

Land Auction

ACREAGE:

309.44 Acres, m/l

In 3 parcels

Buchanan County, IA

DATE:

Friday

March 3, 2023

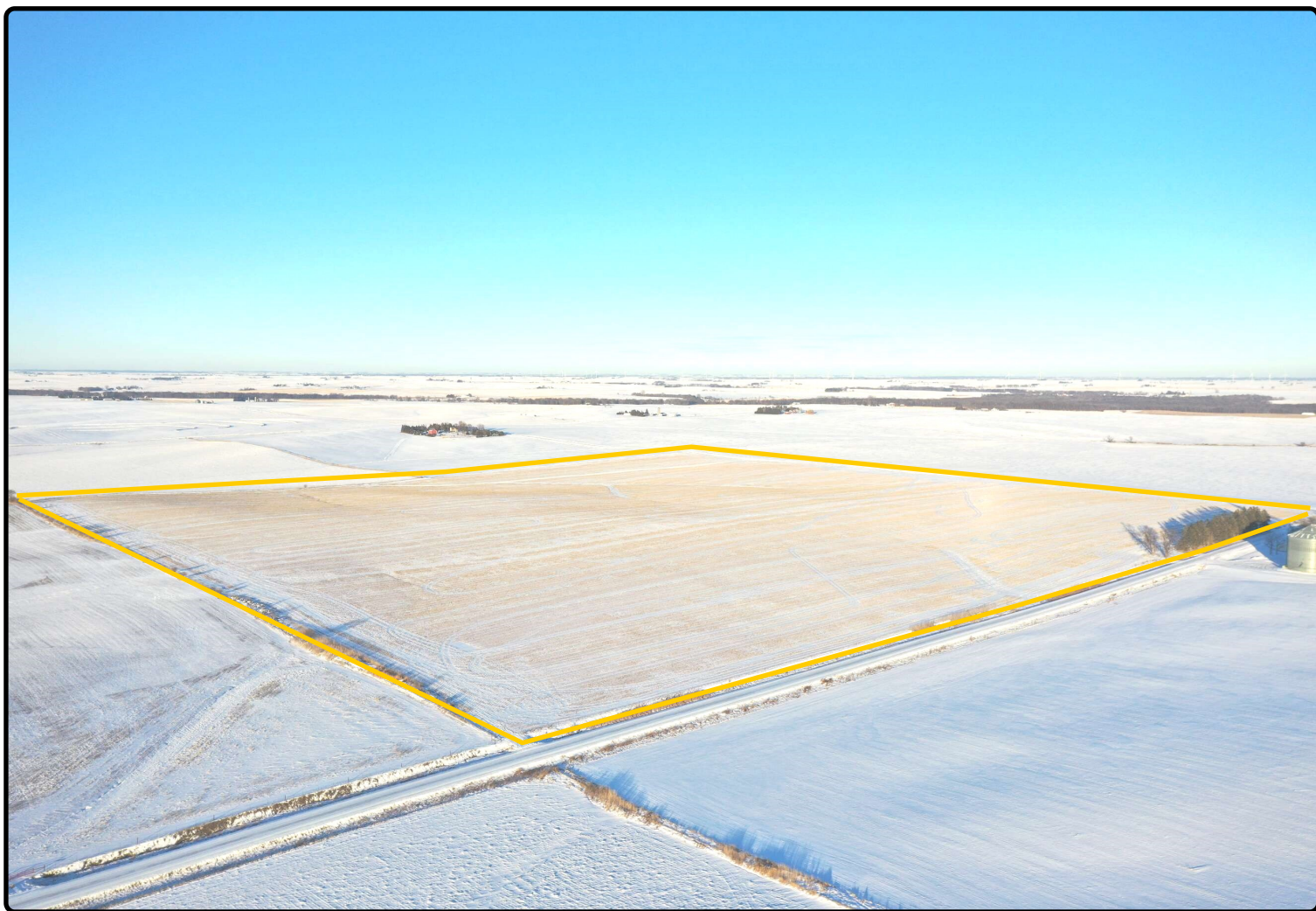
10:00 a.m.

AUCTION TYPE:

Hybrid

Manchester, IA &

bid.hertz.ag

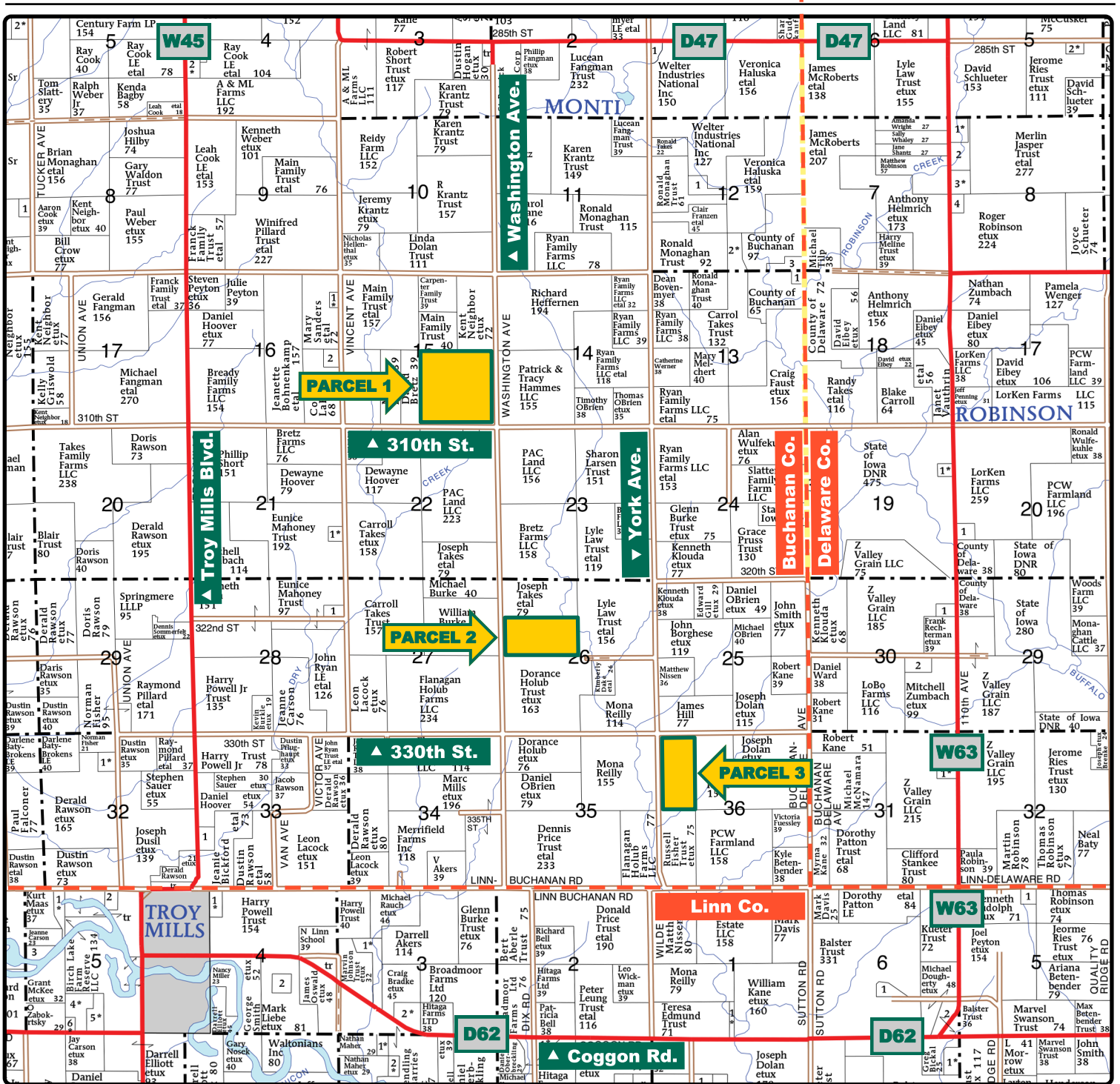


Property Key Features

- Located South of Monti, Iowa
- High-Quality Buchanan County Farms
- Located in a Strong Area

Troy Louwagie, ALC
Licensed Broker in IA & IL
319-721-4068
TroyL@Hertz.ag

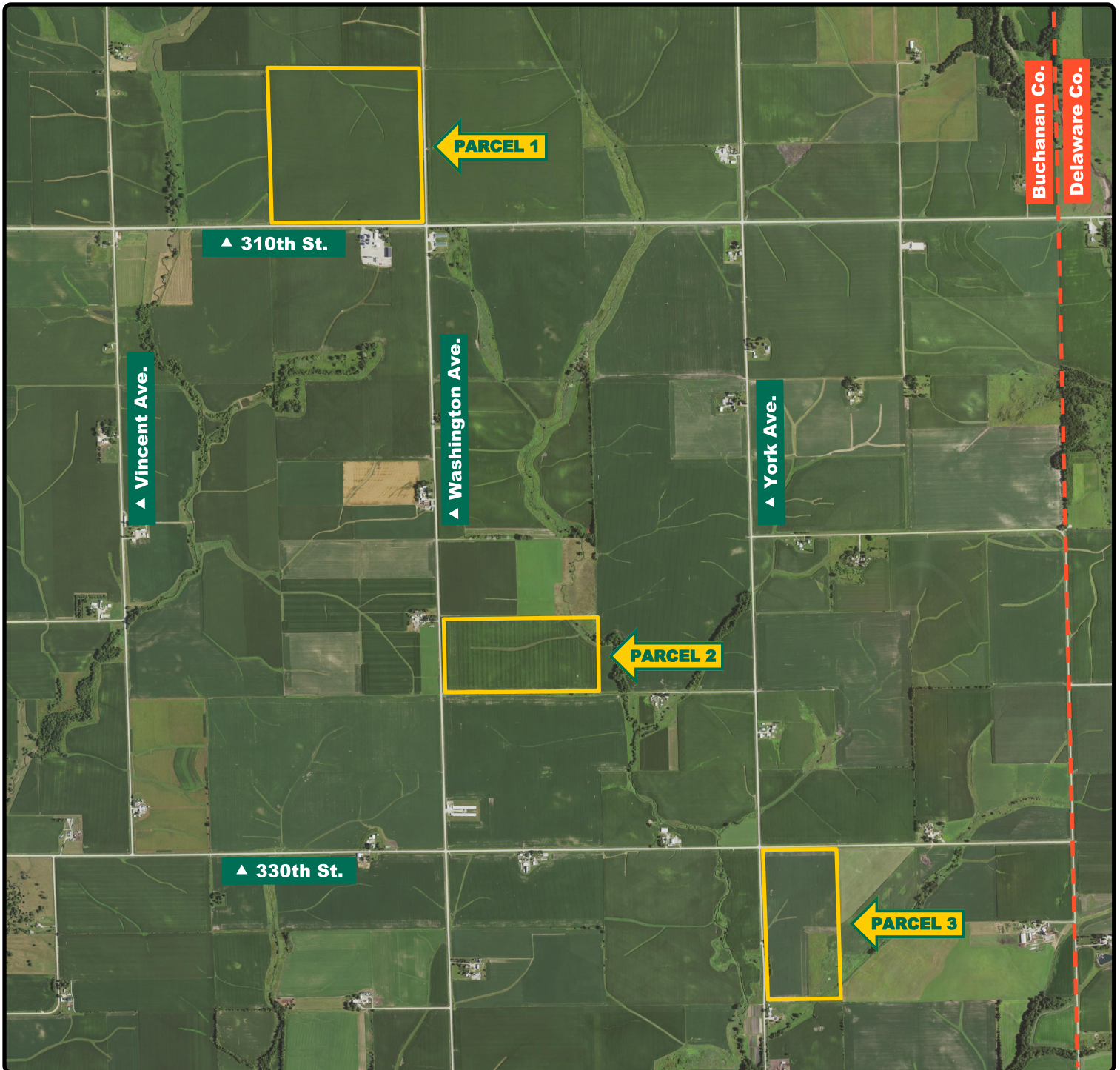
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Parcel 1

FSA/Eff. Crop Acres:	156.78
Cert. Grass Acres:	3.18
Corn Base Acres:	117.40
Bean Base Acres:	39.38
Soil Productivity:	89.00 CSR2

Parcel 1 Property Information 154.27 Acres, m/l

Location

From Monti: 1½ miles south on Washington Ave. The property is on the west side of the road.

From Troy Mills: 3 miles north on Troy Mills Blvd. and 1½ miles east on 310th St.

Legal Description

The SE¼ of Section 15, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$6,404.00
Net Taxable Acres: 154.27
Tax per Net Taxable Acre: \$41.51
Tax Parcel ID #: 1615400001, 1615400002, 1615400003 & 1615400004

Lease Status

There is a cash rent lease in place for the 2023 crop year. Buyer to receive 100% of the 2023 cash rent. Contact the listing agent for detail.

FSA Data

Farm Number 7309, Tract 22047
FSA/Eff. Crop Acres: 156.78
Cert. Grass Acres: 3.18
Corn Base Acres: 117.40
Corn PLC Yield: 153 Bu.
Bean Base Acres: 39.38
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 89.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

This farm is well tiled. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

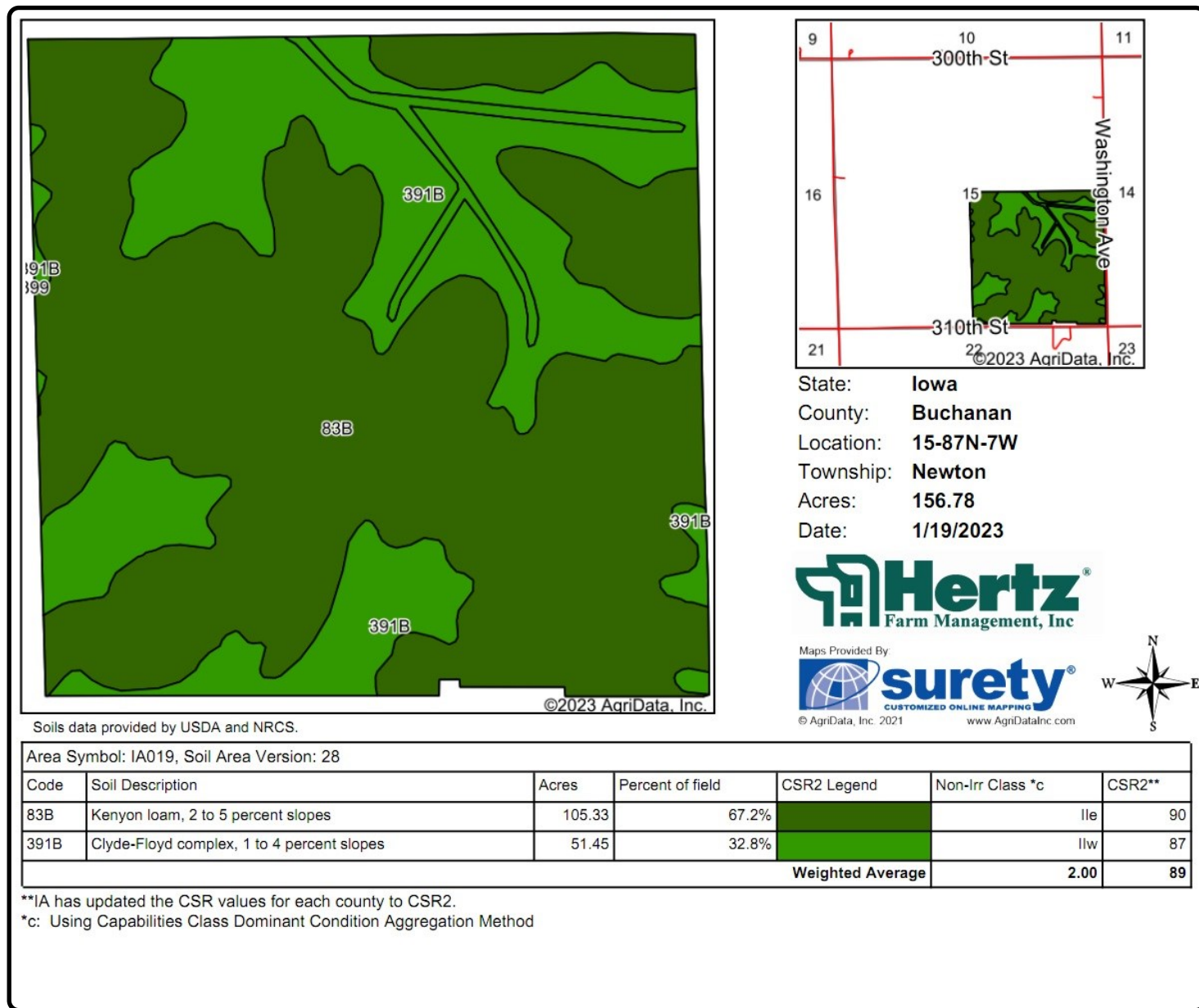
None.

Comments

This is a high-quality Buchanan County farm with an 89.00 CSR2.

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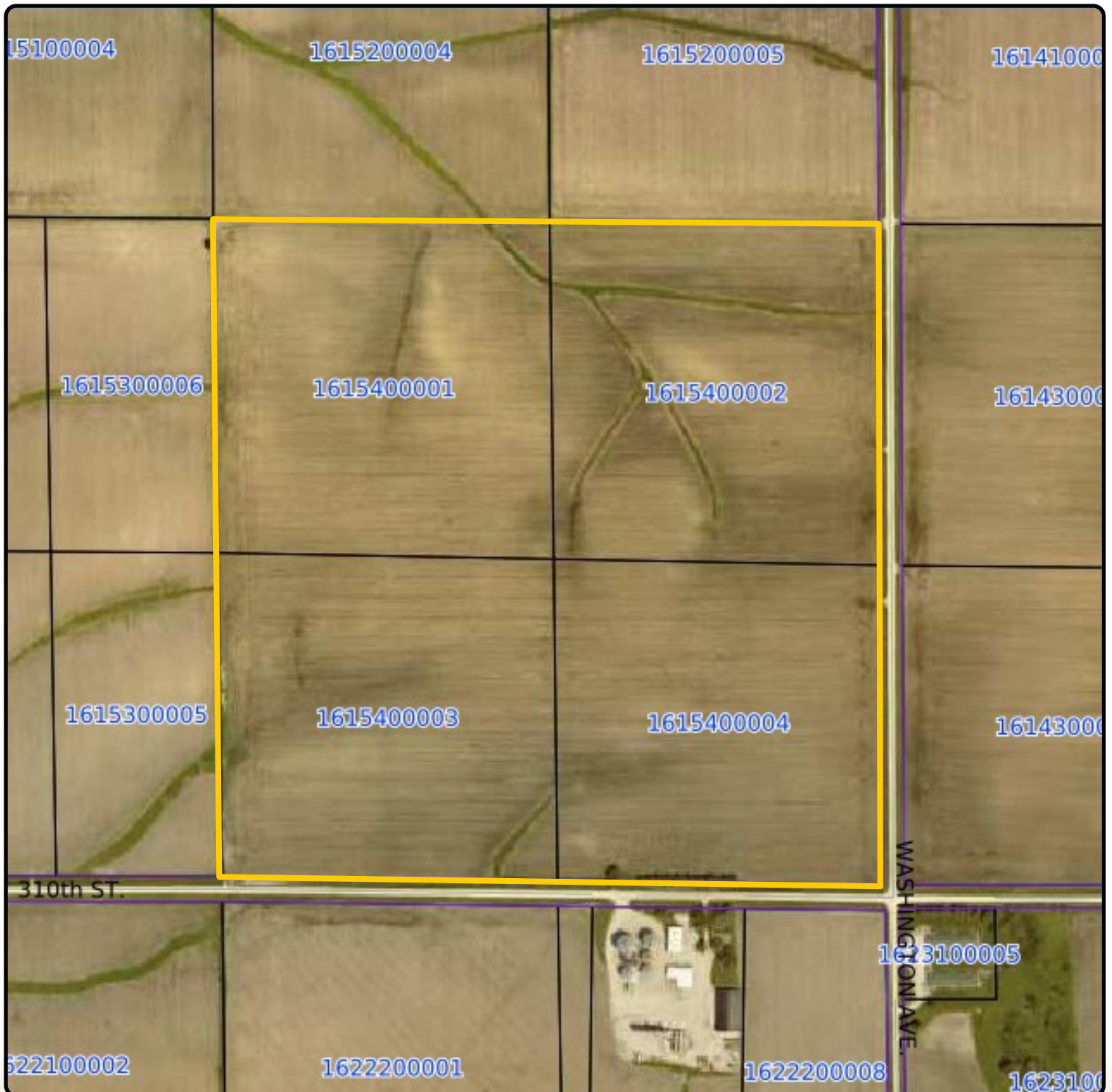
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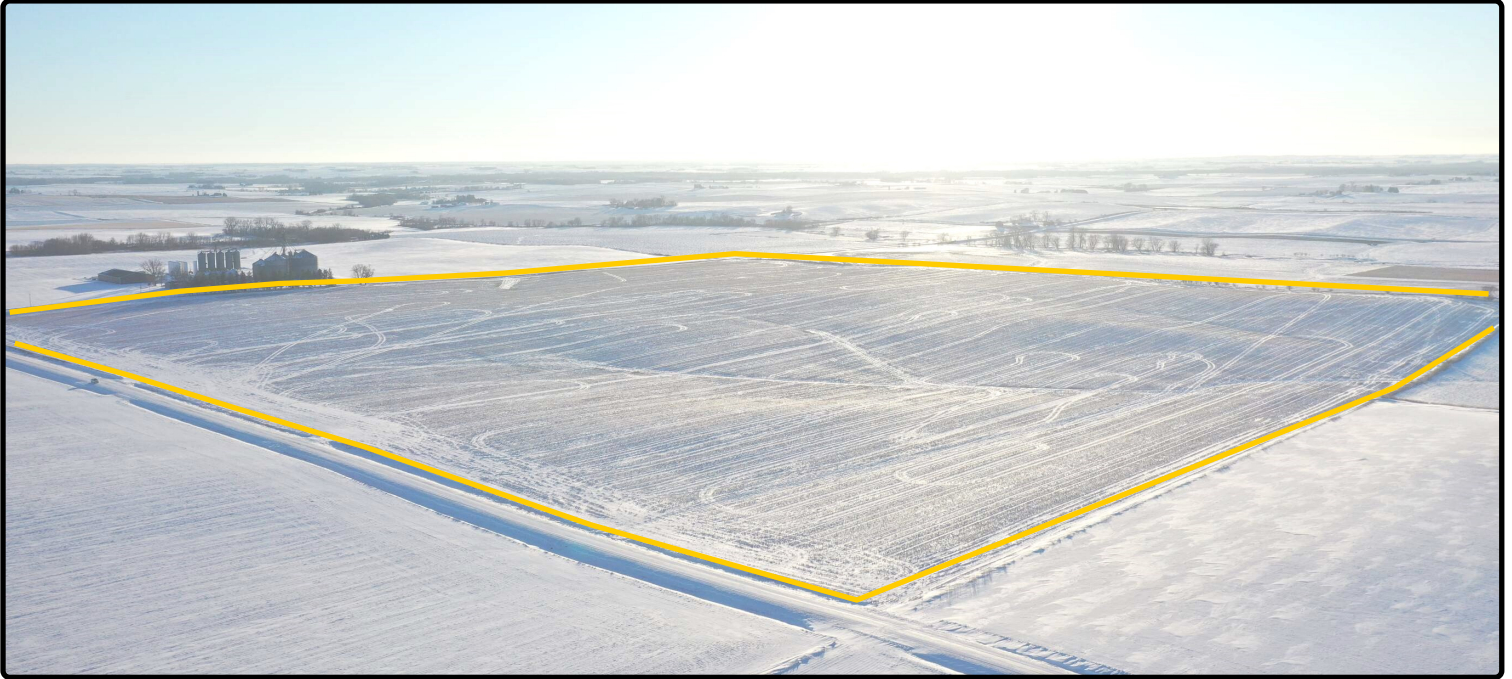
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Parcel 1 - 154.27 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres:	76.83
CRP Acres:	2.28
Cert. Grass Acres:	2.24
Corn Base Acres:	57.51
Bean Base Acres:	19.32
Soil Productivity:	87.30 CSR2

Parcel 2 Property Information 79.00 Acres, m/l

Location

From Monti: 3¼ miles south on Washington Ave. The property is on the east side of the road.

From Troy Mills: 1 mile north on Troy Mills Blvd., 2 miles east on 330th St and ½ mile north on Washington Ave.

Legal Description

The S½ of the NW¼ of Section 26, Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$3,156.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$39.95
Tax Parcel ID #: 1626100003 & 1626100004

Lease Status

There is a cash rent lease in place for the 2023 crop year. Buyer to receive 100% of the 2023 cash rent. Contact the listing agent for detail.

FSA Data

Farm Number 7308, Tract 244
FSA/Eff. Crop Acres: 76.83
CRP Acres: 2.28
Cert. Grass Acres: 2.24
Corn Base Acres: 57.51
Corn PLC Yield: 153 Bu.
Bean Base Acres: 19.32
Bean PLC Yield: 52 Bu.

CRP Contracts

There are 2.28 acres enrolled in a CP-21 contract that pays \$222.00/acre - or \$506.00 annually - and expires September 30, 2035. Buyer to receive 100% of the October 1, 2023, payment.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Olin. CSR2 on the FSA/Eff. crop acres is 87.30. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

This farm is well tiled. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

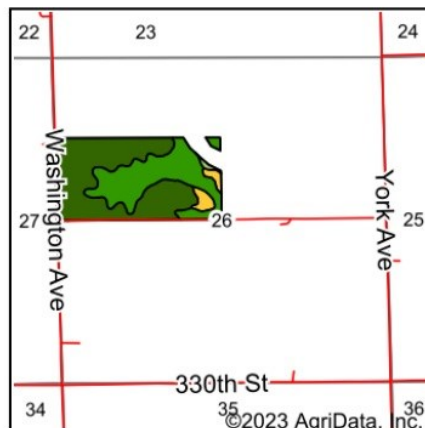
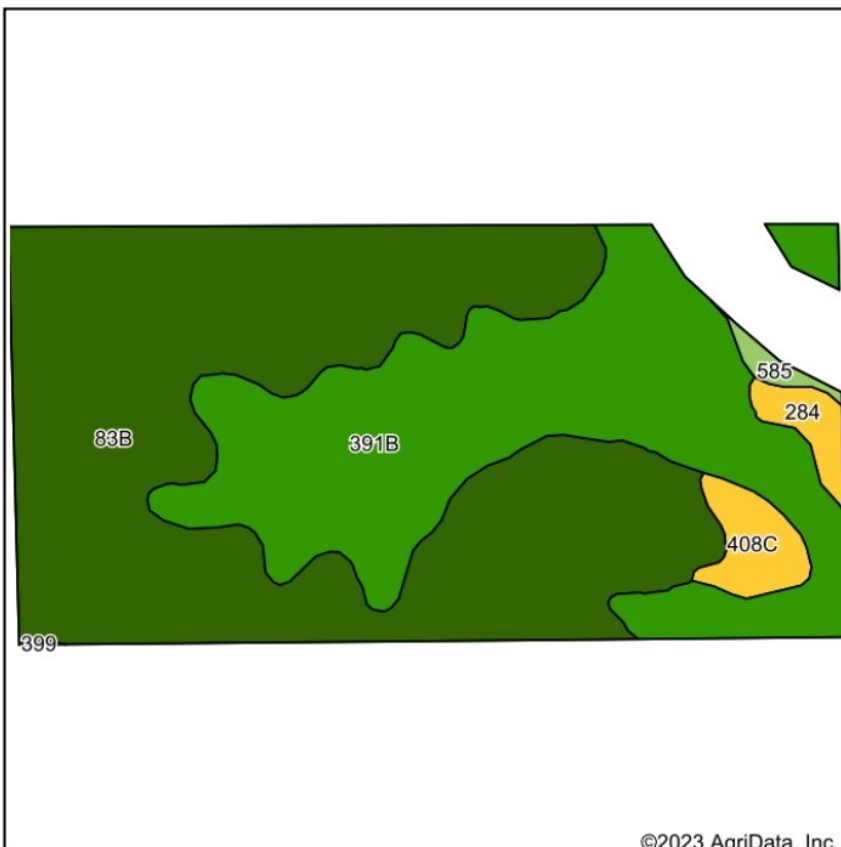
None.

Comments

This is a productive Buchanan County farm with an 87.30 CSR2. This farm includes 2.28 acres of CRP.

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State: **Iowa**
County: **Buchanan**
Location: **26-87N-7W**
Township: **Newton**
Acres: **76.83**
Date: **1/19/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 28

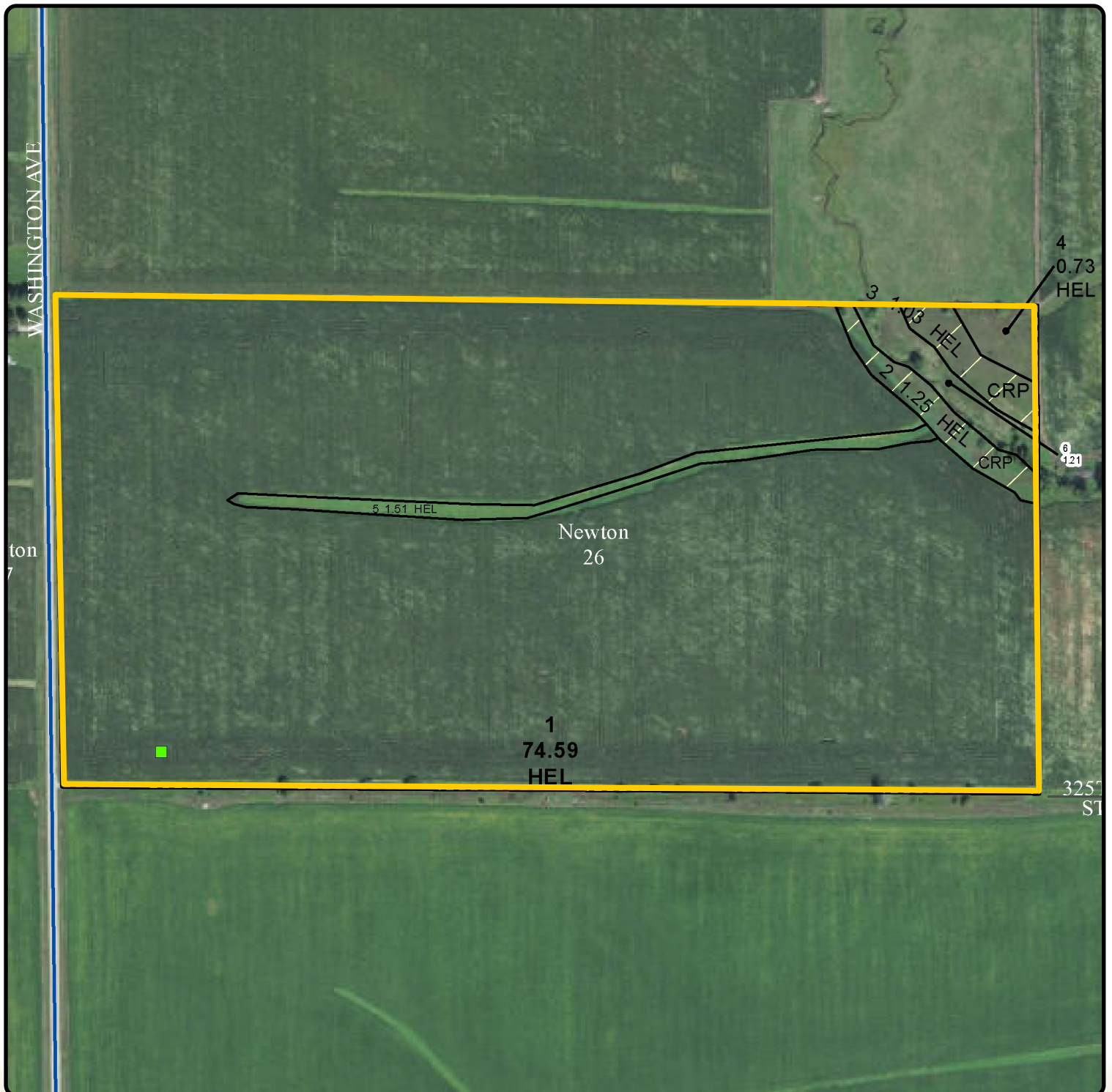
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	44.48	57.9%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	28.43	37.0%		IIw	87
408C	Olin sandy loam, 5 to 9 percent slopes	2.07	2.7%		Ile	59
284	Flagler sandy loam, 0 to 2 percent slopes	1.29	1.7%		IIIs	55
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.56	0.7%		IIw	70
Weighted Average					2.02	87.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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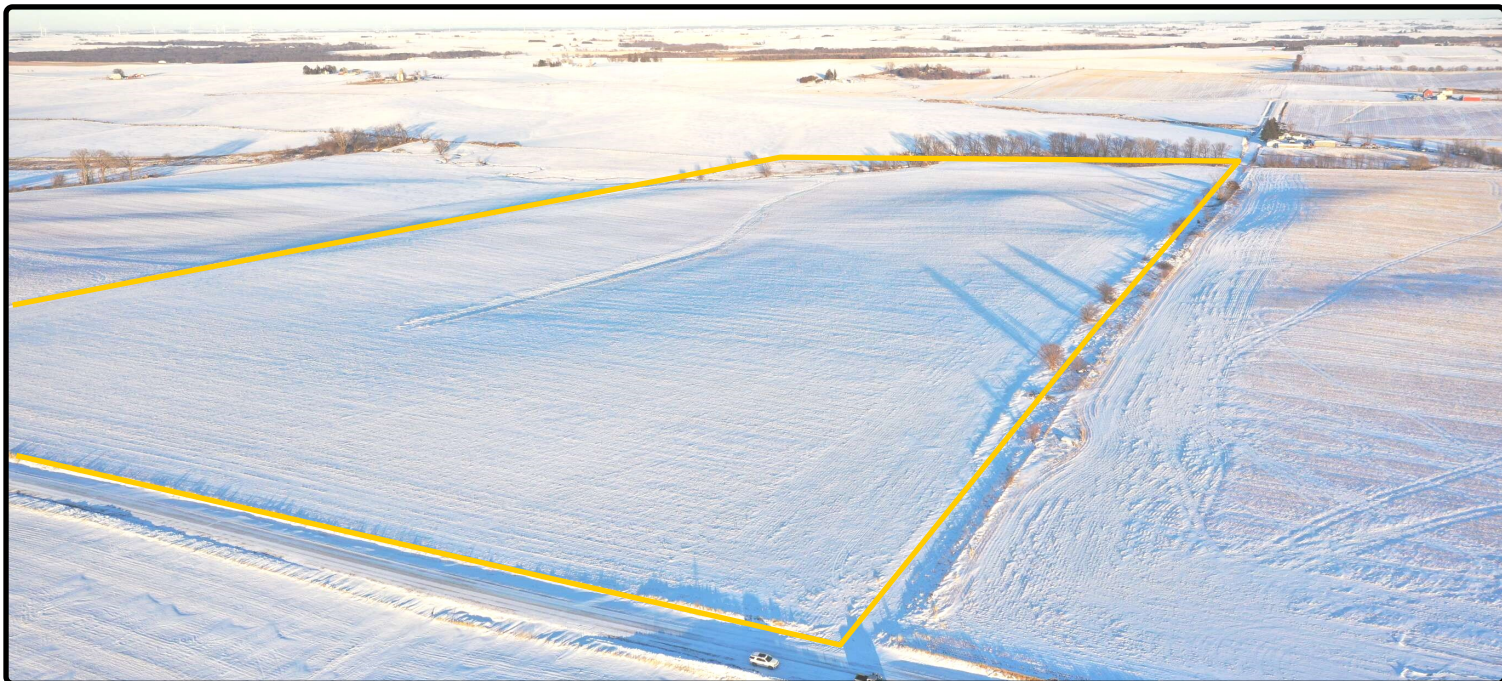
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Parcel 2 - 79.00 Acres, m/l



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Parcel 3

FSA/Eff. Crop Acres:	62.29
CRP Acres:	3.58
Cert. Grass Acres:	0.89
Corn Base Acres:	46.63
Bean Base Acres:	15.66
Soil Productivity:	67.70 CSR2

Parcel 3 Property Information 76.17 Acres, m/l

Location

From Monti: 4 miles south on York Ave.
The property is on the east side of the road.

From Troy Mills: 1 mile north on Troy Mills Blvd. and 3 miles east on 330th St.

Legal Description

The W½ of the NW¼ of Section 36,
Township 87 North, Range 7 West of the
5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$2,388.00
Net Taxable Acres: 76.17
Tax per Net Taxable Acre: \$31.35
Tax Parcel ID #s: 1636100001 &
1636100003

Lease Status

There is a cash rent lease in place for the
2023 crop year. Buyer to receive 100% of
the 2023 cash rent. Contact the listing
agent for detail.

FSA Data

Farm Number 7308, Tract 245
FSA/Eff. Crop Acres: 62.29
CRP Acres: 3.58
Cert. Grass Acres: 0.89
Corn Base Acres: 46.63
Corn PLC Yield: 153 Bu.
Bean Base Acres: 15.66
Bean PLC Yield: 52 Bu.

Wetlands

There are 10.03 acres of mitigated
wetlands in the southeast portion of the
farm. Crop farming of these acres is
prohibited; however, this land provides
excellent wildlife habitat.

CRP Contracts

There are 3.58 acres enrolled in a CP-21
contract that pays \$300/acre - or \$1,074.00
annually - and expires September 30,
2036. Buyer to receive 100% of the
October 1, 2023, payment.

Soil Types/Productivity

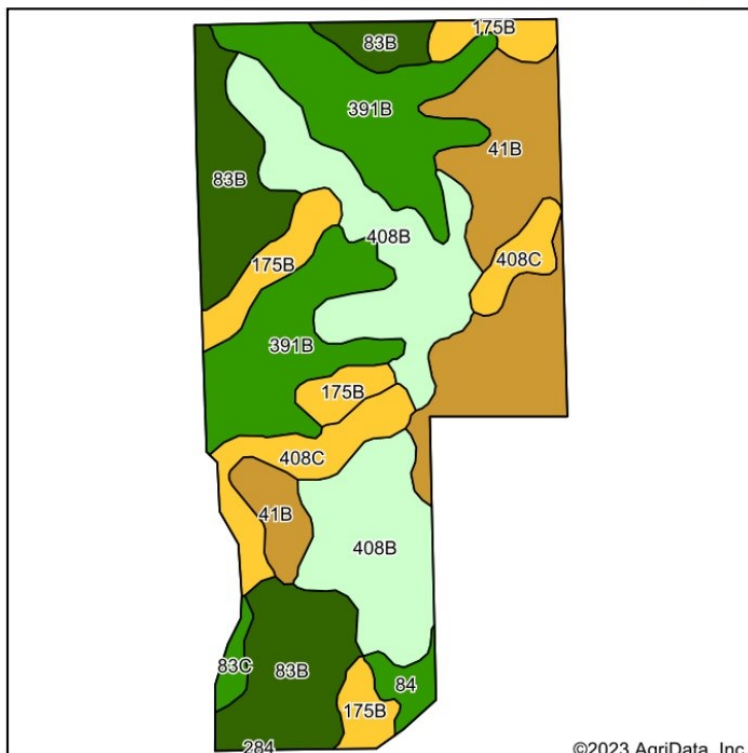
Primary soils are Olin, Clyde-Floyd and
Sparta. CSR2 on the FSA/Eff. crop acres
is 67.70. See soil map for detail.

Land Description

Gently rolling.

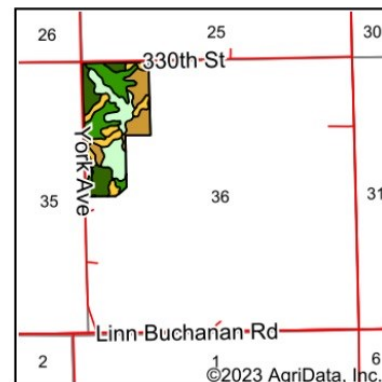
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Buchanan**
Location: **36-87N-7W**
Township: **Newton**
Acres: **62.29**
Date: **1/19/2023**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA019, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	14.56	23.4%		Ile		64
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.33	21.4%		Ilw		87
41B	Sparta loamy fine sand, 2 to 5 percent slopes	12.01	19.3%		IVs	Ile	39
83B	Kenyon loam, 2 to 5 percent slopes	10.97	17.6%		Ile		90
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.33	8.6%		Ille		50
408C	Olin sandy loam, 5 to 9 percent slopes	4.48	7.2%		Ile		59
84	Clyde clay loam, 0 to 3 percent slopes	0.99	1.6%		Ilw		88
83C	Kenyon loam, 5 to 9 percent slopes	0.62	1.0%		Ille		85
Weighted Average					2.48	*-	67.7

**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.

Drainage

There is tile on this farm. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Buchanan County farm with a mixture of cropland and recreational opportunities.

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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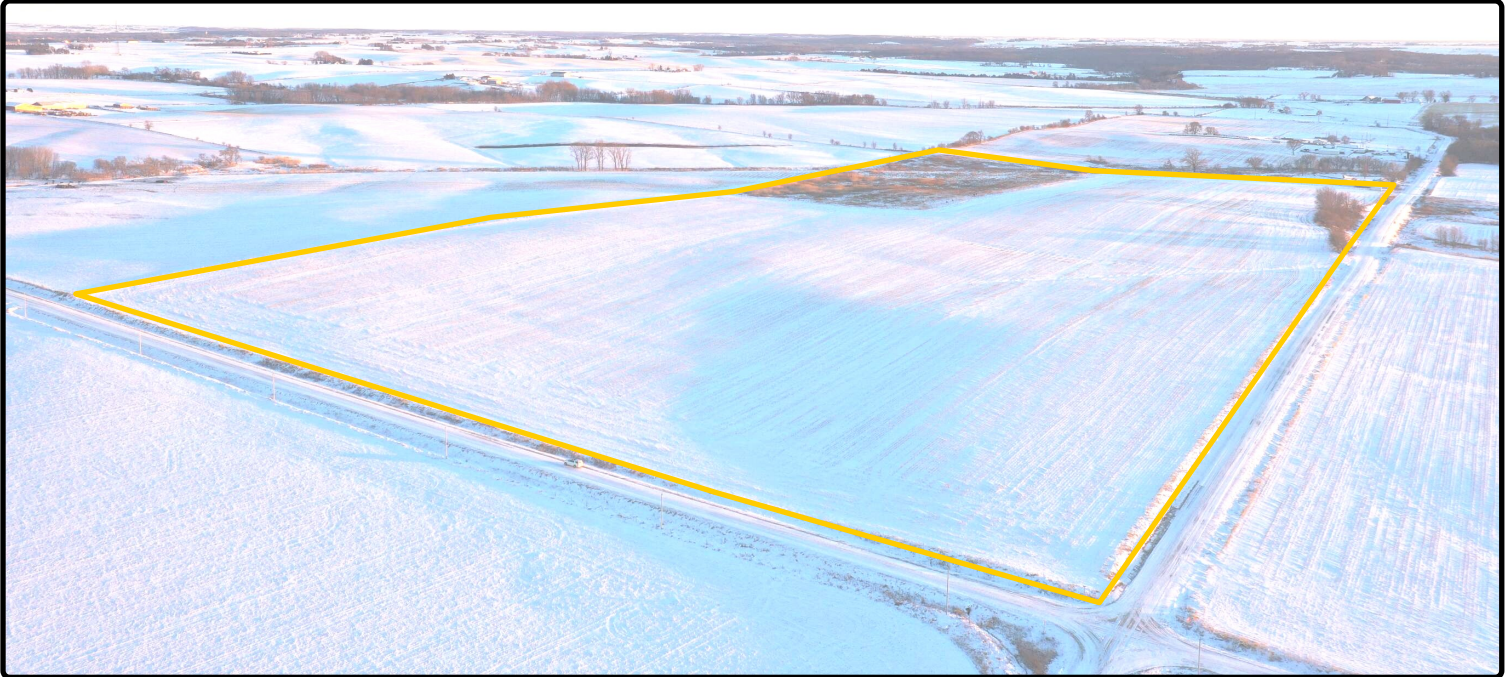
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Parcel 3 - 76.17 Acres, m/l



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Date: **Friday, March 3, 2023**

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

Site: **Delaware County
Community Center
200 E Acers St.
Manchester, IA 52057**

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, Troy Louwagie at 319-721-4068 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

Monti Farms, LLC
Olga, LLC

Agency

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

Auctioneer

Troy Louwagie

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 5, 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 upon completion of 2023 crop harvest. 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.

Make the Most of Your Farmland Investment

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- Professional Farm Management
- Certified Farm Appraisals