

Land Auction

ACREAGE:

111.36 Acres, m/l
Cedar County, IA

DATE:

Thursday
December 1, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Clarence, IA



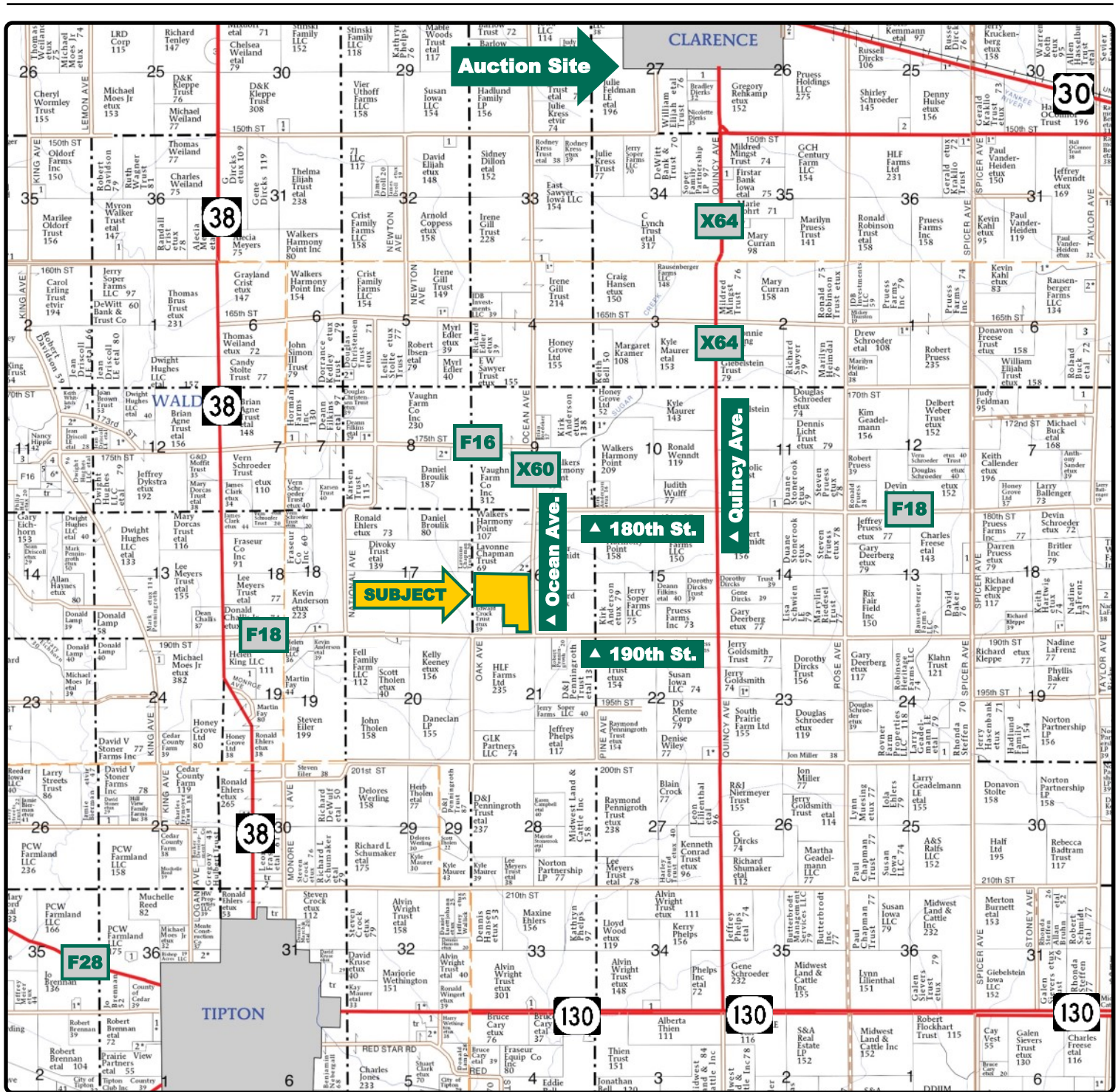
Property Key Features

- Located 5 Miles Southwest of Clarence, Iowa
- 109.31 FSA/Eff. Crop Acres with an 84.50 CSR2
- Productive Cedar County Farm

Kirk Weih, AFM, ALC
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Mount Vernon, IA 52314
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Troy Louwagie, ALC
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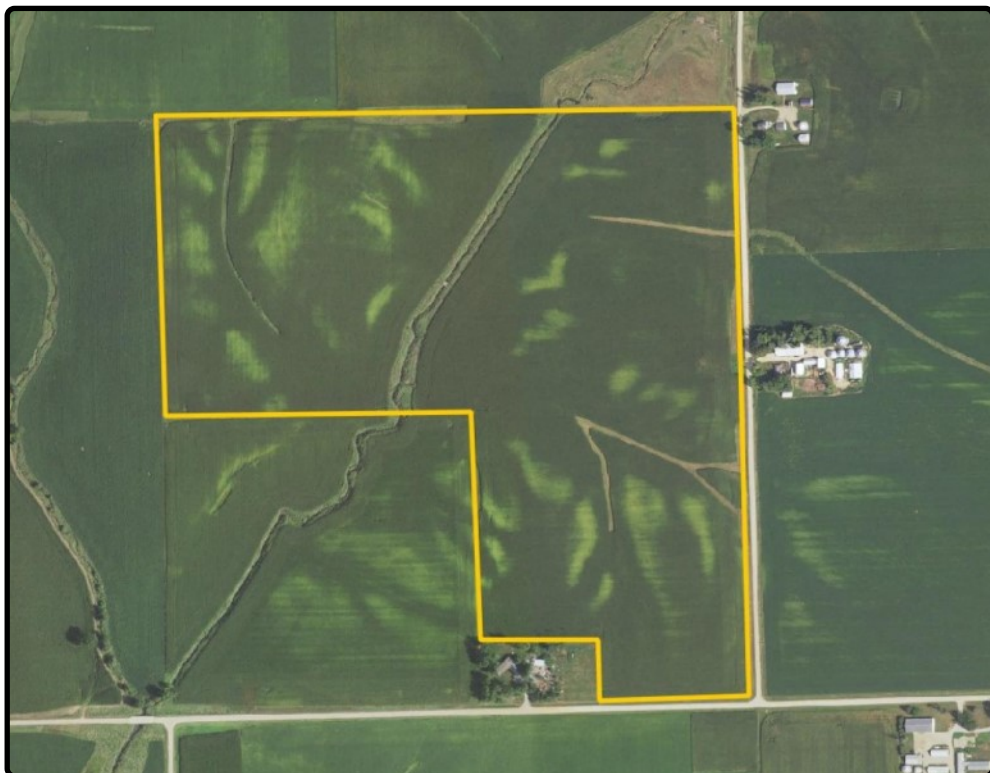


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FSA/Eff. Crop Acres: 109.31
Corn Base Acres: 58.90
Bean Base Acres: 49.50
Soil Productivity: 84.50 CSR2

Property Information

111.36 Acres, m/l

Location

From Clarence: 4½ miles south on Quincy Ave. And 1½ miles west on 190th St. The property is west of the intersection of Ocean Ave. and 190th St.

From Tipton: 2¼ miles north on Hwy 38 and 2½ miles east on 190th St.

Legal Description

The N½ of the SW¼ and the East 38 acres of the SE¼ of the SW¼ except a 3.64 acre tract in the Southwest corner, all in Section 16, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$3,746.00
 Net Taxable Acres: 111.36
 Tax per Net Taxable Acre: \$33.64
 Tax Parcel ID #s: 010007163000010, 010007163000020 & 010007163000060

FSA Data

Farm Number 6942, Tract 1725
 FSA/Eff. Crop Acres: 109.31
 Corn Base Acres: 58.90
 Corn PLC Yield: 169 Bu.
 Bean Base Acres: 49.50
 Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Tama, Radford and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 84.50. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent add-on unit! A very productive Cedar County farm.

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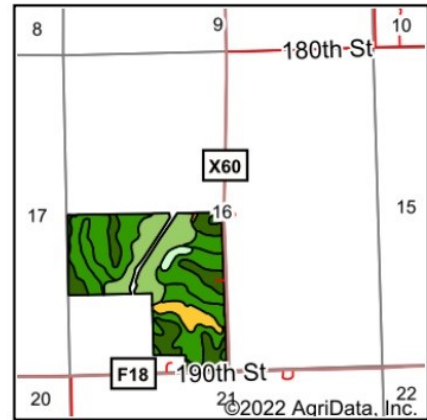
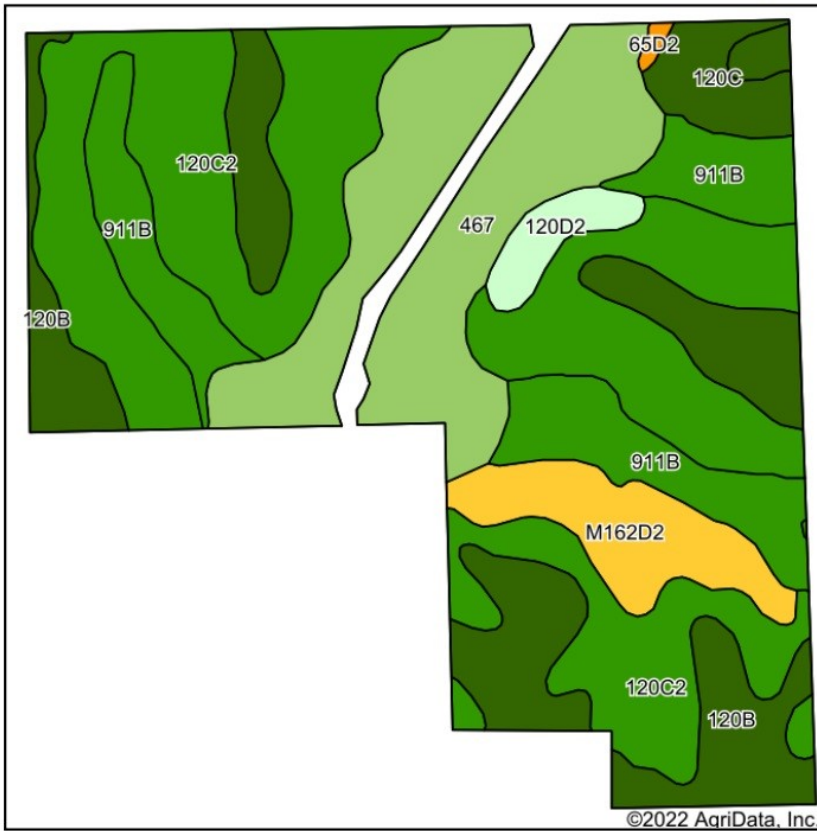
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State: **Iowa**
County: **Cedar**
Location: **16-81N-2W**
Township: **Fairfield**
Acres: **109.31**
Date: **10/21/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	41.48	37.9%		IIIe	87
467	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	21.82	20.0%		IIw	79
120B	Tama silty clay loam, 2 to 5 percent slopes	20.41	18.7%		IIe	95
911B	Colo-Ely complex, 0 to 5 percent slopes	13.58	12.4%		IIw	86
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	6.55	6.0%		IVe	57
120C	Tama silty clay loam, 5 to 9 percent slopes	3.09	2.8%		IIIe	90
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	2.15	2.0%		IIIe	62
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	0.23	0.2%		IVe	43
Weighted Average					2.55	84.5

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

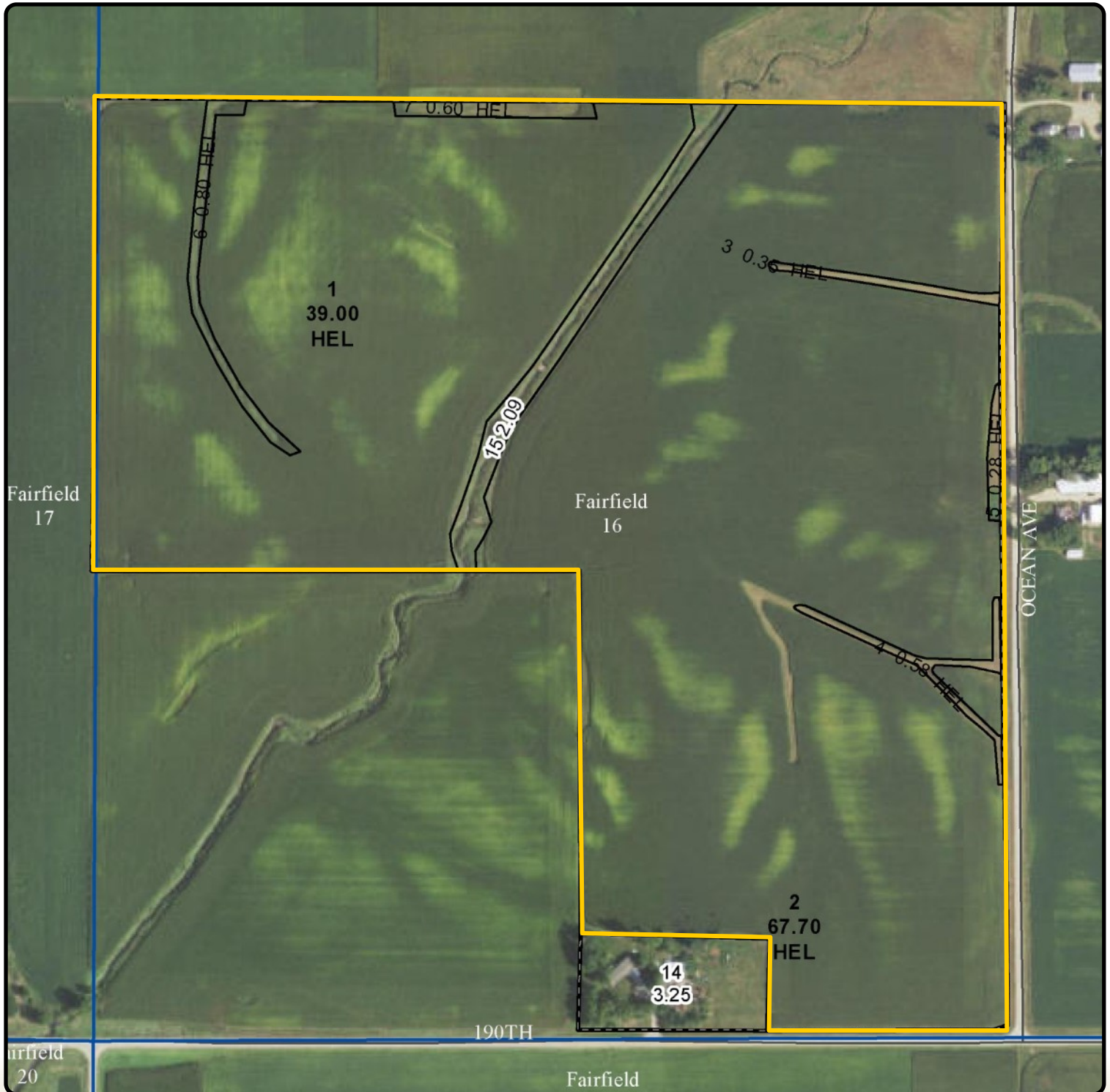
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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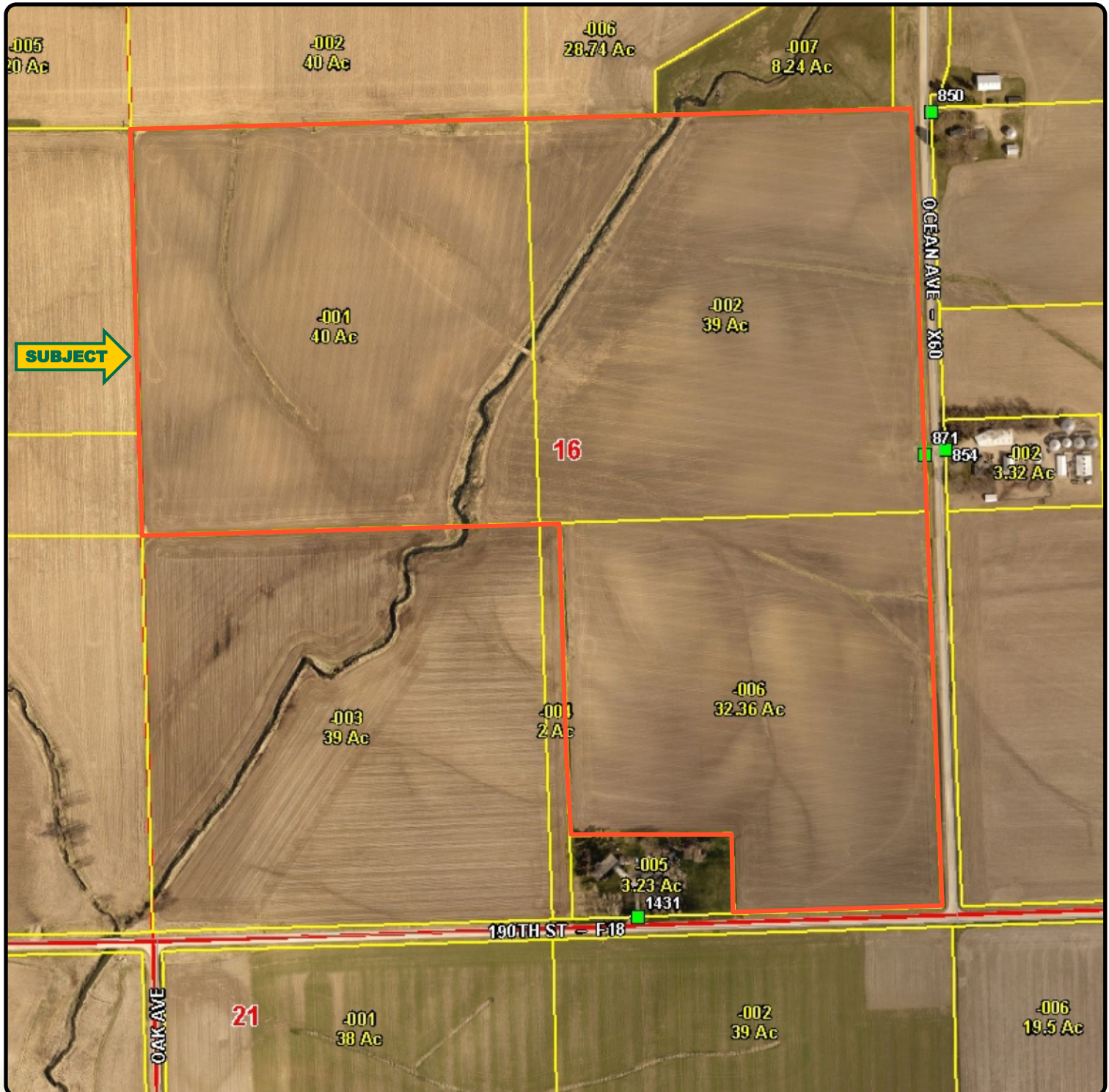
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Date: **Thurs., Dec. 1, 2022**

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

Site: **UCC Fellowship Hall
320 9th Ave.
Clarence, IA 52216**

Seller

St. John's United Church of Christ

Agency

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

Auctioneer

Troy Louwagie

Attorney

Kyle Mauer, Attorney at Law, PLC

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 February 7, 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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