

Land Auction

ACREAGE:**314.73 Acres, m/l**

In 3 Parcels

Fayette County, IA

DATE:

Wednesday

Sept. 28, 2022**10:00 a.m.****AUCTION TYPE:****Hybrid**West Union, IA &
bid.hertz.ag

Parcel

1.....
190.46 Ac.

Parcel

2.....
58.10 Ac.**Property Key Features**

- Stolle Family Farm; 3 Parcels of Highly Productive Land Owned for 4 Generations
- Well-Tiled Century+ Farm With a 99.9% Corn Base; 74.10 CSR2 on Entire Farm
- Excellent Location Just Outside of West Union

Cal Wilson

Licensed Salesperson in IA

319.360.1009**CalW@Hertz.ag****319.234.1949**

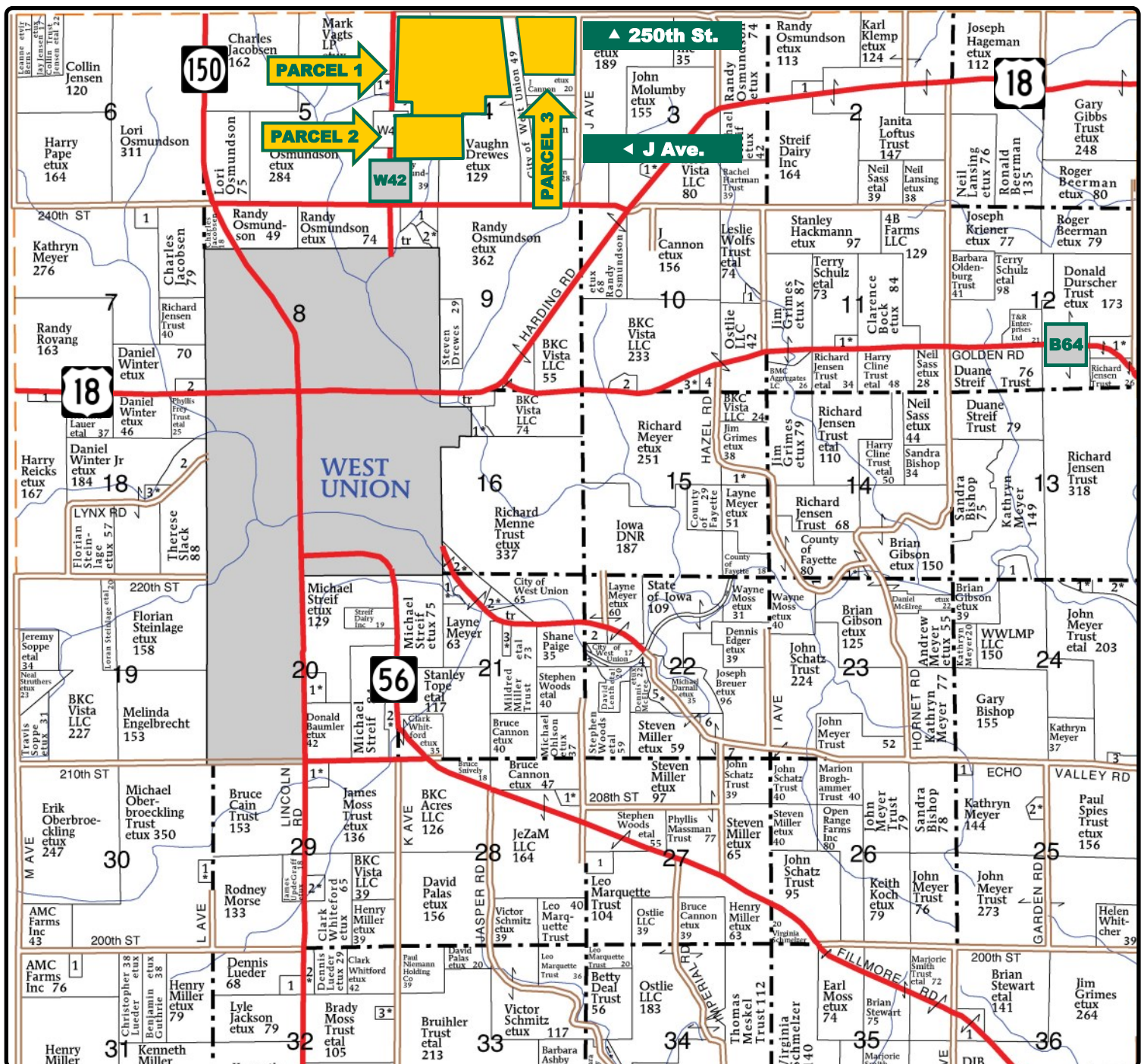
6314 Chancellor Dr./P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag**Morgan Troendle, AFM**

Licensed Broker, IA, MN

319-239-6500**MorganT@Hertz.ag**

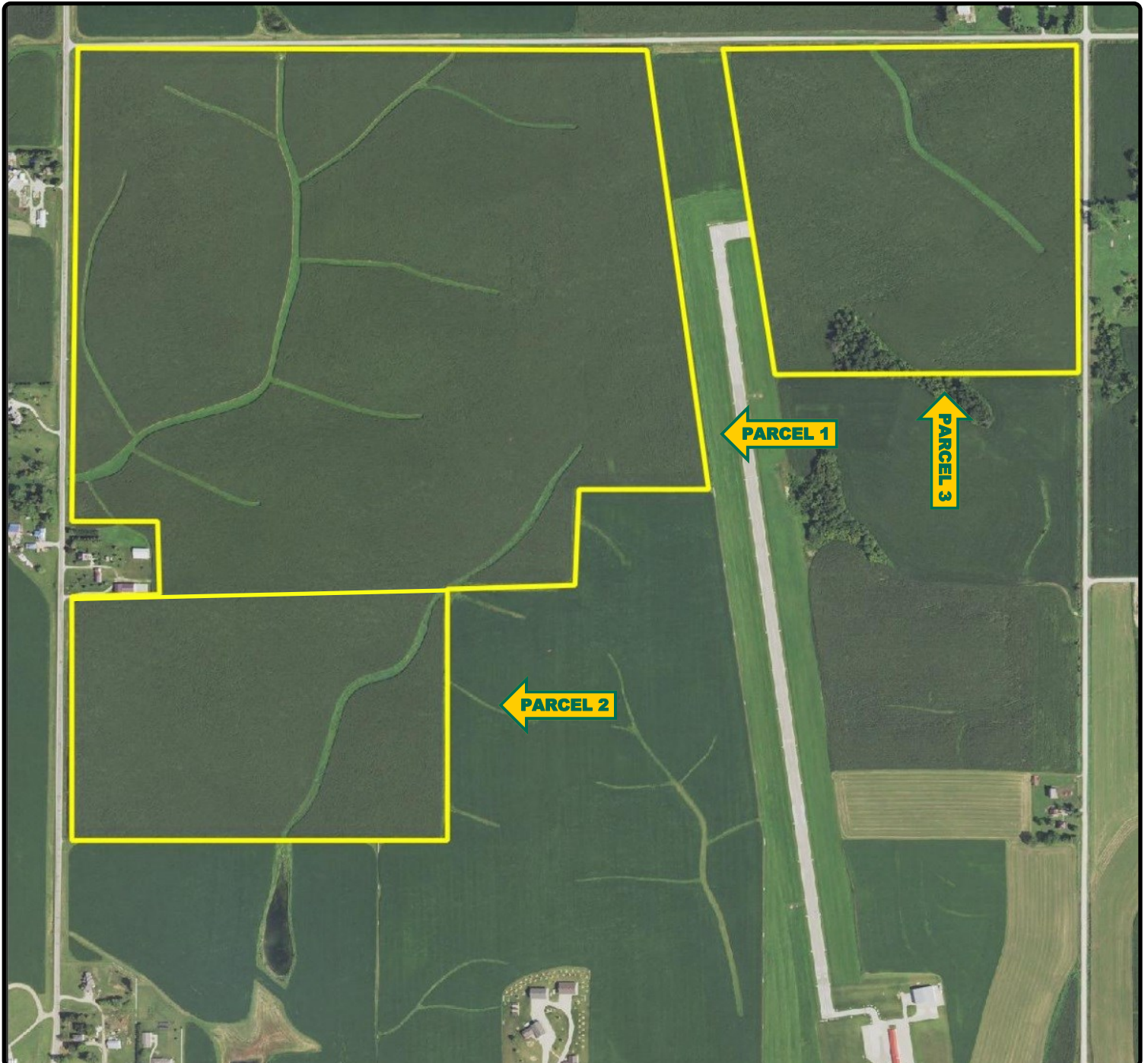


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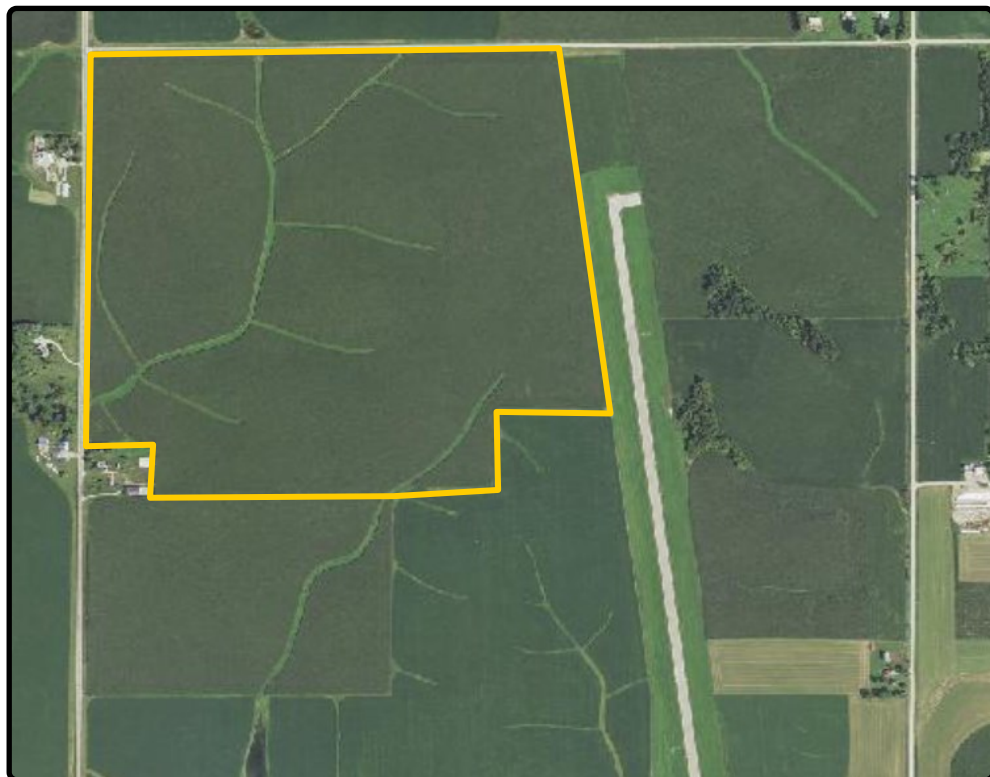
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FSA/Eff. Crop Acres: 190.42*
Corn Base Acres: 182.30*
Bean Base Acres: 1.60*
Oats Base Acres: 0.20*
Soil Productivity: 73.50 CSR2

**Acres are estimated.*

Parcel 1 Property Information 190.46 Acres, m/l

Location

Located approximately ½ mile north of West Union, IA on the South side of 250th St.

Legal Description

Fractional NW¼ and Fractional W½ of the NE¼ lying West of the area for City airstrip all in Section 4, Township 94 North, Range 8 West of the 5th P.M., Fayette County, IA. Updated abstract to govern.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$5,441*
 Net Taxable Acres: 190.46*
 Tax per net taxable acre: \$28.57*

Tax parcel ID#: 0704100005

**Taxes are estimated. Fayette County Treasurer/Assessor will determine final tax figures.*

Lease Status

Subject to lease that expires March 1, 2023. Tenant has been terminated in writing.

FSA Data

Part of Farm Number 6847
 Tracts 6488, 6487
 FSA/Eff. Crop Acres: 190.42*
 Corn Base Acres: 182.30*
 Corn PLC Yield: 182 Bu.
 Bean Base Acres: 1.60*
 Bean PLC Yield: 51 Bu.
 Oat Base Acres: .20*
 Bean PLC Yield: 61 Bu.

**Acres are estimated pending reconstitution of farm by the Fayette County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Exette silt loam and Downs silt loam. CSR2 on the estimated FSA/Eff. crop acres is 73.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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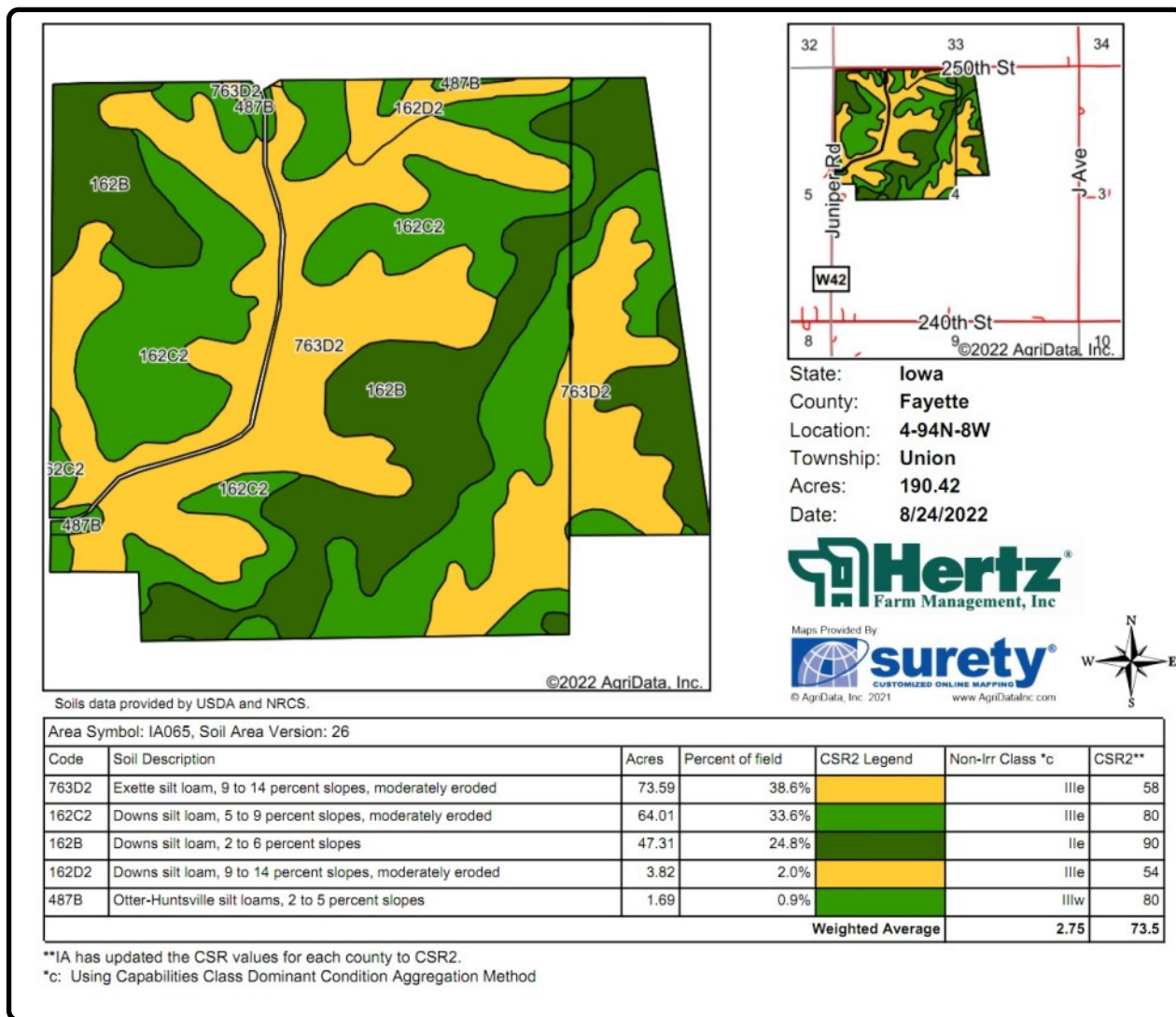
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Land Description

Rolling.

Drainage

See tile map.

Water & Well Information

None known.

Comments

- Well-tiled Century+ Farm with a 99.9% corn base.
- Opportunity to purchase a consistently high producing and well-maintained farm that has been in the Stolle Family for over a Century.
- Located on County paved road W42.

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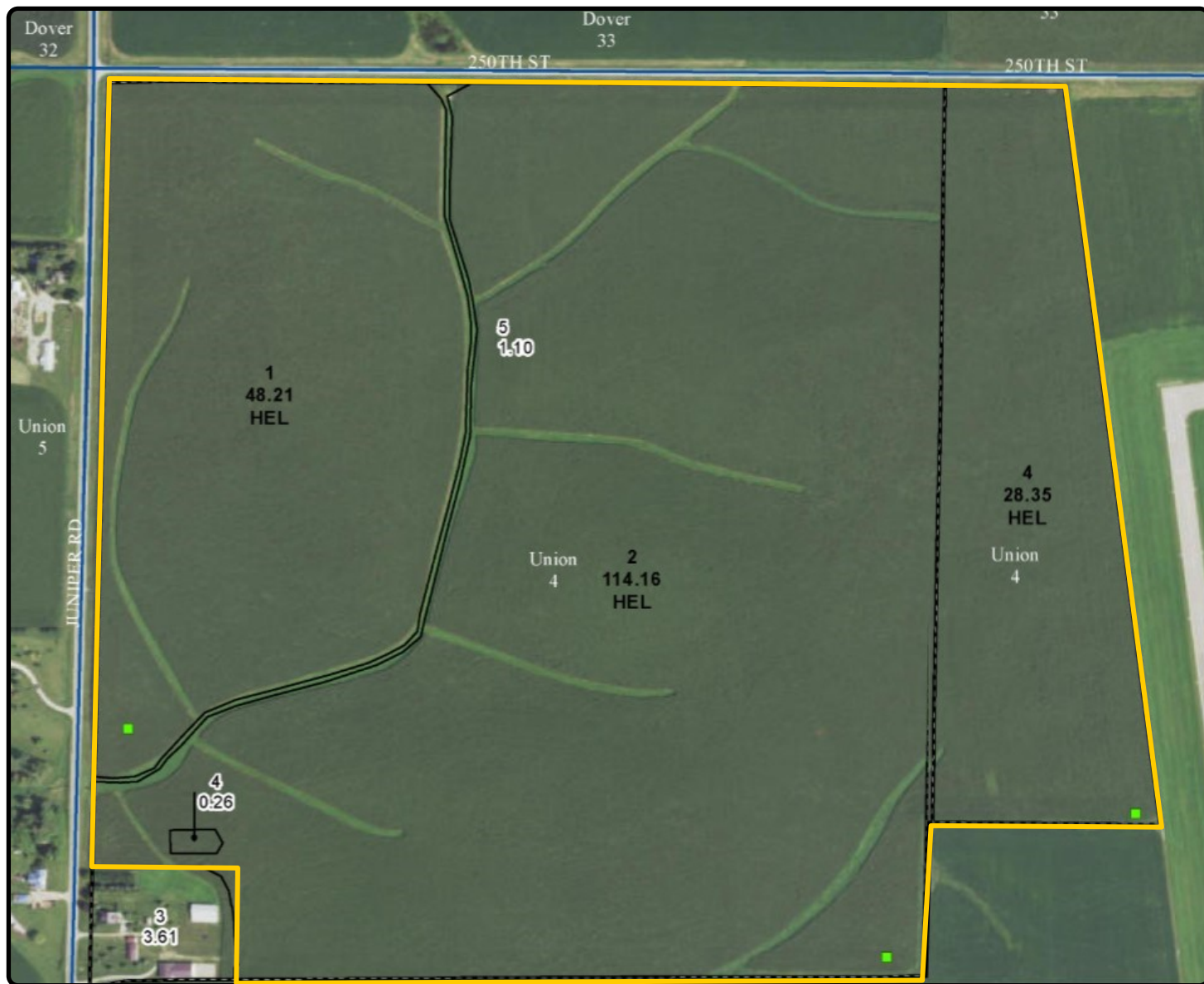
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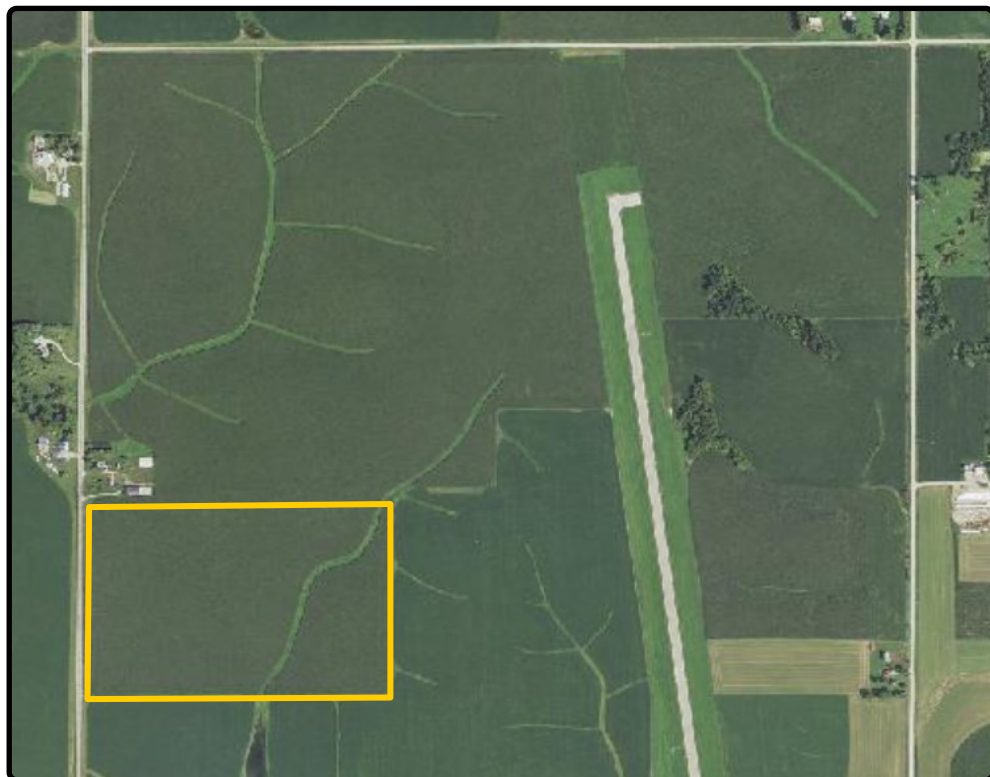


Small field number 4 shown on FSA aerial is not included in the FSA cropland acres but is currently farmed with no obstructions.

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FSA/Eff. Crop Acres: 58.10
Corn Base Acres: 57.50
Bean Base Acres: 0.60
Soil Productivity: 77.70 CSR2

Parcel 2 Property Information 58.10 Acres, m/l

Location

Located approximately ½ mile north of West Union, IA on the east side of County Highway W42.

Legal Description

Fractional NW of the SW¼ and Fractional W½ of the NW SW¼ all in Section 4, Township 94 North, Range 8 West of the 5th P.M., Fayette County, IA. Updated abstract to govern.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$1,660.00*
 Net Taxable Acres: 58.10*
 Tax per net taxable acre: \$28.57*
 Tax parcel ID#: 0704100005

**Taxes are estimated. Fayette County Treasurer/Assessor will determine final tax figures.*

Lease Status

Subject to lease for 2022 crop year.

FSA Data

Farm Number 6847, Tract 6499
 FSA/Eff. Crop Acres: 58.10
 Corn Base Acres: 57.50
 Corn PLC Yield: 182 Bu.
 Bean Base Acres: 0.60
 Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Downs silt loam and Exette silt loam. CSR2 on the FSA/Eff. crop acres is 77.70. 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

Rolling.

Drainage

See tile map.

Water & Well Information

None known.

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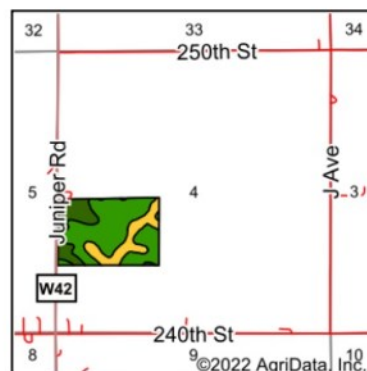
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Fayette**
Location: **4-94N-8W**
Township: **Union**
Acres: **58.1**
Date: **8/24/2022**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA065, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	36.45	62.7%		IIIe	80
763D2	Exette silt loam, 9 to 14 percent slopes, moderately eroded	11.03	19.0%		IIIe	58
162B	Downs silt loam, 2 to 6 percent slopes	10.62	18.3%		IIe	90
Weighted Average					2.82	77.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

- Well-tiled Century+ Farm with a 99.9% corn base.
- Opportunity to purchase a consistently high producing and well-maintained farm that has been in the Stolle Family for over a Century.
- Located on County paved road W42.

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FSA/Eff. Crop Acres:	63.69
Corn Base Acres:	61.80
Bean Base Acres:	1.70
Soil Productivity:	72.70 CSR2

Parcel 3 Property Information 66.17 Acres, m/l

Location

Located approximately ½ mile north of West Union, IA on the south side of 250th St.

Legal Description

Fractional N½ of the NE¼ and Fractional W½ of the NE¼ lying East of the area for City airstrip all in Section 4, Township 94 North, Range 8 West of the 5th P.M., Fayette County, IA.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$1,891*
Net Taxable Acres: 66.17*
Tax per net taxable acre: \$28.57*
Tax parcel ID#: 0704100005

**Taxes are estimated. Fayette County Treasurer/Assessor will determine final tax figures.*

Lease Status

Subject to lease for 2022 crop year.

FSA Data

Farm Number 6847, Tract 1870
FSA/Eff. Crop Acres: 63.69
Corn Base Acres: 61.80
Corn PLC Yield: 182 Bu.
Bean Base Acres: 1.70
Bean PLC Yield: 51 Bu.

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soil is Downs silt loam. CSR2 on the FSA/Eff. crop acres is 72.70. 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

Rolling.

Drainage

See tile map.

Water & Well Information

None known.

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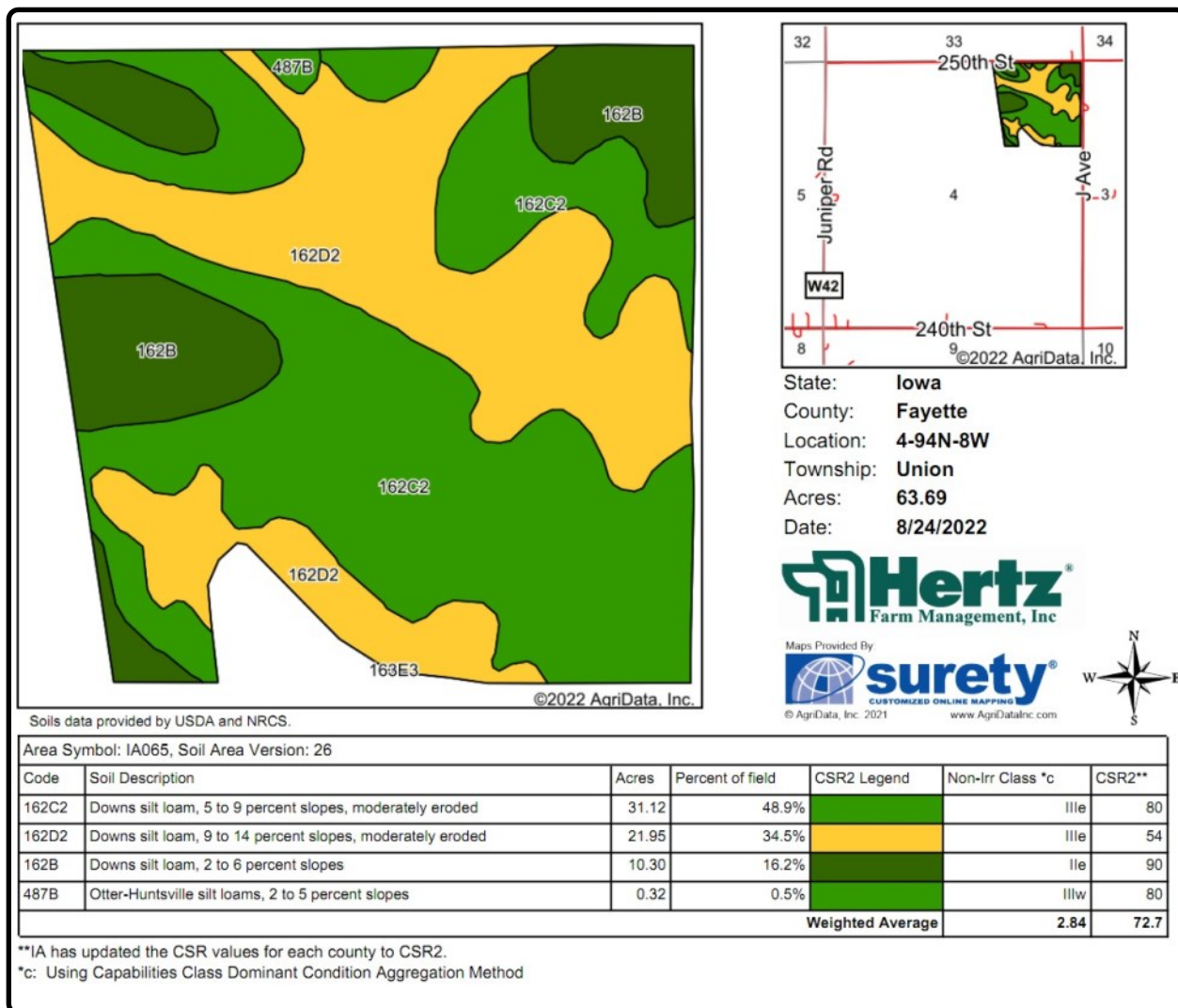
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Comments

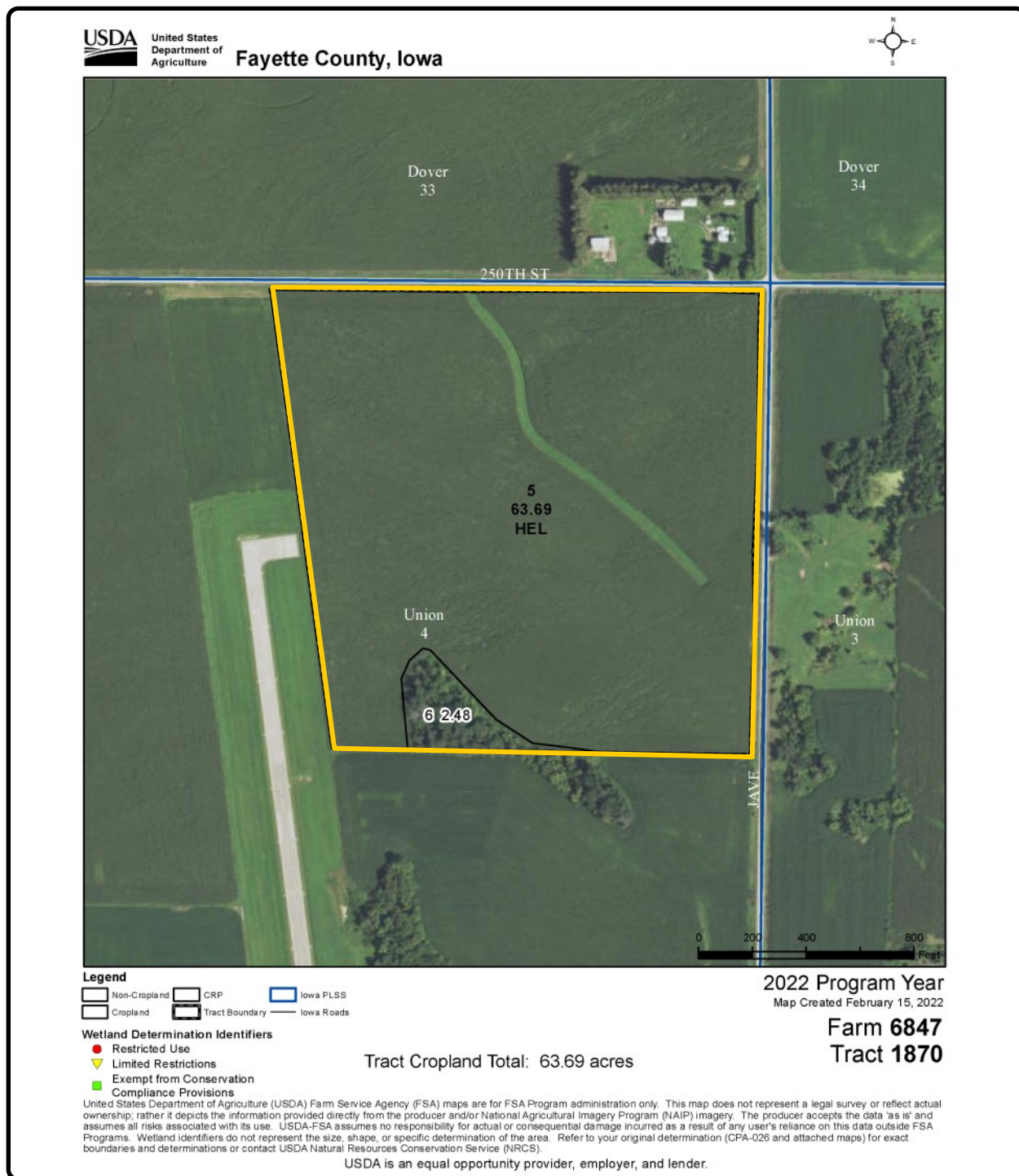
- Well-tiled Century+ Farm with a 99.9% corn base.
- Opportunity to purchase a consistently high producing and well-maintained farm that has been in the Stolle Family for over a Century.

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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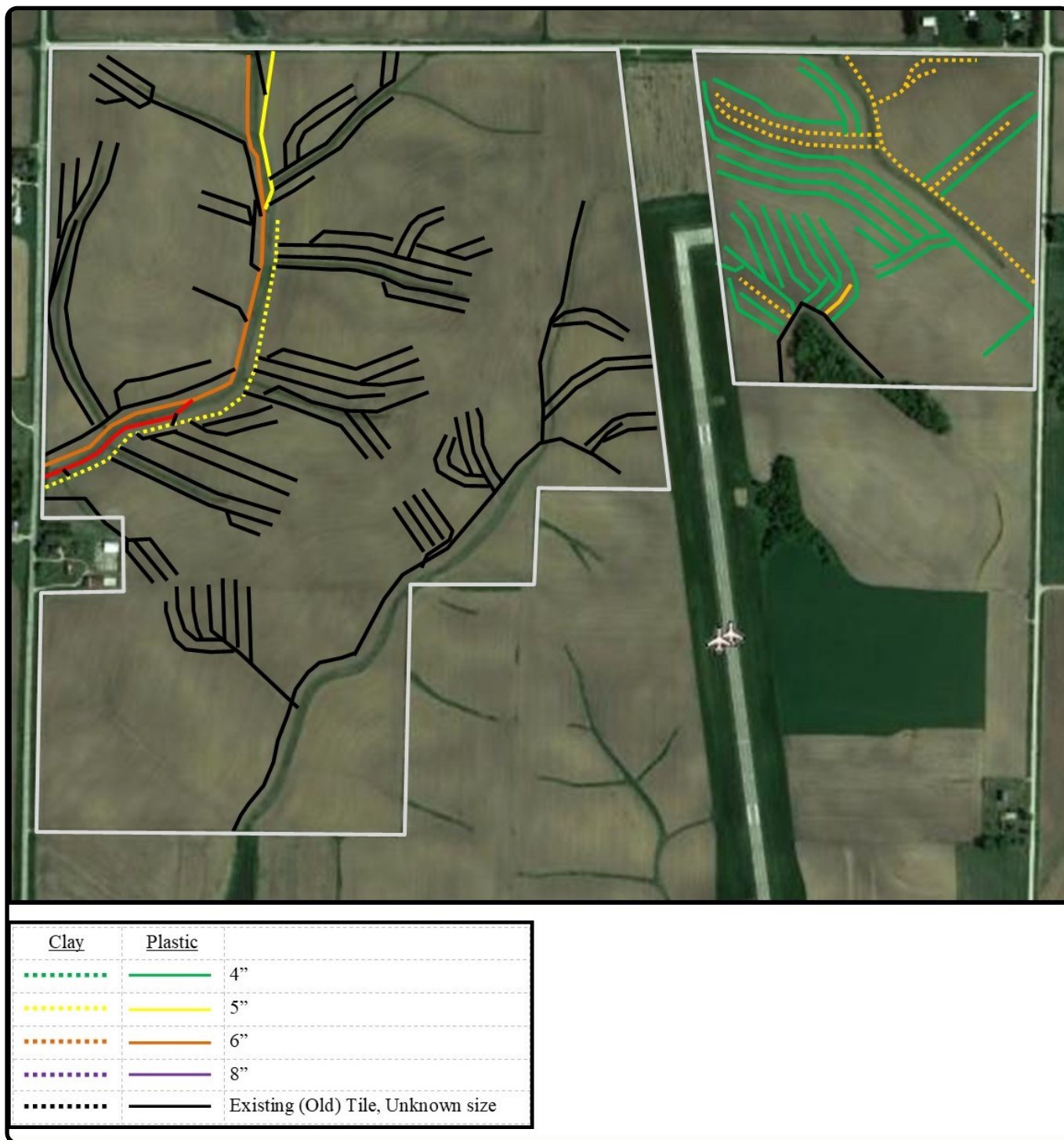
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Parcel 1 - NW Corner Looking SE



Parcel 2 - West Boundary Looking East



Parcel 3 - NW Looking SE



Parcel 3 - SW Boundary Looking NE



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Date: **Sept. 28, 2022**

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

Site: **West Union Library
210 N Vine St.
West Union, IA 52175**

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, Cal Wilson at 319-360-1009 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Judith A. Graf
Jan Simoens
Jewel Biermann
Julie Wright

Agency

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

Auctioneer

Troy Louwagie

Attorney

Jeremiah W. White
Elwood, O'Donohoe, Braun & White

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 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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