

Land Auction

ACREAGE:

49.70 Acres, m/l
Clinton County, IA

DATE:

Friday
December 9, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Low Moor, IA



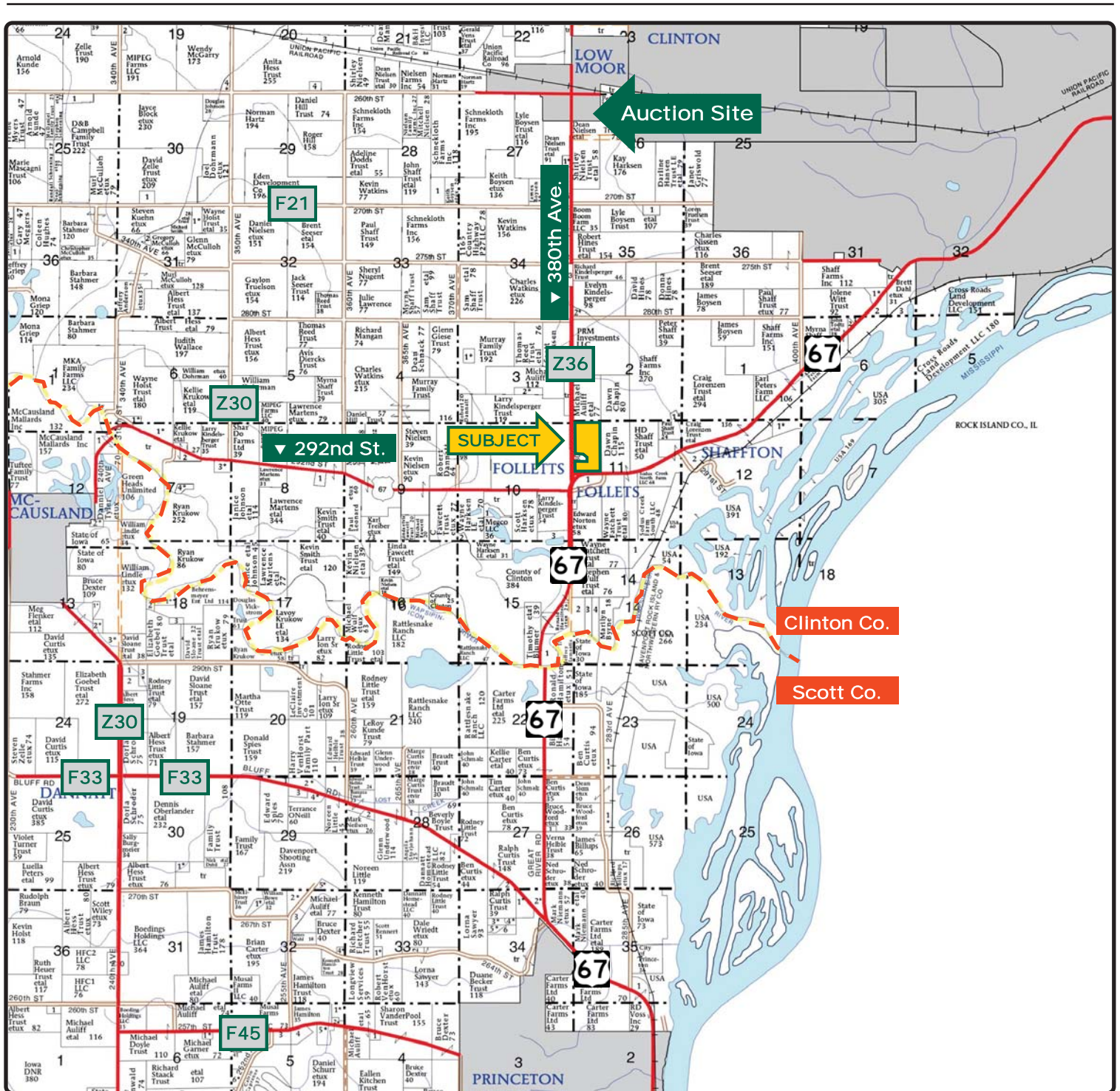
Property *Key Features*

- **Located 2 Miles Southwest of Clinton, Iowa on Hard-Surfaced Roads**
- **49.29 Est. FSA/Eff. Crop Acres with an 83.30 CSR2**
- **Additional Income from Cell Tower Site Lease**

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FSA/Eff. Crop Acres: 49.29*

Corn Base Acres: 36.44*

Bean Base Acres: 12.79*

Soil Productivity: 83.30 CSR2

**Acres are estimated.*

Property Information

49.70 Acres, m/l

Location

From Low Moor: 2¾ miles south on 380th Ave. The property is on the east side of the road.

Legal Description

That part of the W½ of the NW¼ lying N of the road, excluding the 4.50-acre lot as recorded in Book 2014, Page 2013 with the office of the Recorder, all located in Section 11, Township 80 North, Range 5 East of the 5th P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$2,438.00
Net Taxable Acres: 49.70
Tax per Net Taxable Acre: \$49.05

FSA Data

Farm Number 6259, Tract 12111

FSA/Eff. Crop Acres: 49.29*

Corn Base Acres: 36.44*

Corn PLC Yield: 176 Bu.

Bean Base Acres: 12.79*

Bean PLC Yield: 51 Bu.

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

Soil Types/Productivity

Primary soils are Muscatine, Richwood and Festina. CSR2 on the est. FSA/Eff. crop acres is 83.30. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Cell Tower Site Lease

There is a cell tower located on the southeast corner of the property. The Buyer will be paid \$500/month for lease of approx. 10,000 square feet with a 20' wide access easement. Contact the listing agent for more information.

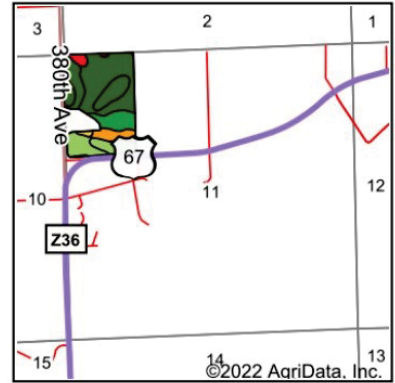
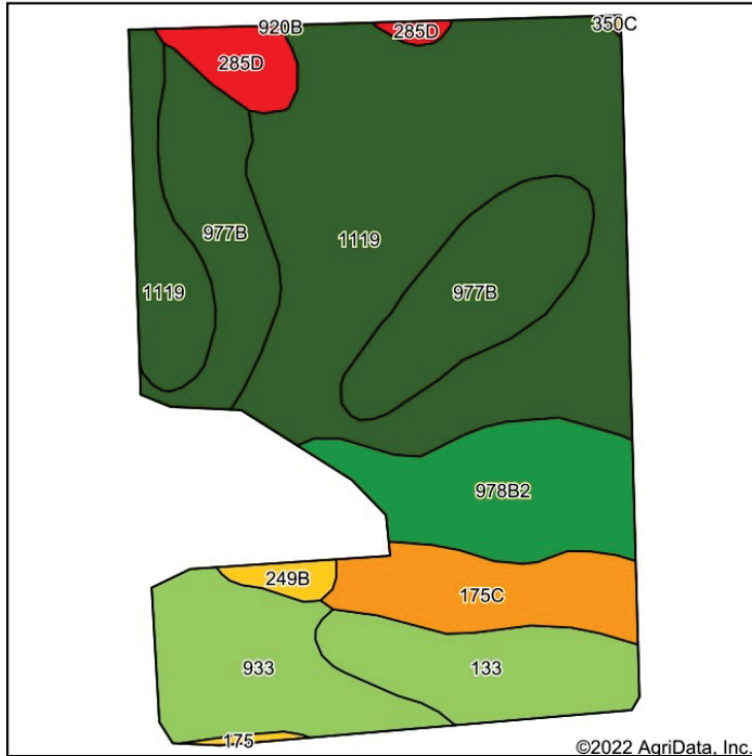
Comments

A productive farm with valuable additional cashflow!

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State: **Iowa**
 County: **Clinton**
 Location: **11-80N-5E**
 Township: **Camanche**
 Acres: **49.29**
 Date: **11/3/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
1119	Muscatine silt loam, benches, 1 to 3 percent slopes	21.31	43.2%			lw	95	
977B	Richwood silt loam, 1 to 6 percent slopes	8.53	17.3%			lle	90	
978B2	Festina silt loam, 1 to 6 percent slopes, moderately eroded	5.13	10.4%			lle	84	
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	4.79	9.7%			llw	78	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.97	8.1%			llw	78	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.46	7.0%			llle	45	
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.46	3.0%			IVe	5	
249B	Zwingle silt loam, 2 to 5 percent slopes	0.51	1.0%			llle	57	
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.13	0.3%			llls	55	
Weighted Average						1.71	*-	83.3

**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.

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: Fri. December 9, 2022
Time: 10:00 a.m.
Site: Low Moor Comm. Center
323 3rd Ave.
Clinton, IA 52732

Seller
Estate of Michael L. Auliff

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 February 9, 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.