

Land Auction

ACREAGE:

311.31 Acres, m/l
In 4 parcels
Muscatine County, IA

DATE:

Tuesday
December 6, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Fruitland, IA



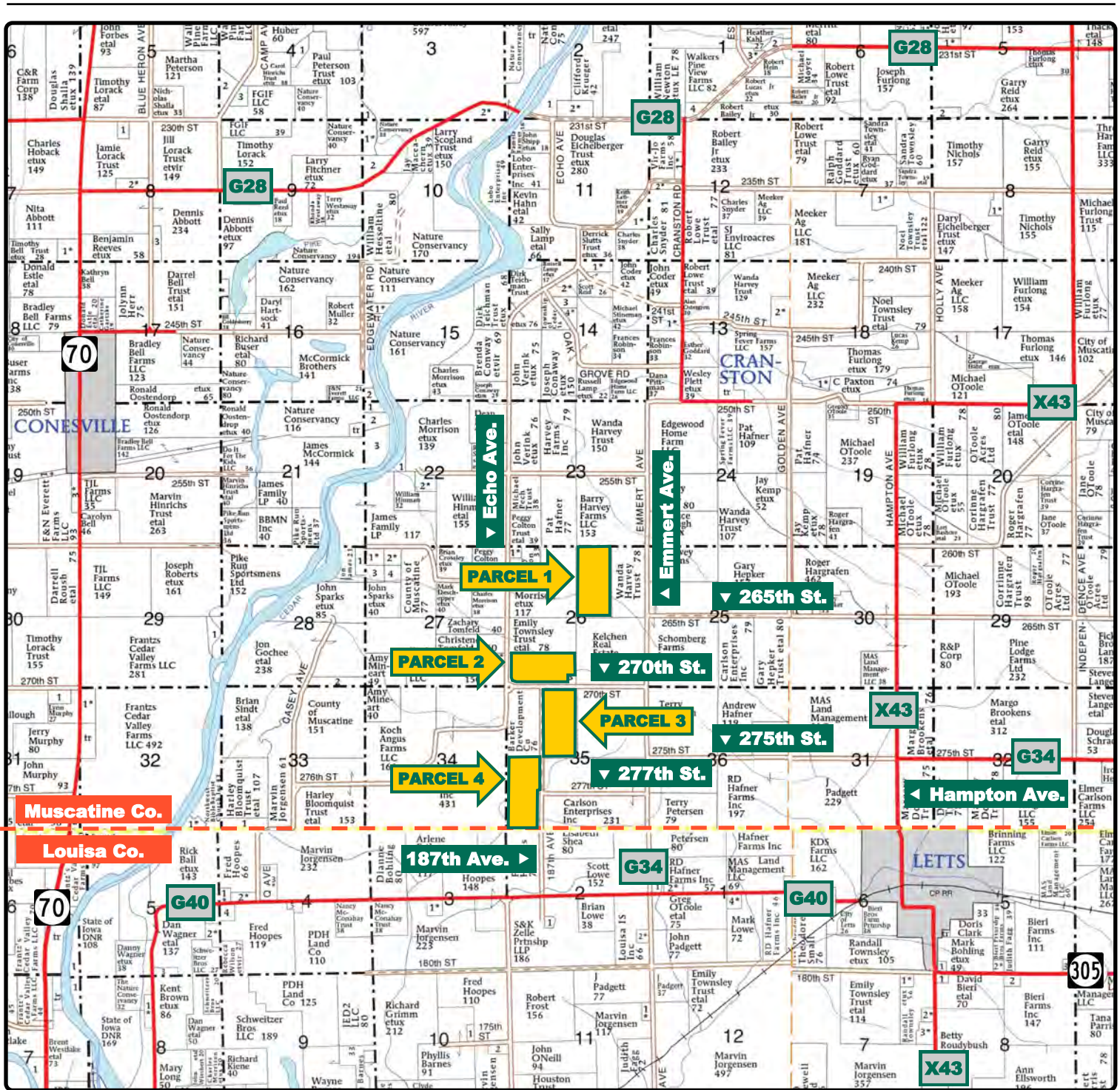
Property Key Features

- Located 3 Miles Northwest of Letts, Iowa
- Good-Quality Cropland
- Includes CRP and Tree Plantings

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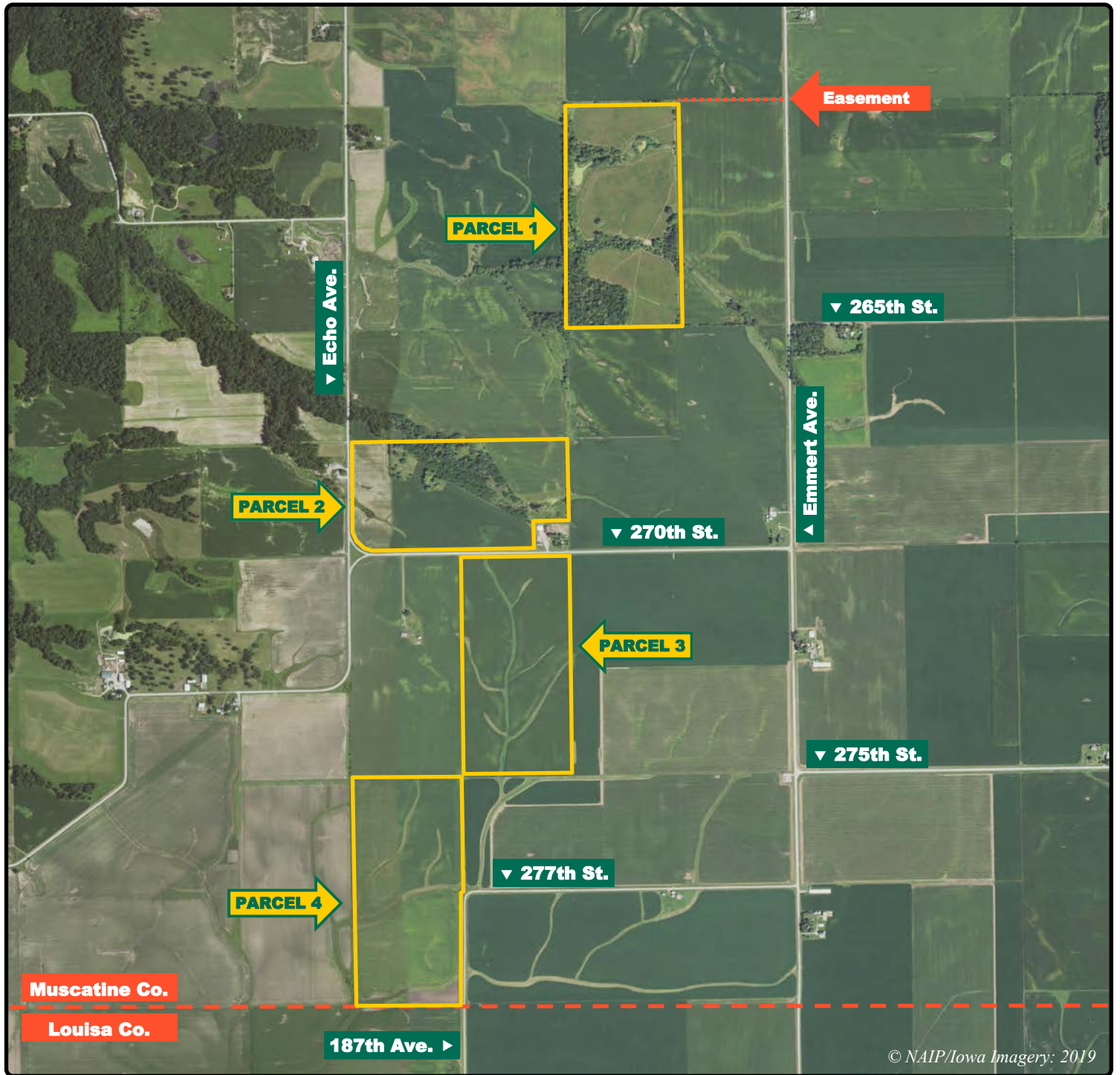


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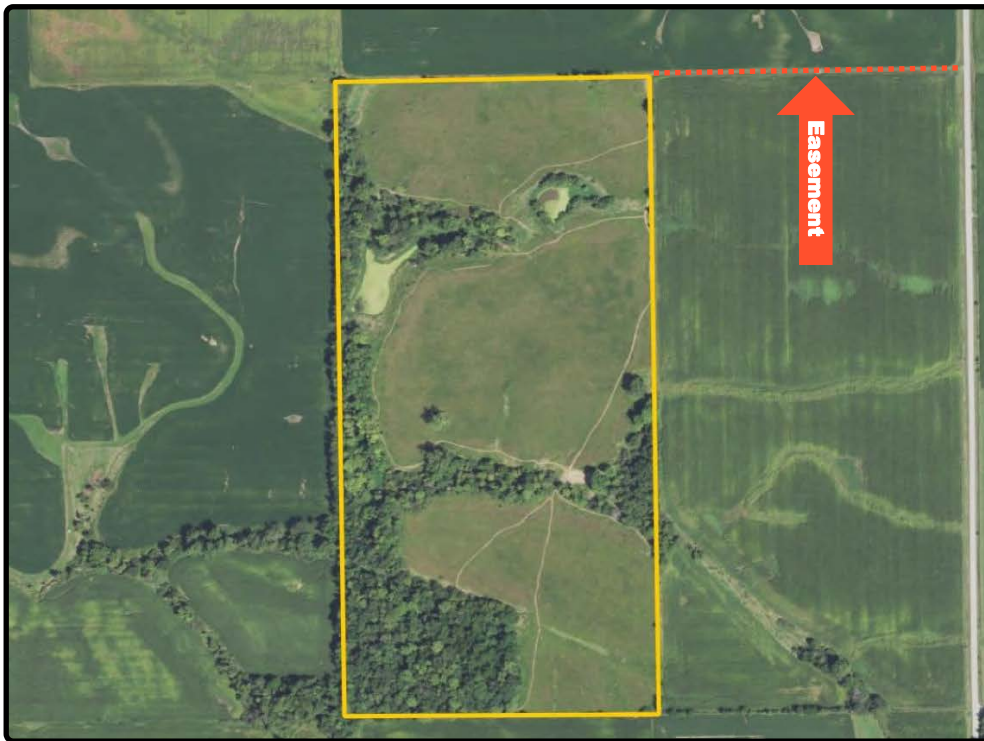
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Parcel 1

CRP Acres: 55.98

Soil Productivity: 82.60 CSR2

Parcel 1 Property Information 79.28 Acres, m/l

Location

From Letts: ½ mile north on Hampton Ave., 1¼ miles west on 275th St., 1½ miles north on Emmert Ave. and ¼ mile west along the access easement at the south edge of Section 23. The property is on the south side of the easement.

Legal Description

The W½ of the NE¼ of Section 26, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$2,020.00
Net Taxable Acres: 79.28
Tax per Net Taxable Acre: \$25.48
Tax Parcel ID #: 1126200001 & 1126200003

FSA Data

Farm Number 4579, Tract 826
CRP Acres: 55.98

CRP Contracts

There are three CRP contracts on this parcel:

- There are 10.02 acres enrolled in a CP-9 contract that pays \$300.00/acre - or \$3,000.00 annually - and expires September 30, 2031.
- There are 12.94 acres enrolled in a CP-21 contract that pays \$301.88/acre - or \$3,906.00 annually - and expires September 30, 2023.

- There are 33.02 acres enrolled in a CP-25 contract that pays \$209.25/acre - or \$6,909.00 annually - and expires September 30, 2025.

The CRP contracts will be assigned to the Buyer at closing. The Buyer will receive 100% of the October 1, 2023 payments.

Soil Types/Productivity

Primary soils are Downs, Atterberry and Walford. CSR2 on the CRP acres is 82.60. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

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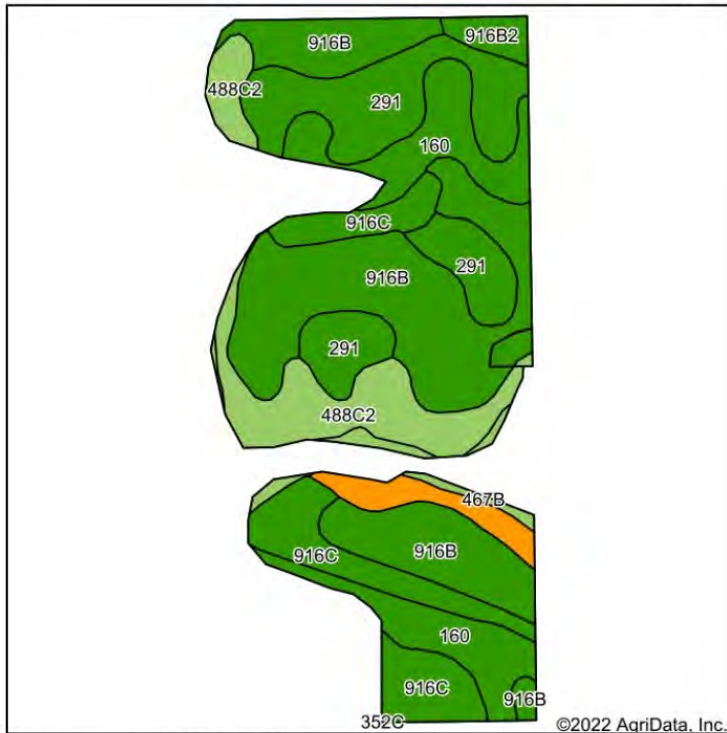
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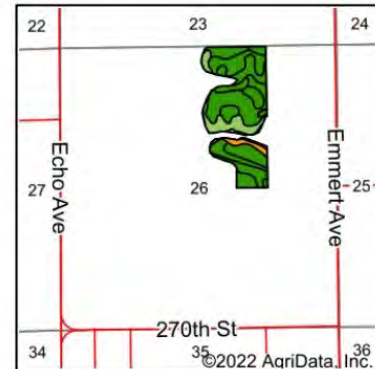
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Muscatine**
Location: **26-76N-4W**
Township: **Cedar**
Acres: **55.98**
Date: **10/31/2022**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA139, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	19.64	35.1%		lle	88
291	Atterberry silt loam, 1 to 3 percent slopes	10.43	18.6%		lw	85
160	Walford silt loam, 0 to 2 percent slopes	7.68	13.7%		llw	82
916C	Downs silt loam, sandy substratum, 5 to 9 percent slopes	7.37	13.2%		llle	82
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	6.94	12.4%		llle	77
917D2	Fayette silt loam, sandy substratum, 9 to 14 percent slopes, eroded	1.83	3.3%		llle	42
467B	Radford silt loam, 2 to 5 percent slopes	1.13	2.0%		llw	75
916B2	Downs silt loam, sandy substratum, 2 to 5 percent slopes, eroded	0.96	1.7%		lle	84
Weighted Average					2.10	82.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

There are two ponds on this property.

Access Easement

The right to use a certain road upon the south 20 feet of the SE¼ of the SE¼ of Section 23, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa. This right is reserved through a deed of conveyance recorded in Book 41, Page 671 with the office of the Recorder.

Comments

Recreational property with wildlife habitat and income from CRP. Property includes two ponds.

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Parcel 1 - 79.28 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	61.94
CRP Acres:	9.86
Acres in Production:	50.17
Cert. Grass Acres:	0.32
Cert. Tree Acres:	11.45
Corn Base Acres:	41.91
Bean Base Acres:	8.42
Soil Productivity:	79.40 CSR2

Parcel 2 Property Information 72.90 Acres, m/l

Location

From Letts: ½ mile north on Hampton Ave., 1¼ miles west on 275th St., ½ mile north on Emmert Ave. and ½ mile west on 270th St. The property is on the north side of the road.

Legal Description

The S½ of the SW¼, except Parcel A, of Section 26, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,098.00
Net Taxable Acres: 72.90
Tax per Net Taxable Acre: \$28.78
Tax Parcel ID #s: 1126300003 & 1126300005

FSA Data

Farm Number 4579, Tract 3639
FSA/Eff. Crop Acres: 61.94*
CRP Acres: 9.86
Acres in Production: 50.17*
Cert. Grass Acres: 0.32
Cert. Tree Acres: 11.45
Corn Base Acres: 41.91
Corn PLC Yield: 162 Bu.
Bean Base Acres: 8.42
Bean PLC Yield: 44 Bu.

**FSA records indicate 61.94 FSA/Eff. crop acres. This figure includes expired CRP land which is now certified as trees. There are currently 50.17 acres in cropland production. Contact agent for details.*

CRP Contracts

There are 9.86 acres enrolled in a CP-21/22 contract that pays \$150.19/acre - or \$1,481.00 annually - and expires September 30, 2023.

The CRP contract will be assigned to the Buyer at closing. The Buyer will receive 100% of the October 1, 2023 payments.

Soil Types/Productivity

Primary soils are Downs, Walford and Newvienna. CSR2 on the cropland in production acres is 79.40. See soil map for detail.

Land Description

Gently rolling.

Drainage

New tile installed in 2022. Contact agent for tile maps.

Buildings/Improvements

None.

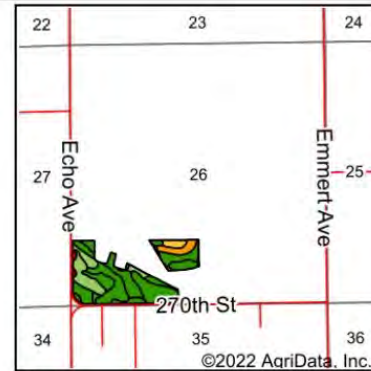
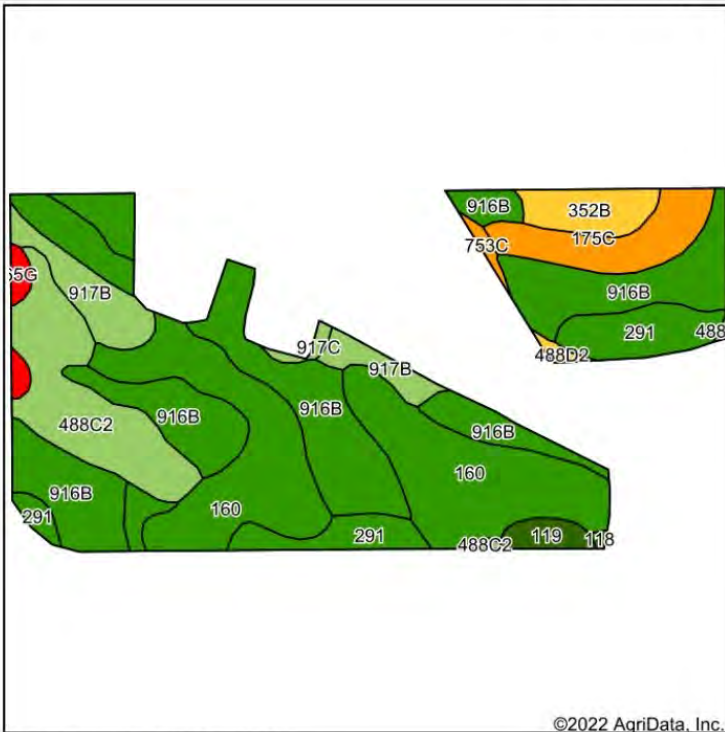
Water & Well Information

None.

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State: **Iowa**
 County: **Muscatine**
 Location: **26-76N-4W**
 Township: **Cedar**
 Acres: **50.17**
 Date: **11/3/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA139, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	16.39	32.7%		Ile	88
160	Waiford silt loam, 0 to 2 percent slopes	14.60	29.1%		IIw	82
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	5.52	11.0%		IIIe	77
291	Atterberry silt loam, 1 to 3 percent slopes	4.41	8.8%		Iw	85
917B	Fayette silt loam, sandy substratum, 2 to 5 percent slopes	2.87	5.7%		Ile	75
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.77	5.5%		IIIe	45
352B	Whittier silt loam, 2 to 5 percent slopes	1.68	3.3%		Ile	51
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.71	1.4%		Iw	100
65G	Lindley loam, 25 to 50 percent slopes	0.51	1.0%		VIIe	5
753C	Thebes silt loam, 5 to 9 percent slopes	0.23	0.5%		IIIe	49
917C	Fayette silt loam, sandy substratum, 5 to 9 percent slopes	0.23	0.5%		IIIe	70
488D2	Newvienna silt loam, 9 to 14 percent slopes, moderately eroded	0.19	0.4%		IIIe	51
118	Garwin silty clay loam, 0 to 2 percent slopes	0.06	0.1%		IIw	90
Weighted Average					2.13	79.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Comments

Good-quality farm with recreational opportunities.

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Parcel 2 - 72.90 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres:	78.30
Cert. Grass Acres:	6.94
Corn Base Acres:	54.69*
Bean Base Acres:	23.61*
Soil Productivity:	83.70 CSR2

**Acres are estimated.*

Parcel 3 Property Information 78.77 Acres, m/l

Location

From Letts: ½ mile north on Hampton Ave., 1¼ miles west on 275th St., ½ mile north on Emmert Ave. and ½ mile west on 270th St. The property is on the south side of the road.

Legal Description

The E½ of the NW¼ of Section 35, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,754.00
Net Taxable Acres: 78.77
Tax per Net Taxable Acre: \$34.96
Tax Parcel ID #s: 1135100006 & 1135100008

FSA Data

Part of Farm Number 4579, Tract 828
FSA/Eff. Crop Acres: 78.30
Cert. Grass Acres: 6.94
Corn Base Acres: 54.69*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 23.61*
Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Newvienna, Muscatine and Atterberry. CSR2 on the FSA/Eff. crop acres is 83.70. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Good-quality Muscatine County farm.

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State: **Iowa**
 County: **Muscatine**
 Location: **35-76N-4W**
 Township: **Cedar**
 Acres: **78.3**
 Date: **11/1/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA139, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	23.50	30.0%		IIIe	77
119	Muscatine silty clay loam, 0 to 2 percent slopes	15.51	19.8%		Iw	100
291	Atterberry silt loam, 1 to 3 percent slopes	12.83	16.4%		Iw	85
467B	Radford silt loam, 2 to 5 percent slopes	11.19	14.3%		IIw	75
916B	Downs silt loam, sandy substratum, 2 to 5 percent slopes	5.33	6.8%		IIe	88
118	Garwin silty clay loam, 0 to 2 percent slopes	4.72	6.0%		IIw	90
120B2	Tama silt loam, 2 to 5 percent slopes, eroded	3.08	3.9%		IIe	92
352C2	Whittier silt loam, 5 to 9 percent slopes, moderately eroded	2.08	2.7%		IIIe	40
160	Walford silt loam, 0 to 2 percent slopes	0.06	0.1%		IIw	82
Weighted Average					1.96	83.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 3 - 78.77 Acres, m/l



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Parcel 4

FSA/Eff. Crop Acres:	76.87
CRP Acres:	1.70
Cert. Grass Acres:	1.85
Corn Base Acres:	53.70*
Bean Base Acres:	23.17*
Soil Productivity:	89.70 CSR2

**Acres are estimated.*

Parcel 4 Property Information 80.36 Acres, m/l

Location

From Letts: ½ mile north on Hampton Ave., 1¼ miles west on 275th St., ¼ mile south on Emmert Ave. and ¾ mile west on 277th St. The property is on the west side of the road.

Legal Description

The W½ of the SW¼ of Section 35, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,976.00
Net Taxable Acres: 80.36
Tax per Net Taxable Acre: \$37.03
Tax Parcel ID #s: 1135300005 & 1135300003

FSA Data

Part of Farm Number 4579, Tract 828
FSA/Eff. Crop Acres: 76.87
CRP Acres: 1.70
Cert. Grass Acres: 1.85
Corn Base Acres: 53.70*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 23.17*
Bean PLC Yield: 44 Bu.
**Acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

CRP Contracts

There are 1.70 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$510.00 annually - and expires September 30, 2031.

The CRP contract will be assigned to the Buyer at closing. The Buyer will receive 100% of the October 1, 2023 payments.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Radford. CSR2 on the FSA/Eff. crop acres is 89.70. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent-quality farm!

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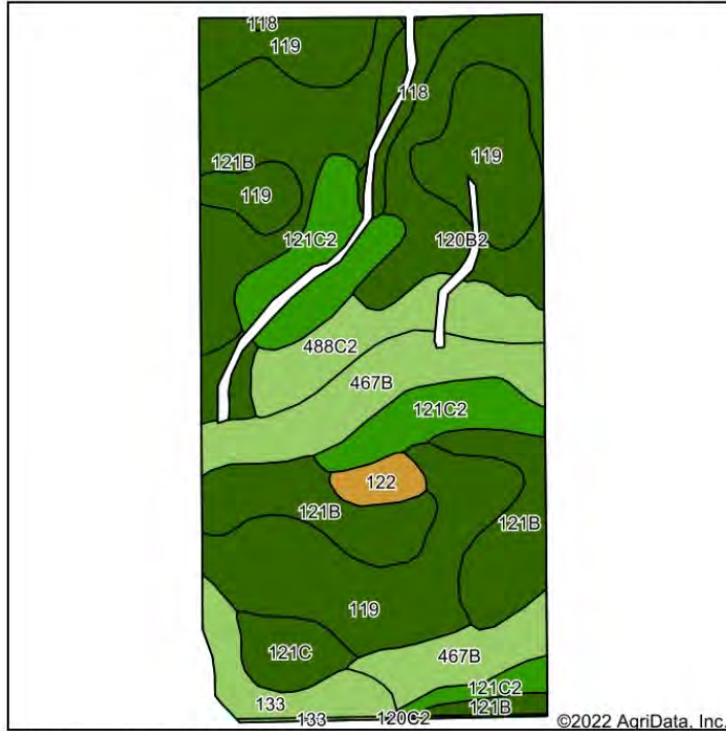
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State: **Iowa**
 County: **Muscatine**
 Location: **35-76N-4W**
 Township: **Cedar**
 Acres: **76.87**
 Date: **11/1/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA115, Soil Area Version: 25
 Area Symbol: IA139, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
119	Muscatine silty clay loam, 0 to 2 percent slopes	20.90	27.2%		Iw	100
121B	Tama silt loam, 2 to 5 percent slopes	17.31	22.5%		Ile	95
467B	Radford silt loam, 2 to 5 percent slopes	9.09	11.8%		IIw	75
121C2	Tama silt loam, 5 to 9 percent slopes, eroded	8.96	11.7%		IIIe	87
120B2	Tama silt loam, 2 to 5 percent slopes, eroded	7.11	9.2%		Ile	92
488C2	Newvienna silt loam, 5 to 9 percent slopes, moderately eroded	5.01	6.5%		IIIe	77
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.99	3.9%		IIw	78
121C	Tama silt loam, 5 to 9 percent slopes	2.19	2.8%		IIIe	90
118	Garwin silty clay loam, 0 to 2 percent slopes	1.86	2.4%		IIw	90
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.18	1.5%		IIIw	36
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.16	0.2%		IIw	78
120B	Tama silty clay loam, 2 to 5 percent slopes	0.11	0.1%		Ile	95
Weighted Average					1.95	89.7

**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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Parcel 4 - 80.36 Acres, m/l



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Date: **Tues., December 6, 2022**

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

Site: **Fruitland City Hall
104 Sand Run Rd.
Fruitland, IA 52749**

Seller

Harry E. Crist Revocable Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Darrel A. Morf, Simmons Perrine Moyer Bergman, PLC

Method of Sale

- This land 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.
- 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 18, 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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