

# Land Auction

**ACREAGE:**

**117.80 Acres, m/l**  
Clinton County, IA

**DATE:**

Thursday  
**August 18, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**In-Person**  
Welton, IA

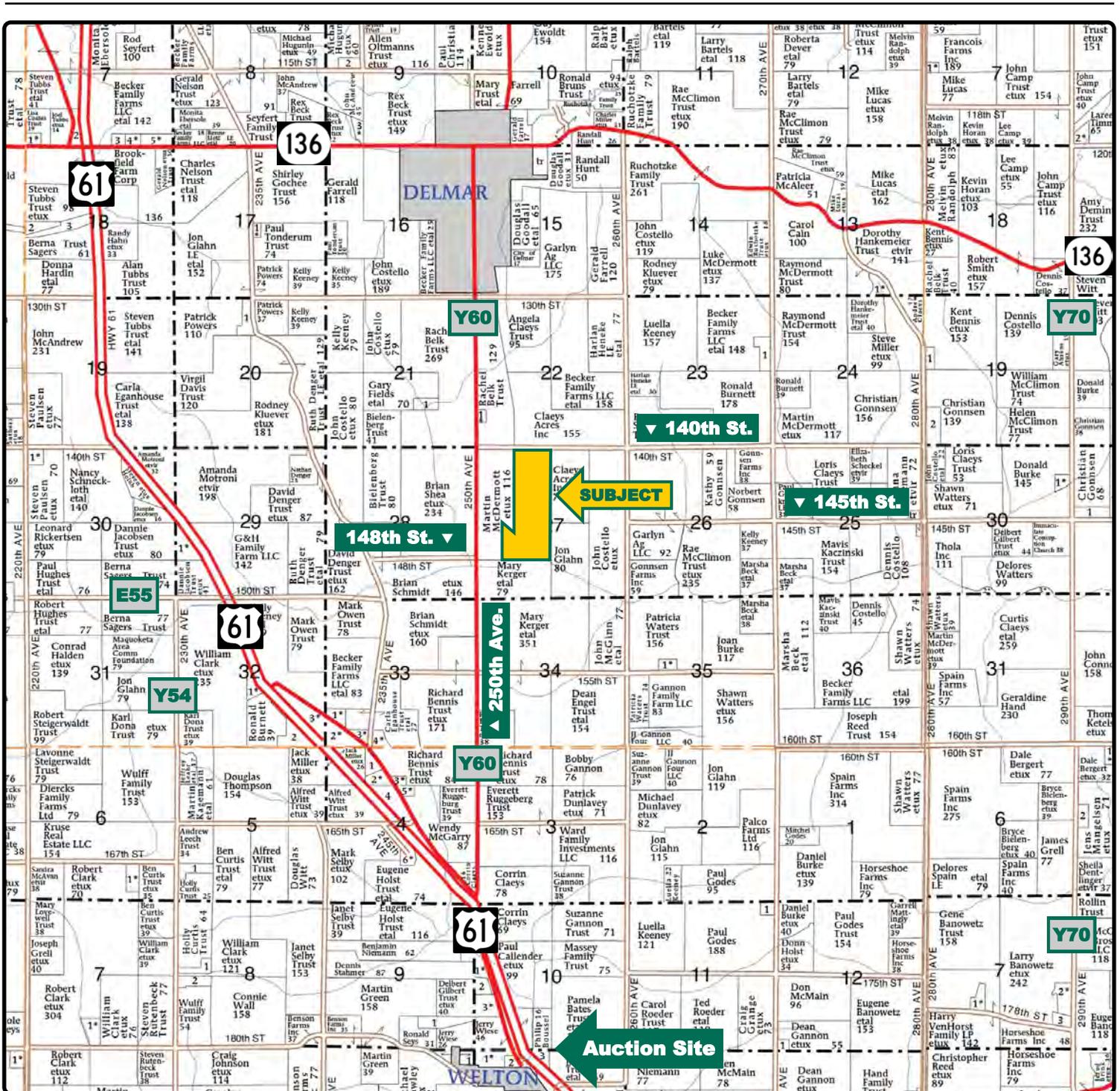


## Property Key Features

- Located 1 Mile South of Delmar, Iowa
- 105.97 FSA/Eff. Crop Acres with a 78.27 CSR2
- Productive Clinton County Farm

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

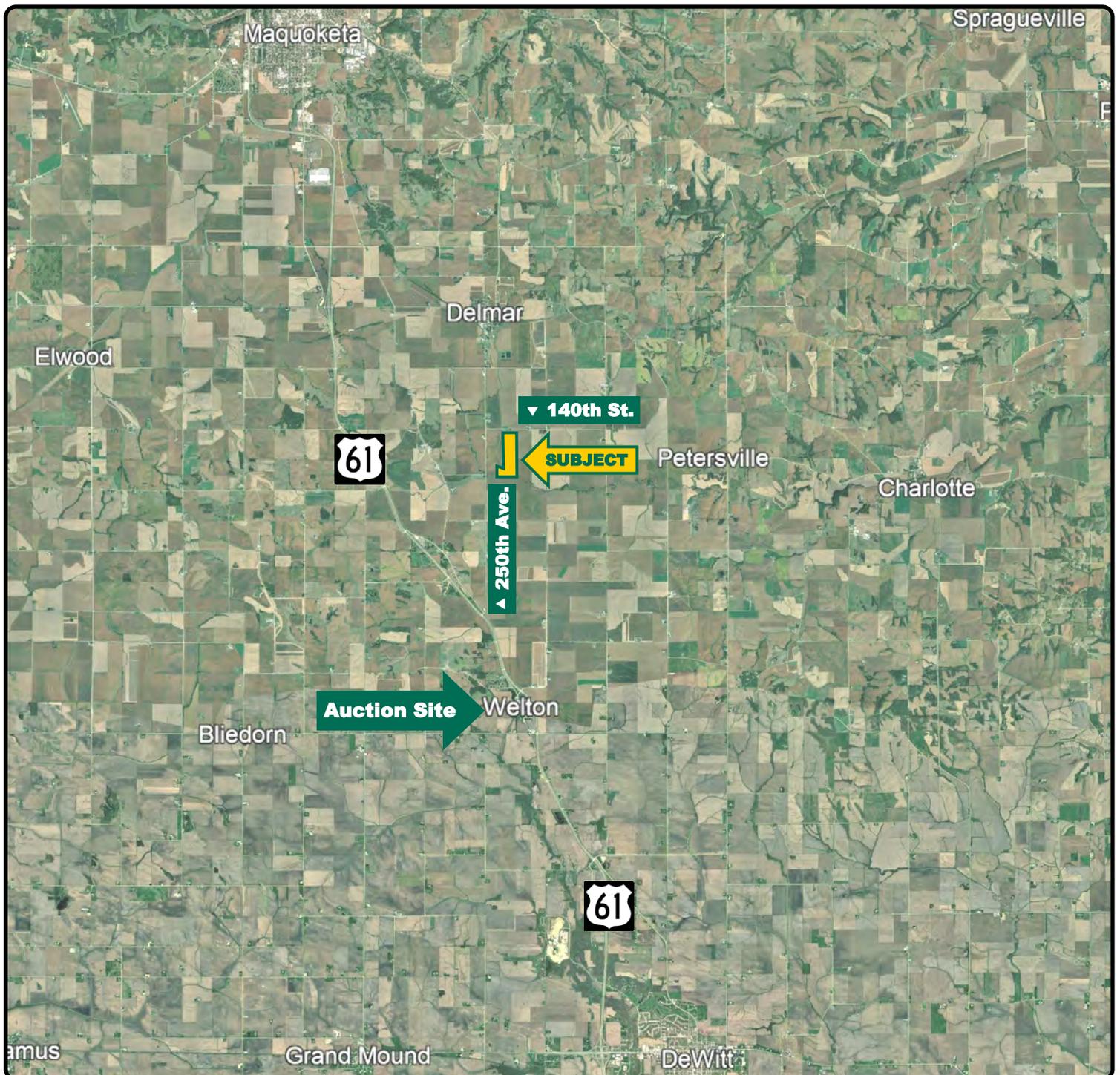
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**FSA/Eff. Crop Acres: 105.97**

**Cert. Grass Acres: 2.72**

**Corn Base Acres: 105.97**

**Soil Productivity: 78.27 CSR2**

## Property Information

**117.80 Acres, m/l**

### Location

**From Welton:** 1½ mile north on Hwy 61, 3 miles north on 250th Ave. and ¼ mile east on 140th St. The property is on the south side of the road.

**From Delmar:** 1 mile south on 250th Ave. and ¼ mile east on 140th St.

### Address

2541 140th St.  
Delmar, IA 52037

### Legal Description

The E½ of the NW¼, the NE¼ of the SW¼ and part of the E½ of the NW¼ of the SW¼ of Section 27, Township 83 North, Range 3 East of the 5th P.M., Clinton County, Iowa. Updated abstract to govern.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,400.00  
Net Taxable Acres: 117.80

### FSA Data

Farm Number 3282, Tract 10258  
FSA/Eff. Crop Acres: 105.97  
Cert. Grass Acres: 2.72  
Corn Base Acres: 105.97  
Corn PLC Yield: 117 Bu.

### Soil Types/Productivity

Primary soils are Sawmill, Mt. Carroll and Tama. CSR2 on the FSA/Eff. crop acres is 78.27. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

Pole Barn—24' x 32'

### Water & Well Information

There is a well located at the building site.

### Comments

This is a productive, Clinton County farm with 105.97 FSA/Eff. crop acres with a 78.27 CSR2. There is a nice building site in the northwest corner.

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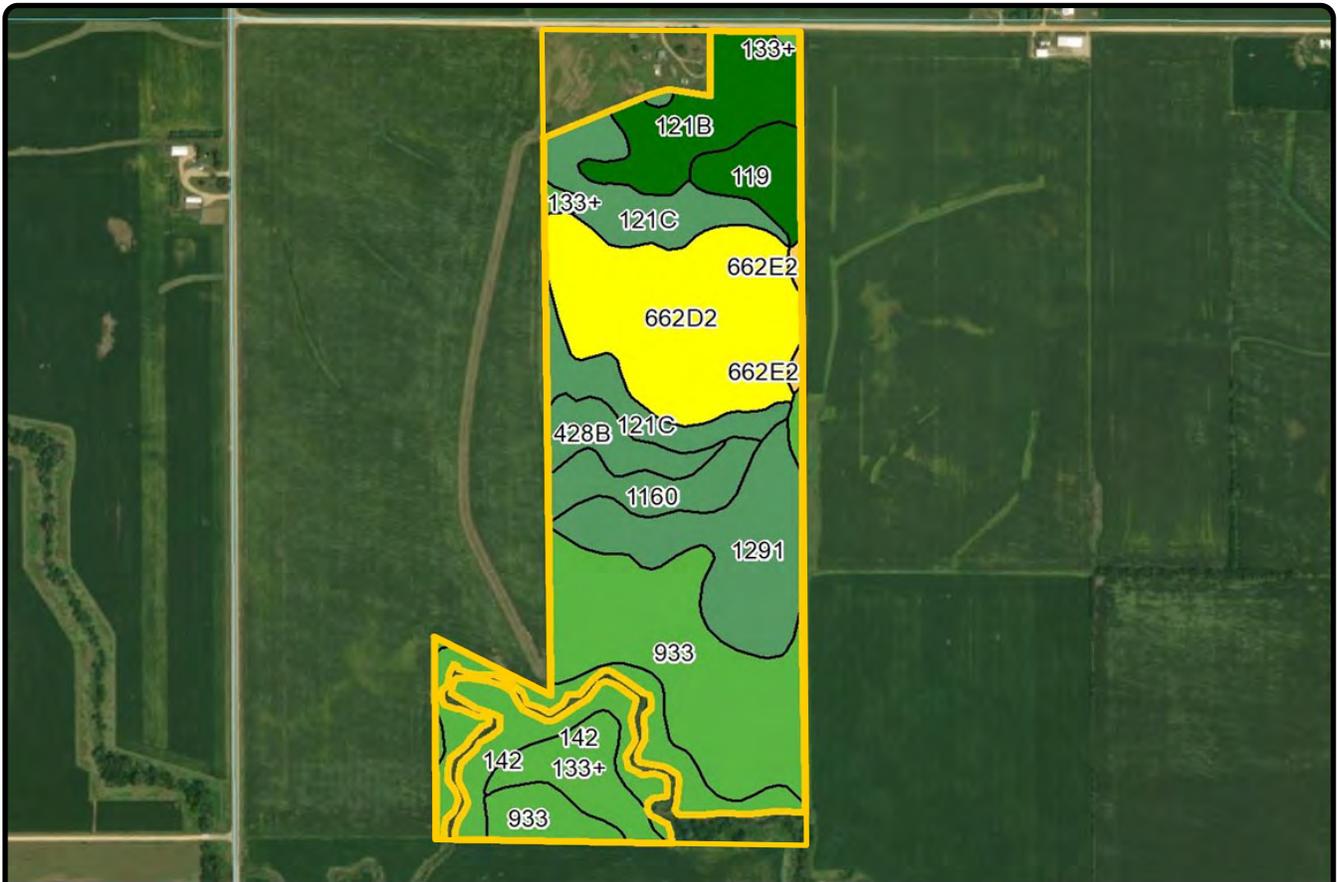
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	22.72	21.44	2w	78
662D2	Mt. Carroll silt loam, 9 to 14 percent slopes, moderately eroded	20.46	19.31	3e	55
1291	Atterberry silt loam, benches, 1 to 3 percent slopes	12.54	11.83	2w	85
121C	Tama silt loam, driftless, 5 to 9 percent slopes	11.53	10.89	3e	90
142	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	11.44	10.80	2w	79
121B	Tama silt loam, driftless, 2 to 6 percent slopes	8.92	8.42	2e	95
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	5.56	5.25	2w	78
1160	Walford silt loam, benches, 0 to 1 percent slopes	4.64	4.38	3w	85
119	Muscatine silt loam, 1 to 3 percent slopes	3.96	3.74	1w	94
428B	Ely silt loam, 2 to 5 percent slopes	3.66	3.46	2w	87
662E2	Mt. Carroll silt loam, 14 to 18 percent slopes, moderately eroded	0.54	0.51	4e	43

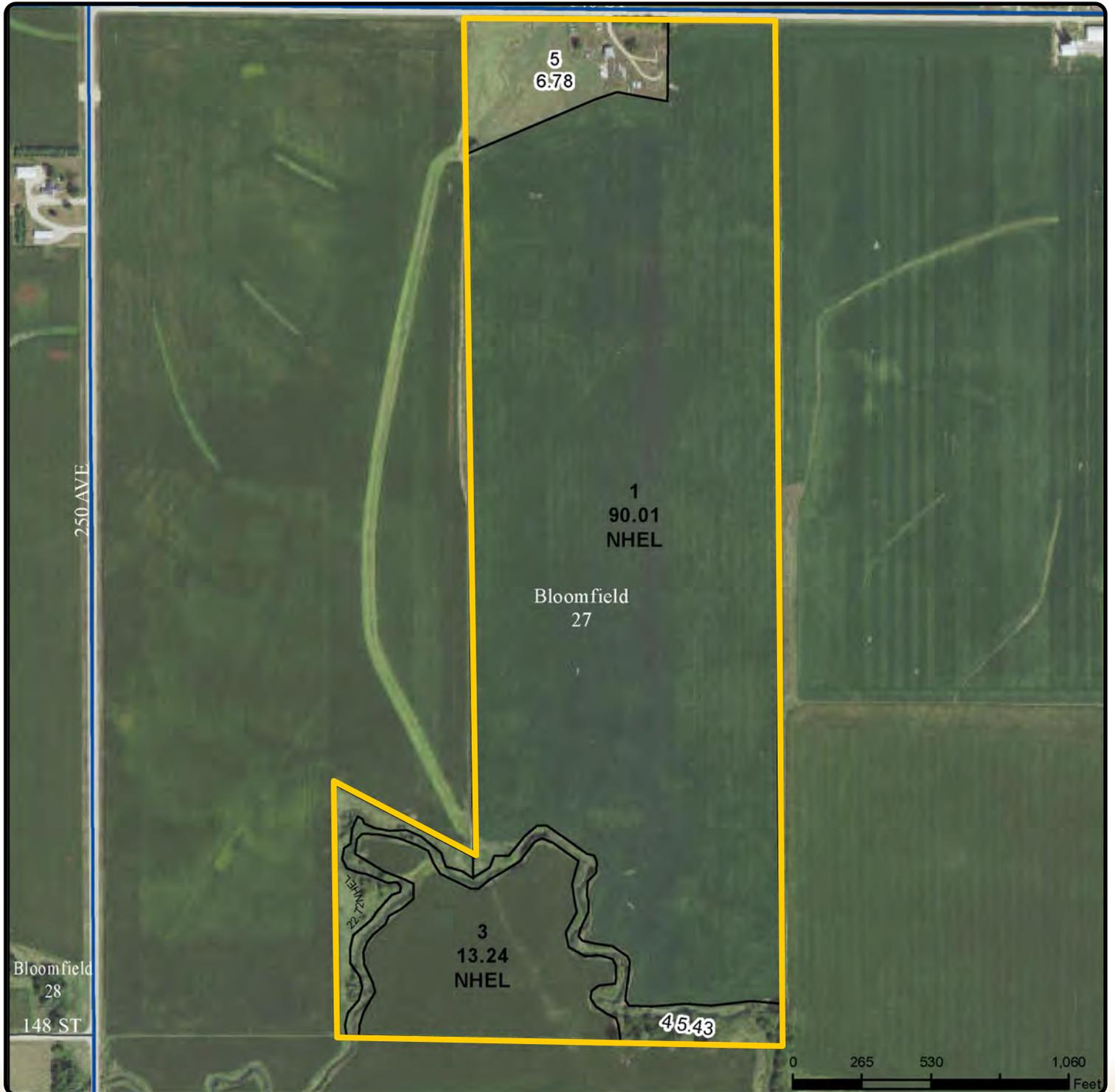
Measured Tillable Acres: 105.97

Average CSR2: 78.27

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.

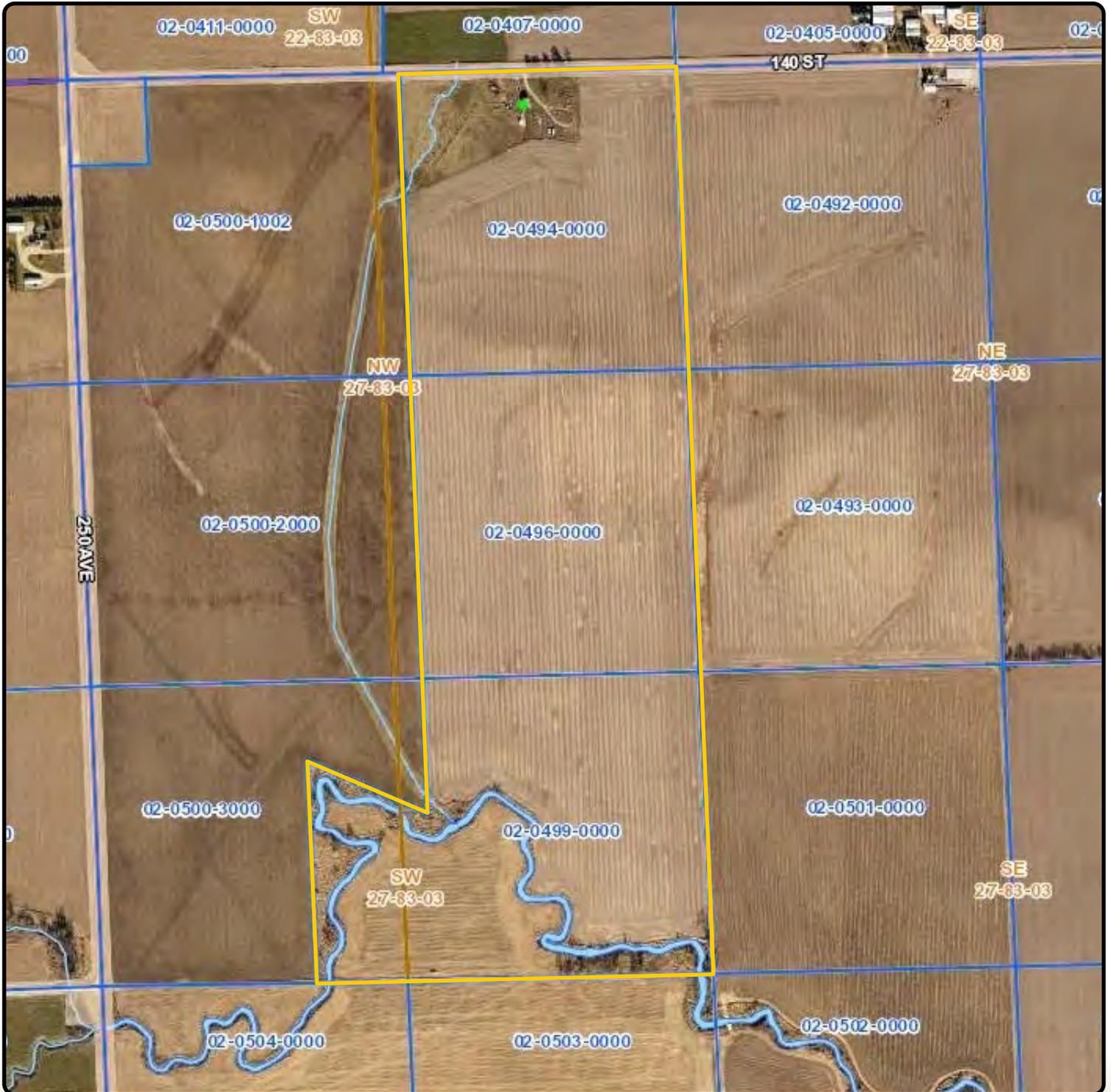
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Date: **Thurs., August 18, 2022**

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

Site: **Buzzy's  
414 Main Street,  
Welton, IA 52774**

### **Seller**

Elizabeth E. Grindley Irrevocable Trust

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Peter H. Wessels  
Wessels & Wierman, P.C.

### **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 29, 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.