

# Land Auction

**ACREAGE:**

**117.00 Acres, m/l**

In 2 parcels

Johnson County, IA

**DATE:**

Tuesday

**April 11, 2023**

**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**

Swisher, IA &

bid.hertz.ag



## Property Key Features

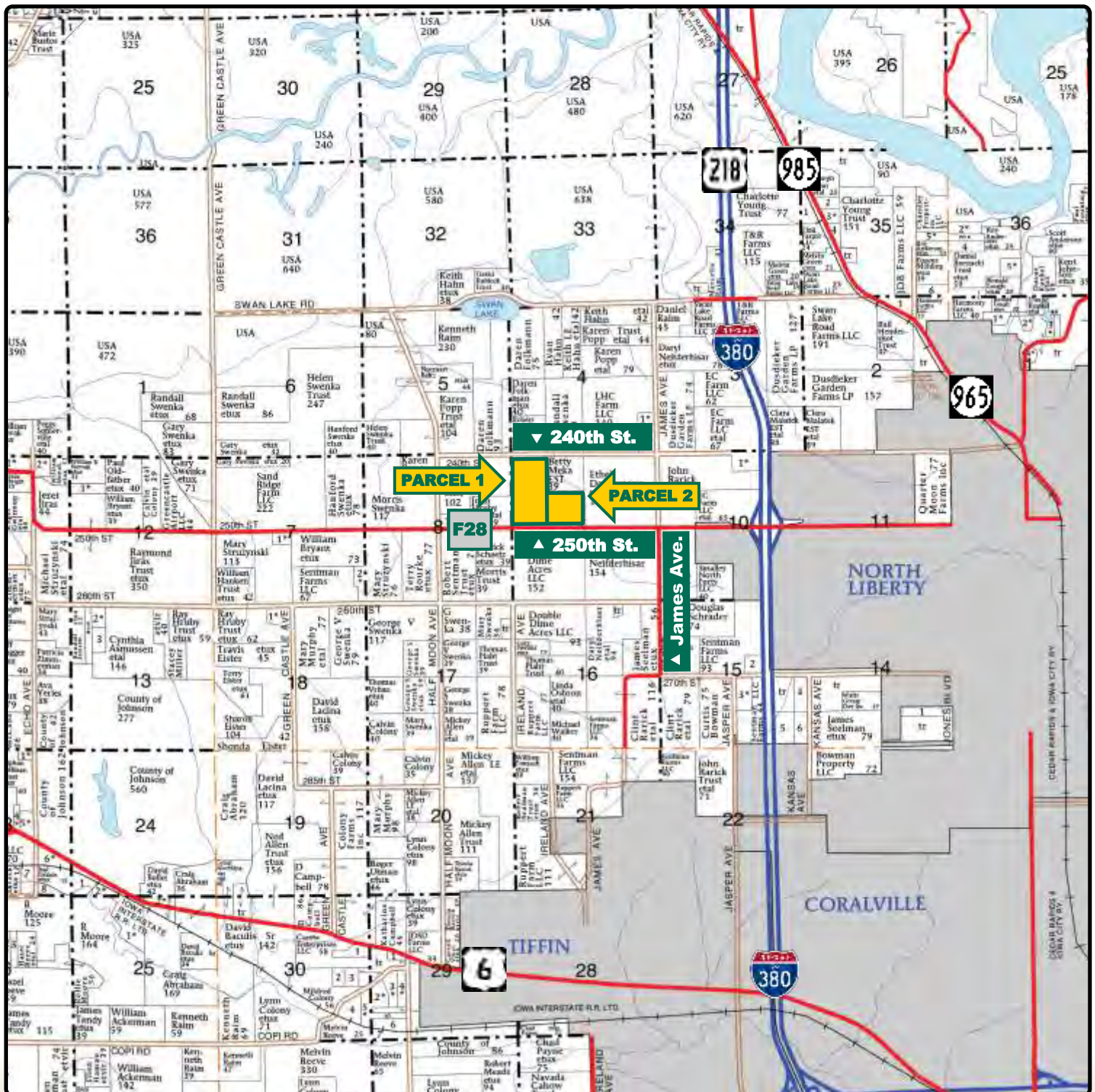
- Located 1 Mile West of North Liberty, Iowa, Along a Hard-Surface Road
- A Combined 112.23 FSA/Eff. Crop Acres with an 85.40 CSR2
- Includes an Established Building Site with Easy Access to I-380

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



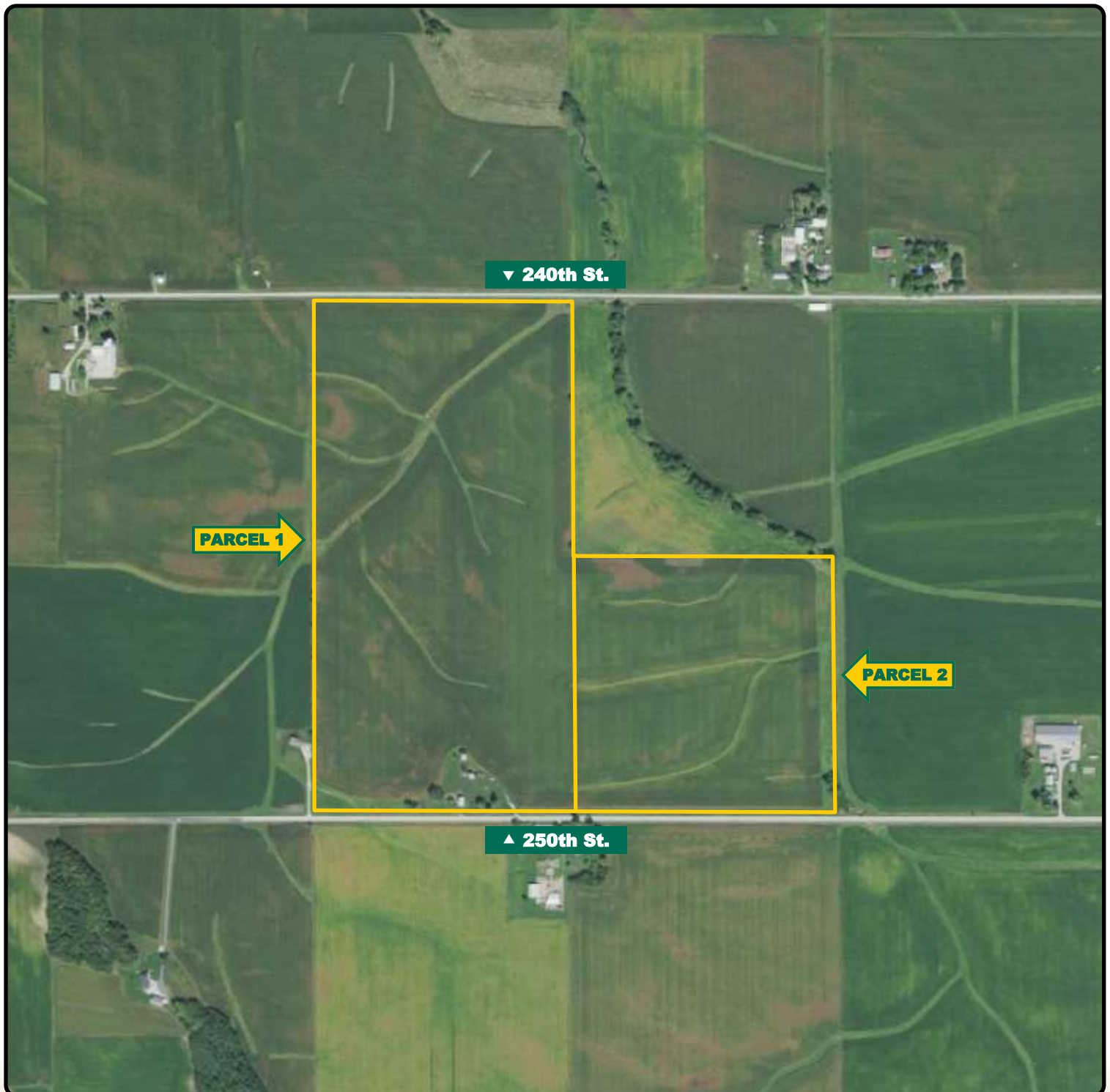


**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**





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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



## Parcel 1

**FSA/Eff. Crop Acres:** 75.00\*  
**Corn Base Acres:** 47.31\*  
**Bean Base Acres:** 27.52\*  
**Soil Productivity:** 84.00 CSR2

*\*Acres are estimated.*

### Parcel 1 Property Information 78.00 Acres, m/l

#### Location

From North Liberty—Intersection of I-380 and 250th St.: 1¼ miles west on 250th St. The property is on the north side of the road.

#### Legal Description

The W½ of the NW¼ of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

#### Address

2632 250th St. NW  
North Liberty, IA 52317

#### Real Estate Tax

Taxes Payable 2022-2023: \$3,046.00  
 Net Taxable Acres: 78.00  
 Tax Parcel ID #s: 0609226001 & 0609251001

#### FSA Data

Farm Number 6736, Tract 391  
 FSA/Eff. Crop Acres: 75.00\*  
 Corn Base Acres: 47.31\*  
 Corn PLC Yield: 151 Bu.  
 Bean Base Acres: 27.52\*  
 Corn PLC Yield: 48 Bu.

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

#### Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Kenyon. CSR2 on the Est. FSA/Eff. crop acres is 84.00. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural with some tile.

#### Buildings/Improvements

Improvements include an older crib, older hog house and grain bin.

#### Water & Well Information

There is a well located at the building site.

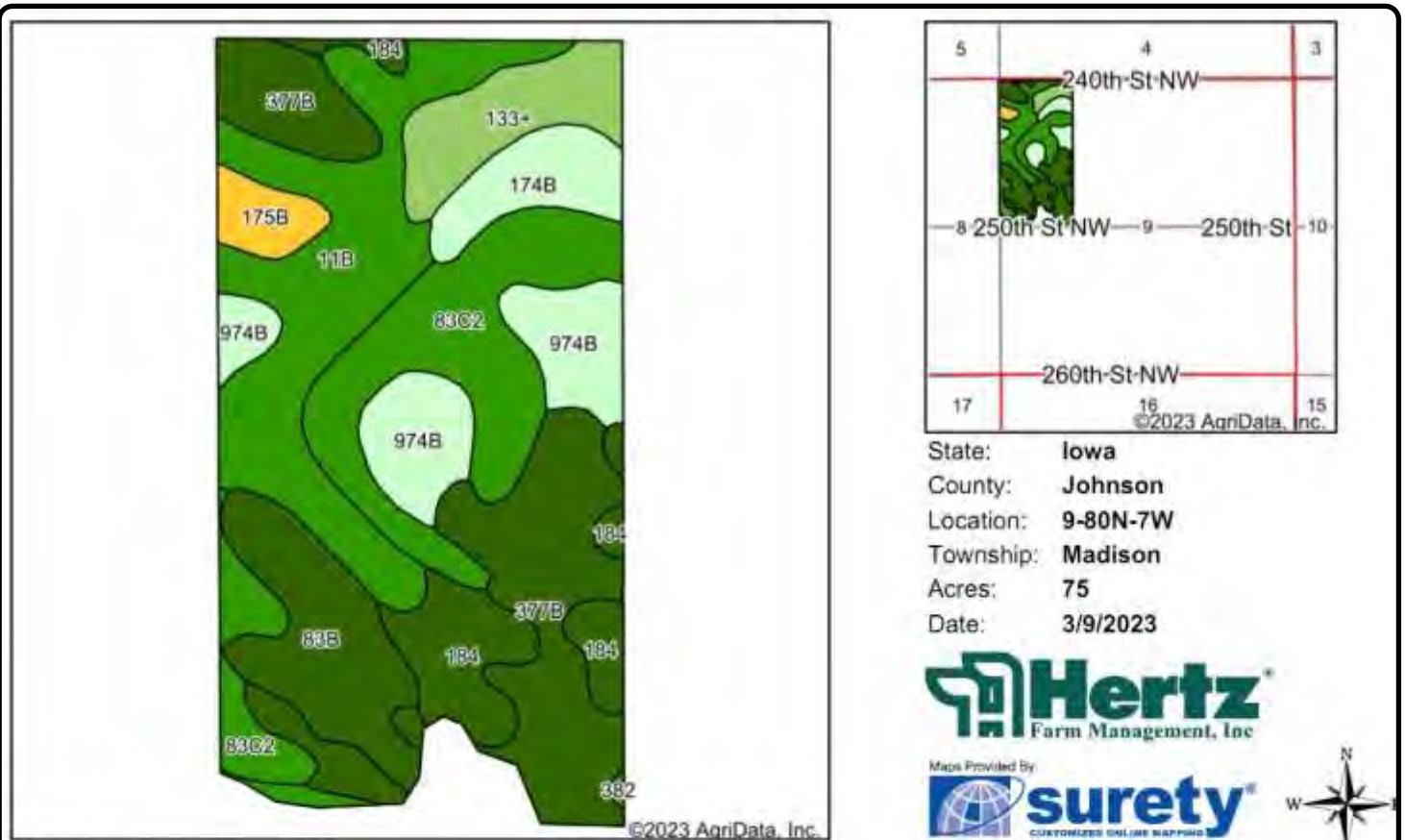
#### Comments

This is a highly productive Johnson County farm located just west of North Liberty along a hard-surface road.

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

**319-895-8858**  
 102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
 Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 25

| Code             | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 377B             | Dinsdale silty clay loam, 2 to 5 percent slopes                       | 15.42 | 20.6%            |             | IIe              | 94     |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                               | 15.20 | 20.3%            |             | IIw              | 86     |
| 83C2             | Kenyon loam, 5 to 9 percent slopes, eroded                            | 13.65 | 18.2%            |             | IIe              | 84     |
| 974B             | Bolan loam, loamy substratum, 2 to 5 percent slopes                   | 7.29  | 9.7%             |             | IIe              | 85     |
| 83B              | Kenyon loam, 2 to 5 percent slopes                                    | 7.27  | 9.7%             |             | IIe              | 90     |
| 184              | Klinger silty clay loam, 1 to 4 percent slopes                        | 6.10  | 8.1%             |             | Iw               | 95     |
| 133+             | Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 4.76  | 6.3%             |             | IIw              | 78     |
| 174B             | Bolan loam, 2 to 5 percent slopes                                     | 3.50  | 4.7%             |             | IIe              | 85     |
| 175B             | Dickinson fine sandy loam, 2 to 5 percent slopes                      | 1.72  | 2.3%             |             | IIe              | 60     |
| 382              | Maxfield silty clay loam, 0 to 2 percent slopes                       | 0.09  | 0.1%             |             | IIw              | 87     |
| Weighted Average |   |       |                  |             | 2.12             | 84     |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**





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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**

**Parcel 1** - 78.00 Acres, m/l



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



**Parcel 1** - 78.00 Acres, m/l



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**





## Parcel 2

**FSA/Eff. Crop Acres:** 37.23\*  
**Corn Base Acres:** 23.49\*  
**Bean Base Acres:** 13.66\*  
**Soil Productivity:** 87.90 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 39.00 Acres, m/l

### Location

From North Liberty—Intersection of I-380 and 250th St.: 1 mile west on 250th St. The property is on the north side of the road.

### Legal Description

The SE¼ of the NW¼ of Section 9, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

### Real Estate Tax

Taxes Payable 2022-2023: \$1,542.00  
 Net Taxable Acres: 39.00  
 Tax per Net Taxable Acre: \$39.54  
 Tax Parcel ID #: 0609276001

### FSA Data

Farm Number 6736, Tract 931  
 FSA/Eff. Crop Acres: 37.23\*  
 Corn Base Acres: 23.49\*  
 Corn PLC Yield: 151 Bu.  
 Bean Base Acres: 13.66\*  
 Bean PLC Yield: 48  
*\*Acres are estimated pending reconstitution of farm by the Johnson County FSA office.*

### Soil Types/Productivity

Primary soils are Dinsdale, Maxfield and Klinger. CSR2 on the Est. FSA/Eff. crop acres is 87.90. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a highly productive Johnson County farm along a hard-surface road with easy access to I-380.

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

**319-895-8858**  
 102 Palisades Road & Hwy. 1  
 Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
 Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



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.

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

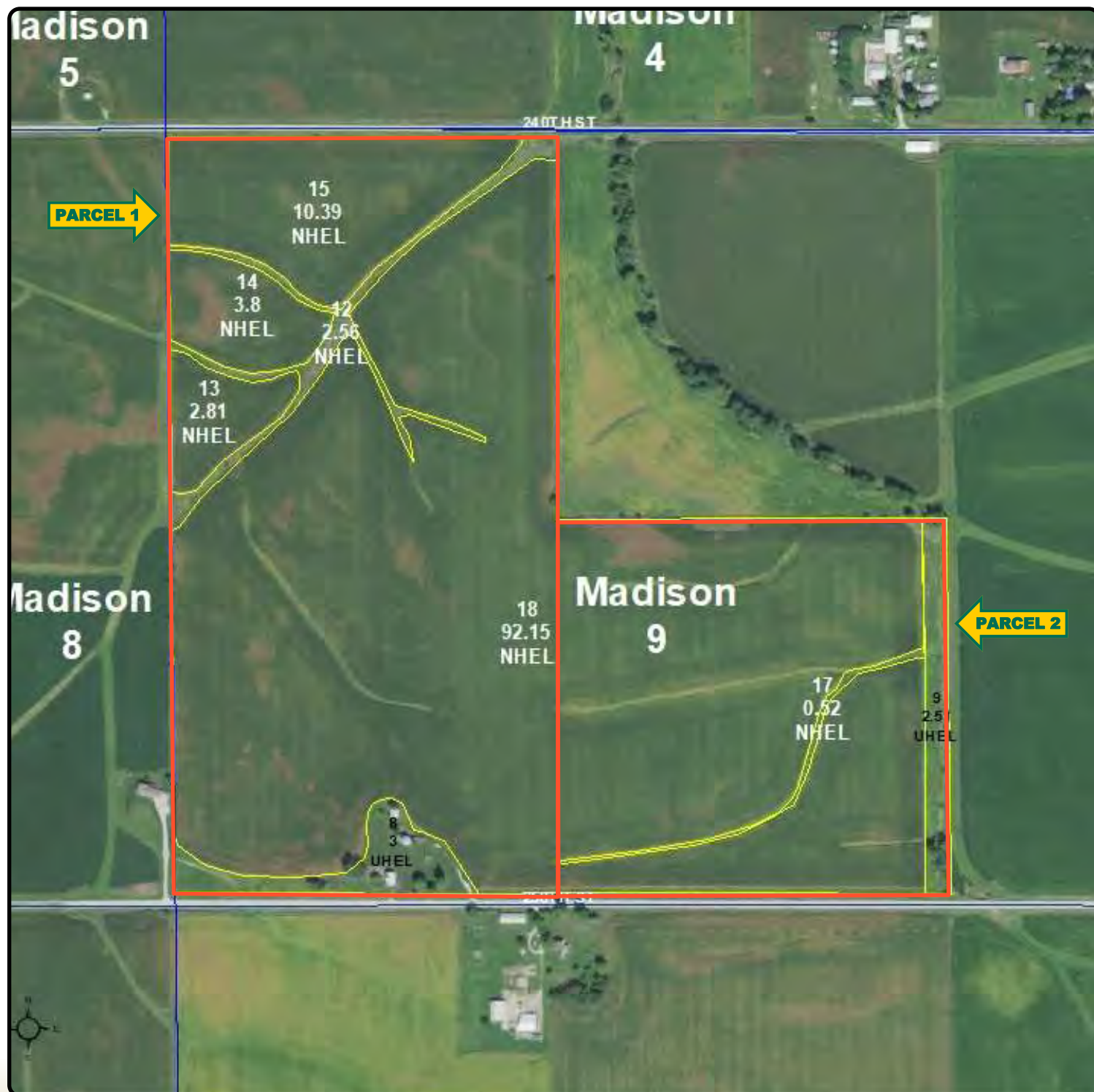
**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



**Parcel 1** - 75.00 Est. FSA/Eff. Crop Acres

**Parcel 2** - 37.23 Est. FSA/Eff. Crop Acres



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**



**Parcel 2** - 39.00 Acres, m/l



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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**

Date: **Tuesday, April 11, 2023**

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

Site: **Swisher American Legion  
68 3rd St. SE  
Swisher, IA 52338**

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 one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Colony Farms, Inc.

### Agency

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

### Auctioneer

Troy Louwagie

### Attorney

Janice J. Kerkove  
Bradley & Riley PC

### 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 May 12, 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.

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Rita Swales**  
Licensed Salesperson in IA  
**319-560-4806**  
**RitaS@Hertz.ag**