

# Land Auction

**ACREAGE:****208.33 Acres, m/l**

In 3 parcels  
Clayton County, IA

**DATE:**

Thursday  
**March 9, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Garnavillo, IA &  
bid.hertz.ag



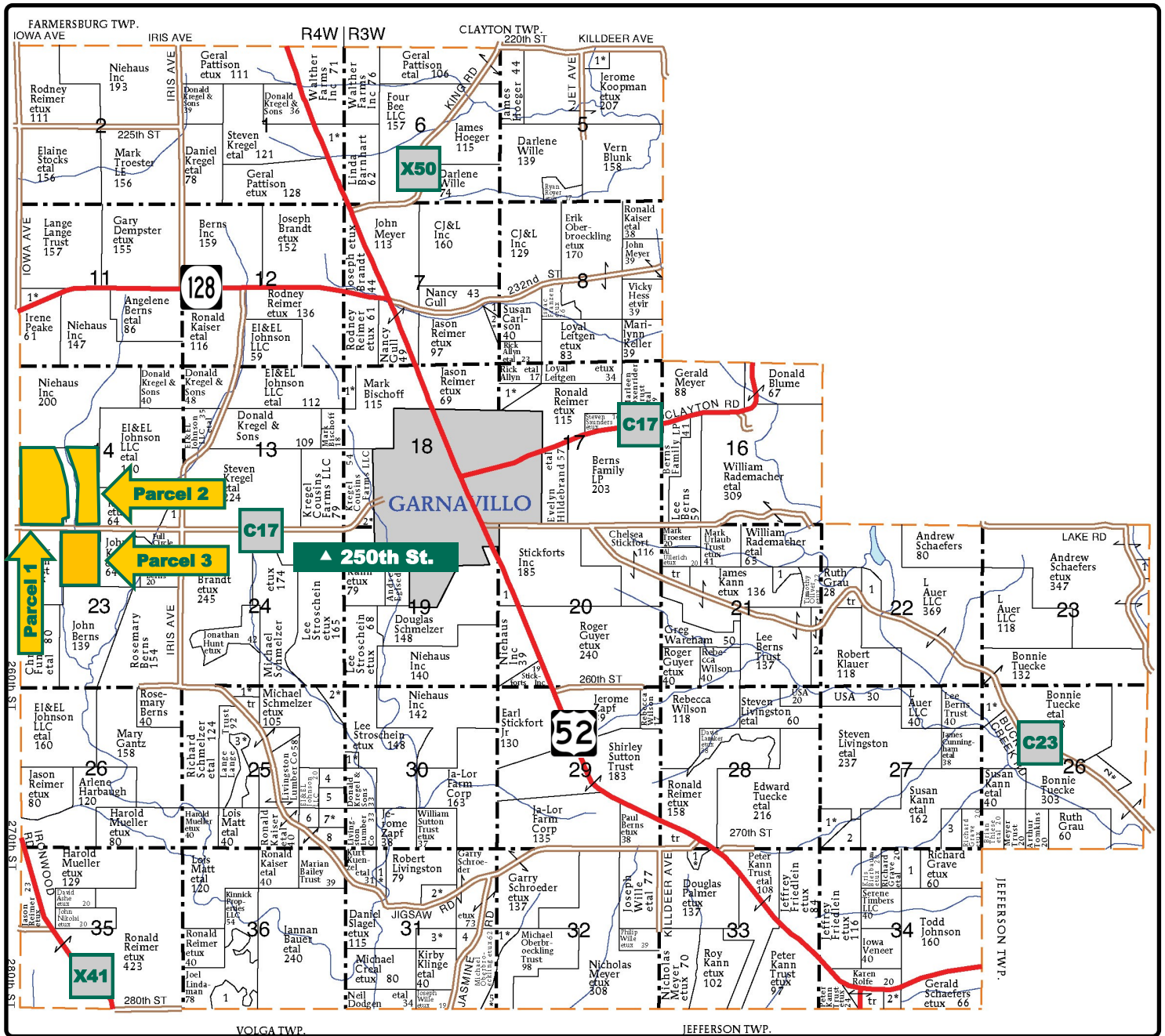
## Property Key Features

- Highly Tillable Tracts in Clayton County, Iowa
- Located 2 Miles West of Garnavillo, Iowa
- Investment Opportunity or Add-On Properties to Existing Farming Operation

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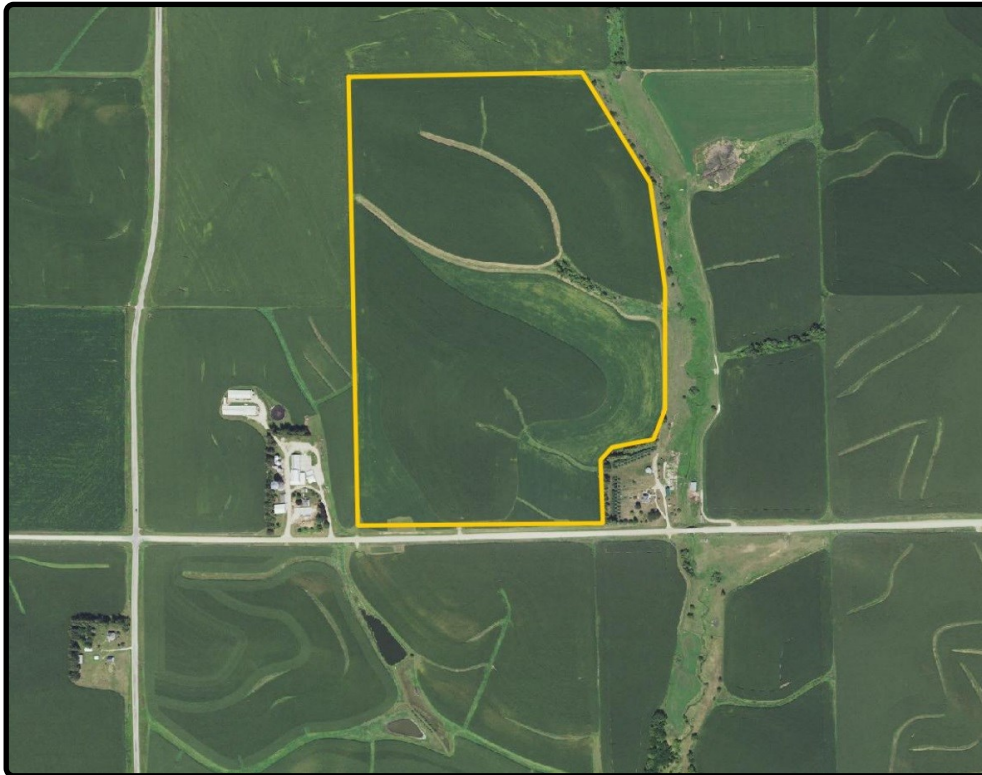
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## Parcel 1

**FSA/Eff. Crop Acres:** 97.30\*  
**Corn Base Acres:** 77.33\*  
**Bean Base Acres:** 16.42\*  
**Soil Productivity:** 62.20 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 99.94 Acres, m/l

### Location

2 miles west of Garnavillo, Iowa on the north side of Highway C17 or 250th St.

### Legal Description

SW¼ west of creek Section 14, Township 93 North, Range 4 West of the 5th P.M., subject to survey.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$3,122.00\*

Surveyed Acres: 99.94

Net Taxable Acres: 99.31\*

Tax per Net Taxable Acre: \$31.44\*

Tax Parcel ID #s: 1214351001,

1214301001, 1214326001, 1214376001

*\*Taxes estimated due to recent survey of*

*property. Clayton County Treasurer/  
Assessor will determine final tax figures.*

### Lease Status

Open lease for 2023 crop year.

### FSA Data

Farm Number 5502, Tract 1697

FSA/Eff. Crop Acres: 97.30\*

Corn Base Acres: 77.33\*

Corn PLC Yield: 162 Bu.

Bean Base Acres: 16.42\*

Bean PLC Yield: 53 Bu.

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

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Downs silt loam and Luana silt loam. CSR2 on the estimated FSA/Eff. crop acres is 62.20. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

Gently rolling.

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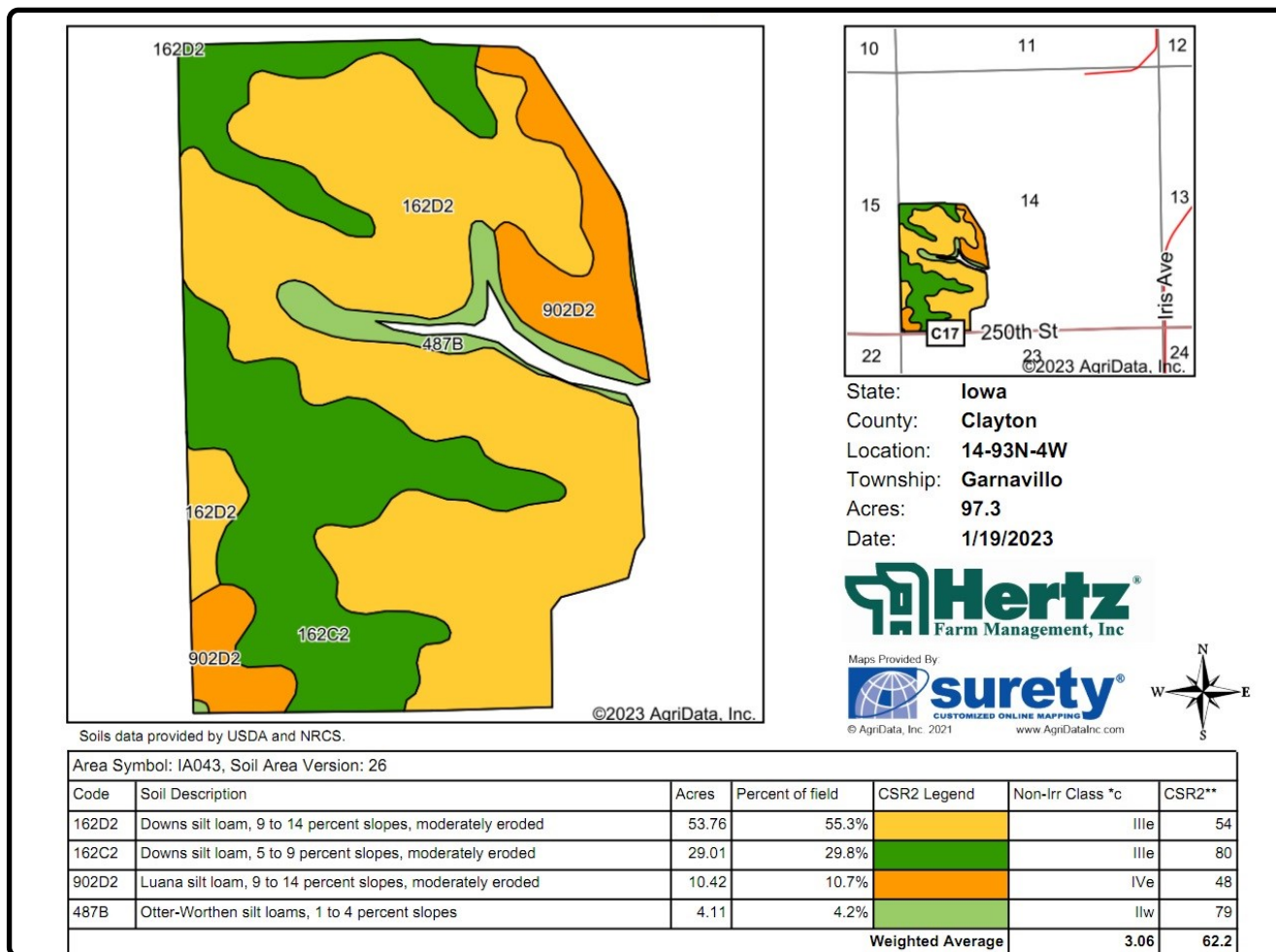
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## Drainage

Contact listing agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known well.

## Comments

Mixed-use property west of Garnavillo,  
Iowa.

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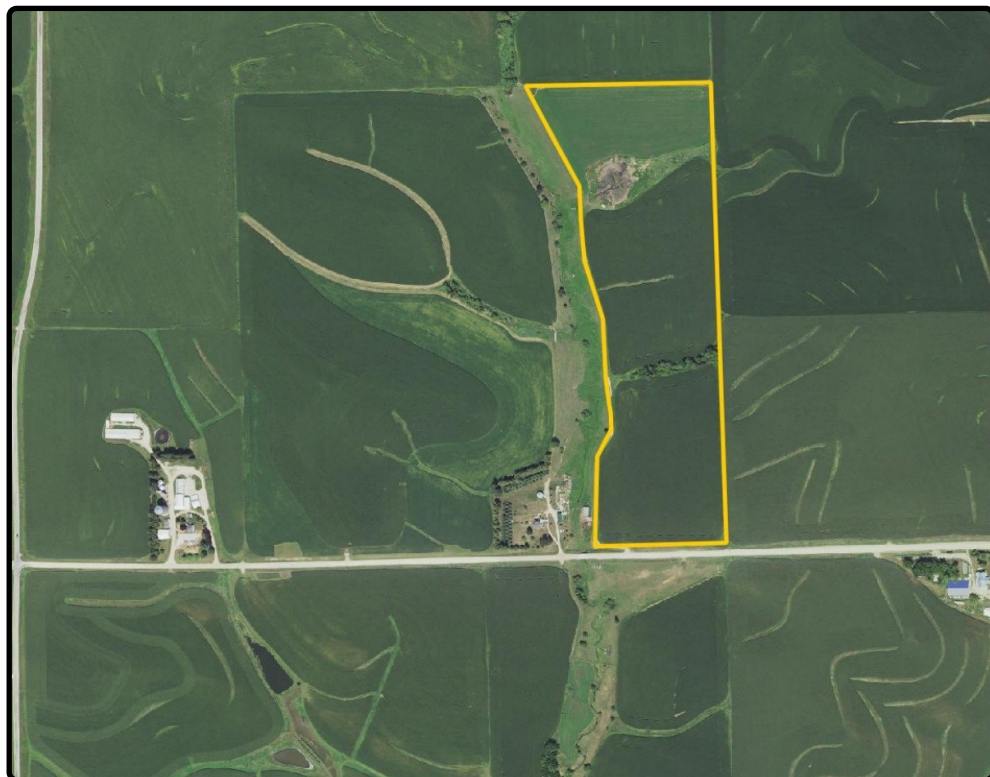
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## Parcel 2

**FSA/Eff. Crop Acres:** 40.33\*  
**Corn Base Acres:** 31.50\*  
**Bean Base Acres:** 6.69\*  
**Soil Productivity:** 59.70 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 45.27 Acres, m/l

### Location

2 miles west of Garnavillo, Iowa on the north side of Highway C17 or 250th St.

### Legal Description

SE¼ east of creek Section 14, Township 93 North, Range 4 West of the 5th P.M., subject to survey.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,194.00\*

Surveyed Acres: 45.27

Net Taxable Acres: 45.05\*

Tax per Net Taxable Acre: \$26.50\*

Tax Parcel ID #: 1214326001,

1214376001

*\*Taxes estimated due to recent survey of*

*property. Clayton County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 5502, Tract 1697

FSA/Eff. Crop Acres: 40.33\*

Corn Base Acres: 31.50\*

Corn PLC Yield: 162 Bu.

Bean Base Acres: 6.69\*

Bean PLC Yield: 53 Bu.

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

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Downs silt loam and Luana silt loam. CSR2 on the estimated FSA/Eff. crop acres is 59.70. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Fertility Data

Contact listing agent for details.

### Yield History (Bu./Ac.)

Contact listing agent for details.

### Land Description

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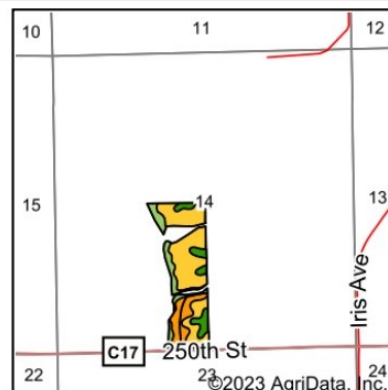
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Clayton**  
Location: **14-93N-4W**  
Township: **Garnavillo**  
Acres: **40.33**  
Date: **1/19/2023**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA043, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	23.46	58.2%		IIIe	54
902D2	Luana silt loam, 9 to 14 percent slopes, moderately eroded	6.38	15.8%		IVe	48
487B	Otter-Worthen silt loams, 1 to 4 percent slopes	5.77	14.3%		IIw	79
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.72	11.7%		IIIe	80
Weighted Average					3.02	59.7

## Drainage

Contact listing agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known well. Pond consisting of approximately one acre.

## Comments

Mixed-use property with pond west of Garnavillo, Iowa.

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## Parcel 3

**FSA/Eff. Crop Acres:** 42.99\*  
**Corn Base Acres:** 34.37\*  
**Bean Base Acres:** 7.30\*  
**Soil Productivity:** 50.50 CSR2

*\*Acres are estimated.*

### Parcel 3 Property Information 63.12 Acres, m/l

#### Location

2 miles west of Garnavillo, Iowa on the south side of Highway C17 or 250th St.

#### Legal Description

E½ NW¼, excluding S¼, Section 23, Township 93 North, Range 4 West of the 5th P.M., subject to survey.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,352.00  
 Surveyed Acres: 63.12  
 Net Taxable Acres: 58.25  
 Tax per Net Taxable Acre: \$23.21  
 Tax Parcel ID #: 1223537001, 1223537002, 1223513001

#### Lease Status

Open lease for the 2023 crop year.

#### FSA Data

Farm Number 5502, Tract 1697

FSA/Eff. Crop Acres: 42.99\*

Corn Base Acres: 34.37\*

Corn PLC Yield: 162 Bu.

Bean Base Acres: 7.30\*

Bean PLC Yield: 53 Bu.

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

#### NRCS Classification

HEL: Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Downs silt loam and Frankville silt loam. CSR2 on the estimated FSA/Eff. crop acres is 50.50. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

#### Fertility Data

Contact listing agent for details.

#### Yield History (Bu./Ac.)

Contact listing agent for details.

#### Land Description

Gently rolling.

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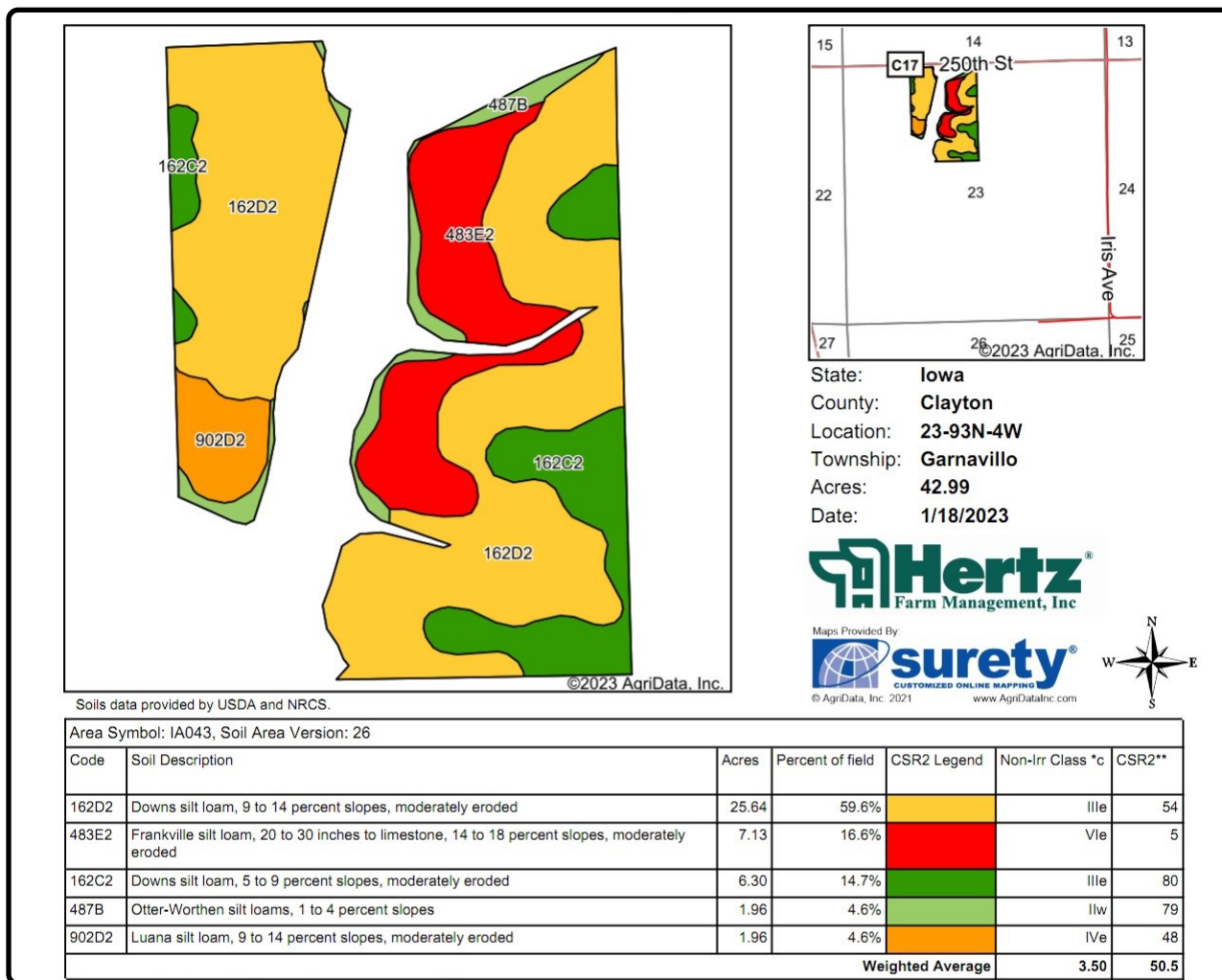
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## Drainage

Contact listing agent for details.

## Buildings/Improvements

None.

## Water & Well Information

No known well.

## Comments

Mixed-use property west of Garnavillo,  
Iowa.

*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 1** - Looking Northeast—Fall 2022



**Parcel 2** - Looking South—Fall 2022



**Parcel 3** - Looking Northeast—Winter 2023



**Parcel 3** - Looking Southwest—Fall 2022



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Date: **Thurs., March 9, 2023**

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

Site: **Community Center  
106 W. Niagara St.  
Garnavillo, IA 52049**

Online: **bid.hertz.ag**

### Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Adam Meyer at 319-415-9651 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

### 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.

### Seller

Dale E and Kathleen C Wahls Revocable Trust

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Mike Schuster  
Schuster & Mick Law Offices

### 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 April 27, 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. Taxes will be prorated to closing.

### Survey

Parcels have been surveyed. Final sale price will be final surveyed acres multiplied by the per acre bid amount for each parcel.

### 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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