

Land Auction

ACREAGE:**485.88 Acres, m/l**

In 4 parcels

Allamakee & Clayton Co.

DATE:

Thursday

November 16, 2023**10:00 a.m.****AUCTION TYPE:****Hybrid**

Postville, IA &

bid.hertz.ag

**Property Key Features**

- Located 1 Mile East of Postville
- Highly Tillable Tracts in Allamakee and Clayton Counties
- CSR2 Ratings Range from Mid-60's to Low-80's

Morgan Troendle, AFM

Licensed Broker in IA & MN

319.239.6500**MorganT@Hertz.ag****319.234.1949**

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

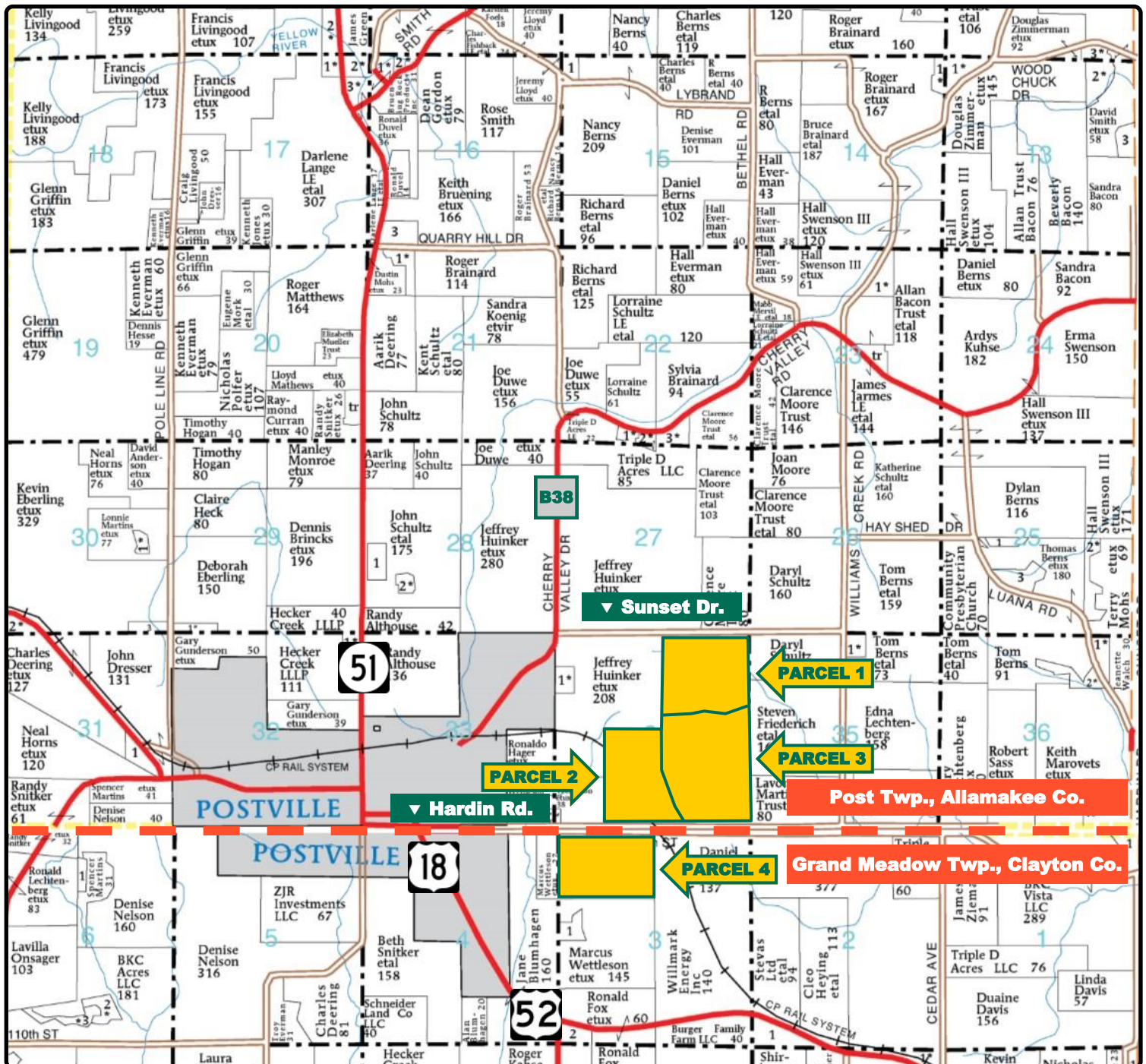
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Elliott Siefert

Licensed Salesperson in IA

319.540.2957**ElliottS@Hertz.ag**

Post Township, Allamakee County, IA
Grand Meadow Township, Clayton County, IA



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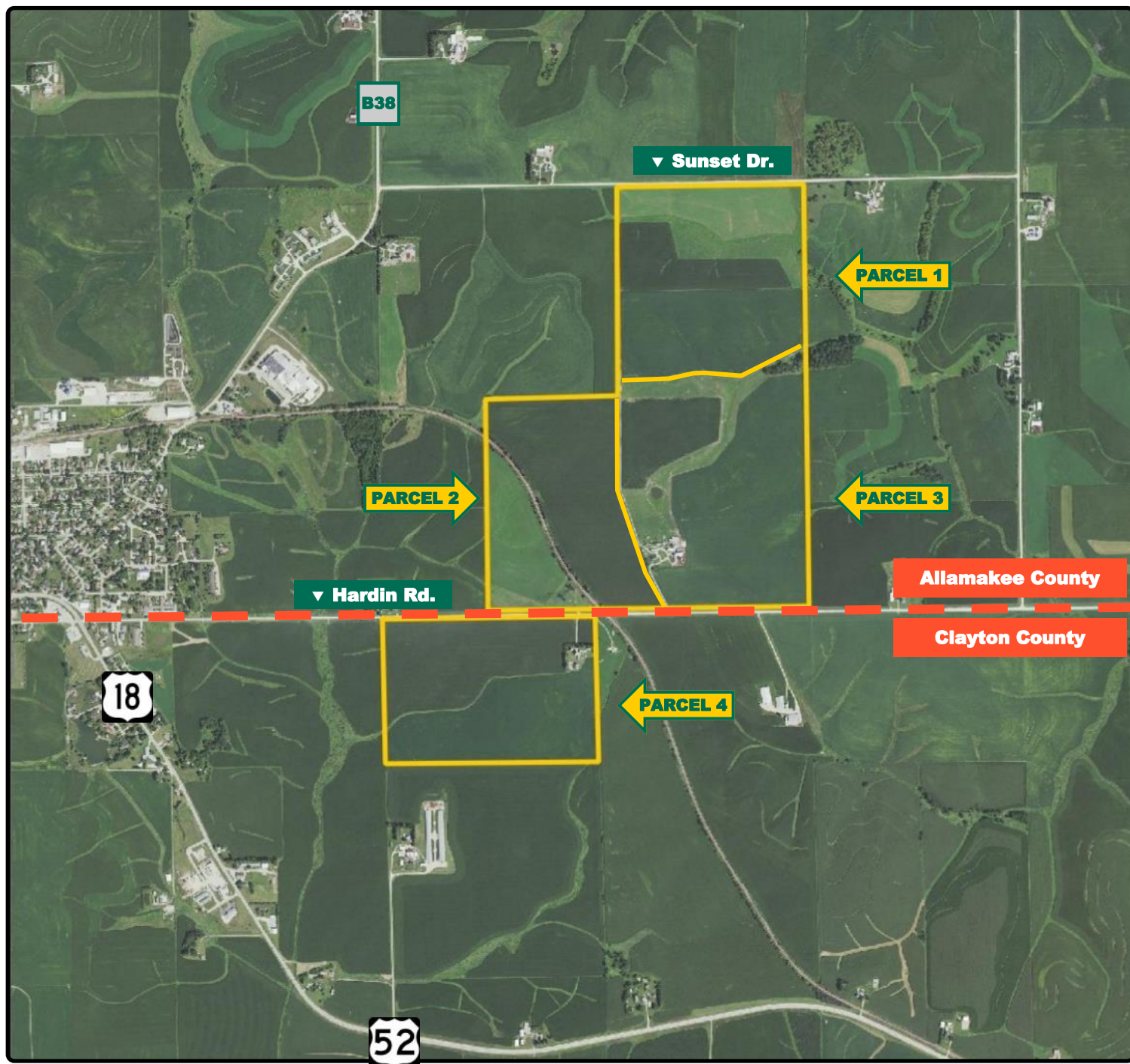
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Location Map

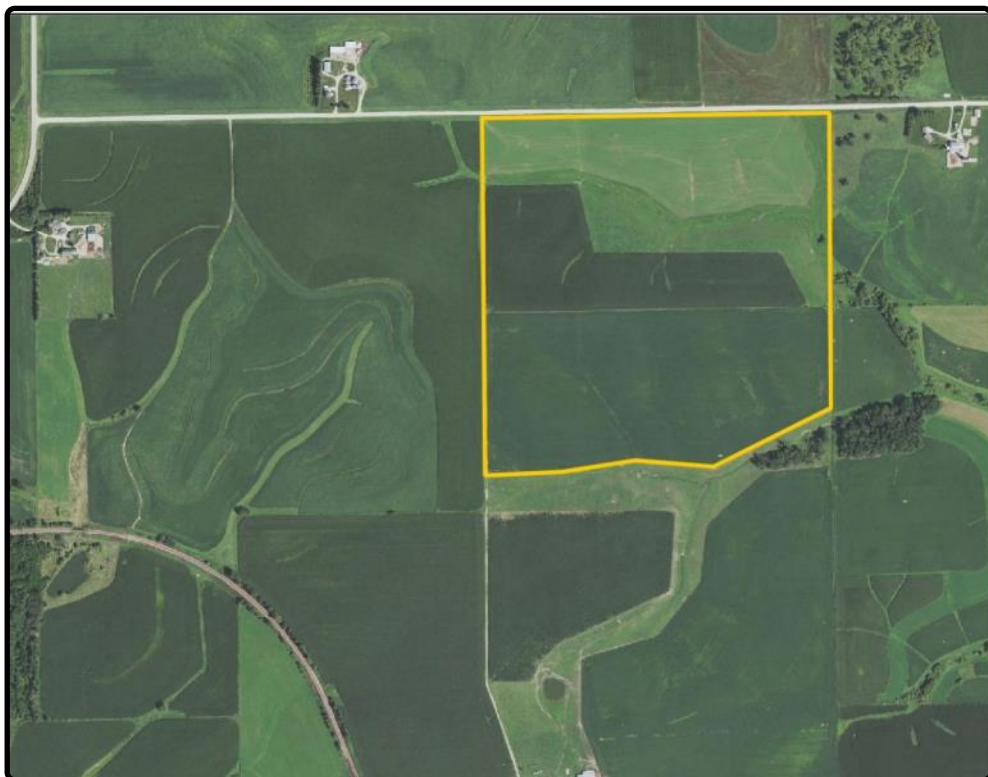
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Parcel 1-Allamakee Co.

FSA/Eff. Crop Acres: 102.09*

Corn Base Acres: 63.05*

Bean Base Acres: 31.59*

Soil Productivity: 64.00 CSR2

**Acres are estimated.*

Parcel 1 - Allamakee Co. Property Information 119.18 Acres, m/l

Location

From Postville: Go northeast on County Rd. B38, for a ½ mile then turn east on Sunset Dr. for a ½ mile. The property is on the south side of the road.

Legal Description

Part of NE¼ Section 34, Township 96 North, Range 6 West of the 5th P.M., Allamakee County, IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,753.00*
Gross Acres: 119.18*
Net Taxable Acres: 117.43*

Tax per Net Taxable Acre: \$31.96*
Part of Tax Parcel ID #1934400003
**Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Part of Farm Number 1311, Tract 19
FSA/Eff. Crop Acres: 102.09*
Corn Base Acres: 63.05*
Corn PLC Yield: 122 Bu.
Bean Base Acres: 31.59*
Bean PLC Yield: 34 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Downs silt loam and Fayette silt loam. CSR2 on the estimated FSA/Eff. crop acres is 64.00. See soil map for details.

Mineral Rights

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

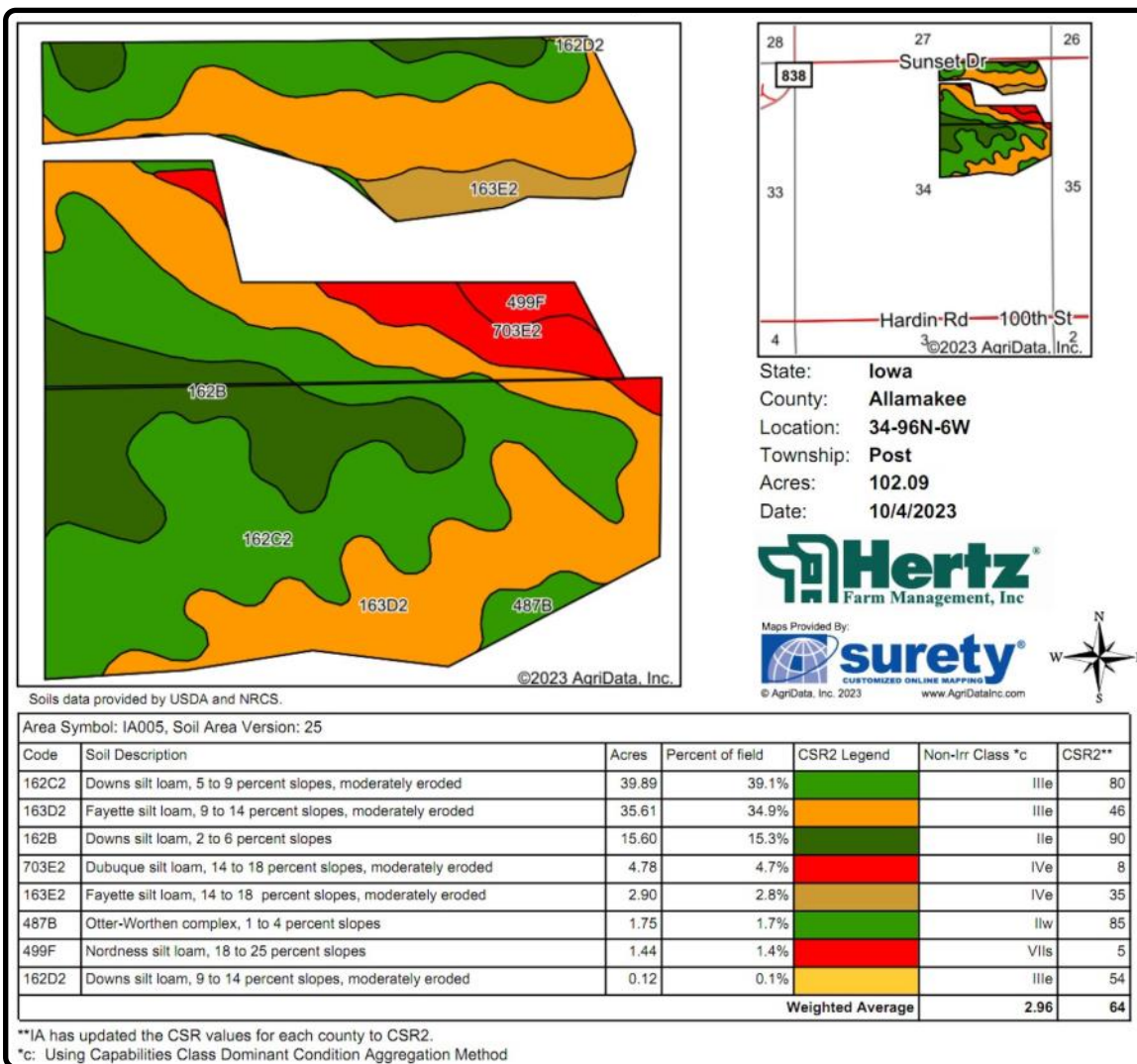
Land Description

Nearly level to strongly sloping.

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Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None known.

Survey

Property to be surveyed prior to closing.
Final total purchase price to be adjusted
up/down based on gross surveyed acres.

Comments

Highly tillable tract in Allamakee County
with fenced pasture.

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Parcel 2-Allamakee Co.

FSA/Eff. Crop Acres: 95.94*
Corn Base Acres: 59.23*
Bean Base Acres: 29.68*
Soil Productivity: 81.20 CSR2

**Acres are estimated.*

Parcel 2 - Allamakee Co. Property Information 106.88 Acres, m/l

Location

From Postville: Go east on Hardin Rd./100th St. for a ¼ mile. The property is on the north side of road.

Legal Description

Part of S½ of Section 34, Township 96 North, Range 6 West of the 5th P.M., Allamakee County, IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,310.00*
 Gross Acres: 106.88*
 Net Taxable Acres: 103.55*
 Tax per Net Taxable Acre: \$31.97*

Part of Tax Parcel ID #1934400003

**Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 1311, Tract 19

FSA/Eff. Crop Acres: 95.94*

Corn Base Acres: 59.23*

Corn PLC Yield: 122 Bu.

Bean Base Acres: 29.68*

Bean PLC Yield: 34 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Downs silt loam and Otter-Worthen complex. CSR2 on the estimated FSA/Eff. crop acres is 81.20. See soil map for details.

Mineral Rights

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

Land Description

Nearly level to strongly sloping.

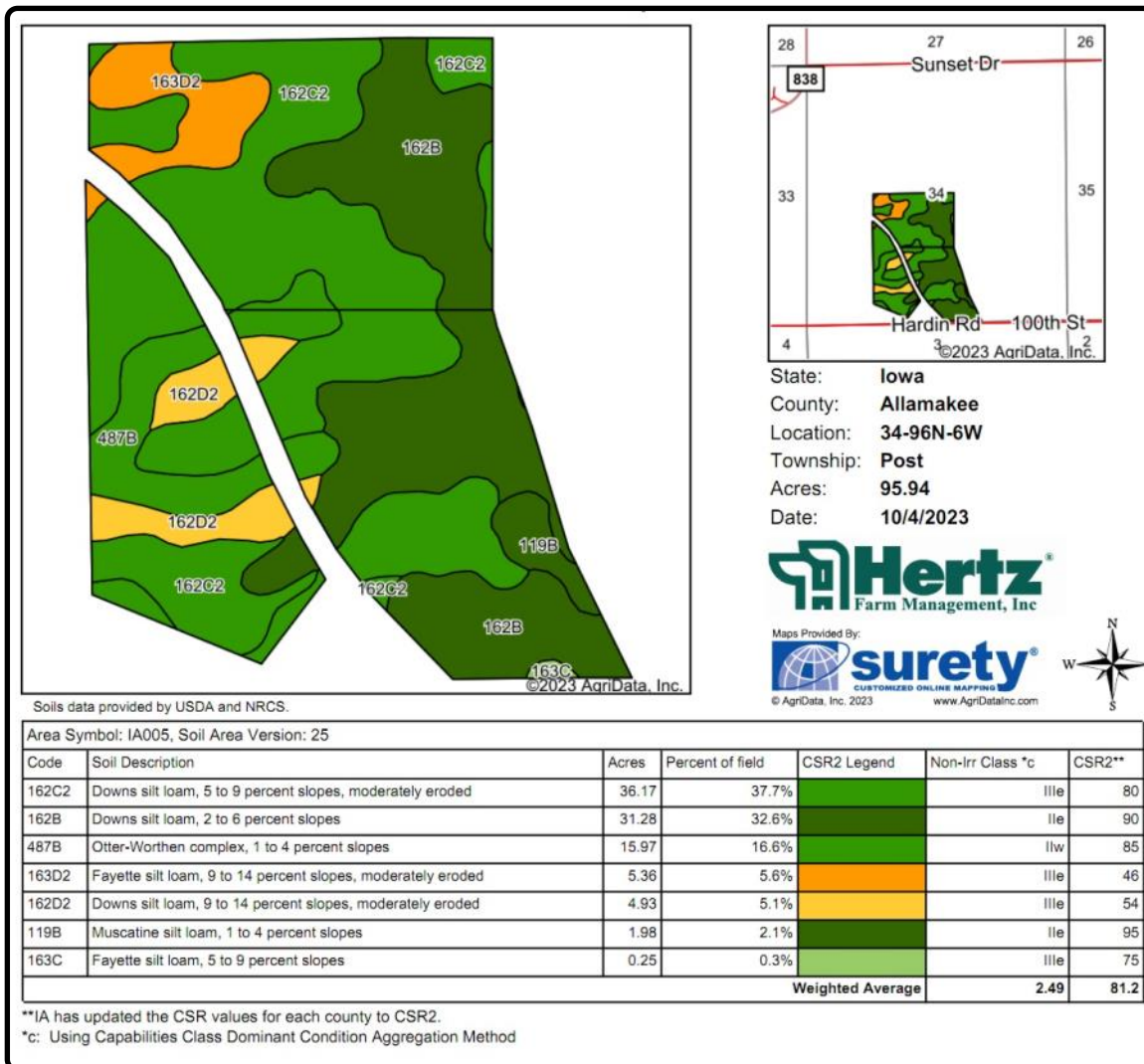
Drainage

Natural.

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Buildings/Improvements

None.

Water & Well Information

None known.

Survey

Property to be surveyed prior to closing.
Final total purchase price to be adjusted
up/down based on gross surveyed acres.

Comments

Highly tillable tract in Allamakee County.

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Parcel 3-Allamakee Co.

FSA/Eff. Crop Acres: 114.67*
Corn Base Acres: 68.79*
Bean Base Acres: 34.46*
Soil Productivity: 71.20 CSR2

**Acres are estimated.*

Total Living SF: 2,304
Bedrooms: 4
Bathrooms: 1½
Year Built: 1878

ADDRESS:
462 Hardin Dr.
Postville, IA 52162

Parcel 3 - Allamakee Co. Property Information 147.78 Acres, m/l

Location

From Postville: Go east on Hardin Rd./100th St. for 1 mile. The property is on the north side of road.

Legal Description

Part of the E½ of Section 34, Township 96 North, Range 6 West of the 5th P.M., Allamakee County, IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,638.00*
 Gross Acres: 147.78*
 Net Taxable Acres: 145.11*
 Part of Tax Parcel ID #1934400003

**Taxes estimated pending survey of property. Allamakee County Treasurer/ Assessor will determine final tax figures.*

School District

Postville School District.

Lease Status

Open lease for 2024 crop year.

FSA Data

Part of Farm Number 1311, Tract 19
 FSA/Eff. Crop Acres: 114.67*
 Corn Base Acres: 68.79*
 Corn PLC Yield: 122 Bu.
 Bean Base Acres: 34.46*
 Bean PLC Yield: 34 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Downs silt loam and Fayette silt loam. CSR2 on the estimated FSA/Eff. crop acres is 71.20. See soil map for details.

Land Description

Nearly level to strongly sloping.

Drainage

Natural.

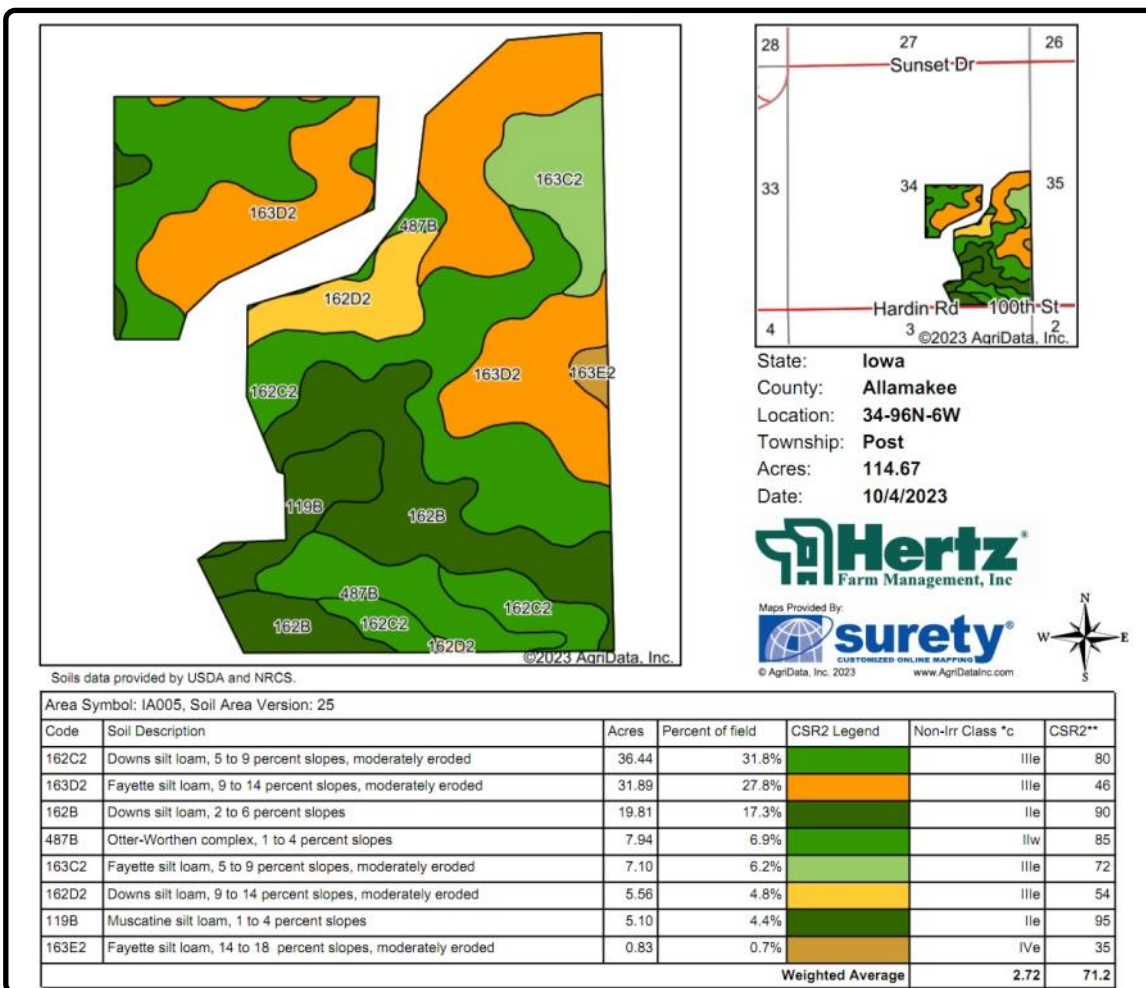
Dwelling

Single-family, two-story house built in 1878 with 2,304 sq. ft. living area. Four bedrooms, one full bathroom and a half bathroom. Carport and detached garage built in 1958. Contact agent for showing.

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Buildings/Improvements

- Dairy barn 36' x 100' (1954)
- Shed 16' x 40' (1957)
- Feed and livestock barn 45' x 60' (1918)
- Two Lean-to's 16' x 60' and 32' x 60' (2001 and 1969)
- Concrete silo 20' x 70' (1978)
- Two Feeder bunks with auger and roof (1978 and 1983)
- Steel utility building 32' x 60' (1963)
- Lean-to 32' x 18' (1963)
- Steel utility building 34' x 99' (1986)
- Shed granary 28' x 24' (1908)

- Concrete silo 16' x 40' (1983)
- Crib 24' x 40' (1955)
- Lean-to 20' x 40' (1974)
- Steel grain storage bin 30' x 16' (1973)
- Steel grain storage bin-dryer 30' x 16' (1971)
- Steel utility building 36' x 70' (1953)
- Steel utility building 40' x 80' (1979)
- Steel grain storage bin 36' x 36' (2010)
- Free stall barn 50' x 72' (1994)

Water & Well Information

- A well of unknown condition is located on the property 50' east of the house.

- The well will be tested prior to purchase.

Septic System

Septic system has been inspected and does not pass County requirements. Buyer will be responsible to meet county requirements.

Survey

Property to be surveyed prior to closing. Final total purchase price to be adjusted up/down based on gross surveyed acres.

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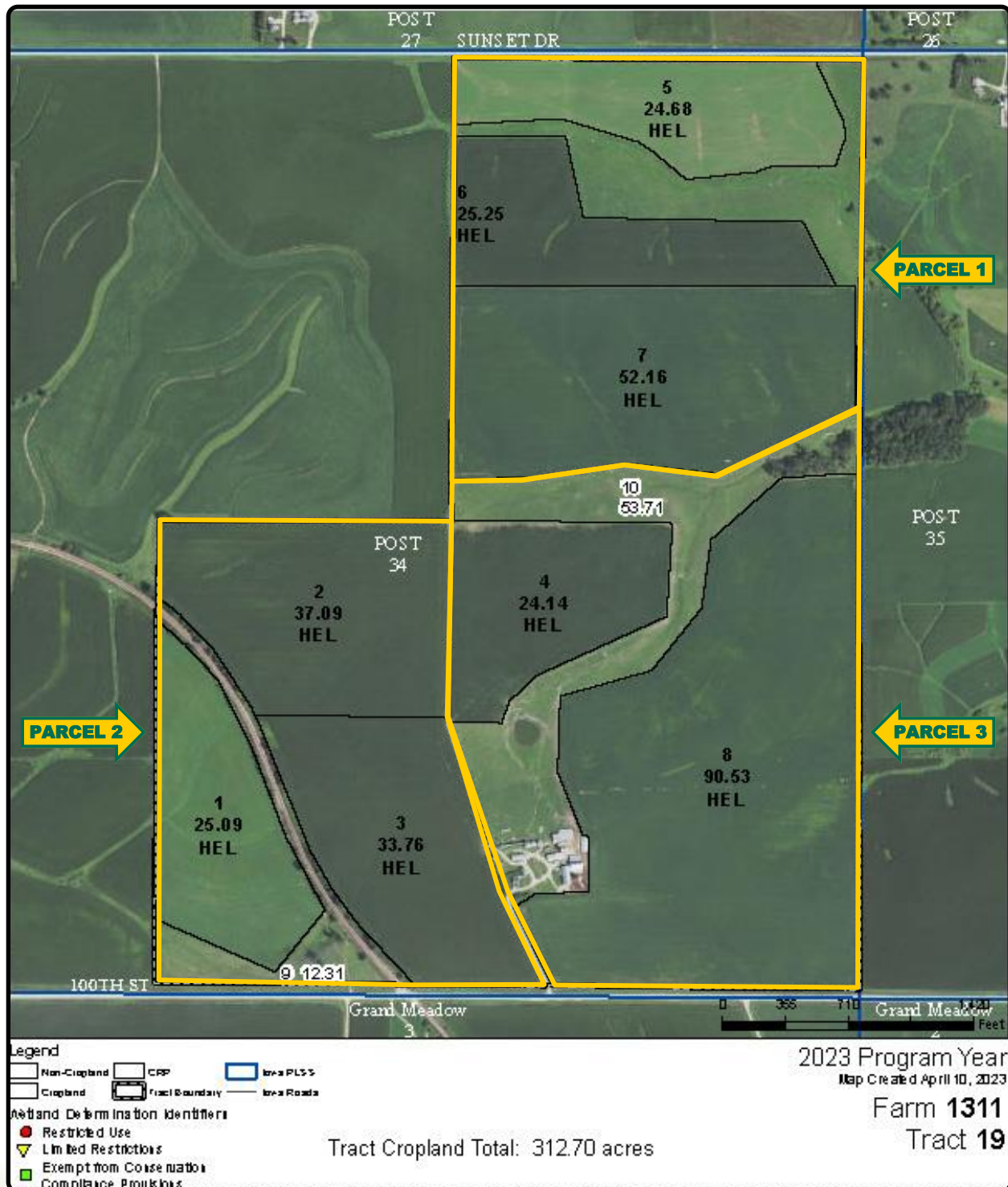
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Parcel 1 - 102.09 Est. FSA/Eff. Crop Acres

Parcel 2 - 95.94 Est. FSA/Eff. Crop Acres

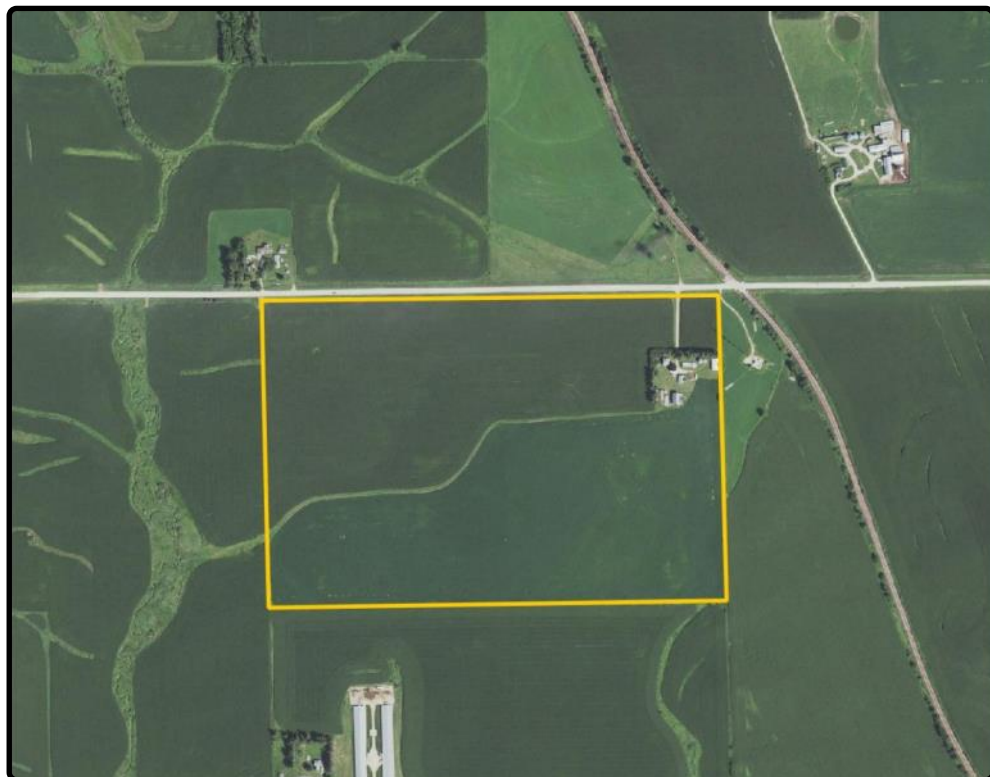
Parcel 3 - 114.67 Est. FSA/Eff. Crop Acres



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Parcel 4-Clayton Co.

FSA/Eff. Crop Acres: 105.61
Corn Base Acres: 95.10
Bean Base Acres: 10.30
Soil Productivity: 71.80 CSR2

Total Living SF: 2,048
Bedrooms: 4
Bathrooms: 1½
Year Built: 1921

ADDRESS:
13446 100th St.
Postville, IA 52162

Parcel 4 - Clayton Co. Property Information 112.04 Acres, m/l

Location

From Postville: Go east on Hardin Rd./100th St. for 1¼ miles. The property is on the south side of road.

Legal Description

N Frl. ½ of the NW¼ of Section 3, Township 95 North, Range 6 West of the 5th P.M., Clayton County, IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,216.00*
Surveyed Acres: 112.04
Net Taxable Acres: 108.93*
Tax Parcel ID #: 0103126001

*Taxes estimated due to recent survey of

property. Clayton County Assessor will determine final tax figures.

School District

Postville School District.

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 813, Tract 2575
FSA/Eff. Crop Acres: 105.61
Corn Base Acres: 95.10
Corn PLC Yield: 130 Bu.
Bean Base Acres: 10.30
Bean PLC Yield: 37 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Fayette silt loam and Downs silt loam. CSR2 on the FSA/Eff. crop acres is 71.80. See soil map for details.

Mineral Rights

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

Land Description

Moderate to strongly sloping.

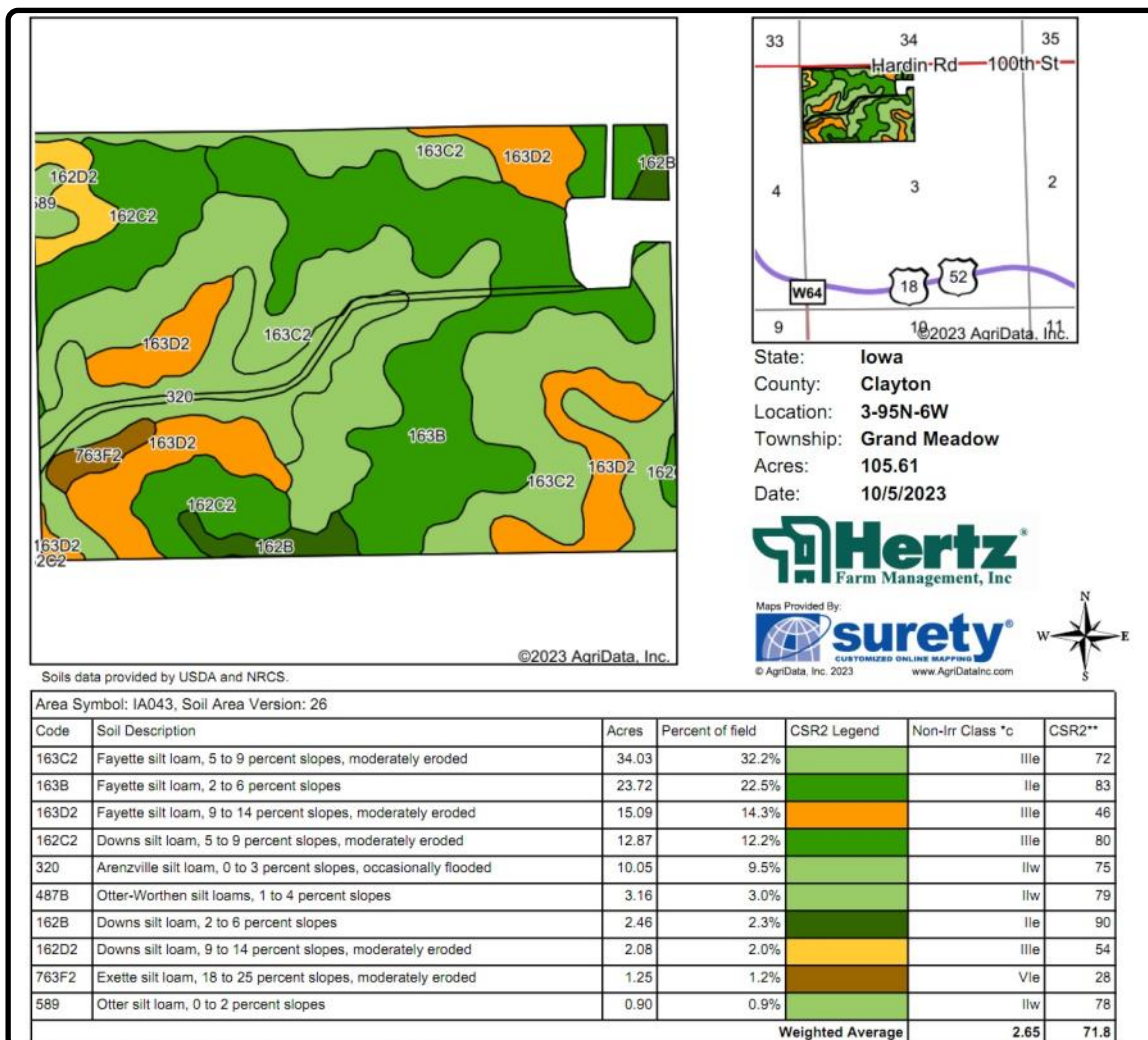
Drainage

Natural.

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Dwelling

Single-family, two-story, frame dwelling built in 1921, with 2,048 sq. ft. of finished living space. There are four bedrooms, one full bathroom and a half bathroom. There is a full basement with 1,024 sq. ft. Contact agent for showing.

Buildings/Improvements

- Barn-bank 34'x60' (1900)
- Cinder block attached milk house 16'x18' (1961)
- Crib 26'x40' (1900)

- Three Machine or utility buildings (1912, 1954, 1980)
- Three grain bins—1 metal, 1 drying, 1 storage, (1900, 1979 and 1979)
- Lean-to 16'x60' (1900)

Water & Well Information

- A well of unknown condition is located on the property 30' southeast of the house.
- The well will be tested prior to purchase.

Septic System

Septic system has been inspected and does pass County requirements.

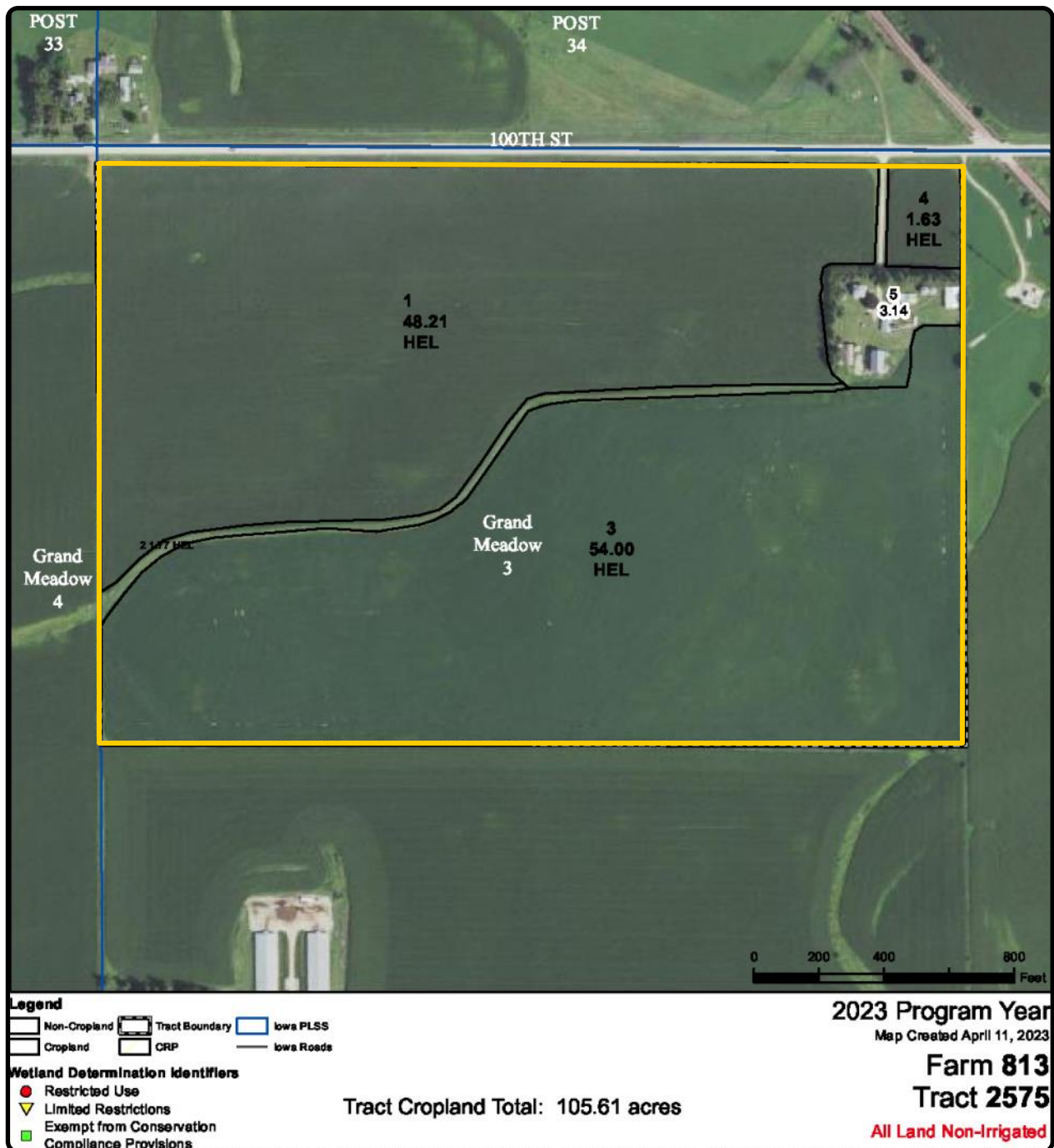
Comments

Highly tillable tract with good-quality soils.

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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 - Allamakee County, Northwest Looking Southeast



Parcel 2 - Allamakee County, Northeast Looking Southwest



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Parcel 3 - Allamakee County Farmstead, South Looking Northeast



Parcel 3 - Allamakee County, Northeast Looking Southwest



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Parcel 4 - Clayton County Farmstead, Looking North



Parcel 4 - Clayton County, Southeast Looking Northwest



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Date: **Thurs., Nov. 16, 2023**

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

Site: **Postville Wellness
Center
313 W Post Street
Postville, IA 52162**

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, Morgan Troendle at 319-239-6500 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

Schlee Inc.

Agency

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

Auctioneer

Elliott Siefert

Attorney

Patrick Dillon

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 25, 2024 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 closing.

Survey

To determine final acres and property borders, Sellers will, at their expense, survey the farm(s) prior to closing based on how the parcels sell at auction. The final purchase prices(s) will be adjusted up or down based on the per acre bid amount times the final gross surveyed acres.

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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