

# Land Auction

**ACREAGE:**

**142.40 Acres, m/l**  
In 2 parcels  
Benton County, IA

**DATE:**

Friday  
**August 5, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**In-Person**  
Keystone, IA



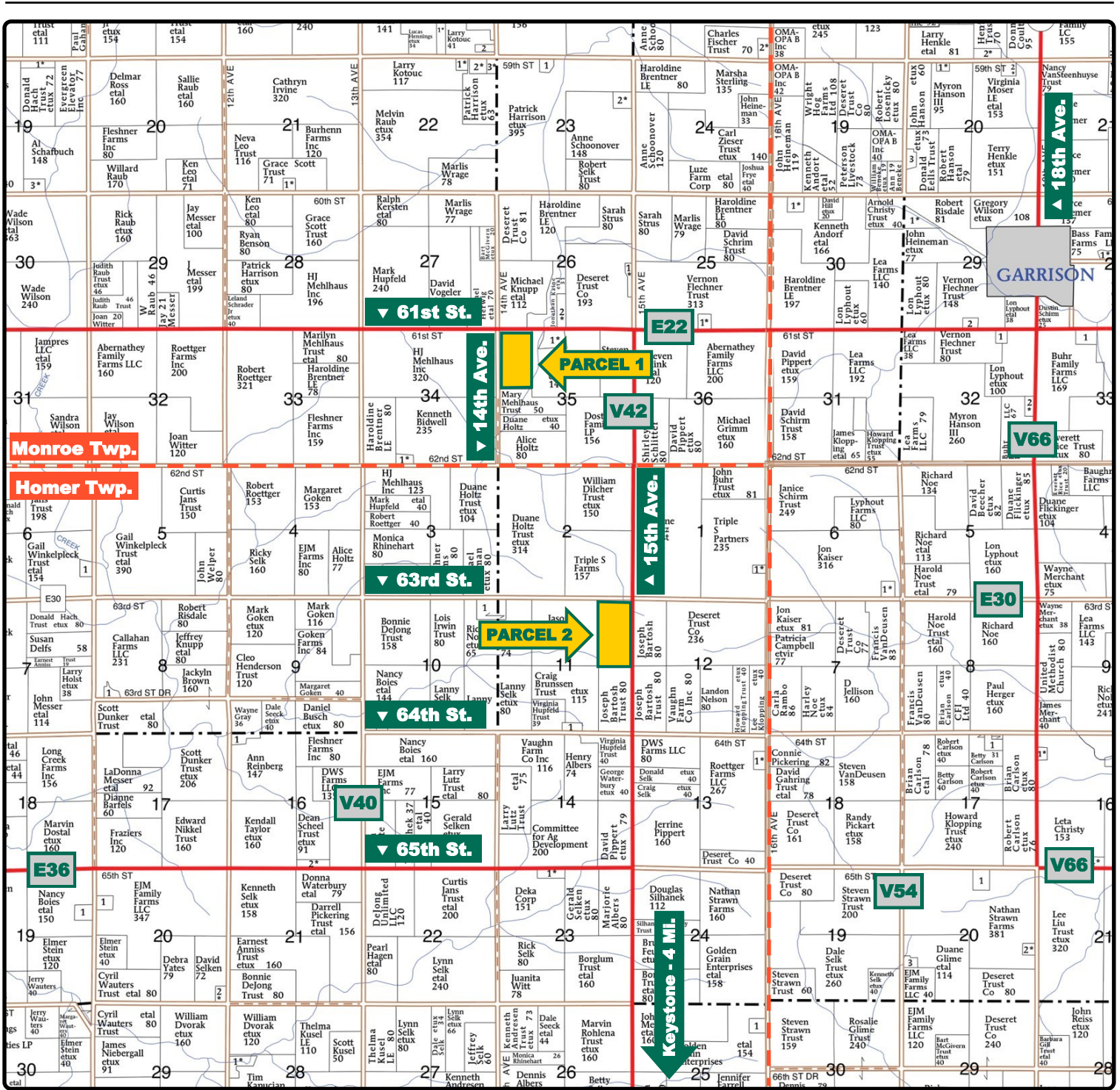
## Property Key Features

- Located North of Keystone, Iowa
- Parcel 1: 66.40 Acres with a 90.03 CSR2 on the 63.60 FSA/Eff. Crop Acres
- Parcel 2: 76.00 Acres with a 93.16 CSR2 on the 74.96 FSA/Eff. Crop Acres

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

**319-895-8858**  
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# Location **Aerial**

142.40 Acres, m/l, in 2 parcels, Benton County, IA



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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>63.60</b>
<b>Corn Base Acres:</b>	<b>31.71</b>
<b>Bean Base Acres:</b>	<b>31.71</b>
<b>Soil Productivity:</b>	<b>90.03 CSR2</b>

### Parcel 1 Property Information 66.40 Acres, m/l

#### Location

**From Keystone:** 9¼ miles north on 15th Ave. and ¾ mile west on 61st St. The property is on the south side of the road.

**From Garrison:** ¼ mile south on 18th Ave. and 4¾ miles west on 61st St.

#### Legal Description

The NW¼ of the NW¼ and the North 30 acres of the SW¼ of the NW¼; all located in Section 35, Township 85 North, Range 12 West of the 5th P.M., Benton County, Iowa.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,354.00  
Net Taxable Acres: 66.40  
Tax per Net Taxable Acre: \$35.45  
Tax Parcel ID #: 79007200

#### FSA Data

Farm Number 9006, Tract 2475  
FSA/Eff. Crop Acres: 63.60  
Corn Base Acres: 31.71  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 31.71  
Bean PLC Yield: 52 Bu.

#### Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Tama. CSR2 on the FSA/Eff. crop acres is 90.03. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural with some tile.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

This is a productive Benton County farm with a 90.03 CSR2 located along a hard-surface road.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	20.55	32.32	3e	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	18.46	29.03	2e	94
11B	Colo-Ely complex, 0 to 5 percent slopes	13.20	20.75	2e	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.45	5.42	2w	78
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	2.89	4.54	2e	95
120B	Tama silty clay loam, 2 to 5 percent slopes	2.84	4.47	2e	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.32	2.07	3e	85
120C	Tama silty clay loam, 5 to 9 percent slopes	0.89	1.40	3e	90

Measured Tillable Acres: 63.60

Average CSR2: 90.03

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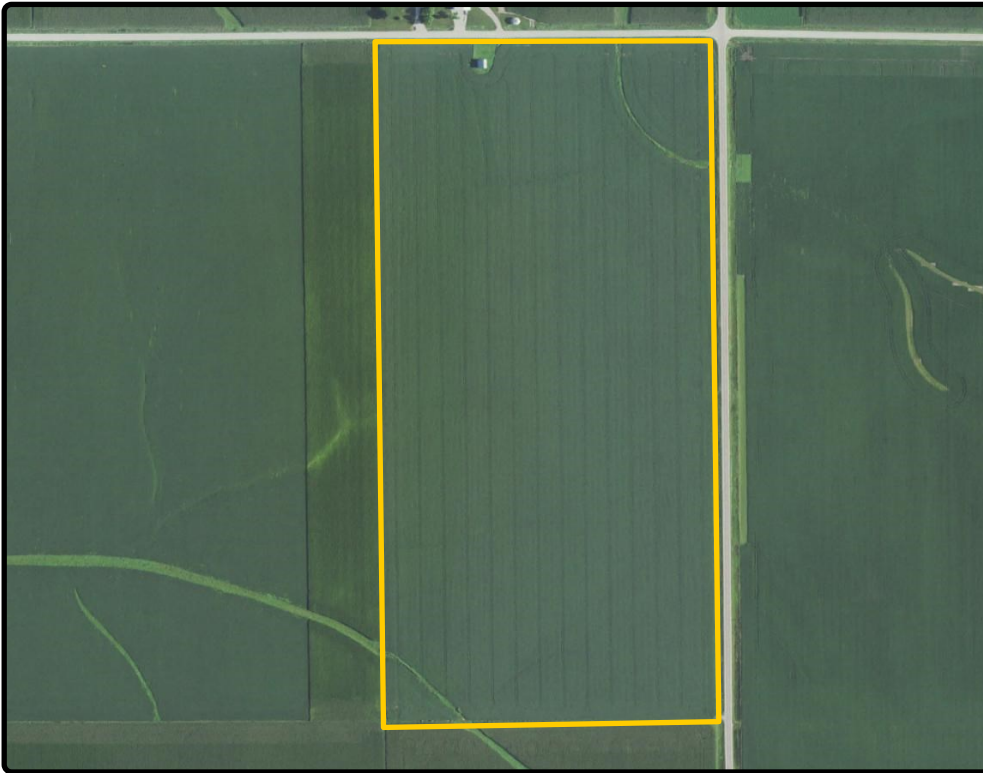
**Parcel 1** - 66.40 Acres, m/l



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## Parcel 2

FSA/Eff. Crop Acres:	74.96
Corn Base Acres:	37.40
Bean Base Acres:	37.40
Soil Productivity:	93.16 CSR2

### Parcel 2 Property Information 76.00 Acres, m/l

#### Location

**From Keystone:** 6¼ miles north on 15th Ave. The property is on the west side of the road.

**From Garrison:** ¼ mile south on 18th Ave., 3 miles west on 61st St. and 3 miles south on 15th Ave.

#### Legal Description

The E½ of the NE¼ of Section 11, Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,858.00  
Net Taxable Acres: 76.00  
Tax per Net Taxable Acre: \$37.61  
Tax Parcel ID #: 62001250

#### FSA Data

Farm Number 9006, Tract 2473  
FSA/Eff. Crop Acres: 74.96  
Corn Base Acres: 37.40  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 37.40  
Bean PLC Yield: 52 Bu.

#### Soil Types/Productivity

Primary soils are Muscatine, Tama and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 93.16. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural with some tile.

#### Buildings/Improvements

There is an older, 27' x 30', double corn crib for storage on the north side of the farm.

#### Water & Well Information

None.

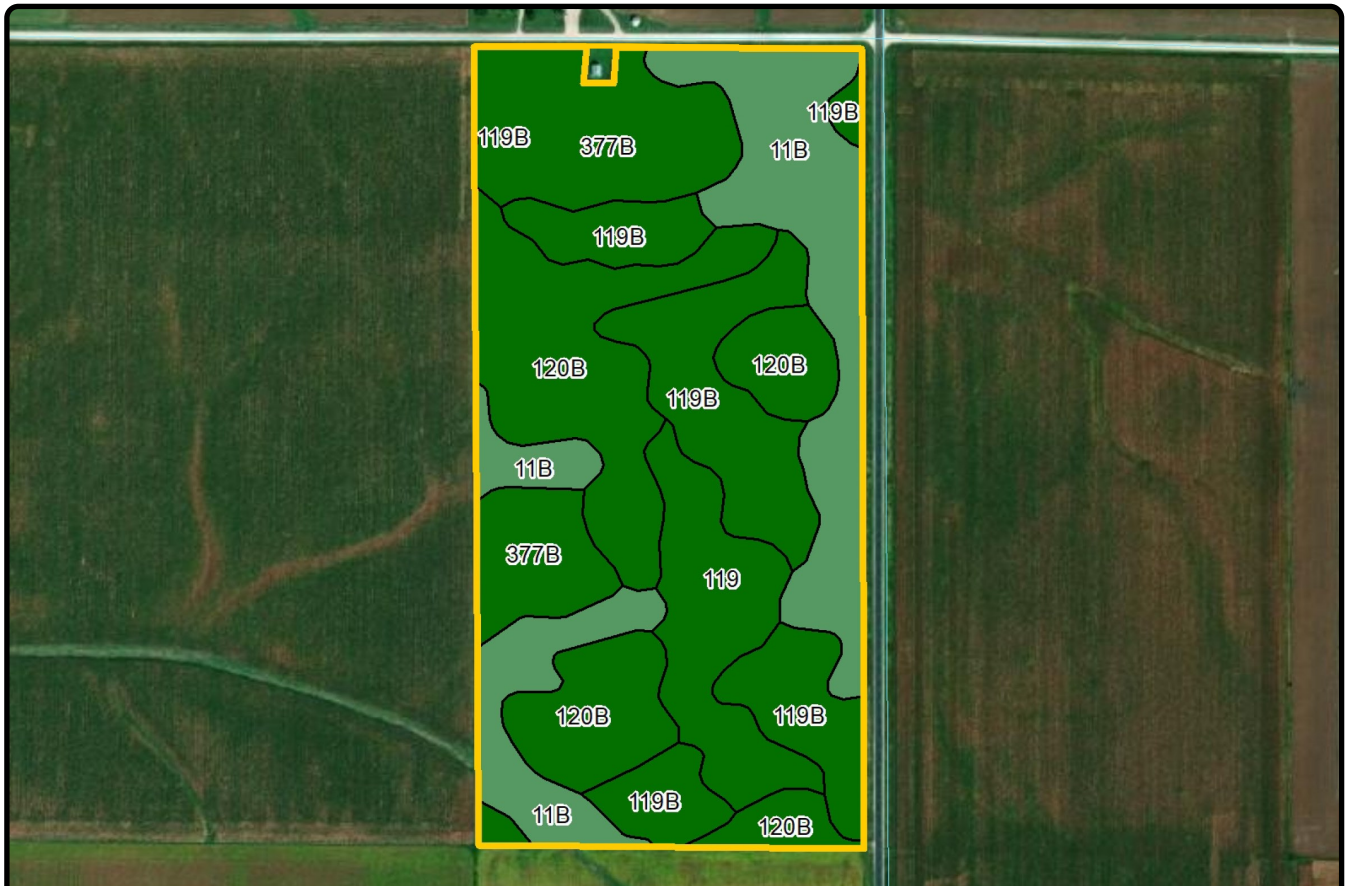
#### Comments

This is a high-quality Benton County farm with a 93.16 CSR2 located along a hard-surface road.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	19.68	26.26	2e	95	
11B	Colo-Ely complex, 0 to 5 percent slopes	18.22	24.30	2e	86	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	16.95	22.62	2e	95	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.44	16.60	2e	94	
119	Muscatine silty clay loam, 0 to 2 percent slopes	7.66	10.22	1w	100	
<b>Measured Tillable Acres: 74.96</b>					<b>Average CSR2: 93.16</b>	

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** - 76.00 Acres, m/l



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Date: **Friday, August 5, 2022**

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

Site: **Turner Hall  
91 2<sup>nd</sup> Ave.  
Keystone, IA 52249**

### **Seller**

Virginia Hupfeld Revocable Trust

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Maureen A. Gronstal  
Bradly & Riley PC

### **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 September 9, 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.

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