

Land Auction

ACREAGE:

278.79 Acres, m/l

In 3 parcels

Linn County, IA

DATE:

Friday

September 30, 2022

10:00 a.m.

AUCTION TYPE:

In-Person

Springville, IA

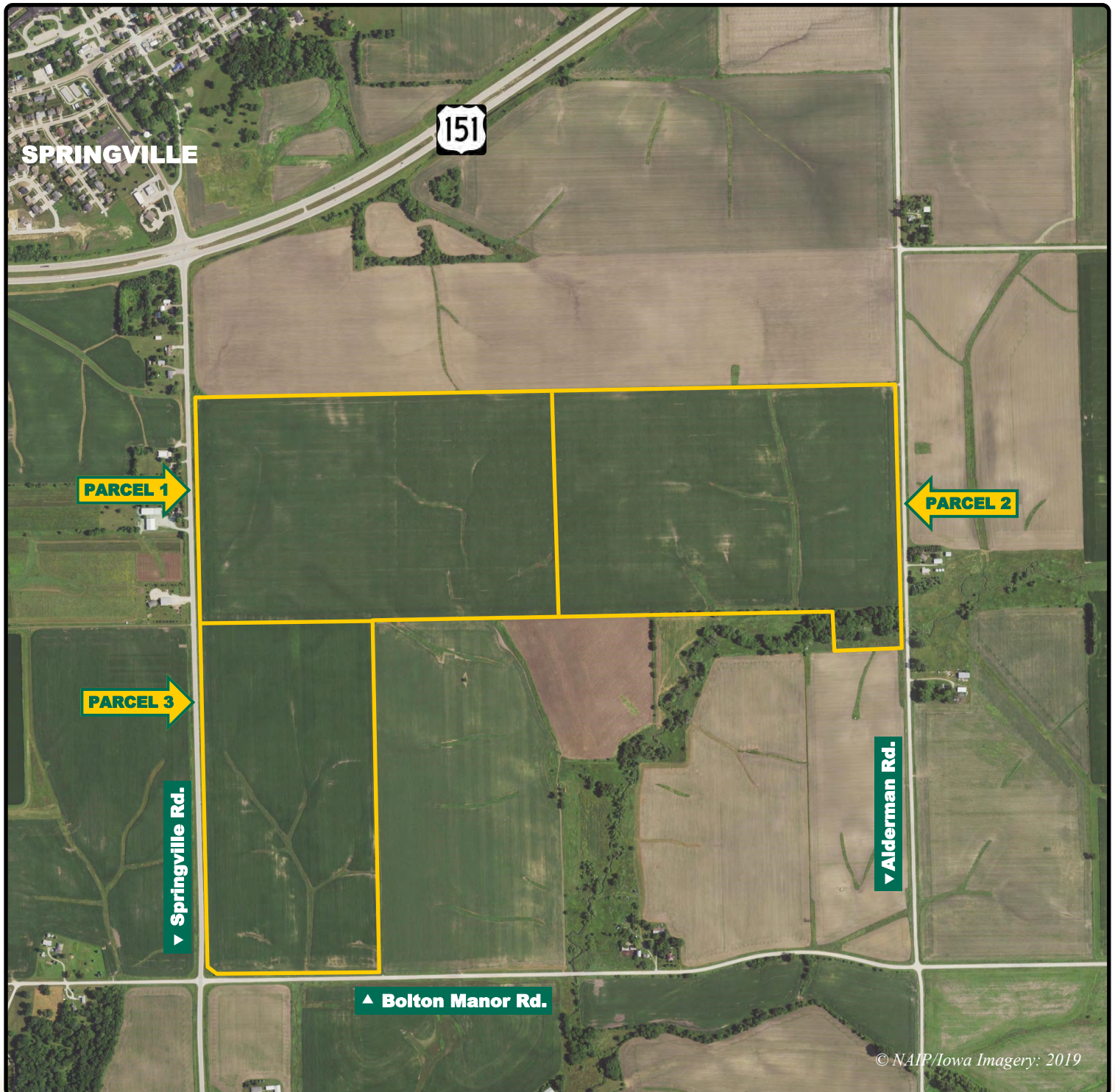


Property Key Features

- Located Just Southeast of Springville, Iowa
- 271.71 FSA/Eff. Crop Acres with a Combined 88.68 CSR2
- High-Quality Linn County Farm Along a Hard-Surface Road

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

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



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Parcel 1

FSA/Eff. Crop Acres: 98.10*
Corn Base Acres: 48.38*
Bean Base Acres: 48.38*
Soil Productivity: 92.32 CSR2

**Acres are estimated.*

Parcel 1 Property Information 98.10 Acres, m/l

Location

From Springville—Intersection of Hwy 151 and Springville Rd.: ¼ mile south on Springville Rd. the property is on the east side of the road.

Legal Description

The S 20 Rods of the N½ of the NW¼ and the S½ of the NW¼ and all in Section 33, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$4,552.00
 Net Taxable Acres: 98.10
 Tax per Net Taxable Acre: \$46.40
 Tax Parcel ID #: 09332260020000,
 09332010020000, 09332510010000 &
 093327600100000

FSA Data

Part of Farm Number 89, Tract 2782
 FSA/Eff. Crop Acres: 98.10*
 Corn Base Acres: 48.38*
 Corn PLC Yield: 129 Bu.
 Bean Base Acres: 48.38*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending
 reconstitution of farm by the Linn County
 FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Klinger. CSR2 on the est. FSA/Eff. crop acres is 92.32. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

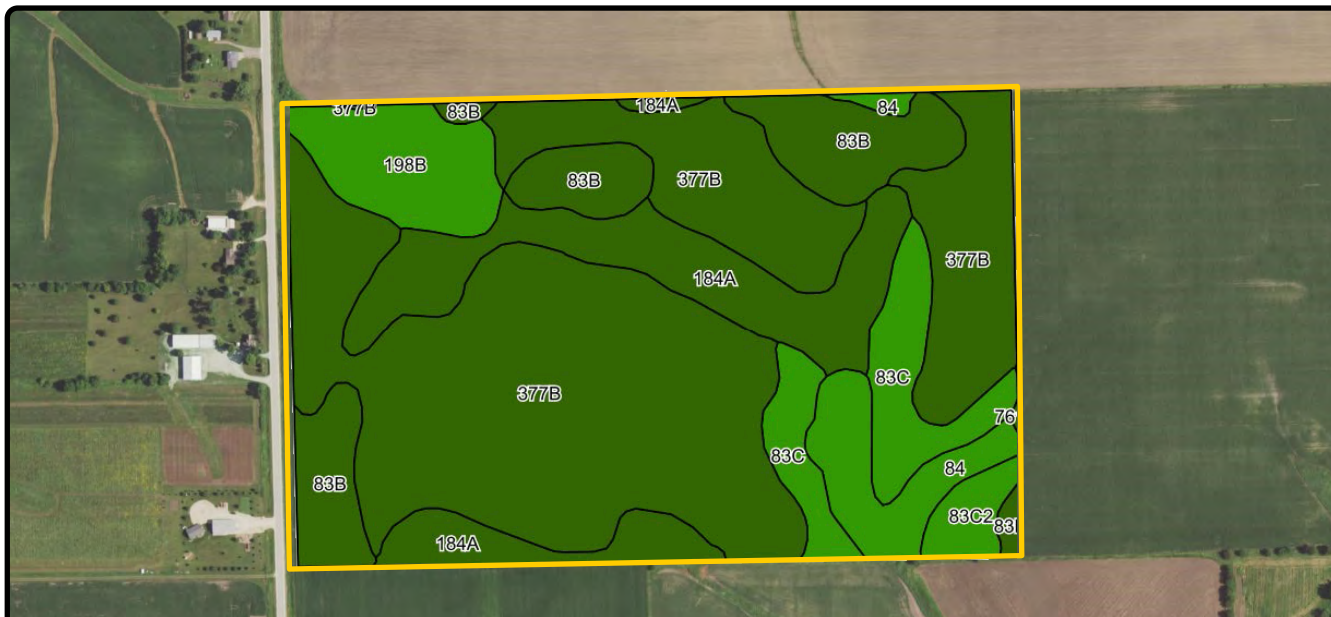
None.

Water & Well Information

None.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	52.03	53.0%		Ile	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	14.81	15.1%		Iw	95
83B	Kenyon loam, 2 to 5 percent slopes	11.15	11.4%		Ile	90
83C	Kenyon loam, 5 to 9 percent slopes	7.23	7.4%		IIle	85
198B	Floyd loam, 1 to 4 percent slopes	6.04	6.2%		IIw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	5.06	5.2%		IIw	88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.78	1.8%		IIle	84
Est. FSA/Eff. Crop Acres: 98.10			Weighted Average		1.94	92.32

*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

Highway Interchange

The Iowa Department of Transportation is studying the feasibility of constructing an interchange at the intersection of Hwy 151 and Springville Rd. This interchange may impact approximately two acres in the northwest corner of the farm. Contact the listing agent for more details.

Comments

This is a high-quality Linn County farm located on a hard-surface road with a 92.32 CSR2.

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Parcel 1 - 98.10 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres: 98.27*

Corn Base Acres: 48.46*

Bean Base Acres: 48.46*

Soil Productivity: 84.13 CSR2

**Acres are estimated.*

Parcel 2 Property Information 103.86 Acres, m/l

Location

From Springville—Intersection of Hwy 151 and Alderman Rd.: ¾ mile south on Alderman Rd. the property is on the west side of the road.

Legal Description

The S 20 Rods of the N½ of the NE¼, the S½ of the NE¼ and the N½ of the NE¼ of the NE¼ of the SE¼, all in Section 33, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$4,304.00
Net Taxable Acres: 103.86
Tax per Net Taxable Acre: \$41.44
Tax Parcel ID #: 093312600200000, 093310100200000, 093315100100000, 093317600100000 & 093340100100000

FSA Data

Part of Farm Number 89, Tract 2782
FSA/Eff. Crop Acres: 98.27*
Corn Base Acres: 48.46*
Corn PLC Yield: 129 Bu.
Bean Base Acres: 48.46*
Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Franklin. CSR2 on the est. FSA/Eff. crop acres is 84.13. See soil map for detail.

Land Description

Gently rolling.

Drainage

None.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This a productive Linn County farm with an 84.13 CSR2.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class*c	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	23.27	23.7%		Ile	94
761A	Franklin silt loam, 0 to 2 percent slopes	16.99	17.3%		Iw	90
83C	Kenyon loam, 5 to 9 percent slopes	14.96	15.2%		IIle	85
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	9.77	9.9%		IIle	70
84	Clyde silty clay loam, 0 to 3 percent slopes	7.21	7.3%		IIw	88
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	5.05	5.1%		IVs	33
83B	Kenyon loam, 2 to 5 percent slopes	4.89	5.0%		Ile	90
184A	Klinger silty clay loam, 1 to 4 percent slopes	4.48	4.6%		Iw	95
394B	Ostrander loam, 2 to 5 percent slopes	4.44	4.5%		Ile	91
408C	Olin fine sandy loam, 5 to 9 percent slopes	4.13	4.2%		IIle	68
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	1.94	2.0%		IIle	75
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.14	1.2%		IIle	84
Est. FSA/Eff. Crop Acres: 98.27		Weighted Average			2.21	84.13

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Assessor's Map

Parcel 2 - 103.86 Acres, m/l



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Parcel 2 - 103.86 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres: 75.34
Corn Base Acres: 37.15*
Bean Base Acres: 37.15*
Soil Productivity: 89.86 CSR2

**Acres are estimated.*

Parcel 3 Property Information 76.83 Acres, m/l

Location

From Springville—Intersection of Hwy 151 and Springville Rd.: ½ mile south on Springville Rd. the property is on the east side of the road.

Legal Description

The W½ of the SW¼ all in Section 33, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$4,276.00
 Net Taxable Acres: 76.83
 Tax per Net Taxable Acre: \$55.66
 Tax Parcel ID #s: 093322600200000, 093320100200000, 093325100100000 & 093327600100000

FSA Data

Part of Farm Number 89, Tract 2782
 FSA/Eff. Crop Acres: 75.34
 Corn Base Acres: 37.15*
 Corn PLC Yield: 129 Bu.
 Bean Base Acres: 37.15*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon and Dinsdale. CSR2 on the FSA/Eff. crop acres is 89.86. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Linn County farm located on a hard-surface road with an 89.86 CSR2.



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	22.94	30.4%		Ile	94
83B	Kenyon loam, 2 to 5 percent slopes	19.51	25.9%		Ile	90
83C	Kenyon loam, 5 to 9 percent slopes	14.67	19.5%		IIIe	85
84	Clyde silty clay loam, 0 to 3 percent slopes	9.14	12.1%		IIw	88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.10	4.1%		IIIe	84
184A	Klinger silty clay loam, 1 to 4 percent slopes	2.77	3.7%		Iw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	2.24	3.0%		IIw	87
394B	Ostrander loam, 2 to 5 percent slopes	0.97	1.3%		Ile	91
Measured Tillable Acres: 75.34		Weighted Average:			2.20	89.86

*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

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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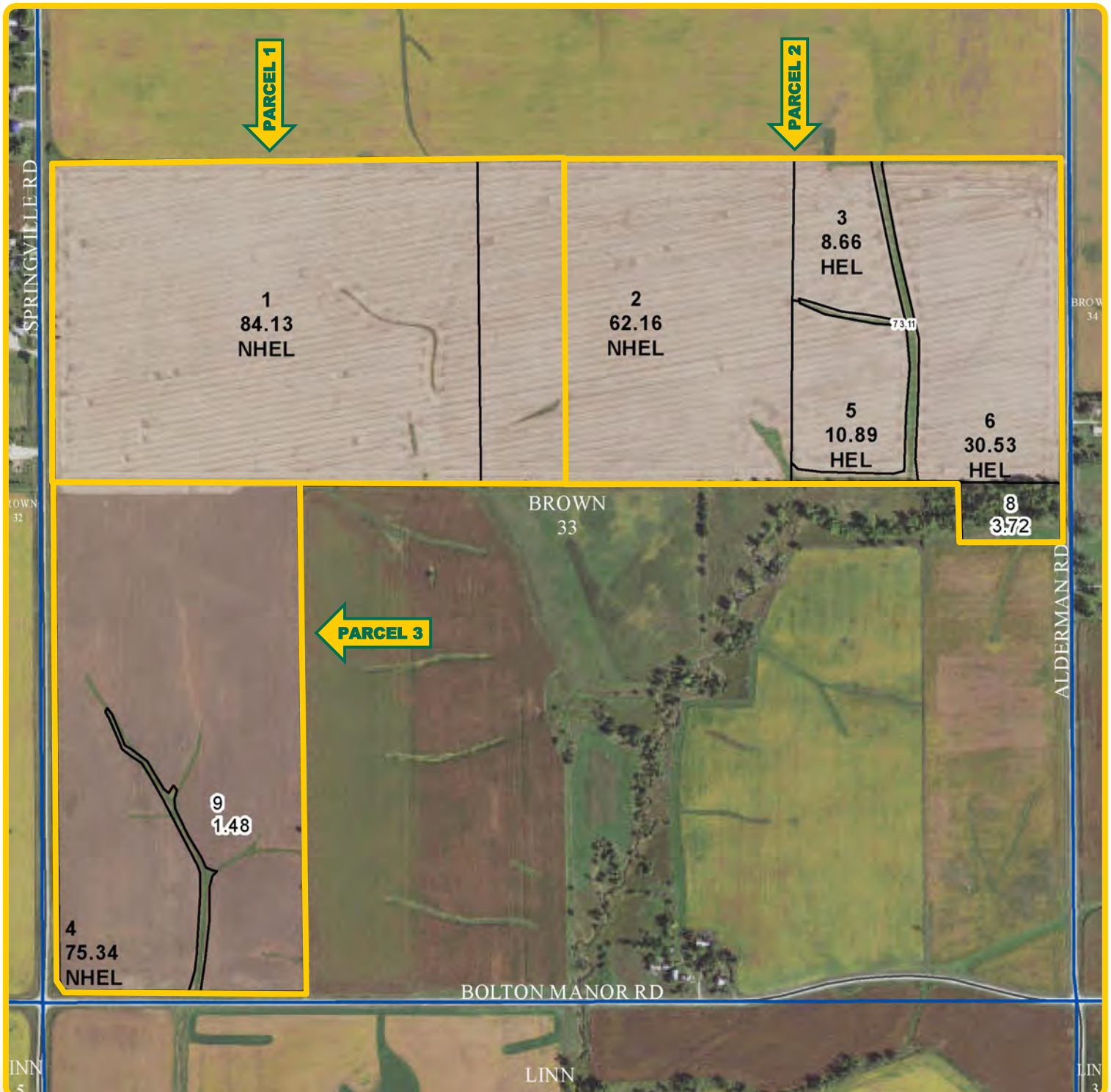
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Parcel 3– 76.83 Acres, m/l



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Date: **Friday,
September 30, 2022**

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

Site: **St. Isidore Church Hall
603 6th St. South
Springville, IA 52336**

Seller

Joshua Rigby Leighton

Agency

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

Auctioneer

Troy Louwagie

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.

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 18, 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals