

Land Auction

ACREAGE:

153.66 Acres, m/l
Des Moines County, IA

DATE:

Wednesday
September 21, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Mediapolis, IA



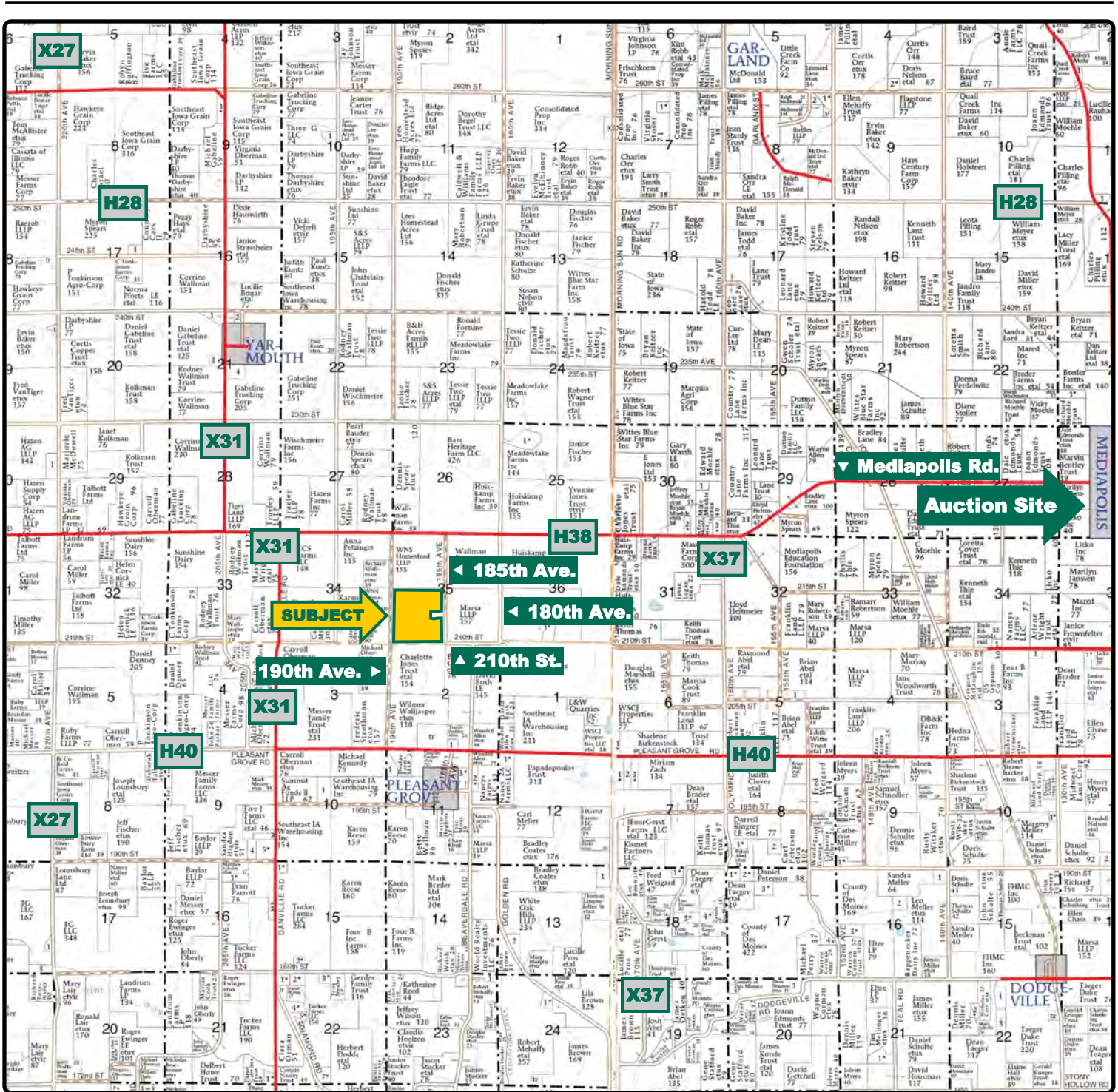
Property Key Features

- Located 6 Miles West of Mediapolis, Iowa
- 127.04 FSA/Eff. Crop Acres with an 82.20 CSR2
- Attractive Mixture of Cropland, CRP, Timber and Pond

Jim Rebhuhn, AFM
Licensed Broker in IA
319-721-3180
JimR@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

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



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FSA/Eff. Crop Acres:	127.04
CRP Acres:	6.39
Cert. Grass Acres:	0.80
Corn Base Acres:	69.61
Bean Base Acres:	56.39
Soil Productivity:	82.20 CSR2

Property Information

153.66 Acres, m/l

Location

From Mediapolis: 5 miles west on Mediapolis Rd., 1 mile south on 180th Ave. and ½ mile west on 210th St. The property is on the west side of the road.

Legal Description

The SW¼ except Parcel B of Section 35, Township 72 North, Range 4 West of the 5th P.M., Des Moines County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$4,810.00
Net Taxable Acres: 153.66
Tax per Net Taxable Acre: \$31.30

FSA Data

Farm Number 1376, Tract 470
FSA/Eff. Crop Acres: 127.04
CRP Acres: 6.39
Cert. Grass Acres: 0.80
Corn Base Acres: 69.61
Corn PLC Yield: 134 Bu.
Bean Base Acres: 56.39
Bean PLC Yield: 45 Bu.

CRP Contracts

- There are 6.39 acres enrolled in a CP-21 contract that pays \$190.00/acre - or \$1,214.00 annually - and expires September 30, 2029.
- The Seller will retain 100% of the October 1, 2022, CRP payment. Buyer to receive all subsequent payments.

Soil Types/Productivity

Primary soils are Mahaska and Hedrick. CSR2 on the FSA/Eff. crop acres is 82.20. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Des Moines County farm with a mixture of high-quality cropland and income-producing CRP.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	50.21	39.5%		Iw	94
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	26.74	21.0%		IIIe	75
571B	Hedrick silt loam, 2 to 5 percent slopes	14.33	11.3%		Ile	85
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	8.41	6.6%		IIIe	71
75	Givin silt loam, 1 to 3 percent slopes	6.88	5.4%		Iw	80
279	Taintor silty clay loam, 0 to 2 percent slopes	6.55	5.2%		IIw	83
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.57	4.4%		VIe	34
570B	Nira silty clay loam, 2 to 5 percent slopes	2.60	2.0%		Ile	80
76B	Ladoga silt loam, 2 to 5 percent slopes	2.20	1.7%		Ile	86
281B	Otley silty clay loam, 2 to 5 percent slopes	1.79	1.4%		Ile	91
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.66	1.3%		IVw	42
223D2	Rinda silt loam, 9 to 14 percent slopes, moderately eroded	0.10	0.1%		IVe	19
Measured Tillable Acres: 127.04					CSR2:	82.20

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: **Wednesday,
September 21, 2022**

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

Site: **Mediapolis City Hall
510 Main St.
Mediapolis, IA 52637**

Seller

Suzanne M. Earnest Revocable Trust and
Charles M. Earnest Revocable Trust

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 November 2, 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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