

ACREAGE:

115.71 Acres, m/l
Cedar County, IA

DATE:

Thursday
January 26, 2023
10:00 a.m.

AUCTION TYPE:

In-Person
Tipton, IA



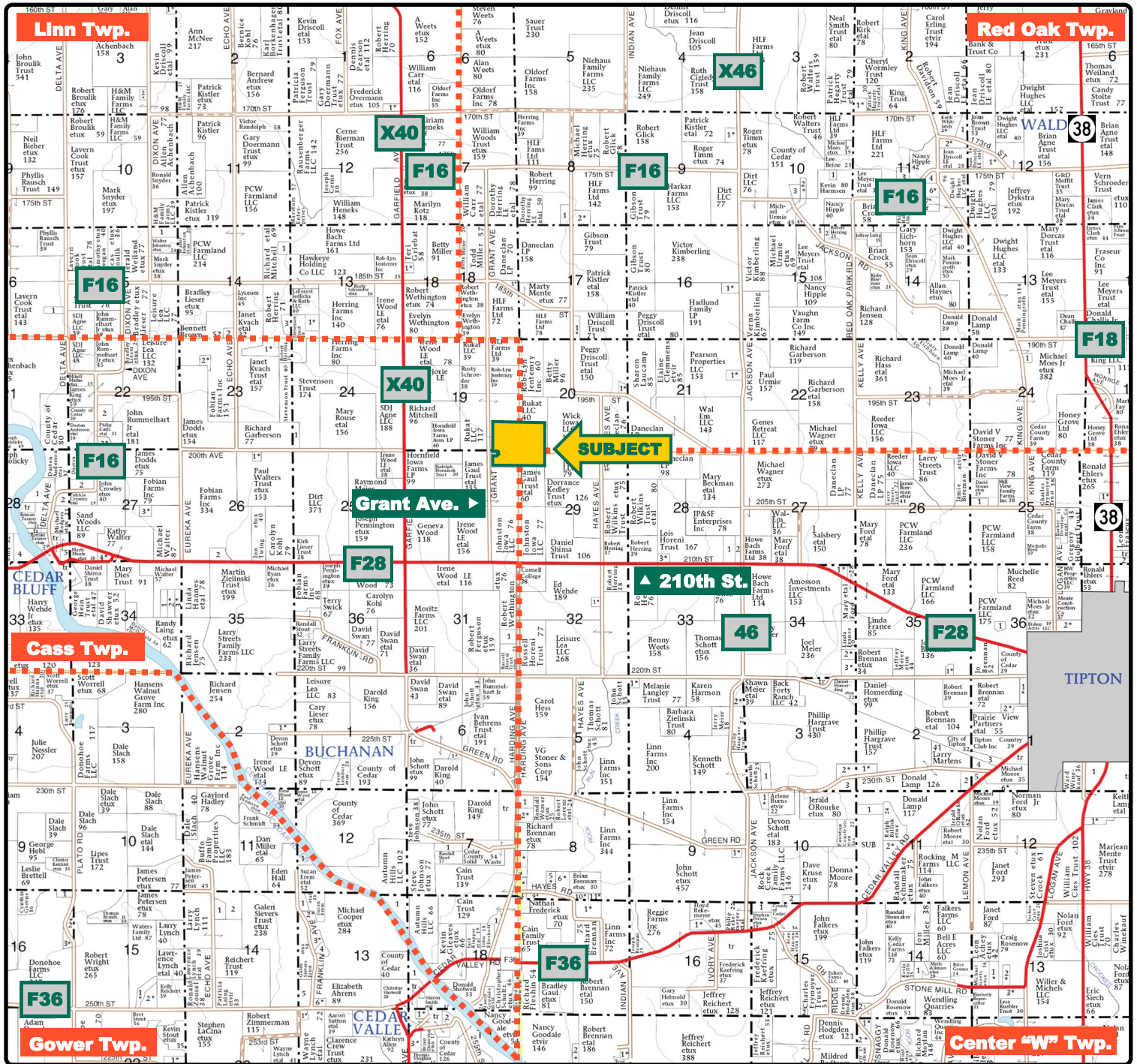
Property Key Features

- Located 5 Miles Northwest of Tipton, Iowa
- 115.60 FSA/ Eff. Crop Acres with an 89.30 CSR2
- 52,000' of Drainage Tile Installed North of Waterway

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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 115.60 |
| Corn Base Acres: | 76.40 |
| Bean Base Acres: | 29.20 |
| Soil Productivity: | 89.30 CSR2 |

Property Information

115.71 Acres, m/l

Location

From Tipton: 4¾ miles west on 210th St. and 1 mile north on Grant Ave. The property is on the east side of the road.

Legal Description

The SE¼ of the SE¼ of Section 19, the SW¼ of the SW¼ of Section 20, the N½ of the NW¼ of the NW¼ of Section 29, and the N½ of the NE¼ of the NE¼ of Section 30; all located in Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa, except Parcel C as shown in Plat Book G on page 4 in the Cedar County Recorder's Office. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022-2023: \$4,176.00
Net Taxable Acres: 115.71
Tax per Net Taxable Acre: \$36.09
Tax Parcel ID #s: 004006291000010, 002006194000040, 002006302000090 & 028006203000030

FSA Data

Farm Number 228, Tract 909
FSA/Eff. Crop Acres: 115.60
Corn Base Acres: 76.40
Corn PLC Yield: 165 Bu.
Bean Base Acres: 29.20
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Maxfield, Klinger and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 89.30. See soil map for detail.

Land Description

Level.

Drainage

There is 52,000' of drainage tile installed north of the waterway. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

2023 Lease

The farmland is leased for 2023. Buyer to receive 100% of the 2023 rent payment. Lease agreement will be assigned to Buyer at closing. Contact agent for details.

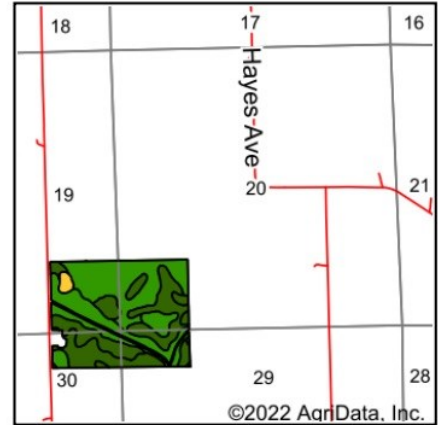
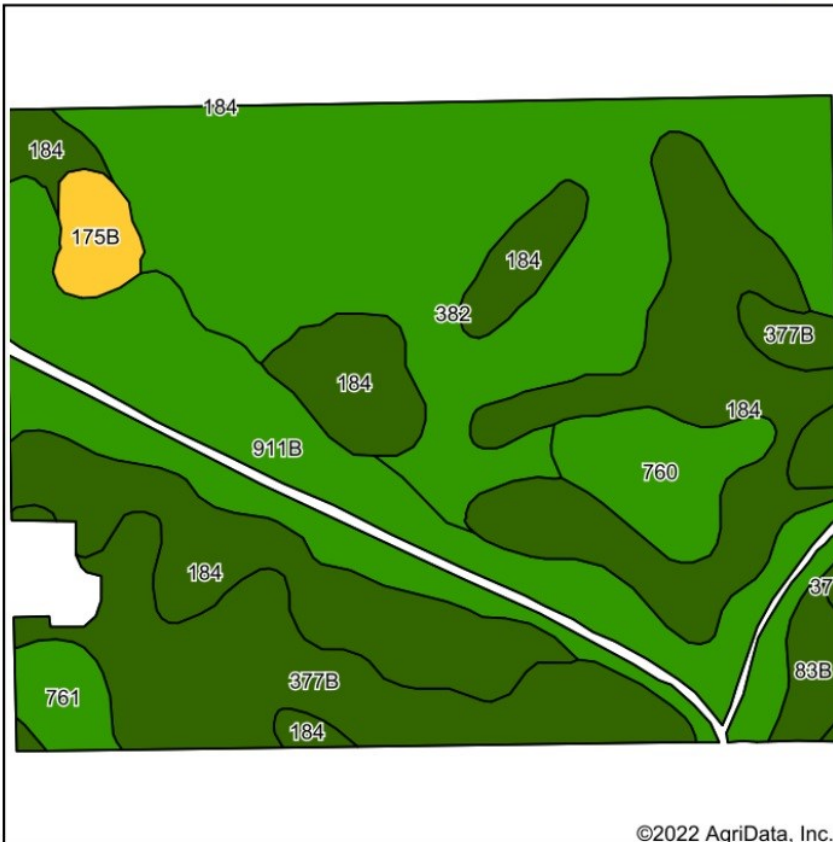
Comments

Highly productive Cedar County farm.

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State: Iowa
 County: Cedar
 Location: 19-81N-3W
 Township: Cass
 Acres: 115.6
 Date: 12/13/2022



Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|
| 382 | Maxfield silty clay loam, 0 to 2 percent slopes | 34.92 | 30.2% | | llw | 87 |
| 184 | Klinger silty clay loam, 1 to 4 percent slopes | 32.09 | 27.8% | | lw | 95 |
| 911B | Colo-Ely complex, 0 to 5 percent slopes | 22.05 | 19.1% | | llw | 86 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 15.99 | 13.8% | | lle | 94 |
| 760 | Ansgar silt loam, 0 to 2 percent slopes | 4.68 | 4.0% | | llw | 85 |
| 761 | Franklin silt loam, 1 to 3 percent slopes | 2.07 | 1.8% | | lw | 85 |
| 175B | Dickinson fine sandy loam, 2 to 5 percent slopes | 1.98 | 1.7% | | llle | 50 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 1.82 | 1.6% | | lle | 90 |
| Weighted Average | | | | | 1.72 | 89.3 |

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

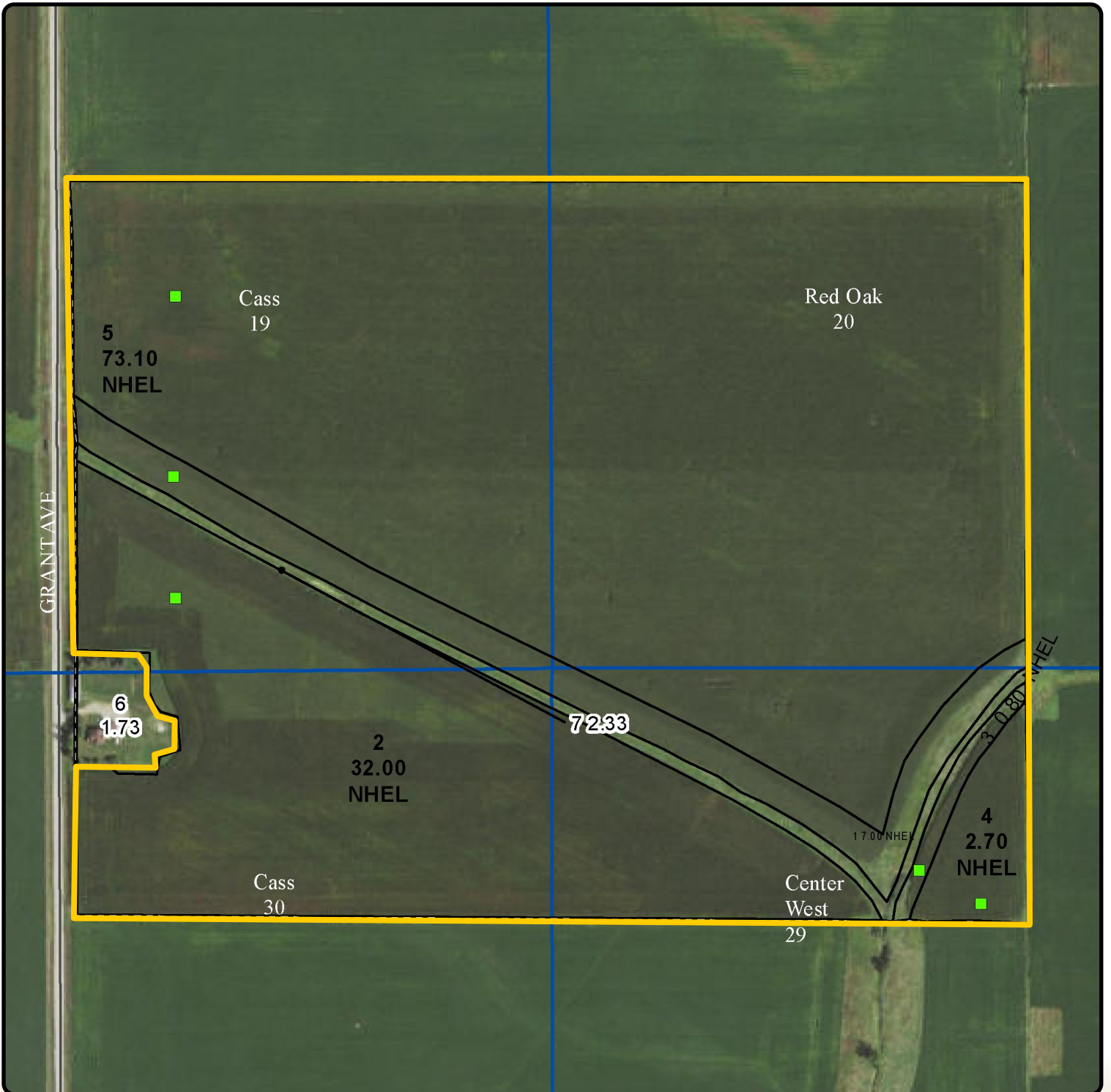
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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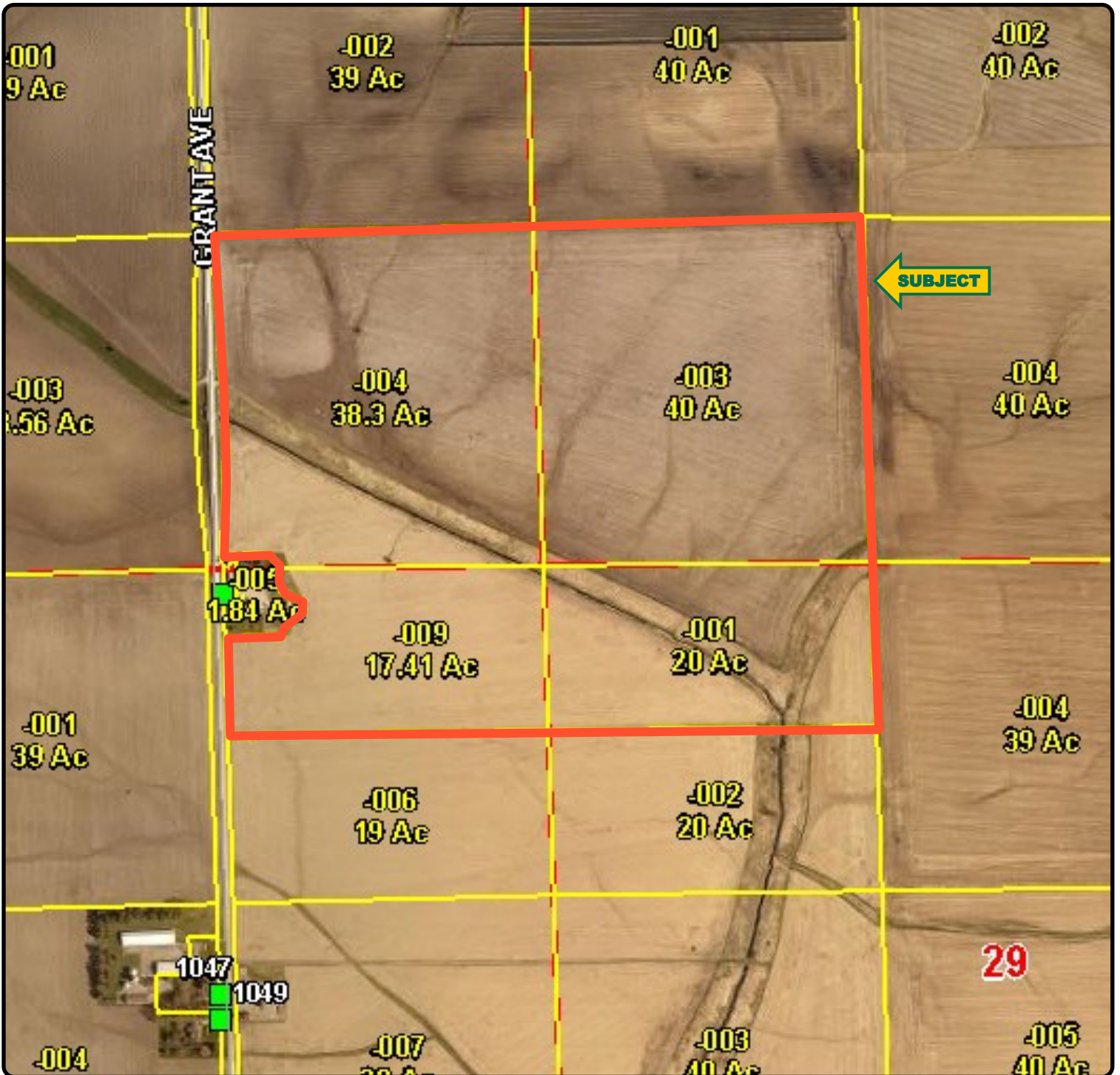
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Looking east from the north side



Looking east from the south side



Looking northwest from the east side



Looking west from the south side



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Date: **Thurs., January 26, 2023**

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

Site: **St. Mary's Catholic Hall
209 Mulberry St.
Tipton, IA 52772**

Seller

Monte Herring Gaul Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Kyle R. Maurer, Kyle Maurer PLC
Matthew G. Barnd, Bradley & Riley PC

Method of Sale

- This property will be offered as a single tract of land.
- Sale is not contingent on a reserve price.

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 March 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, 2024. 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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