

# Land Auction

**ACREAGE:**

**153.46 Acres, m/l**  
Benton County, IA

**DATE:**

Tuesday  
**November 15, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**In-Person**  
Norway, IA



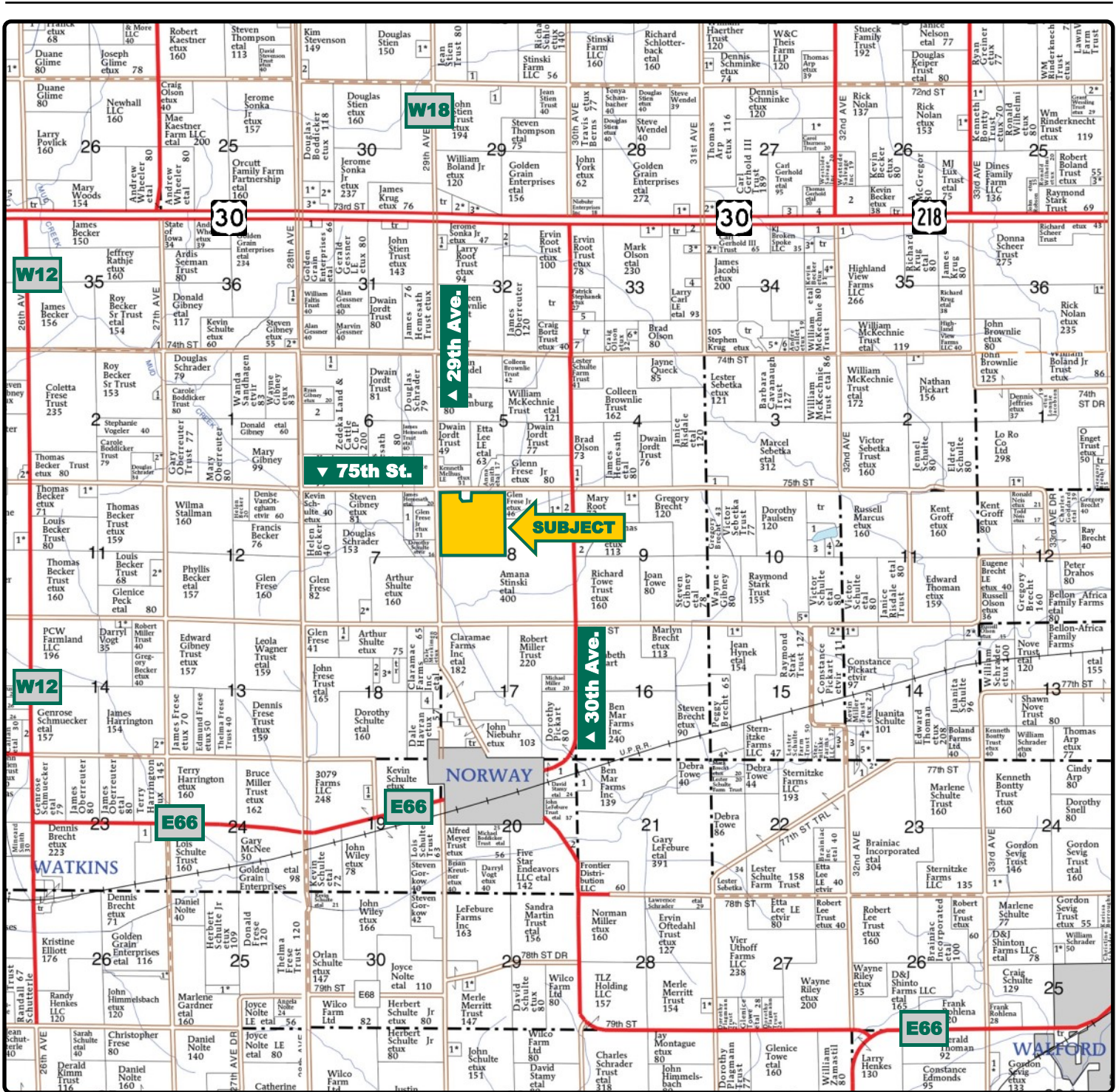
## Property Key Features

- Located 2 Miles North of Norway, Iowa
- 147.45 FSA/Eff. Crop Acres with an 84.20 CSR2
- High-Quality Benton County Farm

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

**319-895-8858**  
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Mount Vernon, IA 52314  
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**FSA/Eff. Crop Acres: 147.45**

**Corn Base Acres: 73.74\***

**Bean Base Acres: 70.66\***

**Soil Productivity: 84.20 CSR2**

*\*Acres are estimated.*

## Property Information

**153.46 Acres, m/l**

### Location

**From Norway:** 2¼ miles north on 30th Ave. and ½ mile west on 75th St. The property is on the south side of the road.

### Legal Description

The NW¼, except Parcel A, of Section 8, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa.

### Real Estate Tax

Taxes Payable 2022-2023: \$4,826.00

Net Taxable Acres: 153.46

Tax per Net Taxable Acre: \$31.45

### FSA Data

Part of Farm Number 8120, Tract 11534

FSA/Eff. Crop Acres: 147.45

Corn Base Acres: 73.74\*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 70.66\*

Bean PLC Yield: 47 Bu.

*\*Acres are estimated pending*

*reconstitution of farm by the Benton County FSA office.*

### Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Colo. CSR2 on the FSA/Eff. crop acres is 84.20. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly productive Benton County farm with an 84.20 CSR2.

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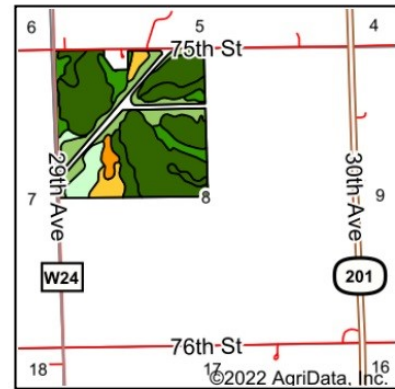
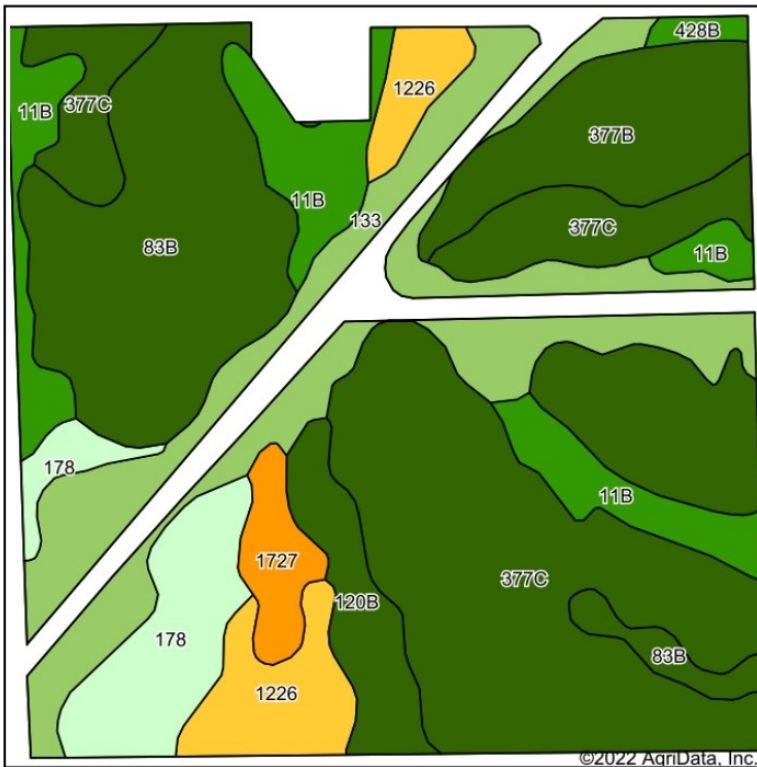
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









State: **Iowa**  
 County: **Benton**  
 Location: **8-82N-9W**  
 Township: **Florence**  
 Acres: **147.45**  
 Date: **9/26/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	48.56	32.9%		IIIe	90
83B	Kenyon loam, 2 to 5 percent slopes	23.79	16.1%		IIe	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	23.20	15.7%		IIw	78
11B	Colo-Ely complex, 0 to 5 percent slopes	13.84	9.4%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.67	7.2%		IIe	94
178	Waukee loam, 0 to 2 percent slopes	9.69	6.6%		IIIs	69
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.98	5.4%		IIIs	59
120B	Tama silty clay loam, 2 to 5 percent slopes	5.73	3.9%		IIe	95
1727	Udolpho loam, 0 to 2 percent slopes	3.25	2.2%		IIw	48
428B	Ely silty clay loam, 2 to 5 percent slopes	0.74	0.5%		IIe	88
<b>Weighted Average</b>					<b>2.33</b>	<b>84.2</b>

\*\*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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Date: **Tues., Nov. 15, 2022**

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

Site: **American Legion  
210 South Street  
Norway, IA 52318**

### **Seller**

Albert J. Schulte & Dorothy M. Schulte  
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 December 16, 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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