

Land Auction

ACREAGE:

381.34 Acres, m/l
In 6 parcels
Delaware County, IA

DATE:

Thursday
November 10, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Manchester, IA &
bid.hertz.ag

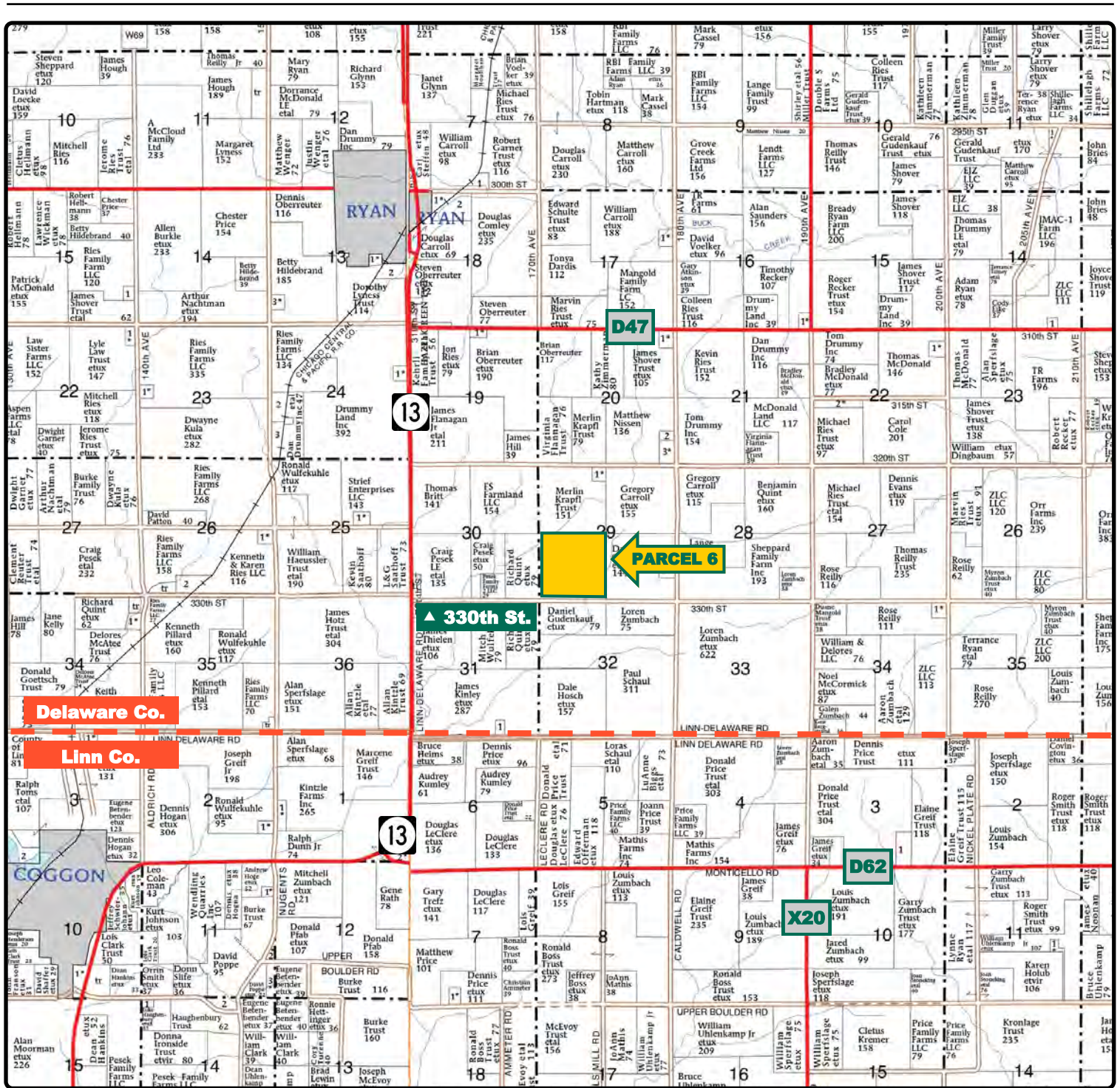


Property Key Features

- High CSR, Delaware County Farmland
- Attractive Ranch Home and Nice Outbuildings
- Cabin and Timber on Maquoketa River

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

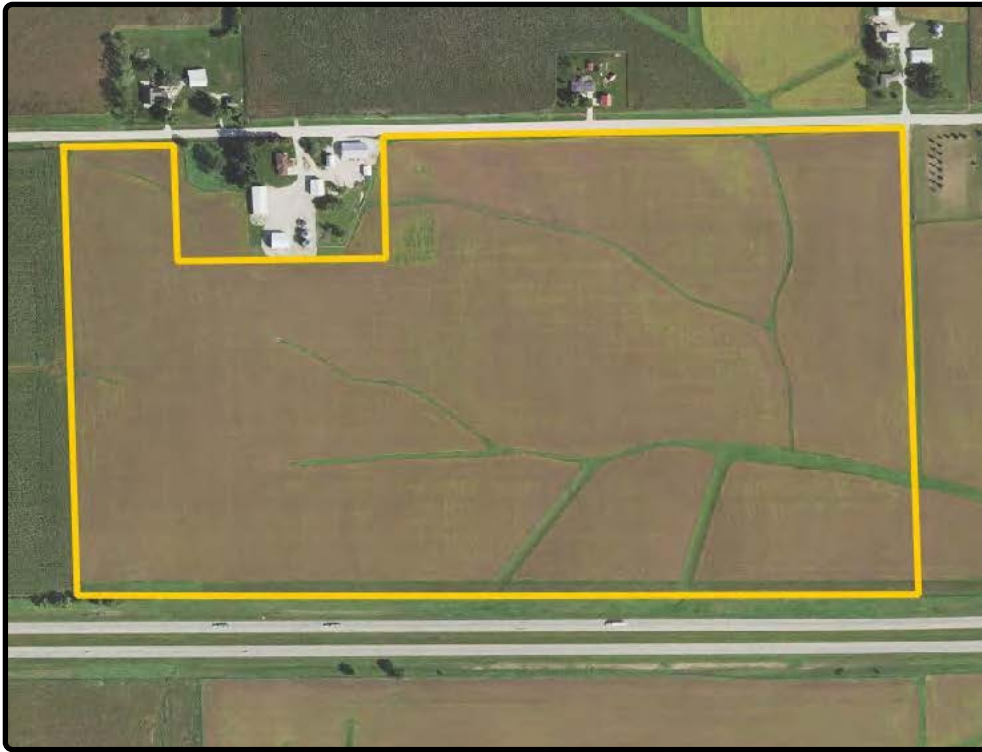
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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Parcel 1

FSA/Eff. Crop Acres: 111.16*

Corn Base Acres: 107.03*

Soil Productivity: 88.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 111.50 Acres, m/l

Location

From Manchester—Intersection of Hwy 13 and 220th St: 1½ miles west on 220th St. The property is on the south side of the road.

Legal Description

The East 27 rods of the NW¼, and the NE¼ lying North of the interstate, except Lot 1, all in Section 2, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$4,219.00*

Net Taxable Acres: 111.50

Tax per Net Taxable Acre: \$37.84*

Tax Parcel ID #: part of 280020002000 & 280020002010

**Taxes estimated due to recent survey.*

Delaware County Treasurer/Assessor will determine final tax figures.

FSA Data

Part of Farm Number 1372, Tract 516

FSA/Eff. Crop Acres: 111.16*

Corn Base Acres: 107.03*

Corn PLC Yield: 166 Bu.

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

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Olin. CSR2 on the Est. FSA/Eff. crop acres is 88.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Well-tiled.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This high-quality Delaware County farm is located along a hard-surface road and has an 88.00 CSR2.

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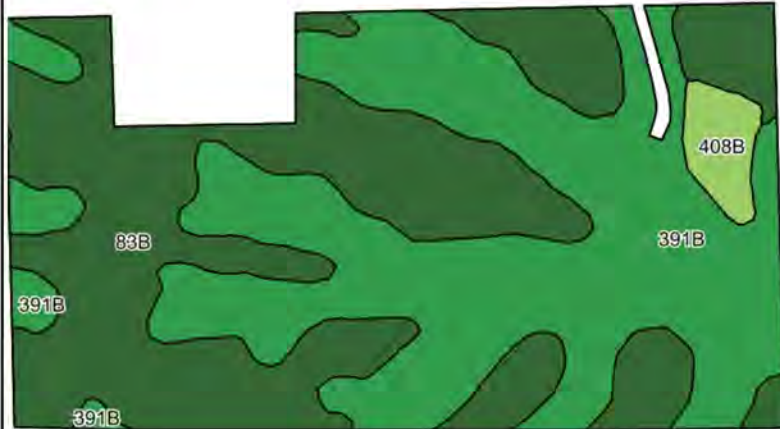
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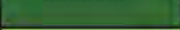



State: **Iowa**
 County: **Delaware**
 Location: **2-88N-6W**
 Township: **Prairie**
 Acres: **111.16**
 Date: **10/13/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	55.54	50.0%		Ilw	87
83B	Kenyon loam, 2 to 5 percent slopes	52.65	47.4%		Ile	90
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.97	2.7%		Ile	72
Weighted Average					2.00	88

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Parcel 2

FSA/Eff. Crop Acres: 45.07*

Corn Base Acres: 43.40*

Soil Productivity: 86.10 CSR2

**Acres are estimated.*

Parcel 2 Property Information 47.05 Acres, m/l

Location

From Manchester—Intersection of Hwy 13 and 220th St: 1 mile west on 220th St. The property is on the south side of the road.

Legal Description

That part of the W½ of the NW¼, except Parcel B and Lot 2 in the NW corner and further excepting the East 130' of the North 177' in the NW¼ of the fractional NW¼; all in Section 1, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,745.00*
Net Surveyed Taxable Acres: 47.05
Tax per Net Taxable Acre: \$37.09*
Tax Parcel ID #: part of 280010000310
**Taxes estimated due to recent survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1372, Tract 516
FSA/Eff. Crop Acres: 45.07*
Corn Base Acres: 43.40*
Corn PLC Yield: 166 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Clyde-Floyd and Kenyon. CSR2 on the Est. FSA/Eff. crop acres is 86.10. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Well-tiled.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This highly productive Delaware County farm is located on a hard-surface road and has an 86.10 CSR2.

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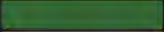



State: **Iowa**
County: **Delaware**
Location: **1-88N-6W**
Township: **Prairie**
Acres: **45.07**
Date: **10/13/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA055, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	28.91	64.1%		IIw	87
83B	Kenyon loam, 2 to 5 percent slopes	13.67	30.3%		IIe	90
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent	2.35	5.2%		IIe	53
883B	Cresken clay loam, 2 to 5 percent slopes	0.08	0.2%		IIe	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.06	0.1%		IIIe	50
Weighted Average					2.00	86.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Parcel 3

FSA/Eff. Crop Acres: 2.18*
Corn Base Acres: 2.04*
Soil Productivity: 89.80 CSR2

**Acres are estimated.*

Total Living SF: 2,094
Bedrooms: 3
Bathrooms: 2½
Year Built: 1974

Address:
1456 220th St
Manchester, IA 52057

Parcel 3 Property Information 7.49 Acres, m/l

Location

From Manchester—Intersection of Hwy 13 and 220th St.: 2 miles west on 220th St. The property is on the south side of the road.

Legal Description

Lot 1 located in the NE¼ lying North of the interstate, in Section 2, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,299.00*
 Net Surveyed Taxable Acres: 7.49
 Tax Parcel ID #: part of 280020002000
**Taxes estimated due to recent survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

School District

West Delaware Community School District

House

This acreage includes a handsome, one-story, brick home with an attached garage. A spacious, 3-bedroom, 2½-bathroom home; 2,094 finished square feet on the main level and a full basement of 1,400 square feet of living space provides room for everyone.

FSA Data

Part of Farm Number 1372, Tract 516
 FSA/Eff. Crop Acres: 2.79*
 Corn PLC Yield: 166 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the Est. FSA/Eff. crop acres is 89.80. Contact listing agent for soil map.

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Buildings/Improvements

- West Machine Shed - 50' by 100' - lime floor; includes two, 19.5'-by-13', electric, overhead doors and a 19'-by-14', slide door on the south; built in 1975.
- South Shop - 50' by 60', 18' side walls, insulated and heated; concrete floor; includes two, electric, overhead doors, 24' by 16' and 12' by 16'; built in 2013.
- Old Shop - 45' by 54'; insulated and heated; concrete floor; two, electric, overhead doors, 10' by 10' and 20' by 14'; built in 1981.

- Barn - 50' by 88'; concrete floor; two, 18'-by-16', electric, overhead doors, one on each of the west and east walls; built in 1987.
- Corn Crib - 26' by 40'; built in 1952.
- Horse Barn - 22' by 32'; concrete floor; built in 1989.
- Dryer Bin-Shivvers Automatic CompuDry System; 5,000 Bu.
- Storage Bin; 8,000 Bu.
- Storage Bin; 17,000 Bu.

Water & Well Information

The well is located west of the corn crib.

Septic System

The septic tank is located west of the house. The Seller is exempt from the time of transfer inspection as the Seller is an Estate/Trust.

Buried Fuel-Oil Tank

There is a buried fuel-oil tank south of the garage. This tank is no longer in use.

Comments

This is one of the nicest acreages in Delaware County. It includes an attractive, brick, ranch home and nice outbuildings for storage/livestock.

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Parcel 4

FSA/Eff. Crop Acres: 19.04*

Corn Base Acres: 19.04*

Soil Productivity: 69.40 CSR2

**Acres are estimated.*

Parcel 4 Property Information 19.40 Acres, m/l

Location

From Manchester—Intersection of Hwy 13 and 220th St: ¾ mile east on 220th St. The property is on the south side of the road.

Legal Description

That part of Lot 5 of Fink's Subdivision, located in Section 6, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$579.00*
Net Taxable Acres: 19.40
Tax per Net Taxable Acre: \$29.82*
Tax Parcel ID #: part of 240060002800
**Taxes estimated due to recent survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 1372, Tract 517
FSA/Eff. Crop Acres: 19.04*
Corn Base Acres: 19.04*
Corn PLC Yield: 166 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soils are Clyde-Floyd, Waukee and Saude. CSR2 on the Est. FSA/Eff. crop acres is 69.40. See soil map for detail.

Land Description

Level.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Easement

There is an easement with Con Edison for the electrical substation located in the northwest corner of the property. The Seller receives an annual payment of \$3,000 from Con Edison for this easement. Contact the listing agent for more details

Comments

This is nice farm featuring Highway 20 frontage in a rapidly developing area.

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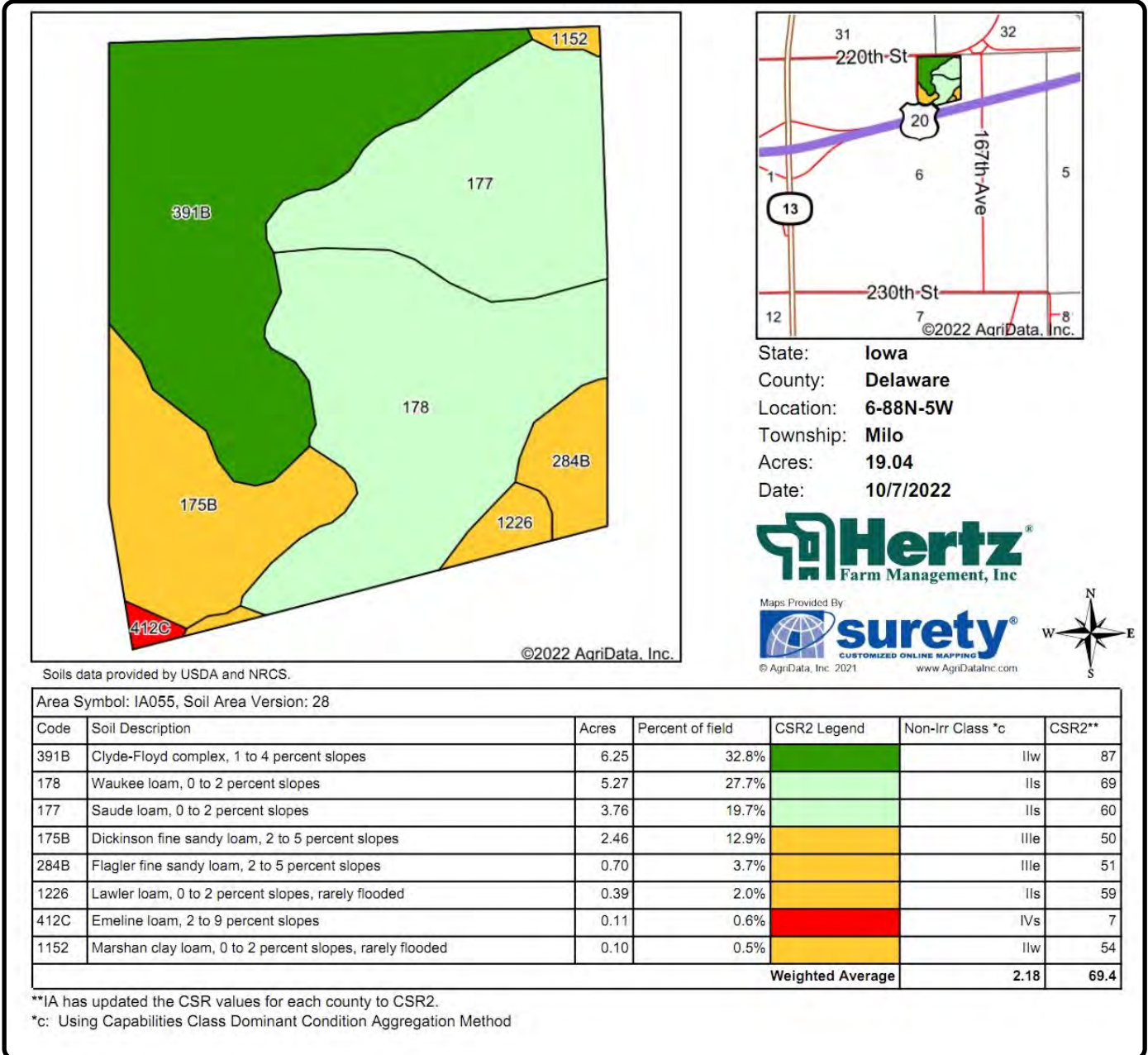
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Parcel 5

Total Living SF:	1,214
Bedrooms:	1
Bathrooms:	1
Year Built:	1980
Address:	
	16373 188th St
	Manchester, IA 52057

Open Houses

Sat., Oct. 22	9-11 a.m.
Tues., Oct. 25	4-6 p.m.

Parcel 5 Property Information 37.90 Acres, m/l

Location

From Manchester: 1½ miles west on 195th St., ¾ mile north on 162nd Ave. and ¼ mile east on 189th St. The property is accessed through the shared driveway.

Legal Description

That part of the E½ of the SW¼ and of the SE¼ of the NW¼ of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,728.00
Gross Acres: 37.90
Forest & Fruit Reserve Acres: 21.00
Net Taxable Acres: 16.90
Tax Parcel ID #: 140180000800

School District

West Delaware Community School District

House

There is a 1½-story cabin with 837 finished square feet on the main level, which includes a bedroom and a bathroom. The 377 finished square feet on the partially finished second level allows for a large, dormitory-style sleeping area. A full basement offers additional storage and recreational space.

Land Description

Gently rolling.

Drainage

Natural.

Water & Well Information

The well is located south of the cabin.

Septic System

The septic system is located east of the cabin.

Easement

The neighbor in the southwest corner of this property has a partial easement over the driveway to access their home.

Comments

This is an opportunity to purchase an attractive cabin for private get-aways in a timbered retreat along the Maquoketa River. Timber includes a mixture of oak, walnut, hickory, maple and other hardwood species. There is an abundance of deer and turkey living in and around this property.

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Parcel 6

FSA/Eff. Crop Acres:	151.58
Corn Base Acres:	151.58
Soil Productivity:	87.60 CSR2

Parcel 6 Property Information 158.00 Acres, m/l

Location

From Ryan: 2½ miles south on Hwy 13 and 1 mile east on 330th St. The property is on the north side of the road.

Legal Description

The SW¼ of Section 29, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,044.00
Net Taxable Acres: 158.00
Tax Parcel ID: 330290000700

Address

1731 330th St
Coggon, IA 52330

FSA Data

Farm Number 1372, Tract 515
FSA/Eff. Crop Acres: 151.58
Corn Base Acres: 151.58
Corn PLC Yield: 166 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 87.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Well-tiled.

Buildings/Improvements

- Machine Shed - 24' by 84'; dirt floor, built in 1940.
- Garage - 22' by 26'; built in 1982
- Dryer Bin - Shivers CompuDry System; 5,000 Bu.
- Storage Bin - 13,600 Bu.

Water & Well Information

There is a well in the pump house.

Comments

This is highly productive Delaware County Farm with an 87.60 CSR2.

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State: **Iowa**
 County: **Delaware**
 Location: **29-87N-5W**
 Township: **Hazel Green**
 Acres: **151.58**
 Date: **10/7/2022**



Area Symbol: IA055, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	83.33	55.0%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	60.52	39.9%		Ilw	87
782B	Donnan loam, 2 to 6 percent slopes	3.70	2.4%		Ile	43
198B	Floyd loam, 1 to 4 percent slopes	2.71	1.8%		Ilw	89
83C	Kenyon loam, 5 to 9 percent slopes	1.32	0.9%		IIle	85
Weighted Average					2.01	87.6

**IA has updated the CSR values for each county to CSR2.
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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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Parcel 1 - 111.50 Acres, m/l



Parcel 2 - 47.05 Acres, m/l



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Parcel 3 - 7.49 Acres, m/l



Parcel 4 - 19.40 Acres, m/l



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Parcel 5 - 37.90 Acres, m/l



Parcel 6 - 158.00 Acres, m/l



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Date: **Thurs., Nov. 10, 2022**

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

Site: **Delaware County
Community Center
200 E Acers St.
Manchester, IA 52057**

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, Troy Louwagie at 319-721-4068 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

- Parcels 1 and 2 will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Parcels 3, 4, 5 and 6 will be offered individually.
- Seller reserves the right to refuse any and all bids.

Seller

Judith A. Gudenkauf Estate
DA Gudenkauf Family Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Carr & Carr Attorneys

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 January 12, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession shall be as follows: Parcels 1, 2, 4 and 6 – will be given at settlement subject to the existing lease which expires March 1, 2023. Parcel 3 – house and west machine shed and to be at settlement; possession of the cropland, grain bins, old shop, new shop and barn will be given at settlement subject to existing lease which expires March 1, 2023. Parcel 5 – possession will be given at settlement. 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.