

Land Auction

ACREAGE:

934.67 Acres, m/l
In 8 parcels
Cedar County, IA

DATE:

Thursday
December 8, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Tipton, IA



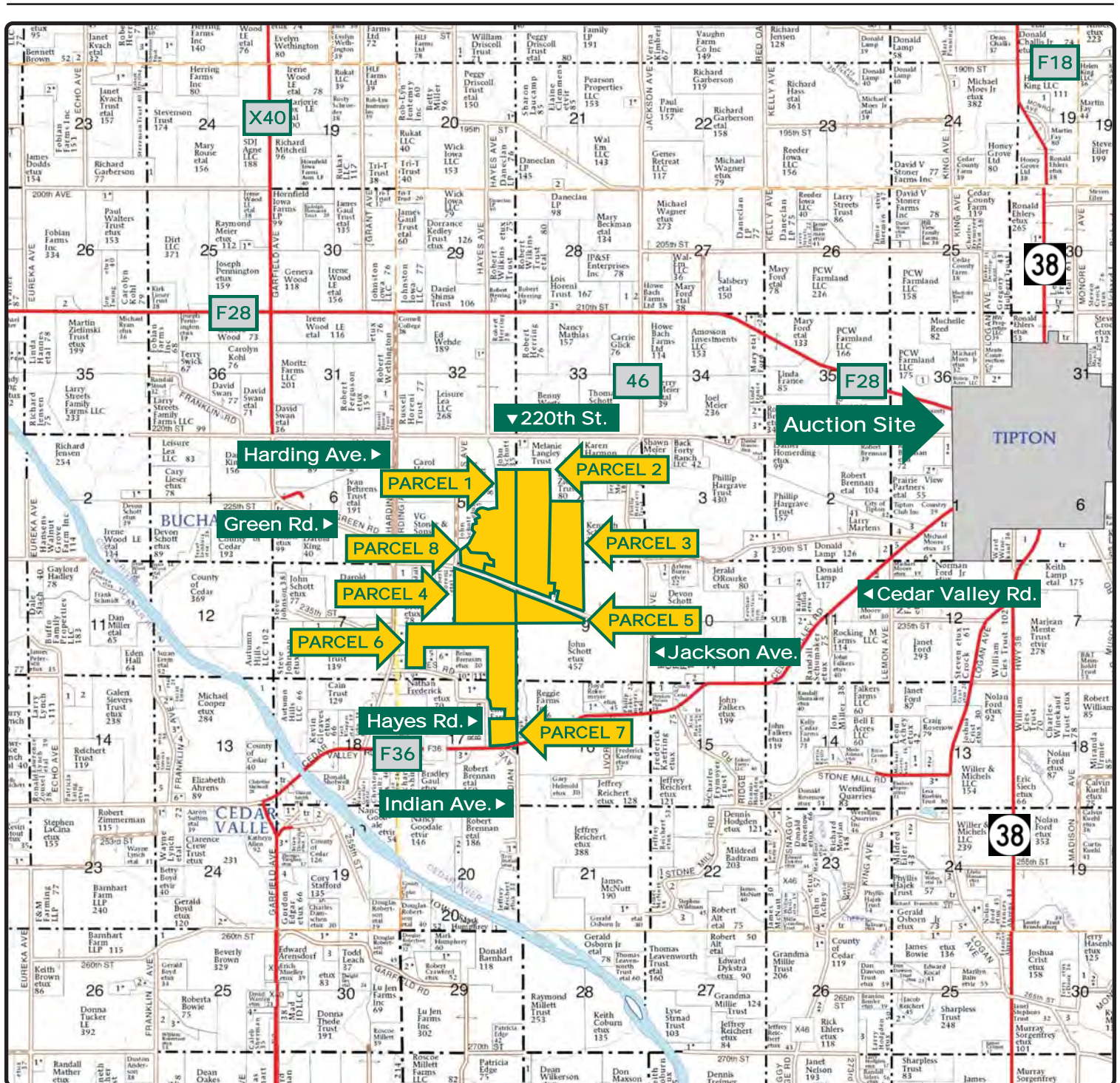
Property *Key Features*

- **Located 3 Miles West of Tipton, Iowa**
- **674.41 Est. FSA/Eff. Crop Acres with a 78.10 CSR2 plus Large Pasture Tract**
- **Nice Ranch-Style House, Outbuildings & Grain Storage**

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Licensed Salesperson in IA
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Mount Vernon, IA 52314
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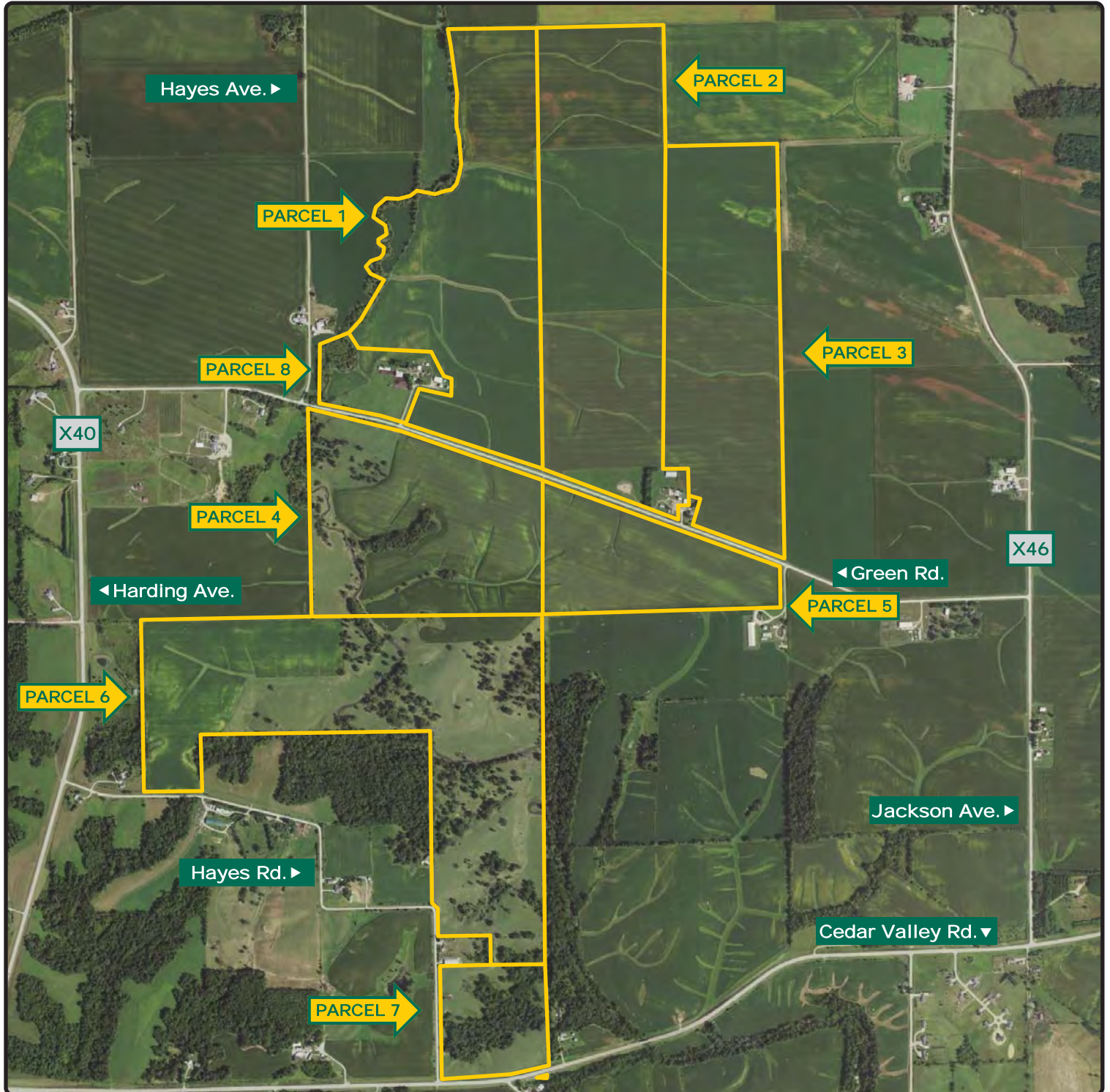


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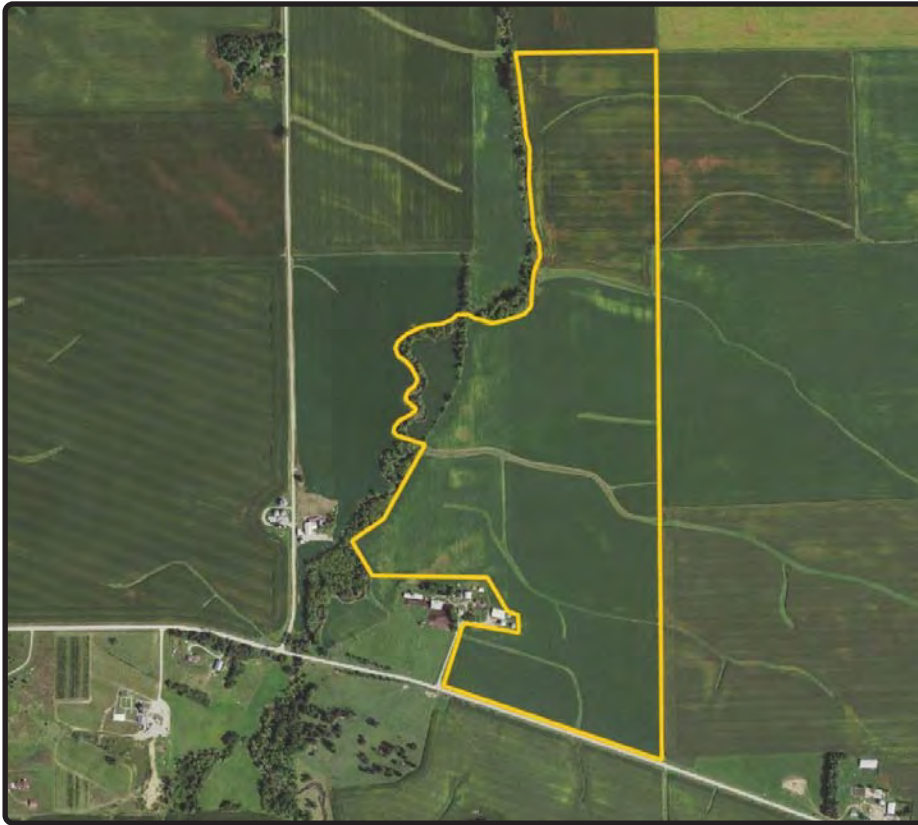


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Parcel 1

FSA/Eff. Crop Acres:	147.78*
Cert. Mixed Forage Acres:	8.03*
Corn Base Acres:	88.42*
Bean Base Acres:	38.48*
Soil Productivity:	81.20 CSR2

**Acres are estimated.*

Parcel 1 Property Information 153.65 Acres, m/l

Location

From Tipton: 3½ miles southwest on Cedar Valley Rd., ¾ mile north on Jackson Ave. and 1¼ miles northwest on Green Rd. The property is on the north side of the road.

Legal Description

That part of Sections 5 and 8 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022-2023: \$4,625.00*
Net Taxable Acres: 153.65
Tax per Net Taxable Acre: \$30.10*

Tax Parcel ID #: Part of 4010052000040, 004010054000030, 004010054000040, 004010054000050, 004010082000020, 004010082000030 & 004010054000010

**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 145, Tract 937
FSA/Eff. Crop Acres: 147.78*
Cert. Mixed Forage Acres: 8.03*
Corn Base Acres: 88.42*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 38.48*
Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Coppock, Tama and Colo. CSR2 on the Est. FSA/Eff. crop acres is 81.20. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

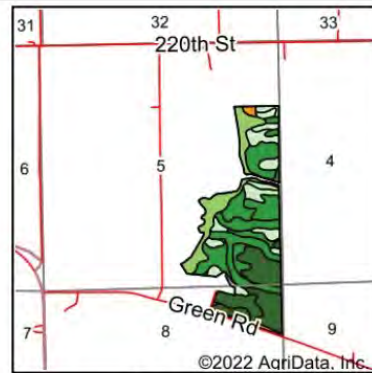
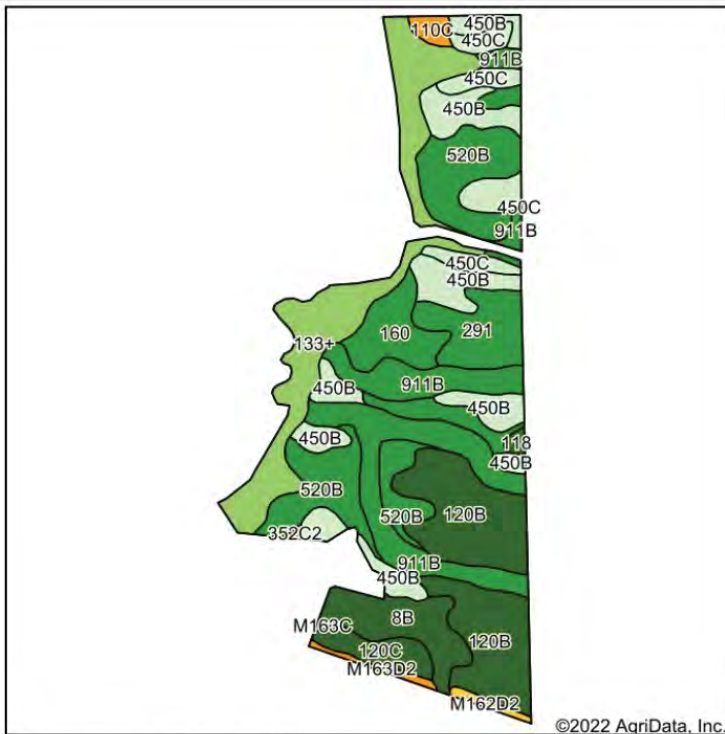
Comments

A productive Cedar County farm.

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State: Iowa
 County: Cedar
 Location: 5-80N-3W
 Township: Center
 Acres: 147.78
 Date: 11/4/2022



Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
520B	Coppock silt loam, 2 to 5 percent slopes	23.53	15.9%		IIw	80
120B	Tama silty clay loam, 2 to 5 percent slopes	23.37	15.8%		IIe	95
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	22.41	15.2%		IIw	78
911B	Colo-Ely complex, 0 to 5 percent slopes	22.19	15.0%		IIw	86
450B	Pillot silt loam, 2 to 5 percent slopes	20.77	14.1%		IIe	66
8B	Judson silty clay loam, 2 to 5 percent slopes	8.13	5.5%		IIe	94
291	Atterberry silt loam, 1 to 3 percent slopes	7.62	5.2%		Iw	85
160	Walford silt loam, 0 to 2 percent slopes	6.47	4.4%		IIw	82
450C	Pillot silt loam, 5 to 9 percent slopes	4.94	3.3%		IIIe	63
120C	Tama silty clay loam, 5 to 9 percent slopes	3.76	2.5%		IIIe	90
110C	Lamont fine sandy loam, 2 to 9 percent slopes	1.20	0.8%		IIIe	47
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.89	0.6%		IIIe	47
291B	Atterberry silt loam, 2 to 5 percent slopes	0.88	0.6%		IIe	85
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.83	0.6%		IVe	57
118	Garwin silty clay loam, 0 to 2 percent slopes	0.49	0.3%		IIw	90
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	0.15	0.1%		IIIe	42
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.15	0.1%		IIIe	79
Weighted Average					2.03	81.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 2

FSA/Eff. Crop Acres:	170.19*
Cert. Grass Acres:	6.60
Cert. Mixed Forage Acres:	7.00*
Corn Base Acres:	101.83*
Bean Base Acres:	44.32*
Soil Productivity:	83.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 176.25 Acres, m/l

Location

From Tipton: 3½ miles southwest on Cedar Valley Rd., ¾ mile north on Jackson Ave. and 1 mile northwest on Green Rd. The property is on the north side of the road.

Legal Description

That part of Sections 4 and 9 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,685.00*
Net Taxable Acres: 176.25
Tax Parcel ID #: 004010041000030, 004010041000030, 004010043000030, part of 004010091000010,

004010091000020, 004010091000030 & 004010091000060

**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 145, Tract 937
FSA/Eff. Crop Acres: 170.19*
Cert. Grass Acres: 6.60
Cert. Mixed Forage Acres: 7.00*
Corn Base Acres: 101.83*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 44.32*
Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Pillot and Colony. 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. Contact agent for tile maps.

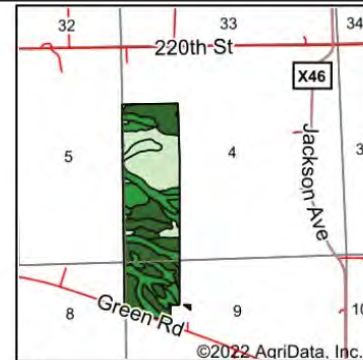
Buildings/Improvements

- Pole Machine Shed, 40' x 72', built in 1970
- Barn, 28' x 48', with lean-to, 24' x 48'
- Grain Bin, 14' x 11', 1,400 Bu
- Storage Bin, 36' x 25', 22,500 Bu, with aeration floor and 8" unload
- Cattle Shed, 56' x 120'
- Concrete Silo
- Hog House, 28' x 64'

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State: **Iowa**
 County: **Cedar**
 Location: **4-80N-3W**
 Township: **Center**
 Acres: **170.19**
 Date: **11/4/2022**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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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**
120B	Tama silty clay loam, 2 to 5 percent slopes	46.52	27.3%		Ile	95
450B	Pillot silt loam, 2 to 5 percent slopes	42.17	24.8%		Ile	66
911B	Colo-Ely complex, 0 to 5 percent slopes	30.66	18.0%		IIw	86
291	Atterberry silt loam, 1 to 3 percent slopes	20.91	12.3%		Iw	85
119B	Muscatine silty clay loam, 2 to 5 percent slopes	8.53	5.0%		Ile	95
118	Garwin silty clay loam, 0 to 2 percent slopes	6.50	3.8%		IIw	90
450C	Pillot silt loam, 5 to 9 percent slopes	5.68	3.3%		IIIle	63
291B	Atterberry silt loam, 2 to 5 percent slopes	3.03	1.8%		Ile	85
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.87	1.7%		Iw	100
160	Walford silt loam, 0 to 2 percent slopes	2.70	1.6%		IIw	82
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.27	0.2%		IVe	57
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.18	0.1%		IIIle	82
520B	Coppock silt loam, 2 to 5 percent slopes	0.17	0.1%		IIw	80
Weighted Average					1.90	83.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

Well is located west of the driveway.

Easement

Well and driveway are shared with the adjoining acreage. Please contact agent for copy of easement.

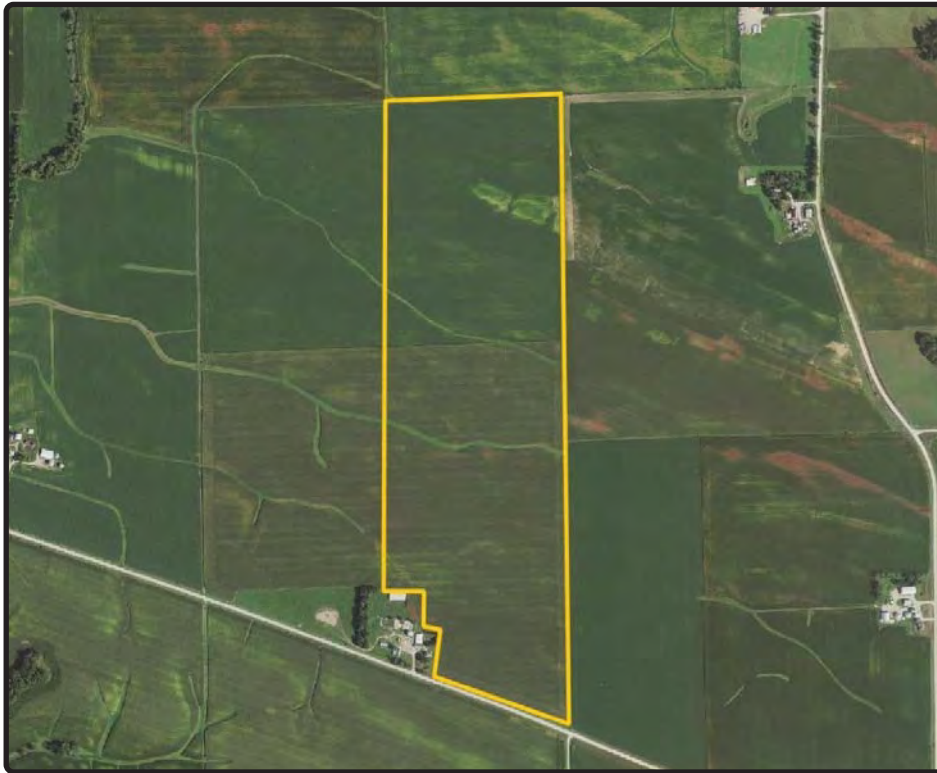
Comments

Productive Cedar County farm. Includes outbuildings and a small pasture.

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Parcel 3

FSA/Eff. Crop Acres:	136.04*
Cert. Mixed Forage Acres:	4.27*
Corn Base Acres:	81.40*
Bean Base Acres:	35.43*
Soil Productivity:	83.40 CSR2

*Acres are estimated.

Parcel 3 Property Information 136.32 Acres, m/l

Location

From Tipton: 3 $\frac{1}{3}$ miles southwest on Cedar Valley Rd., $\frac{3}{4}$ mile north on Jackson Ave. and $\frac{3}{4}$ mile northwest on Green Rd. The property is on the north side of the road.

Legal Description

That part of Sections 4 and 9 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,387.00*
Net Taxable Acres: 136.32
Tax per Net Taxable Acre: \$32.18*

Tax Parcel ID #s: 004010043000020, 004010043000040, part of 004010091000020 & 004010091000060
**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 145, Tract 937
FSA/Eff. Crop Acres: 136.04*
Cert. Mixed Forage Acres: 4.27*
Corn Base Acres: 81.40*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 35.43*
Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Atterberry, Tama and Pillot. CSR2 on the Est. FSA/Eff. crop acres is 83.40. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

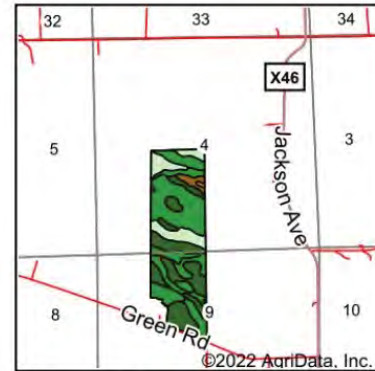
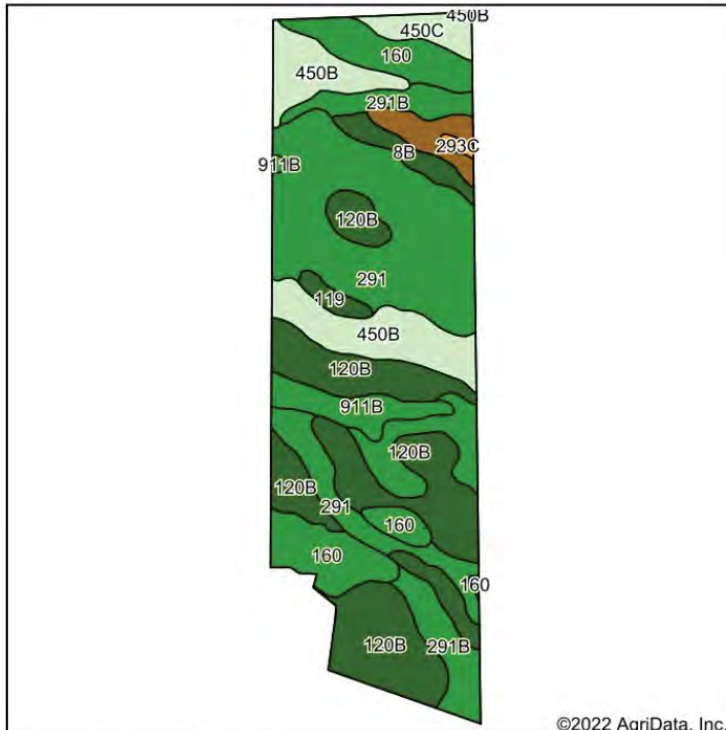
Water & Well Information

None.

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State: **Iowa**
County: **Cedar**
Location: **9-80N-3W**
Township: **Center**
Acres: **136.04**
Date: **11/4/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
291	Atterberry silt loam, 1 to 3 percent slopes	41.88	30.8%		Iw	85
120B	Tama silty clay loam, 2 to 5 percent slopes	36.57	26.9%		Ile	95
450B	Pilot silt loam, 2 to 5 percent slopes	15.63	11.5%		Ile	66
160	Walford silt loam, 0 to 2 percent slopes	15.38	11.3%		Ilw	82
291B	Atterberry silt loam, 2 to 5 percent slopes	9.61	7.1%		Ile	85
911B	Colo-Ely complex, 0 to 5 percent slopes	5.20	3.8%		Ilw	86
293E	Fayette-Chelsea-Tell complex, 9 to 18 percent slopes	3.52	2.6%		IVe	24
450C	Pilot silt loam, 5 to 9 percent slopes	3.14	2.3%		Ille	63
8B	Judson silty clay loam, 2 to 5 percent slopes	3.13	2.3%		Ile	94
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.54	1.1%		Iw	100
293C	Fayette-Chelsea-Tell complex, 5 to 9 percent slopes	0.44	0.3%		Ille	48
Weighted Average					1.76	83.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Access

Buyer responsible for installation of access off Green Road.

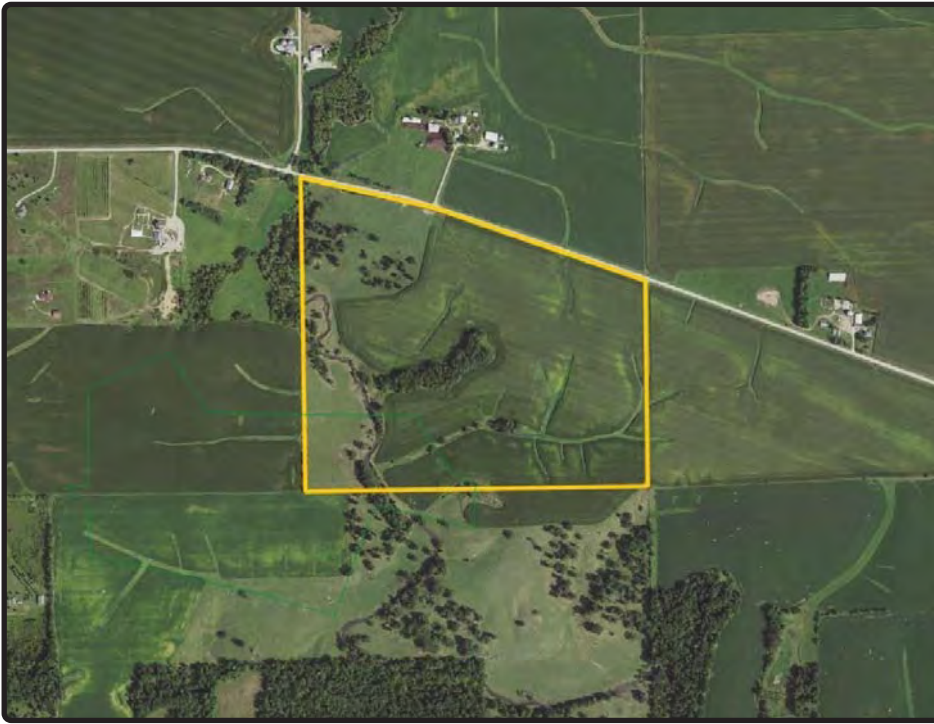
Comments

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Parcel 4

FSA/Eff. Crop Acres: 81.11*
Cert. Mixed Forage Acres: 0.80
Corn Base Acres: 48.53*
Bean Base Acres: 21.12*
Soil Productivity: 60.90 CSR2

**Acres are estimated.*

Parcel 4 Property Information 122.53 Acres, m/l

Location

From Tipton: 3 $\frac{1}{3}$ miles southwest on Cedar Valley Rd., $\frac{3}{4}$ mile north on Jackson Ave. and 1 mile northwest on Green Rd. The property is on the south side of the road.

Legal Description

That part of Section 8 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,445.00*
 Net Taxable Acres: 122.53
 Tax per Net Taxable Acre: \$19.95*

Tax Parcel ID #: 004010082000040, 004010082000050, part of 004010082000020 & 004010082000030
**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 145, Tract 937
 FSA/Eff. Crop Acres: 81.11*
 Cert. Mixed Forage Acres: 0.80
 Corn Base Acres: 48.53*
 Corn PLC Yield: 169 Bu.
 Bean Base Acres: 21.12*
 Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the Est. FSA/Eff. crop acres is 60.90. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

Well supply subject to agreement with new acreage owner.

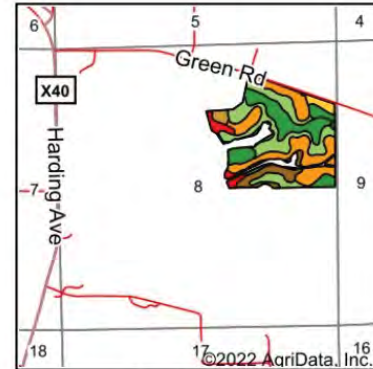
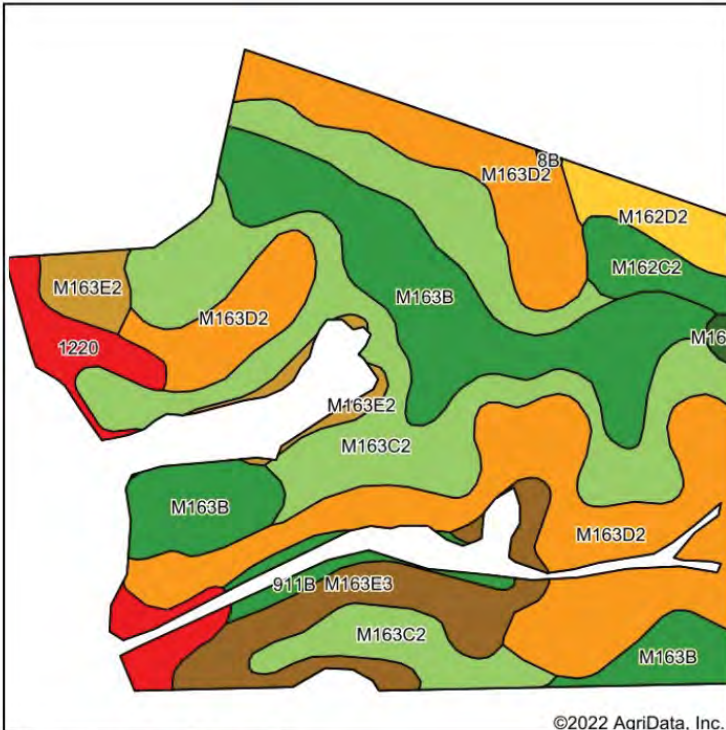
Comments

Nice, mixed-use property with cropland and pasture.

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State: Iowa
 County: Cedar
 Location: 8-80N-3W
 Township: Center
 Acres: 81.11
 Date: 11/4/2022



Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	23.73	29.3%		IIIe	47
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	22.96	28.3%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	16.37	20.2%		IIe	84
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	6.02	7.4%		VIe	29
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	3.91	4.8%		Vw	5
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	2.37	2.9%		IVe	36
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.17	2.7%		IVe	57
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.01	2.5%		IIIe	82
911B	Colo-Ely complex, 0 to 5 percent slopes	1.24	1.5%		IIw	86
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.25	0.3%		IIe	90
8B	Judson silty clay loam, 2 to 5 percent slopes	0.08	0.1%		IIe	94
Weighted Average					3.15	60.9

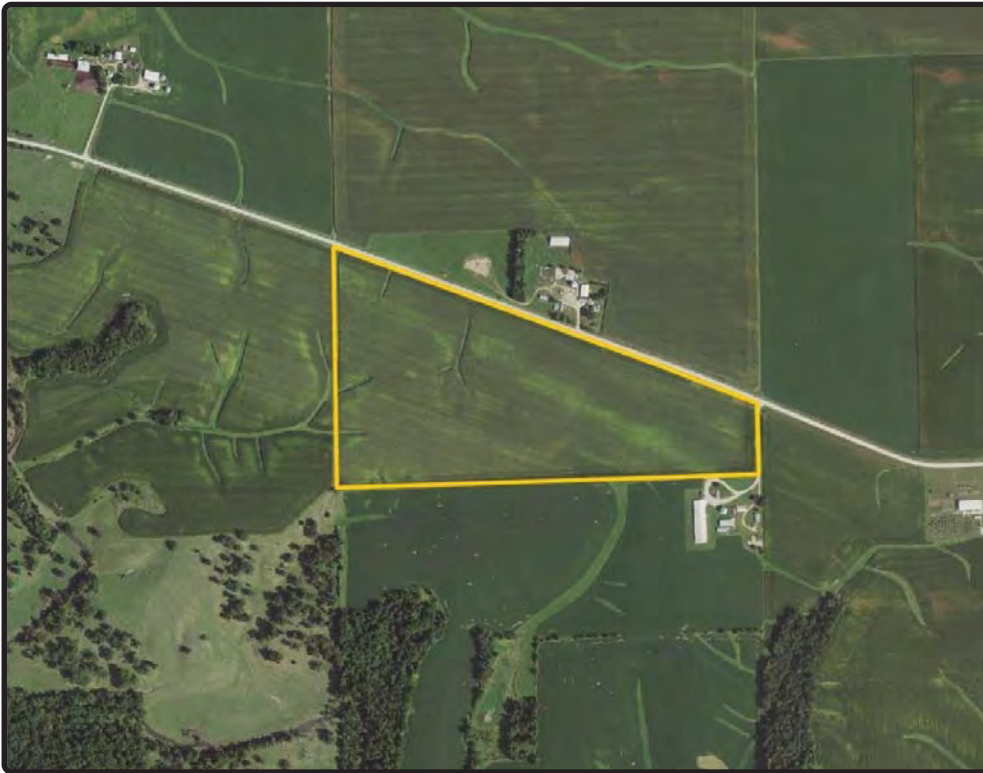
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 5

FSA/Eff. Crop Acres:	64.30*
Corn Base Acres:	38.47*
Bean Base Acres:	16.74*
Soil Productivity:	80.10 CSR2

**Acres are estimated.*

Parcel 5 Property Information 64.30 Acres, m/l

Location

From Tipton: 3½ miles southwest on Cedar Valley Rd., ¼ mile north on Jackson Ave. and ¼ mile northwest on Green Rd. The property is on the south side of the road.

Legal Description

That part of Section 9 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,871.00*
Net Taxable Acres: 64.30
Tax per Net Taxable Acre: \$29.10*

Tax Parcel ID #s: part of
004010091000010, 004010091000030 &
004010091000060

**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 145, Tract 937
FSA/Eff. Crop Acres: 64.30*
Corn Base Acres: 38.47*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 16.74*
Bean PLC Yield: 54 Bu.

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

Soil Types/Productivity

Primary soils are Downs and Fayette. CSR2 on the Est. FSA/Eff. crop acres is 80.10. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

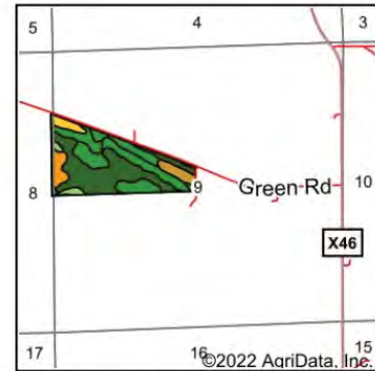
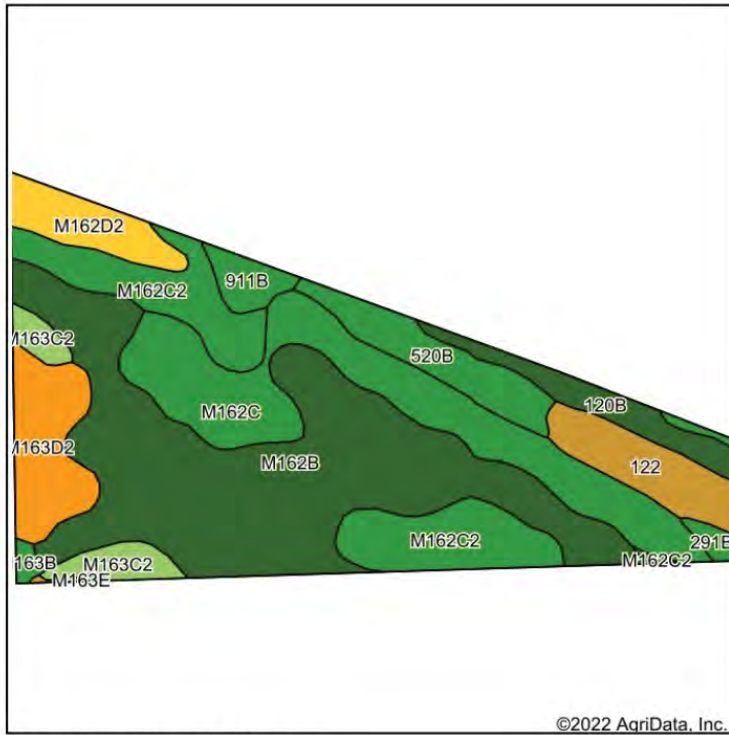
Comments

A productive Cedar County farm.

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State: **Iowa**
County: **Cedar**
Location: **9-80N-3W**
Township: **Center**
Acres: **64.3**
Date: **11/4/2022**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	23.72	36.9%		Ile	90
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	11.81	18.4%		IIle	85
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	8.55	13.3%		IIIle	82
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	4.03	6.3%		IIle	47
122	Sperry silt loam, depressional, 0 to 1 percent slopes	3.42	5.3%		IIIw	36
520B	Coppock silt loam, 2 to 5 percent slopes	3.38	5.3%		IIw	80
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.62	4.1%		IVe	57
120B	Tama silty clay loam, 2 to 5 percent slopes	2.57	4.0%		Ile	95
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	1.95	3.0%		IIIle	76
911B	Colo-Ely complex, 0 to 5 percent slopes	1.19	1.9%		IIw	86
291B	Atterberry silt loam, 2 to 5 percent slopes	0.65	1.0%		Ile	85
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0.31	0.5%		Ile	84
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.10	0.2%		IVe	39
Weighted Average					2.55	80.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 6

FSA/Eff. Crop Acres: 64.10*
Cert. Mixed Forage Acres: 0.60
Corn Base Acres: 38.35*
Bean Base Acres: 16.69*
Soil Productivity: 67.90 CSR2

**Acres are estimated.*

Parcel 6 Property Information 225.00 Acres, m/l

Location

From Tipton: 4½ miles southwest on Cedar Valley Rd. and ¼ mile north on Hayes Rd. The property is on the east side of the road.

Legal Description

That part of Sections 8 and 17 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,824.00
 Net Taxable Acres: 225.00
 Tax per Net Taxable Acre: \$17.00

Tax Parcel ID #s:004010083000050, 004010083000100, 004010084000010, 004010084000040, 004010083000060, 004010084000050, 004010172000040 & 004010172000060

FSA Data

Part of Farm 145, Tract 937
 FSA/Eff. Crop Acres: 64.10*
 Cert. Mixed Forage Acres: 0.60
 Corn Base Acres: 38.35*
 Corn PLC Yield: 169 Bu.
 Bean Base Acres: 16.69*
 Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Fayette and Downs. CSR2 on the Est. FSA/Eff. crop acres is 67.90. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

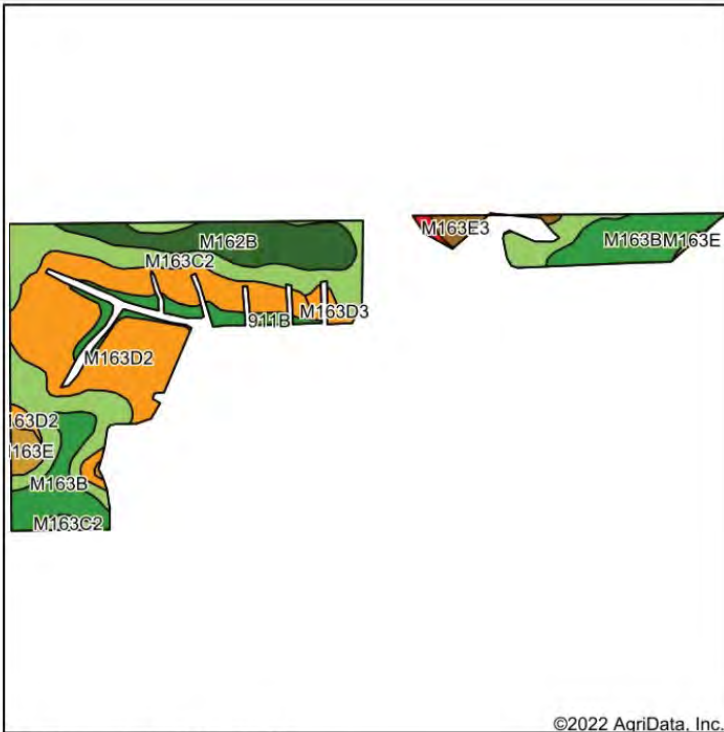
Comments

Cropland and pasture combination.

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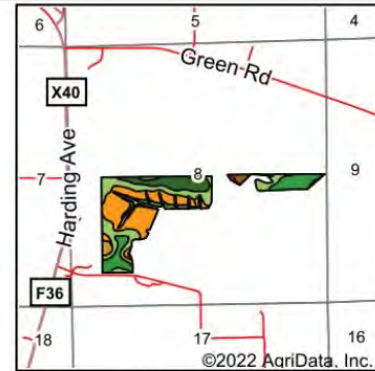
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Soils data provided by USDA and NRCS.




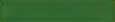






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State: **Iowa**
County: **Cedar**
Location: **8-80N-3W**
Township: **Center**
Acres: **64.1**
Date: **10/25/2022**



Area Symbol: IA031, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	20.17	31.5%		IIIe	47
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	18.27	28.5%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	10.45	16.3%		IIe	84
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	8.26	12.9%		IIe	90
911B	Colo-Ely complex, 0 to 5 percent slopes	3.16	4.9%		IIw	86
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	1.37	2.1%		IVe	39
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	1.19	1.9%		VIe	29
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.79	1.2%		IVe	41
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.36	0.6%		Vw	5
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.08	0.1%		IVe	36
Weighted Average					2.76	67.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 7
Property Information
35.58 Acres, m/l

Location

From Tipton: 4¼ miles southwest on Cedar Valley Rd. The property is on the north side of the road.

Legal Description

That part of the SE¼ of the NE¼ of Section 17, Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$502.00*
Net Taxable Acres: 35.58
Tax per Net Taxable Acre: \$14.11*
Tax Parcel ID #: 004010172000070
**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

Land Description

Gently rolling to rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

The well is located in the west-central portion of the property.

Comments

An attractive building site along a paved road west of Tipton. Includes a mixture of hardwood timber and rolling pasture.

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Parcel 8 Property Information 21.04 Acres, m/l

Location

From Tipton: 3½ miles southwest on Cedar Valley Rd., ¼ mile north on Jackson Ave. and 1½ miles northwest on Green Rd. The property is on the north side of the road.

Legal Description

That part of Sections 5 and 8 in Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Subject to survey.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,013.00*
Net Taxable Acres: 21.04

Tax Parcel ID #: part of 004010054000030, 004010054000050, 004010082000020 & 004010082000030
**Taxes estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

School District

Tipton Community School District

House

There is a 3-bedroom, 2-bathroom, ranch-style house with attached garage. There are 1,436 finished square feet on the main level with a full basement below. A new, asphalt roof was installed in 2021.

FSA Data

Part of Farm 145, Tract 937
FSA/Eff. Crop Acres: 10.89*

Parcel 8

FSA/Eff. Crop Acres:	10.89*
Cert. Grass Acres:	4.60
Cert. Mixed Forage Acres:	2.70
Corn Base Acres:	6.52*
Bean Base Acres:	2.84*
Soil Productivity:	72.20 CSR2

**Acres are estimated.*

House

Total Living SF:	1,436
Bedrooms:	3
Bathrooms:	2
Year Built:	1981

Address:

**767 Green Road
Tipton, IA 52772**

Open Houses

Wed., Nov. 16	3-5 p.m.
Sat., Nov. 19	9-11 a.m.

Cert. Grass Acres: 4.60
Cert. Mixed Forage Acres: 2.70
Corn Base Acres: 6.52*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 2.84*
Bean PLC Yield: 54 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

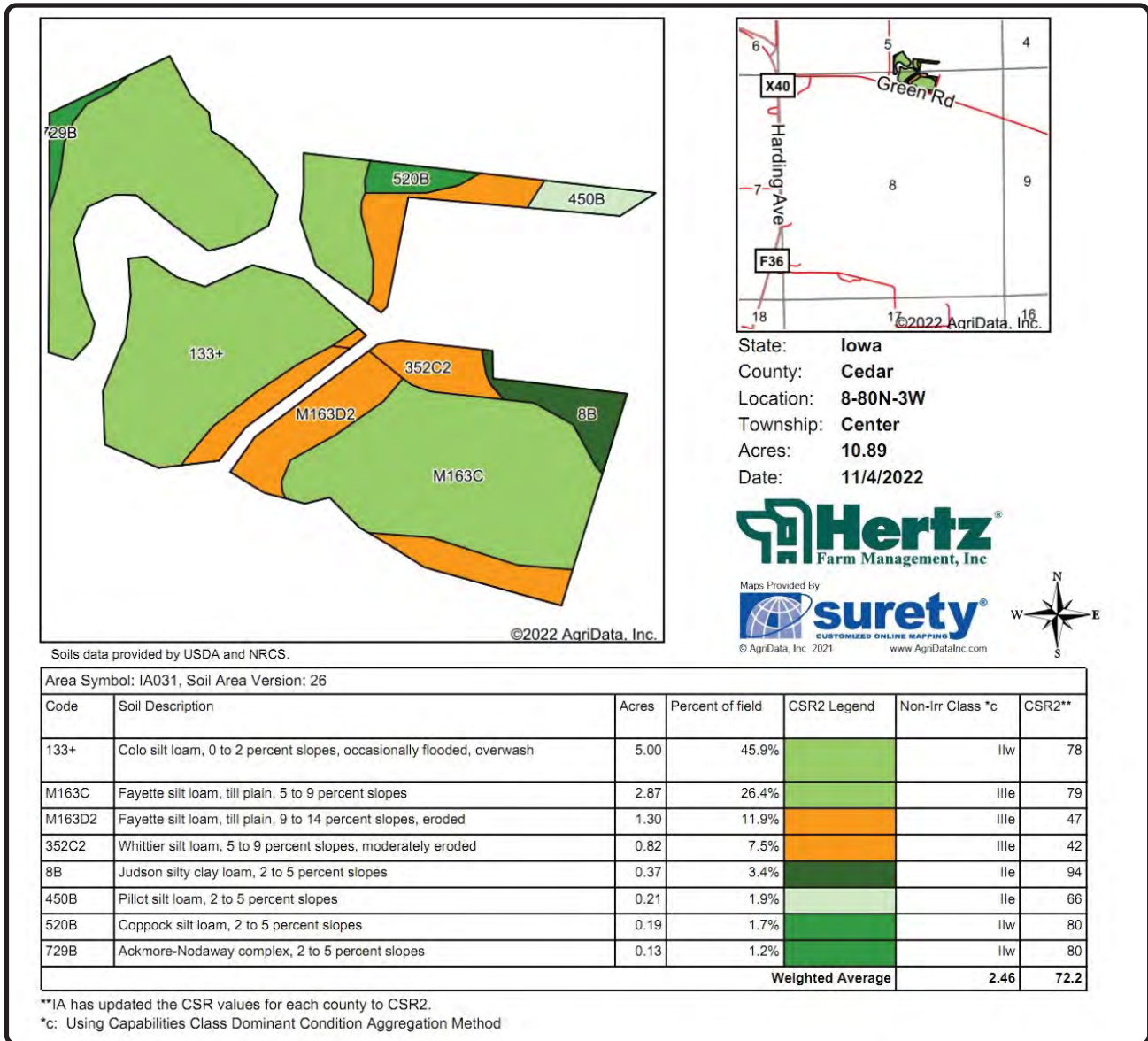
Soil Types/Productivity

Primary soils are Colo and Fayette. CSR2 on the Est. FSA/Eff. crop acres is 72.20. See soil map for detail.

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Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

- Pole Machine Shed, 54' x 90', built in 1976
- Drying Bin, 33' x 18', 11,000 Bu, built in 2007, 8" unload with stirator
- Storage Bin, 30' x 18', 11,000 Bu, built in 1982, 6" unload
- Storage Bin, 36' x 25', 22,500 Bu, built in 1976, 8" horizontal unload

Water & Well Information

There are two wells on the property. The well for the house is located at the northwest corner of the machine shed. The well for the cattle lots is located south of the crib. This well also supplies water to a cattle waterer on parcel 4. The supply of water is subject to both new Buyers reaching a mutual agreement.

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Parcel 8 - 21.04 Acres, m/l



Septic System

The septic system is located north of the house. The system passed a recent inspection. Contact agent for details.

Comments

Nice, 3-bedroom, ranch-style home with buildings. Includes a mixture of cropland, pasture and timber. New siding, windows and roof within the past 10 years.

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: Thurs., Dec. 8, 2022

Time: 10:00 a.m.

Site: **Matthews Memorial Bldg.**
Cedar Co. Fairgrounds
220th St.
Tipton, IA 52772

Seller

Linn Farms, Inc.

Agency

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

Auctioneer

Troy Louwagie

Attorney

Paul P. Morf and Nicolas AbouAssaly,
Simmons Perrine Moyer Bergman PLC

Method of Sale

- Parcels 1-6 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.
- Parcels 7 and 8 will be offered individually and not combined in any way.

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 8, 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 for parcels 1, 3 and 5. Parcels 2, 4, 6, 7 and 8 are subject to the pasture lease which expires March 1, 2023. Seller reserves the rights to use the grain bins on parcels 2 and 8 until July 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.