

Land Auction

ACREAGE:

154.50 Acres, m/l

In 3 parcels

Linn County, IA

DATE:

Friday

November 18, 2022

10:00 a.m.

AUCTION TYPE:

In-Person

Walker, IA

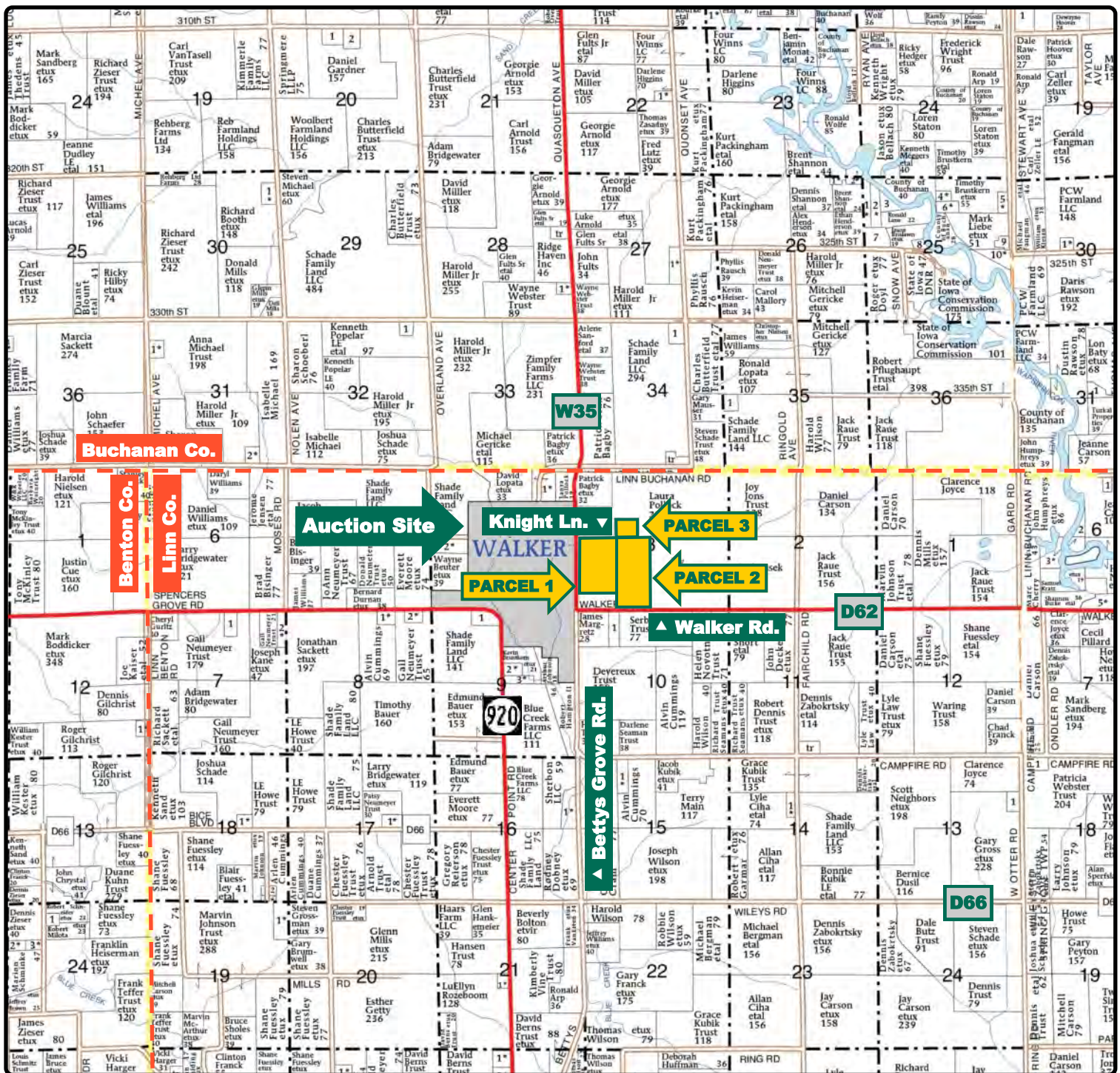


Property Key Features

- Located Just East of Walker, Iowa
- 142.90 FSA/Eff. Crop Acres with a 79.51 CSR2
- Nice Farms Located Along Hard-Surfaced Roads

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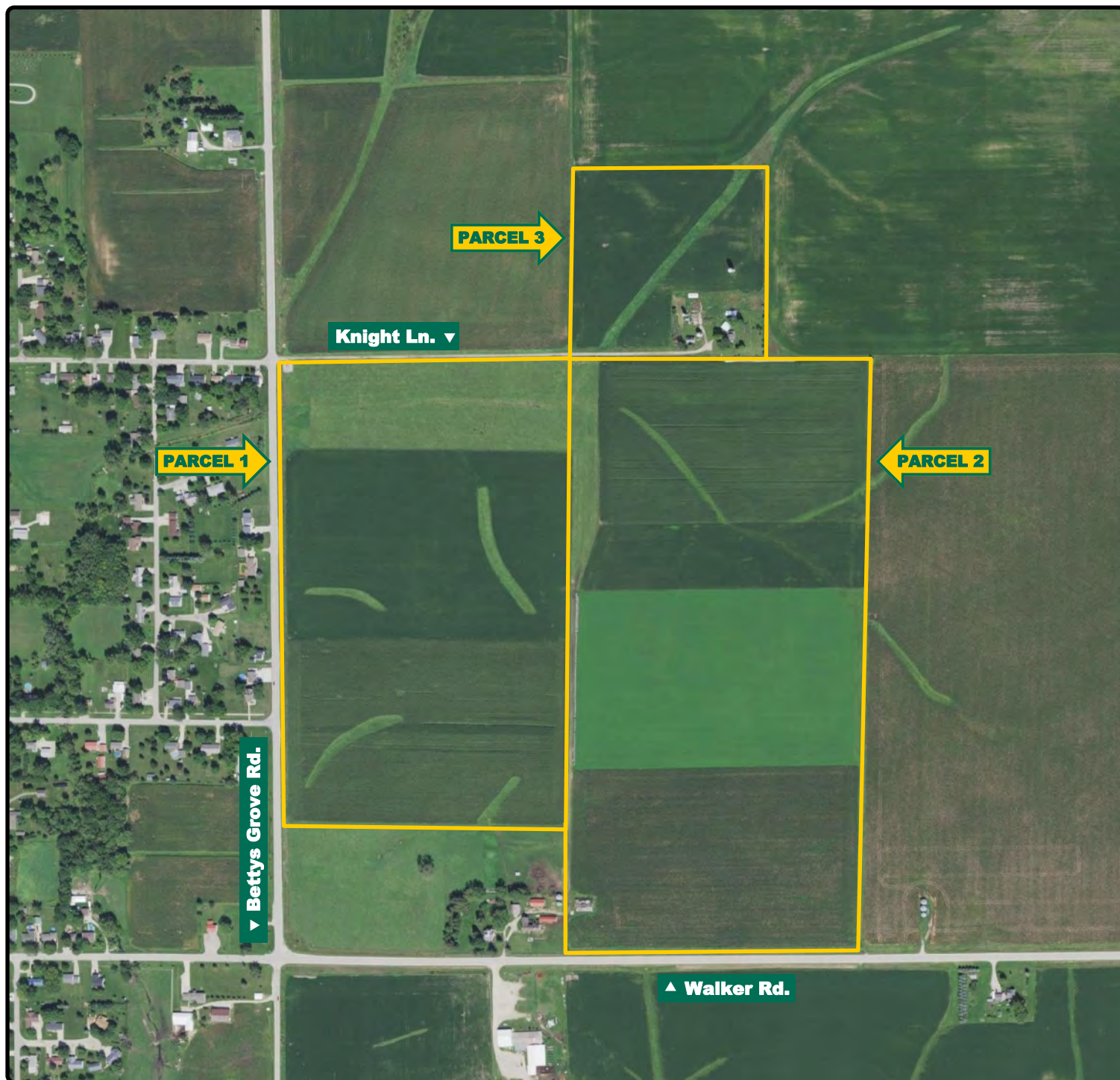
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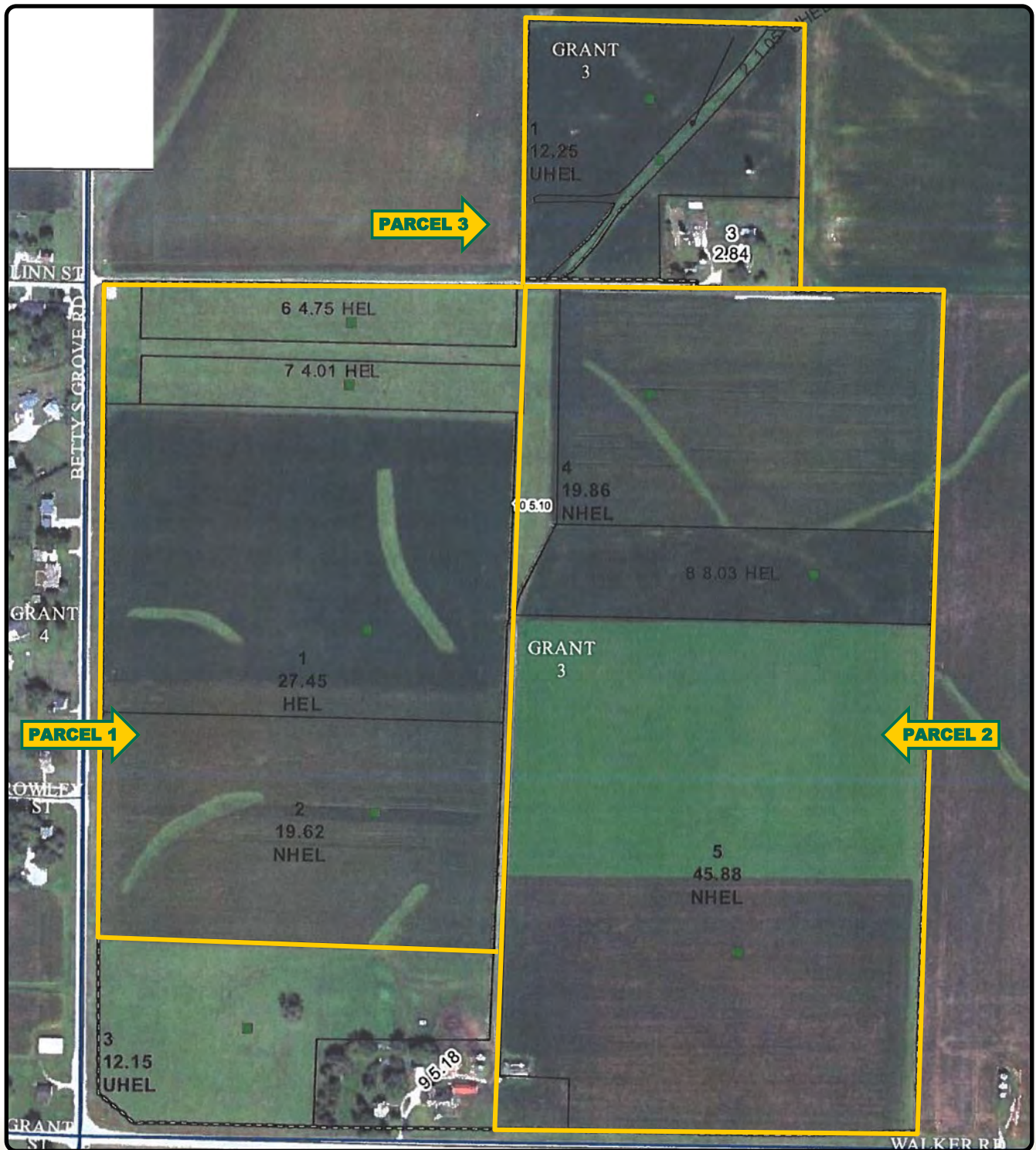
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Parcel 1

FSA/Eff. Crop Acres: 55.83
Cert. Grass Acres: 8.76
Corn Base Acres: 29.39*
Oats Base Acres: 7.95*
Soil Productivity: 79.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 59.59 Acres, m/l

Location

From Walker: The property is southeast of the intersection of Bettys Grove Rd. and Knight Ln.

Legal Description

The W½ and the of the SW¼, excluding Lot 1, located in Section 3, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$2,373.00*
 Net Taxable Acres: 59.59
 Tax per Net Taxable Acre: \$39.83*
 Tax Parcel ID #: 04033-26001-00000
 & part of 04033-51001-00000

**Taxes estimated due to recent survey. Linn County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3273, Tract 23
 FSA/Eff. Crop Acres: 55.83
 Cert. Grass Acres: 8.76
 Corn Base Acres: 29.39*
 Corn PLC Yield: 152 Bu.
 Oats Base Acres: 7.95*
 Oats PLC Yield: 59 Bu.

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

Soil Types/Productivity

Primary soils are Kenyon, Clyde and Dickinson. CSR2 on the FSA/Eff. crop acres is 79.00. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

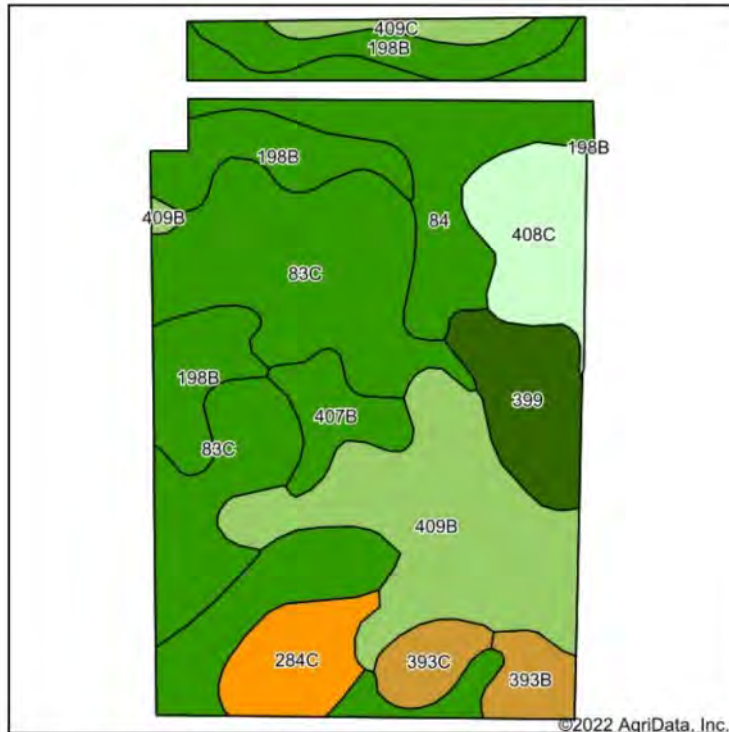
None.

Water & Well Information

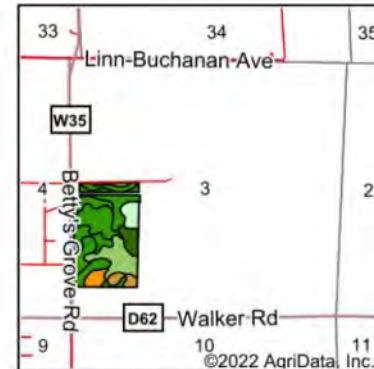
None.

Comments

This is a nice Linn County farm with a 79.00 CSR2 located on a hard-surfaced road.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Linn**
Location: **3-86N-8W**
Township: **Grant**
Acres: **55.83**
Date: **9/21/2022**



Maps Provided By
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Area Symbol: IA113, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
83C	Kenyon loam, 5 to 9 percent slopes	12.58	22.5%			IIIe	85	
84	Clyde silty clay loam, 0 to 3 percent slopes	10.95	19.6%			IIw	88	
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	9.47	17.0%			IIIe	75	
198B	Floyd loam, 1 to 4 percent slopes	7.50	13.4%			IIw	89	
408C	Olin fine sandy loam, 5 to 9 percent slopes	3.66	6.6%			IIIe	68	
399	Readlyn silt loam, 1 to 3 percent slopes	3.47	6.2%			Iw	91	
284C	Flagler sandy loam, 5 to 9 percent slopes	2.70	4.8%			IIIe	46	
407B	Schley loam, 1 to 4 percent slopes	1.91	3.4%			IIw	81	
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	1.38	2.5%			IVs	IIIe	33
393B	Sparta loamy fine sand, loamy substratum, 2 to 5 percent slopes	1.33	2.4%			IVs	IIIe	38
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	0.88	1.6%			IIIe	70	
Weighted Average					2.56	*-	79	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Parcel 1 - 59.59 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres: 73.77
Corn Base Acres: 38.83*
Oats Base Acres: 10.51*
Soil Productivity: 79.60 CSR2

**Acres are estimated.*

Parcel 2 Property Information 78.49 Acres, m/l

Location

From Walker: ¼ mile east on Walker Rd.
 The property is on the north side of the road.

Legal Description

The E½ of the SW¼ located in Section 3, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$2,984.00
 Net Taxable Acres: 78.49
 Tax Parcel ID #: 04033-01001-00000 & 04033-76001-00000

FSA Data

Part of Farm Number 3273, Tract 23
 FSA/Eff. Crop Acres: 73.77
 Corn Base Acres: 38.83*
 Corn PLC Yield: 152 Bu.
 Oats Base Acres: 10.51*
 Oats PLC Yield: 59 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Dickinson, Floyd and Clyde. CSR2 on the FSA/Eff. crop acres is 79.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

There is an old-style, hog finish and farrow house which is in poor condition.

Water & Well Information

None.

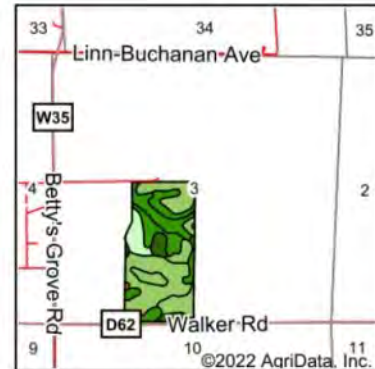
Comments

This is a highly productive Linn County Farm with a 79.60 CSR2 located on a hard-surfaced road.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Linn**
Location: **3-86N-8W**
Township: **Grant**
Acres: **73.77**
Date: **9/21/2022**



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Area Symbol: IA113, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	28.67	38.9%		IIIe		75
198B	Floyd loam, 1 to 4 percent slopes	12.02	16.3%		IIw		89
84	Clyde silty clay loam, 0 to 3 percent slopes	8.57	11.6%		IIw		88
471A	Oran loam, 0 to 2 percent slopes	7.82	10.6%		Iw		79
408C	Olin fine sandy loam, 5 to 9 percent slopes	5.39	7.3%		IIIe		68
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.69	3.6%		IIe		73
83B	Kenyon loam, 2 to 5 percent slopes	2.65	3.6%		IIe		90
407B	Schley loam, 1 to 4 percent slopes	1.97	2.7%		IIw		81
394B	Ostrander loam, 2 to 5 percent slopes	1.90	2.6%		IIe		91
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	1.11	1.5%		IIIe		70
398	Tripoli clay loam, 0 to 2 percent slopes	0.41	0.6%		IIw		82
399	Readlyn silt loam, 1 to 3 percent slopes	0.32	0.4%		Iw		91
393B	Sparta loamy fine sand, loamy substratum, 2 to 5 percent slopes	0.25	0.3%		IVs	IIe	38
Weighted Average					2.37	*-	79.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Parcel 2 - 78.49 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres:	13.30
Cert. Grass Acres:	1.05
Corn Base Acres:	7.00
Oats Base Acres:	1.90
Soil Productivity:	81.10 CSR2

Total Living SF:	1,267
Bedrooms:	3
Bathrooms:	1
Year Built:	1900

Address:
5905 Bettys Grove Road
Walker, IA 52352

Parcel 3 Property Information 16.42 Acres, m/l

Location

From Walker—Intersection of Walker Rd. and Bettys Grove Rd.: ½ mile north on Bettys Grove Rd. and ¼ mile east on Knight Ln. The property is on the north side of the road.

Legal Description

That part of the SE¼ of the NW¼ located in Section 3, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa. Updated abstract to govern.

School District

North Linn Community School District

House

There is a 1½-story home that was built in 1900. It consists of 1,267 square feet of finished living space with three bedrooms and 1 bathroom. The house is in poor condition.

Real Estate Tax

Taxes Payable 2022-2023: \$1,358.00
Net Taxable Acres: 16.42
Tax Parcel ID #: 04032-76002-00000

FSA Data

Farm Number 3273, Tract 103
FSA/Eff. Crop Acres: 13.30
Cert. Grass Acres: 1.05
Corn Base Acres: 7.00
Corn PLC Yield: 152 Bu.
Oats Base Acres: 1.90
Oats PLC Yield: 59 Bu.

Soil Types/Productivity

Primary soils are Clyde, Dickinson and Floyd. CSR2 on the FSA/Eff. crop acres is 81.10. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

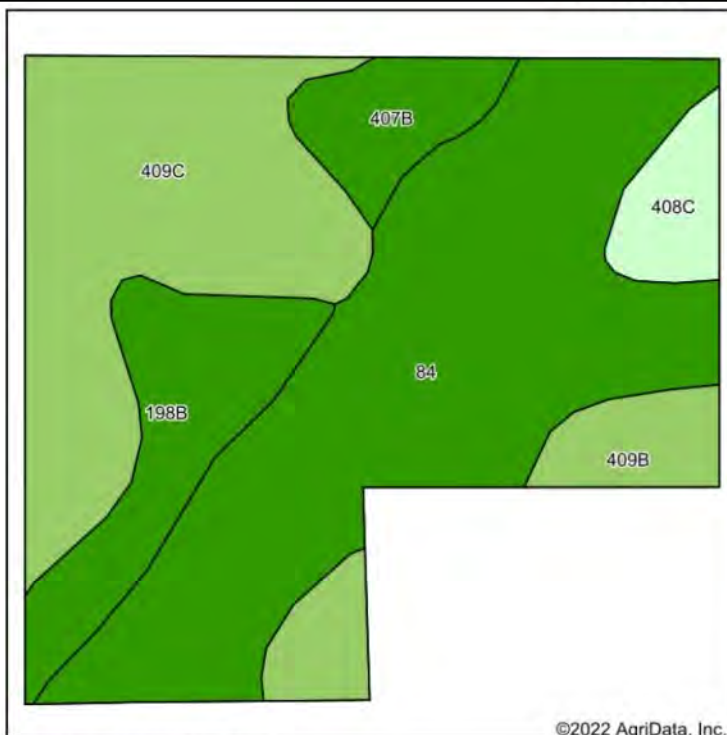
Natural with some tile.

Buildings/Improvements

- Det. Garage 30' x 26' - built in 1976
- Utility Building 16' x 36' - built in 1920
- Steel Grain Bin 22' x 26' - built in 1965
- Double Crib 24' x 32' - built in 1965
- Concrete Silo 12' x 50' - built in 1920
- Concrete Silo 20' x 50' - built in 1920
- Hen House 16' x 40' - built in 1900

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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Linn**
Location: **3-86N-8W**
Township: **Grant**
Acres: **13.3**
Date: **9/21/2022**



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Area Symbol: IA113, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	5.90	44.4%		Ilw	88
409C	Dickinson fine sandy loam, loam substratum, 5 to 9 percent slopes	3.56	26.8%		Ille	70
198B	Floyd loam, 1 to 4 percent slopes	1.56	11.7%		Ilw	89
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	0.98	7.4%		Ille	75
407B	Schley loam, 1 to 4 percent slopes	0.76	5.7%		Ilw	81
408C	Olin fine sandy loam, 5 to 9 percent slopes	0.54	4.1%		Ille	68
Weighted Average					2.38	81.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

The well is located northwest of the house under the windmill.

Septic System

The septic system is located east of the house. The Seller is exempt from the time of transfer inspection as the Seller is an Estate.

Property Access

Access to the property has been served by an undisputed gravel lane for the past 90 plus years.

Comments

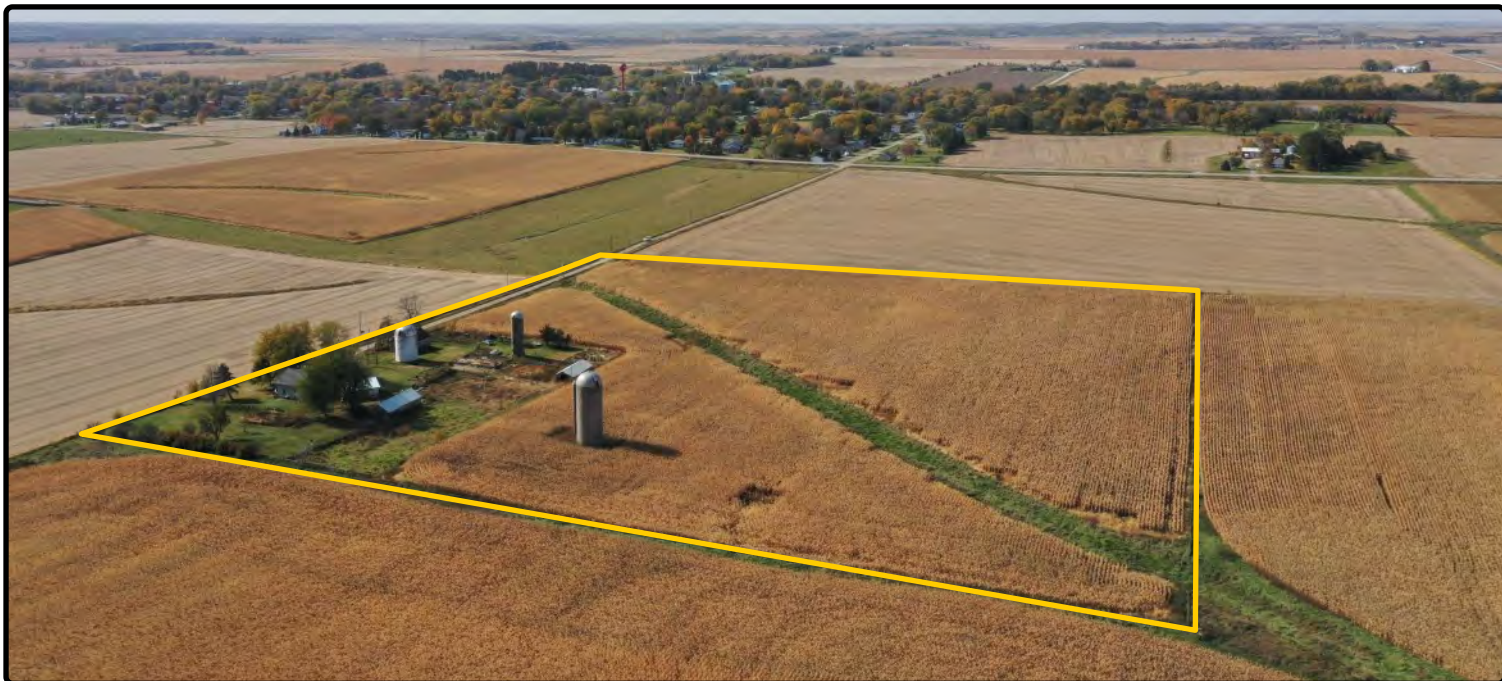
This would make an attractive potential building site.

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 3 - 16.42 Acres, m/l



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Date: **Fri., November 18, 2022**

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

Site: **Sacred Heart Church
516 Rowley St.
Walker, IA 52352**

Seller

Estate of Eileen Anna Knight

Agency

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

Auctioneer

Troy Louwagie

Attorney

Nick Strittmatter, Strittmatter Law Firm

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 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.
- Parcel 3 will be offered individually.
- 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 January 12, 2023, 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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