

Land Auction

ACREAGE:

69.96 Acres, m/l
Linn County, IA

DATE:

Friday
August 26, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Central City, IA

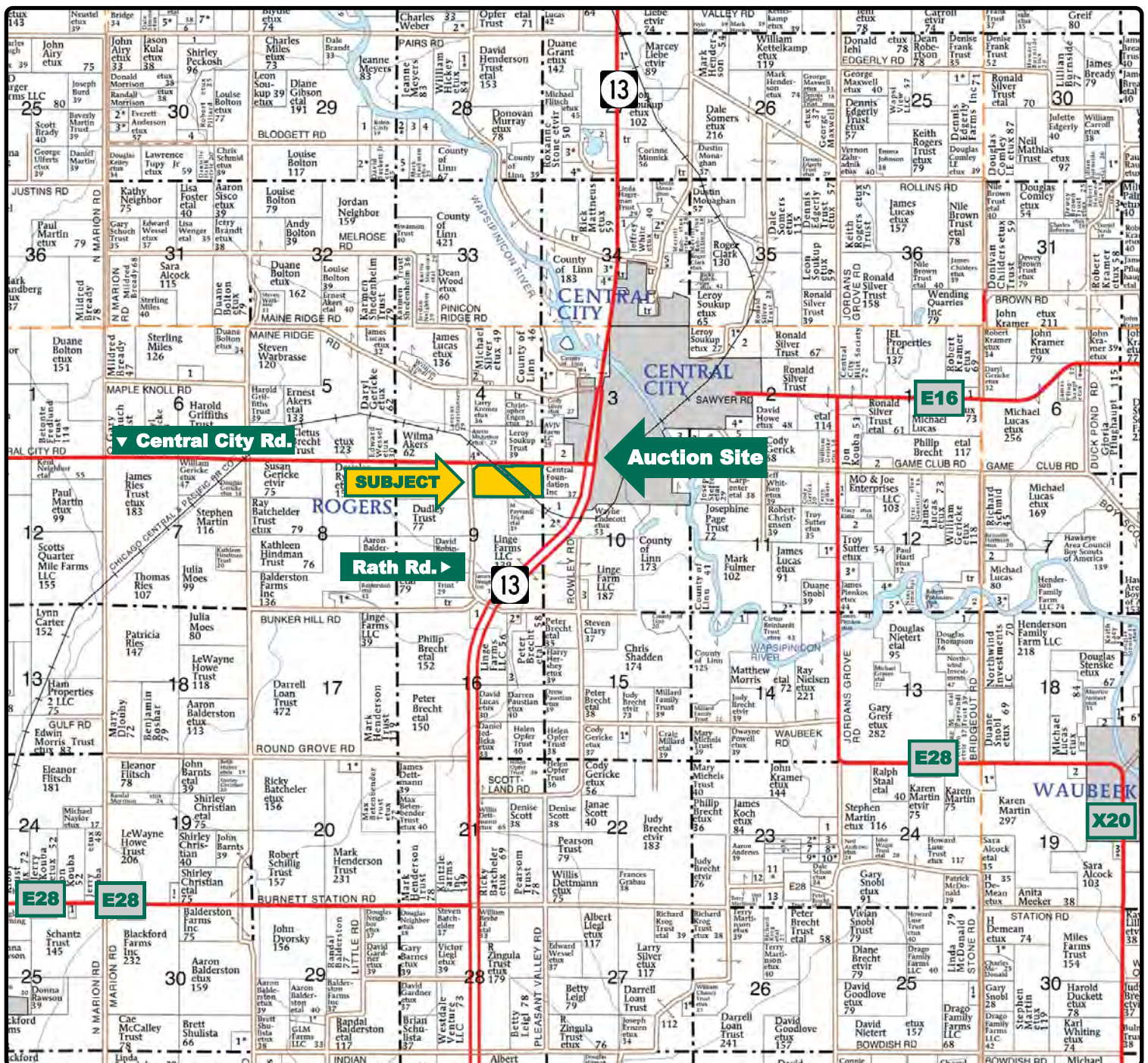


Property Key Features

- Located Just West of Central City on a Hard-Surface Road
- 57.15 FSA/Eff. Crop Acres with a 60.20 CSR2
- Includes a 4-Bedroom House and Nice Outbuildings

Troy Louwagie, ALC
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Mount Vernon, IA 52314
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FSA/Eff. Crop Acres: 57.15
Corn Base Acres: 23.30
Bean Base Acres: 20.00
Soil Productivity: 60.20 CSR2

Total Living SF: 1,457
Bedrooms: 4
Bathrooms: 1
Year Built: 1880
Address:
 1870 Central City Rd.
 Central City, IA 52214

Open House

Thurs., Aug. 11 4-7 p.m.

Property Information

69.96 Acres, m/l

Location

From Central City—Intersection of Hwy 13 and Central City Rd.: ½ mile west on Central City Rd. The property is on the south side of the road.

Legal Description

The N½ of the NE¼, except the right of way of the Illinois Central Railroad and further excepting the public highway, located in Section 9, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa.

Possession

Negotiable. Subject to the 2022 lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,542.00
 Net Taxable Acres: 69.96
 Tax Parcel ID #: 070910100100000 & 070912600100000

School District

Central City Community School District.

House

This property includes a 1½ story frame house which was built in 1880. It consists of 1,457 square feet of finished living space with 4 bedrooms and 1 bathroom. The kitchen and bathroom were updated in 2012.

FSA Data

Part of Farm Number 1038, Tract 1018
 FSA/Eff. Crop Acres: 57.15
 Corn Base Acres: 23.30
 Corn PLC Yield: 143 Bu.
 Bean Base Acres: 20.00
 Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Clyde, Dickinson and Sparta. CSR2 on the FSA/Eff. crop acres is 60.20. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

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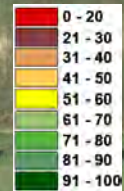
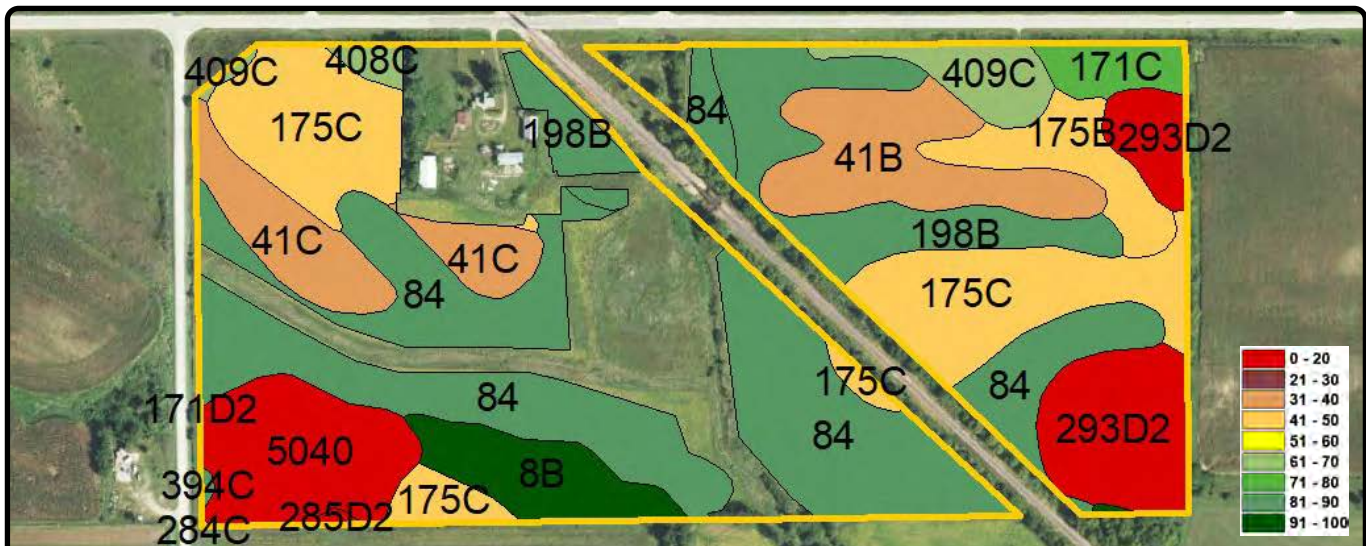
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FSA/Eff. Crop Acres		57.15		Avg. CSR2		60.20	
Soil Label	Soil Name	CSR2	Percent Non_Irr of Field	Class	Acres		
84	Clyde silty clay loam, 0 to 3 percent slopes	88	30.20%	IIw	17.27		
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	45	16.35%	IIIe	9.35		
198B	Floyd loam, 1 to 4 percent slopes	89	9.99%	IIw	5.71		
293D2	Chelsea-Lamont-Fayette complex, 9 to 18 percent slopes, mod. eroded	19	8.22%	VIe	4.70		
41B	Sparta loamy fine sand, 2 to 5 percent slopes	39	7.59%	IVs	4.34		
5040	Anthroportic Udorthents, 2 to 9 percent slopes	5	7.28%	VIs	4.16		
41C	Sparta loamy fine sand, 5 to 9 percent slopes	34	6.12%	IVs	3.50		
8B	Judson silty clay loam, 2 to 5 percent slopes	94	4.55%	Ile	2.60		
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	50	3.86%	IIIe	2.21		
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	70	2.97%	IIIe	1.70		
171C	Bassett loam, 5 to 9 percent slopes	80	1.96%	IIIe	1.12		
408C	Olin fine sandy loam, 5 to 9 percent slopes	68	0.66%	IIIe	0.38		
285D2	Burkhardt sandy loam, 9 to 14 percent slopes, mod. eroded	5	0.12%	IVe	0.07		
394C	Ostrander loam, 5 to 9 percent slopes	86	0.10%	IIIe	0.03		
284C	Flagler sandy loam, 5 to 9 percent slopes	46	0.02%	IIIe	0.01		

Buildings/Improvements

Steel Utility Building	40' x 80'	1995
Steel Utility Building	34' x 62'	1987
Steel Utility Building	32' x 64'	1976
Utility Building	32' x 33'	1950

Water & Well Information

The well is located south of the house.

Septic System

The Seller is an estate and therefore exempt from time of transfer inspection.

Comments

This is a nice farm located west of Central City along a hard-surface road. It includes productive farmland with a nice house and buildings.

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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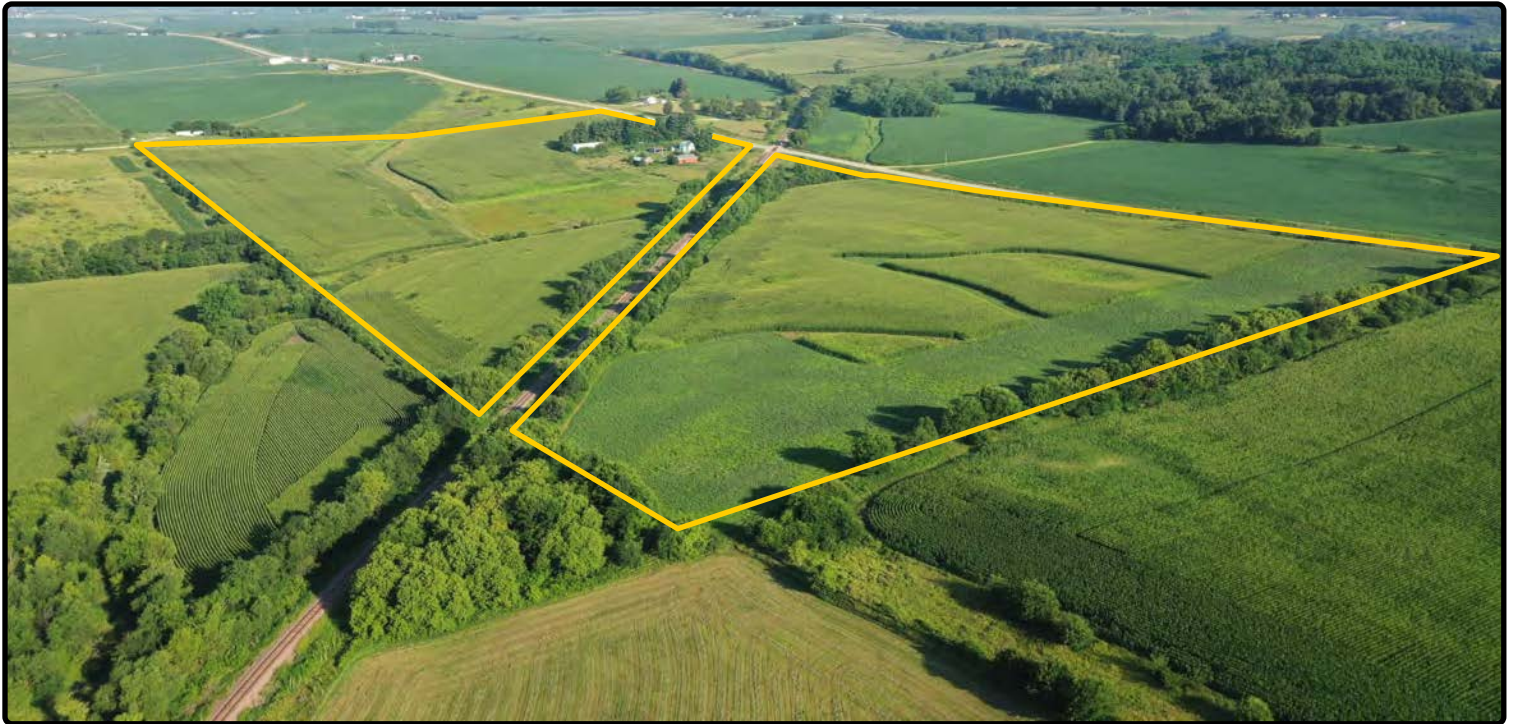
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Date: **Friday, August 26, 2022**

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

Site: **American Legion
6 Central City Rd.
Central City, IA 52214**

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 October 28, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of house and buildings will be given at closing. Possession of farmland 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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