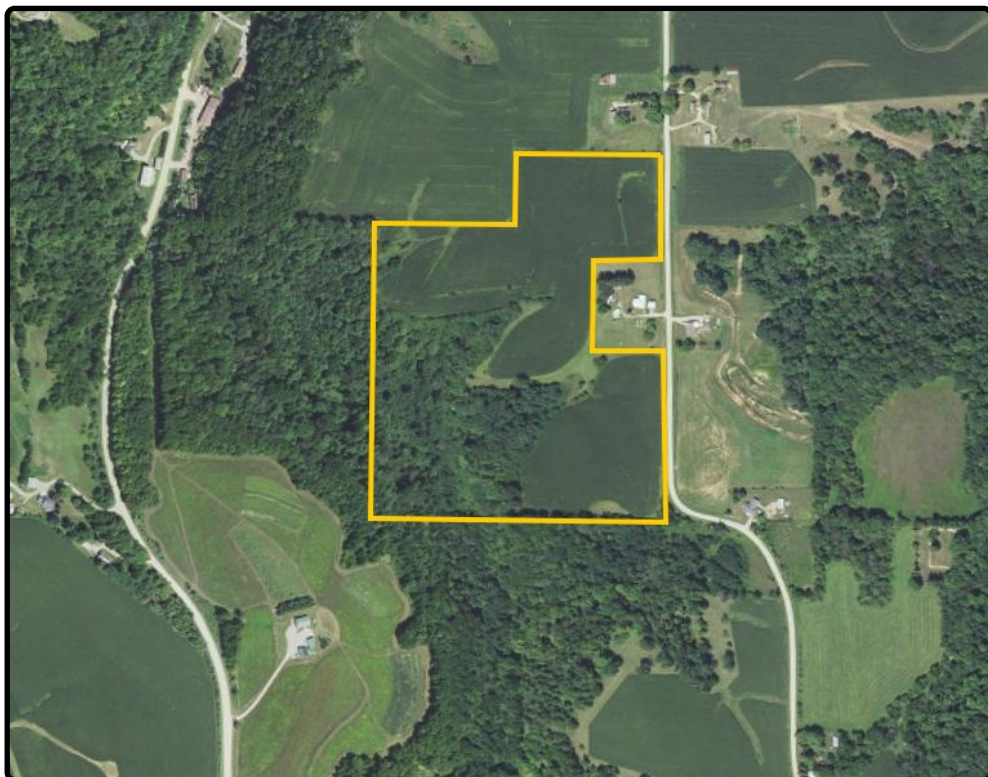




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**ElliottS@Hertz.ag**

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## Parcel 1

FSA/Eff. Crop Acres:	26.01
Timber Acres:	14.74
Corn Base Acres:	6.11
Soil Productivity:	53.13 CSR2

## Parcel 1 Property Information 40.75 Acres, m/l

### Location

Approximately 1¼ mile southwest of McGregor, IA. Access is from Kittyhawk Ave. along the east border.

### Legal Description

The S½ SW¼ SE¼ SE¼ of Section 28 and the E½ NW¼ NE¼ and W½ NE¼ NE¼ of Section 33, all in Township 95 North, Range 3 West of the 5th P.M., Clayton County, IA

### Real Estate Tax

Taxes Payable 2021 - 2022: \$916  
Net Taxable Acres: 40.75  
Tax per Net Taxable Acre: \$22.48

Tax Parcel ID #s: 04-28-478-001, 04-33-202-001 and 04-33-226-001.

### Lease Status

Leased for 2022 crop year.

### FSA Data

Farm Number 5061, Tract 2344  
FSA/Eff. Crop Acres: 26.01  
Timber Acres: 14.74  
Corn Base Acres: 6.11  
Corn PLC Yield: 158 Bu.

### NRCS Classification

All or part of the subject cropland is classified HEL: Highly Erodible Land.

### CRP Contracts

None.

### Soil Types/Productivity

Primary soil is Fayette silt loam CSR2 on the FSA/Eff. crop acres is 53.13. 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

Moderately to strongly sloping.

### Drainage

Adequate surface drainage due to the terrain.

### Buildings/Improvements

None.

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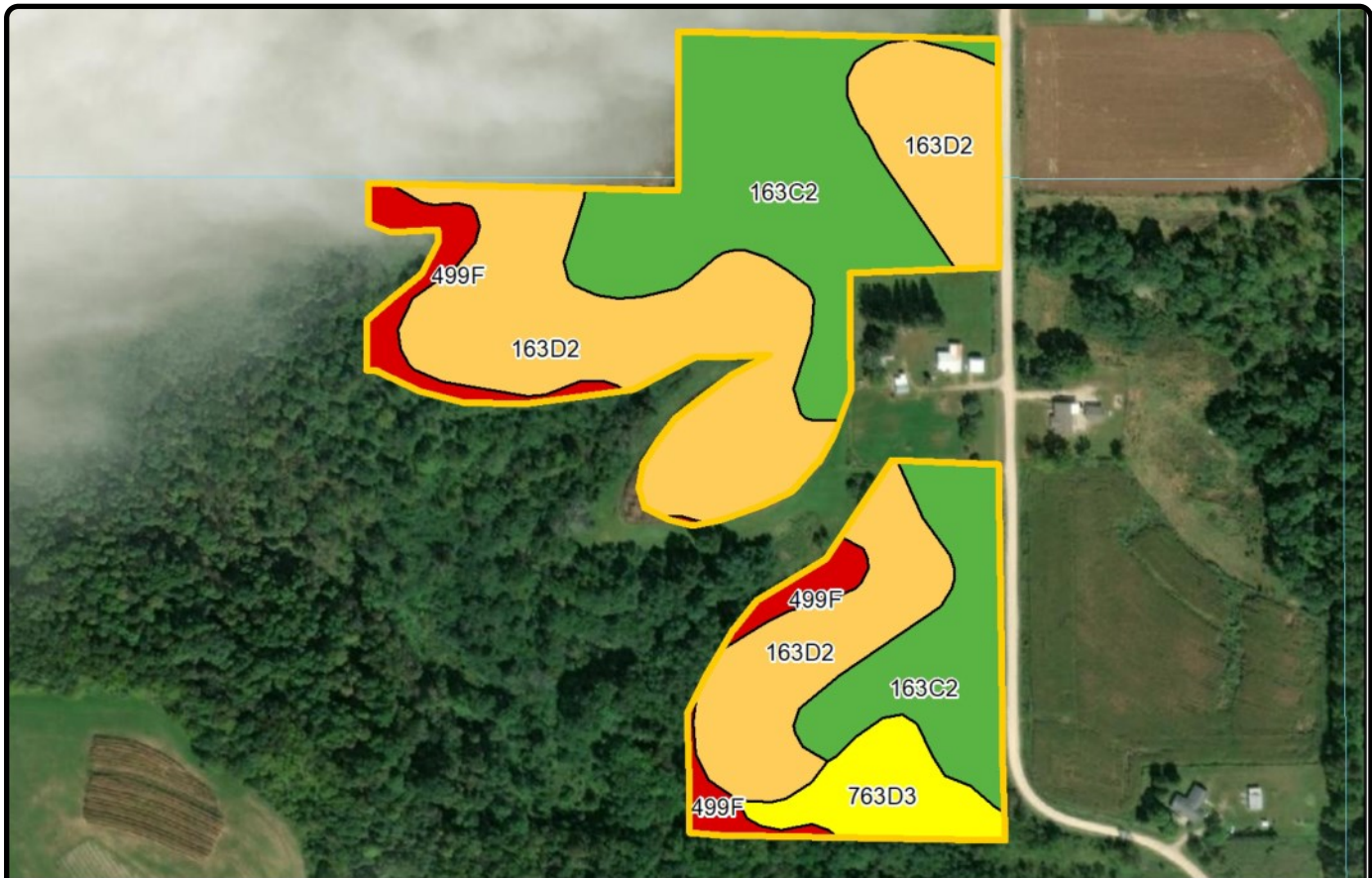
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.53	48.17	3e	46	
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	9.81	37.70	3e	72	
499F	Nordness silt loam, 14 to 25 percent slopes	1.95	7.49	7s	5	
763D3	Exette silt loam, 9 to 14 percent slopes, severely eroded	1.73	6.64	4e	52	

Measured Tillable Acres: 26.01

Average CSR2: 53.13

## Water & Well Information

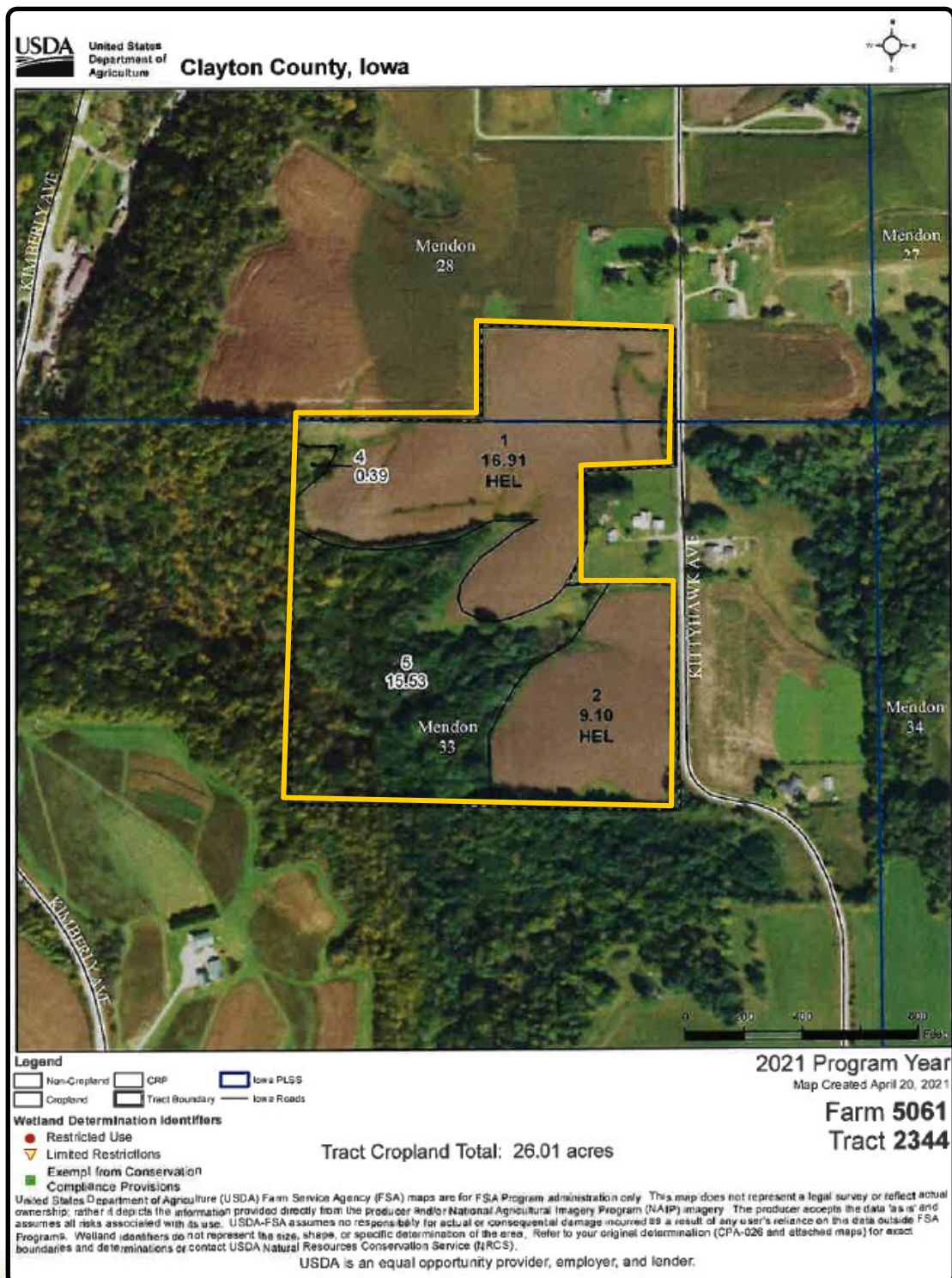
No known wells.

## Comments

Great recreational property with additional income from the tillable acres.

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## Parcel 2

**FSA/Eff. Crop Acres:** 117.45  
**Corn Base Acres:** 27.59  
**Soil Productivity:** 43.66 CSR2

### Parcel 2 Property Information 181.85 Acres, m/l

#### Location

Approximately 2 miles south of McGregor, IA. Access is from Great River Rd. along the west border.

#### Legal Description

The Fractional NW¼ NW¼, SW¼ NW¼, Lot 1 NW¼ SW¼, Lot 1 SW¼ SW¼, Lot 1 in Government Lot 1 and Lot 1 in Government Lot 2 of Section 2; and Lot 1 of Lot 1 and Lot 1 of Lot 3 in the Fractional NE¼ NE¼ of Section 3; all in Township 94 North, Range 3 West of the 5th P.M., Clayton County, IA.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,684  
Net Taxable Acres: 160.81  
Exempt Forest Reserve Acres: 21.04  
Tax per Net Taxable Acre: \$22.91  
Tax Parcel ID #s: 0402501001, 0402513001, 0402525001, 0402537001, 0402601001, 0402625001 & 0403563001.

#### Lease Status

Leased for 2022 crop year.

#### FSA Data

Farm Number 5061, Tract 5928  
FSA/Eff. Crop Acres: 117.45  
Corn Base Acres: 27.59  
Corn PLC Yield: 158 Bu.

#### NRCS Classification

All or part of the subject cropland is classified HEL: Highly Erodible Land.

#### CRP Contracts

None.

#### Soil Types/Productivity

Primary soils are Fayette silt loam and Dubuque silt loam. CSR2 on the FSA/Eff. crop acres is 43.66. 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

Moderately to strongly sloping.

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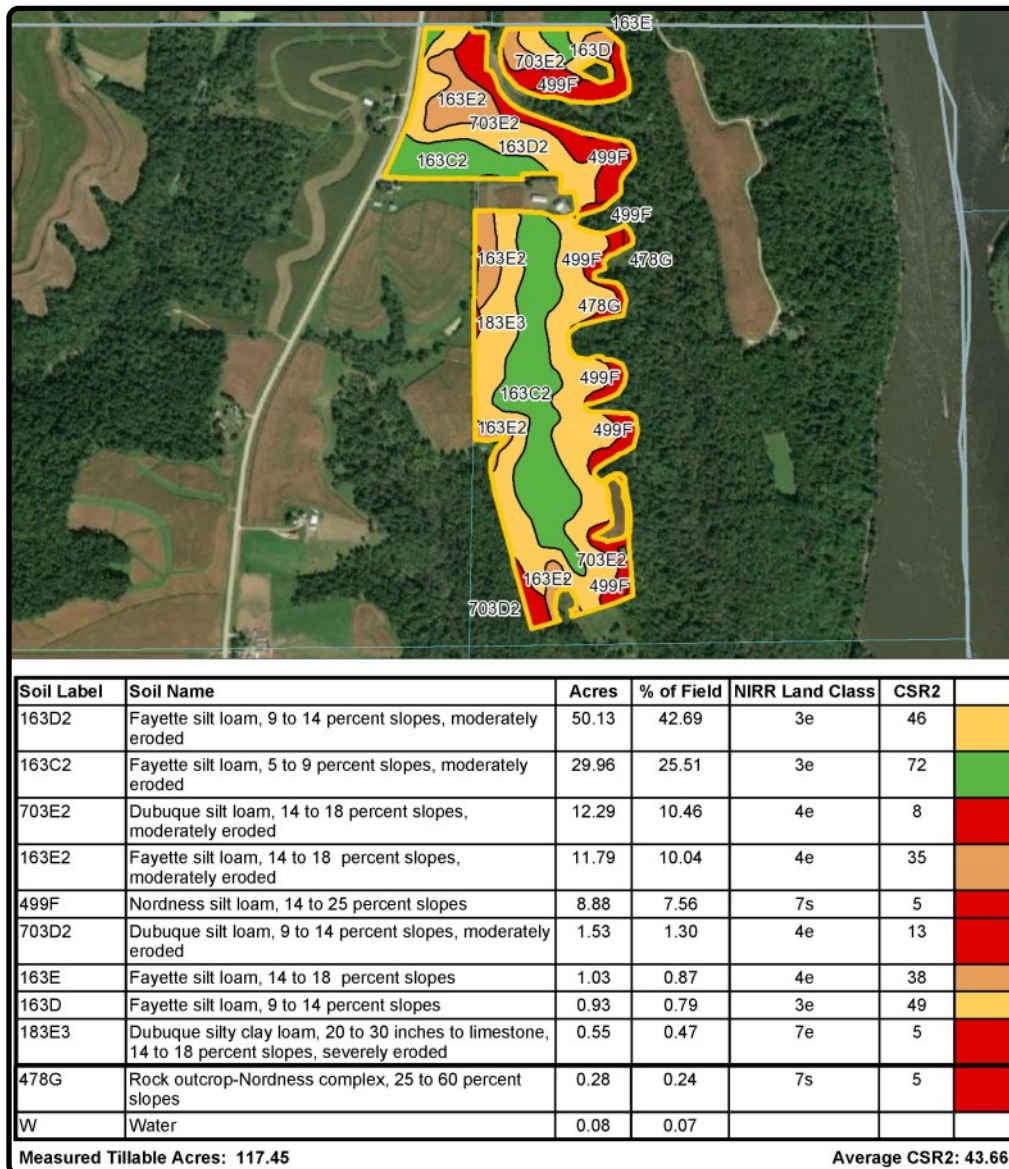
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## Drainage

Adequate surface drainage due to the terrain.

## Buildings/Improvements

Older style barn and shed.

## Water & Well Information

No known wells.

## Comments

Large tract of land with recreational opportunities.

*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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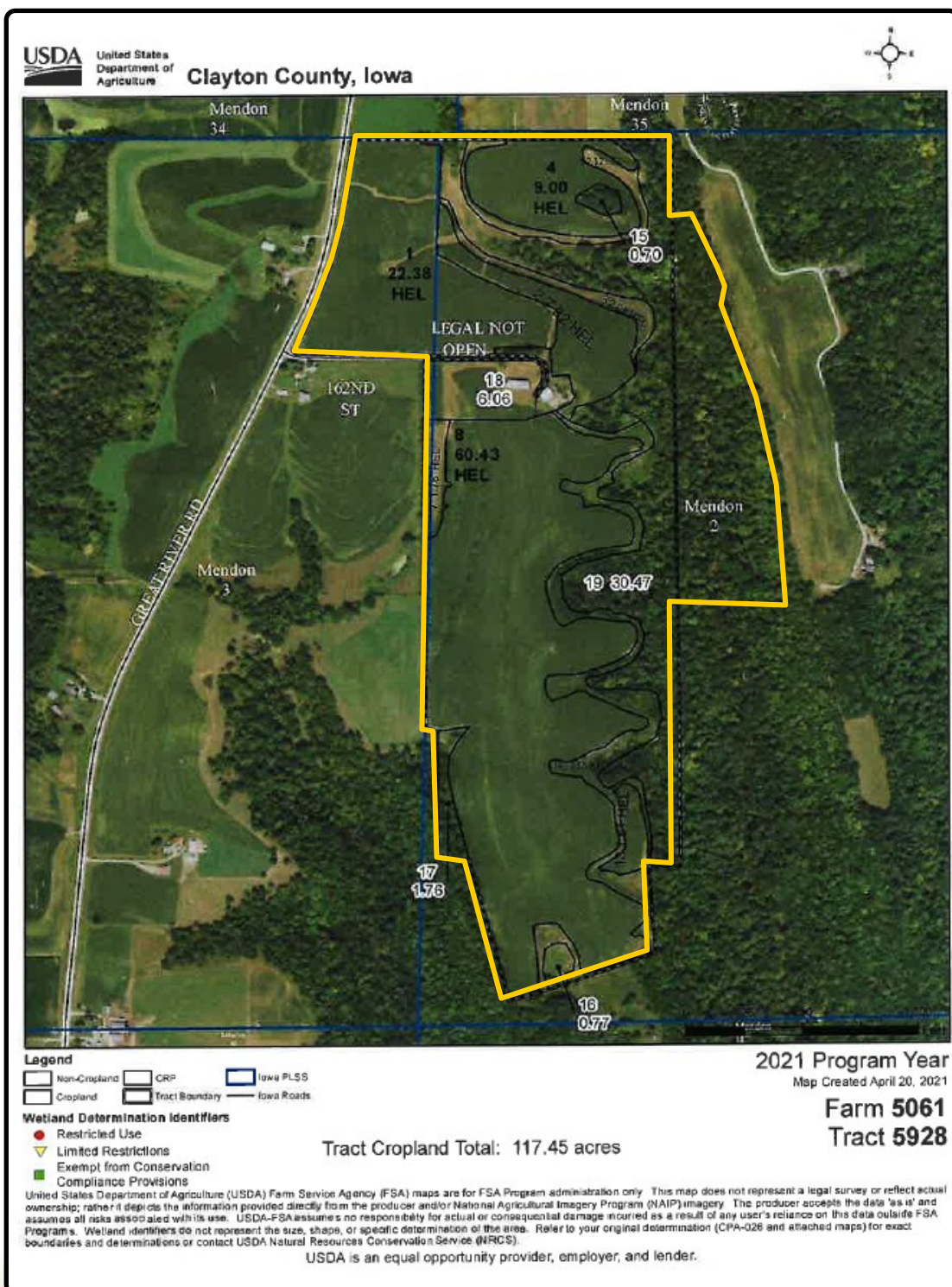
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**Parcel 1** - Southeast Looking Northwest



**Parcel 2** - Northwest Looking Southeast



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Date: **Thurs., July 28, 2022**

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

Site: **Backwoods Bar & Grill  
111 1st St.  
McGregor, IA 52157**

Online: **bid.hertz.ag**

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Elliott Siefert at 319.540.2957 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### 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 remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Evelyn D. Dolezal Marital Election Trust Farm

### Agency

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

### Auctioneer

Elliott Siefert

### 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 15, 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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