

Land Auction

ACREAGE:**599.01 Acres, m/l**

In 8 parcels

Clayton & Delaware Co., IA

DATE:

Wednesday

November 15, 2023**10:00 a.m.****AUCTION TYPE:****Hybrid**

Edgewood, IA &

bid.hertz.ag



Parcel

1.....
59.30 Ac.

Parcel

8.....
23.00 Ac.**Property Key Features**

- High-Quality Clayton & Delaware County Farmland
- Attractive Ranch-Style, Brick Home with Pond, on a Hard-Surfaced Road
- Mixture of Productive Cropland & Recreational Timber

Troy Louwagie, ALC

Licensed Broker in IA & IL

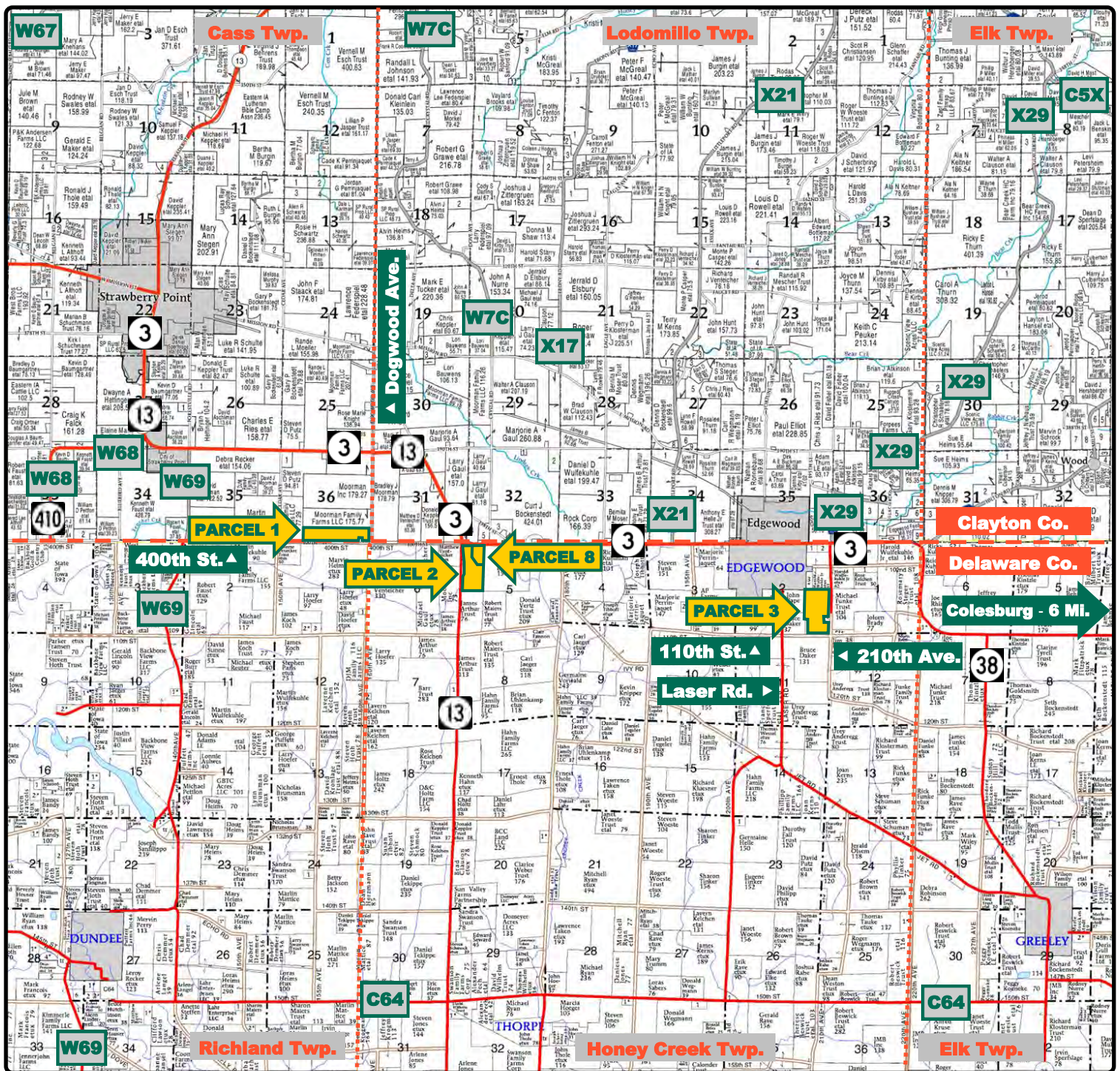
319-721-4068**TroyL@Hertz.ag****319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag

Cass Township, Clayton Co., IA - Parcel 1
Honey Creek Township, Delaware Co., IA - Parcels 2, 3 & 8

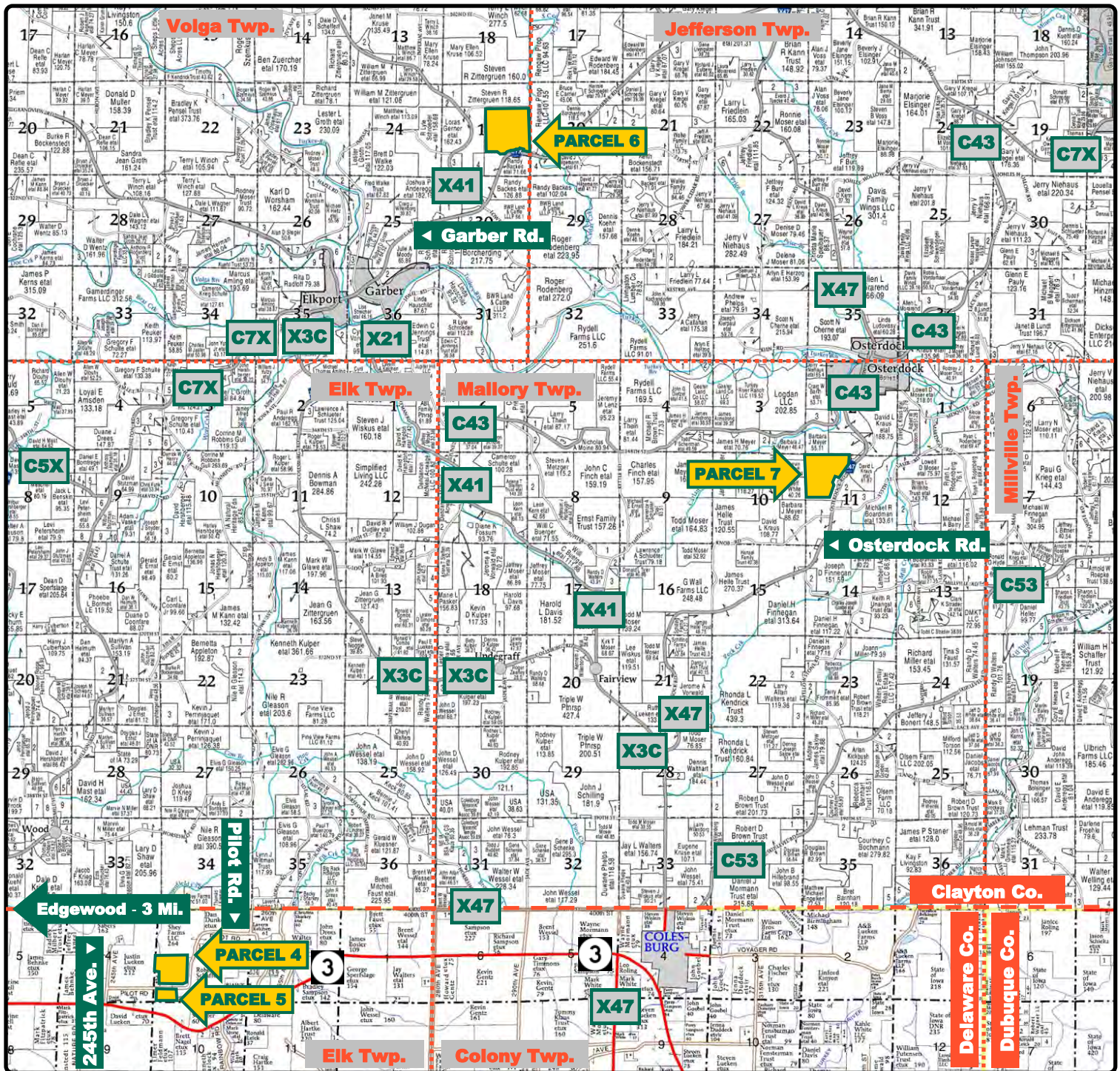


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Volga Township, Clayton Co., IA - Parcel 6
Mallory Township, Clayton Co., IA - Parcel 7
Elk Township, Delaware Co., IA - Parcels 4 & 5



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Parcel 1 - Clayton Co.

FSA/Eff. Crop Acres:	54.86
Corn Base Acres:	54.86
Soil Productivity:	88.70 CSR2

Parcel 1 - Clayton Co. Property Information 59.30 Acres, m/l

Location

From Edgewood: 3 miles west on Hwy 3 and 1 mile west on 400th St. The property is located on the north side of the road.

Legal Description

The S $\frac{2}{3}$ of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$, excepting Lot 1, and the S $\frac{2}{3}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, excepting the west 19.3 acres, all in Section 36, Township 91 North, Range 6 West of the 5th P.M., Clayton County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$2,706.00
Net Taxable Acres: 59.30
Tax per Net Taxable Acre: \$45.63
Tax Parcel ID #s: 1736377001 & 1736477001

FSA Data

Farm Number 3721, Tract 4275
FSA/Eff. Crop Acres: 54.86
Corn Base Acres: 54.86
Corn PLC Yield: 151 Bu.

Soil Types/Productivity

Primary soils are Kenyon and Clyde-Floyd. CSR2 on the FSA/Eff. crop acres is 88.70. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Clayton County farm with an 88.70 CSR2.

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Soils data provided by USDA and NRCS.



State: Iowa
County: Clayton
Location: 36-91N-6W
Township: Cass
Acres: 54.86
Date: 9/25/2023






Maps Provided By:

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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**
83B	Kenyon loam, 2 to 5 percent slopes	30.66	55.9%		Ile	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.29	42.5%		Ilw	87
84	Clyde clay loam, 0 to 3 percent slopes	0.91	1.7%		Ilw	88
Weighted Average					2.00	88.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 2 - Delaware Co.

FSA/Eff. Crop Acres:	39.36*
CRP Acres:	13.70
Cert. Grass Acres:	0.35*
Corn Base Acres:	39.36*
Soil Productivity:	75.10 CSR2

**Acres are estimated.*

Parcel 2 - Delaware Co. Property Information 54.48 Acres, m/l

Location

From Edgewood: 3 miles west on Hwy 3.
The property is located on the south side of the road.

Legal Description

That part of the W frl ½ of the NW¼, except approximately 23.00 acres in the east part of the NW¼ of the NW¼ of Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Survey legal to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$1,907.00*
Net Taxable Acres: 54.48*
Tax per Net Taxable Acre: \$35.00*
Tax Parcel ID #: part of 070050000200
**Taxes estimated pending survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm 3721, Tract 1282
FSA/Eff. Crop Acres: 39.36*
CRP Acres: 13.70
Cert. Grass Acres: 0.35*
Corn Base Acres: 39.36*
Corn PLC Yield: 151 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

CRP Contracts

There are two CRP contracts on this property:

- There are 0.28 acres enrolled in a CP-21 contract that pays \$361.70/acre - or \$101.00 annually - and expires September 30, 2024.
- There are 13.42 acres enrolled in a CP-38E-25 contract that pays \$159.50/acre - or \$2,140.00 annually - and expires September 30, 2030.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Olin. CSR2 on the estimated FSA/Eff. crop acres is 75.10. See soil map for detail.

Land Description

Topography is level to gently rolling.

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State: Iowa
County: Delaware
Location: 5-90N-5W
Township: Honey Creek
Acres: 39.36
Date: 9/27/2023



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Area Symbol: IA055, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.48	39.3%		Ilw		87
83B	Kenyon loam, 2 to 5 percent slopes	10.31	26.2%		Ile		90
408B	Olin sandy loam, 2 to 5 percent slopes	7.06	17.9%		Ile		64
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	6.51	16.5%		IVs	Ile	35
Weighted Average					2.33	*-	75.1

**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

Drainage is natural.

Water & Well Information

None.

Buildings/Improvements

None.

Comments

This is a nice farm located on a hard-surfaced road with a mixture of productive cropland and CRP.

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Parcel 3 - Delaware Co.

FSA/Eff. Crop Acres: 74.26
Corn Base Acres: 74.26
Soil Productivity: 79.30 CSR2

Parcel 3 - Delaware Co. Property Information 78.94 Acres, m/l

Location

From Edgewood: ¼ mile east on Hwy 3 and ½ mile south on 210th Ave. The property is located on the west side of the road.

Legal Description

That part of the E½ of the SE¼, Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Survey legal to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$2,955.00*
Surveyed Acres: 78.94
Exempt Road ROW Acres: 2.58
Net Taxable Acres: 76.36
Tax per Net Taxable Acre: \$38.71*
Tax Parcel ID #: 070020001300
**Taxes estimated due recent survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm 3721, Tract 1330
FSA/Eff. Crop Acres: 74.26
Corn Base Acres: 74.26
Corn PLC Yield: 151 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Bolan. CSR2 on the FSA/Eff. crop acres is 79.30. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

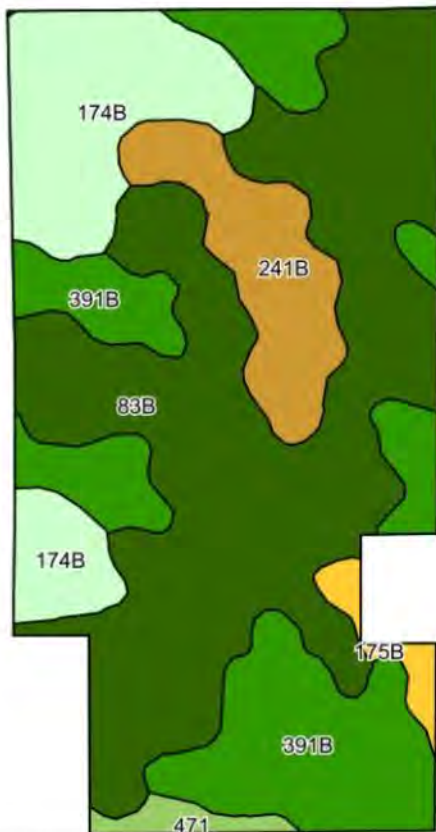
None.

Water & Well Information

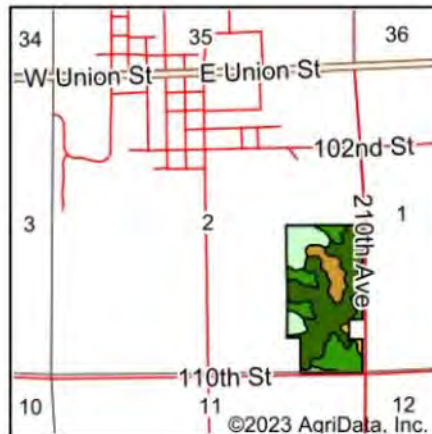
None.

Comments

This is a high-quality Delaware County farm with a 79.30 CSR2.



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State: Iowa
County: Delaware
Location: 2-90N-5W
Township: Honey Creek
Acres: 74.26
Date: 9/26/2023



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Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	35.57	47.9%		Ile		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.09	24.4%		IIlw		87
174B	Bolan loam, 2 to 5 percent slopes	11.49	15.5%		IIIs		64
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	6.80	9.2%		IVs	Ile	35
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.22	1.6%		IIIle		50
471	Oran loam, 1 to 3 percent slopes	1.09	1.5%		Iw		74
Weighted Average					2.18	*-	79.3

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*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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Parcel 4 - Delaware Co.

FSA/Eff. Crop Acres: 37.25*

Corn Base Acres: 11.25*

Soil Productivity: 39.80 CSR2

**Acres are estimated.*

Parcel 4 - Delaware Co. Property Information 65.22 Acres, m/l

Location

From Edgewood: 4½ miles east on Hwy 3, ¼ mile north on 245th Ave. and ½ mile east on Pilot Rd. The property is located on the north side of the road.

Legal Description

That part of the W¾ of the SW¼ of Section 3, lying north of the road and excepting Parcel H, all in Section 3, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$746.00

Gross Acres: 65.22

Exempt Forest Reserve Acres: 26.71

Net Taxable Acres: 38.51

Tax per Net Taxable Acre: \$19.37

Tax Parcel ID #: 050030001250

FSA Data

Part of Farm Number 5336, Tract 5724

FSA/Eff. Crop Acres: 37.25*

Corn Base Acres: 11.25*

Corn PLC Yield: 133 Bu.

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

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 39.80. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

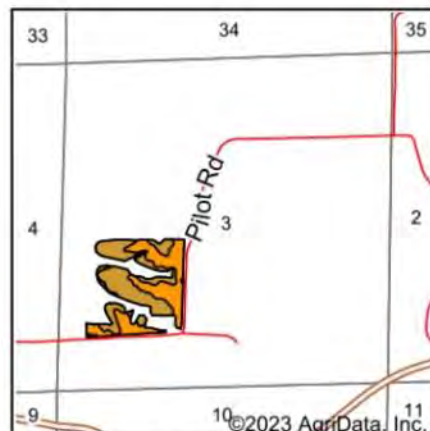
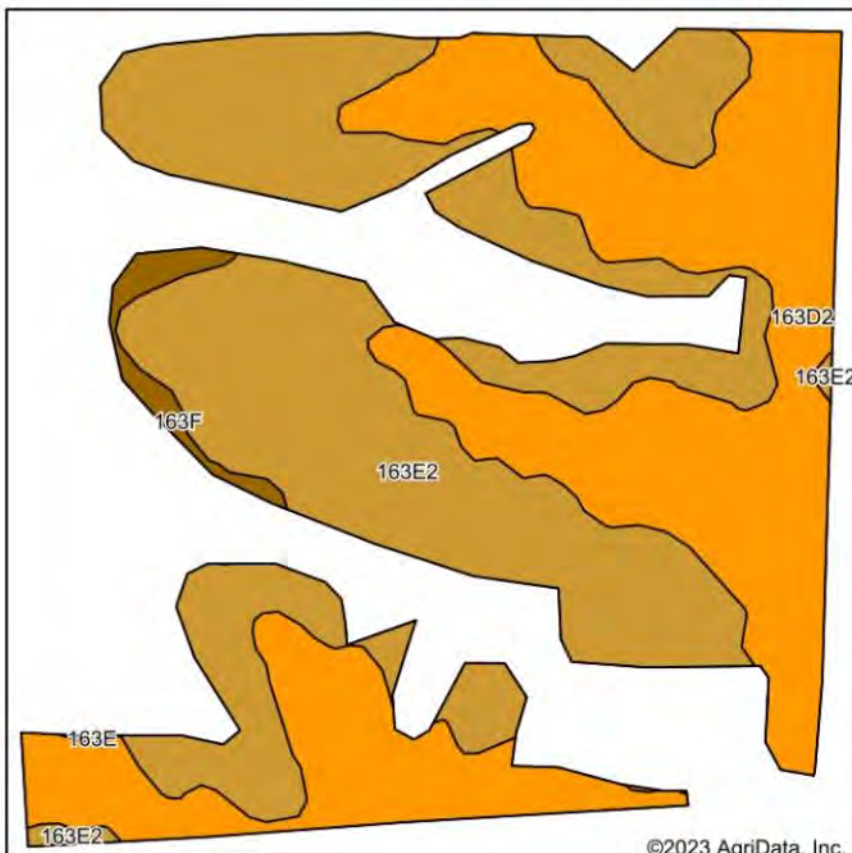
None.

Water & Well Information

None.

Comments

This is a nice Delaware County farm with an income-producing mixture of cropland and mature, hard-wood timber.



State: Iowa
County: Delaware
Location: 3-90N-4W
Township: Elk
Acres: 37.25
Date: 9/25/2023



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Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	19.62	52.7%		IVe	35
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	16.97	45.6%		IIIe	46
163F	Fayette silt loam, 18 to 25 percent slopes	0.66	1.8%		VIe	21
Weighted Average					3.58	39.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 5 - Delaware Co.

FSA/Eff. Crop Acres: 20.90
Corn Base Acres: 6.31*
Soil Productivity: 27.80 CSR2

**Acres are estimated.*

Parcel 5 - Delaware Co. Property Information 25.95 Acres, m/l

Location

From Edgewood: 4½ miles east on Hwy 3, ¼ mile north on 245th Ave. and ½ mile east on Pilot Rd. The property is located on the south side of the road.

Legal Description

Parcel D, part of the SW¼ of Section 3, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2003, Page 4856.

Real Estate Tax

Taxes Payable 2023-2024: \$358.00
Gross Acres: 25.95
Exempt Road ROW Acres: 1.02
Net Taxable Acres: 24.93
Tax per Net Taxable Acre: \$14.36
Tax Parcel ID #: 050030001210

FSA Data

Part of Farm Number 5336, Tract 5724
FSA/Eff. Crop Acres: 20.90
Corn Base Acres: 6.31*
Corn PLC Yield: 133 Bu.
**Acres are estimated pending reconstitution of farm by the Delaware County FSA office.*

Soil Types/Productivity

Primary soil is Fayette CSR2 on the FSA/ Eff. crop acres is 27.80. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

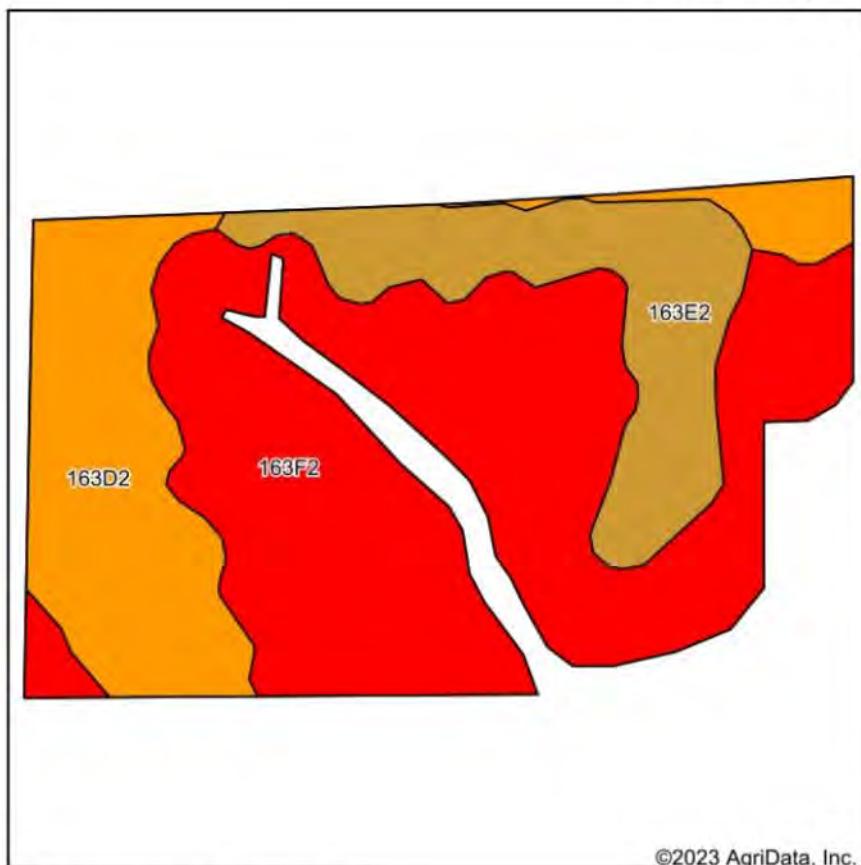
None.

Comments

This is an attractive Delaware County farm!

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State: **Iowa**
County: **Delaware**
Location: **3-90N-4W**
Township: **Elk**
Acres: **20.9**
Date: **9/25/2023**



Maps Provided By:



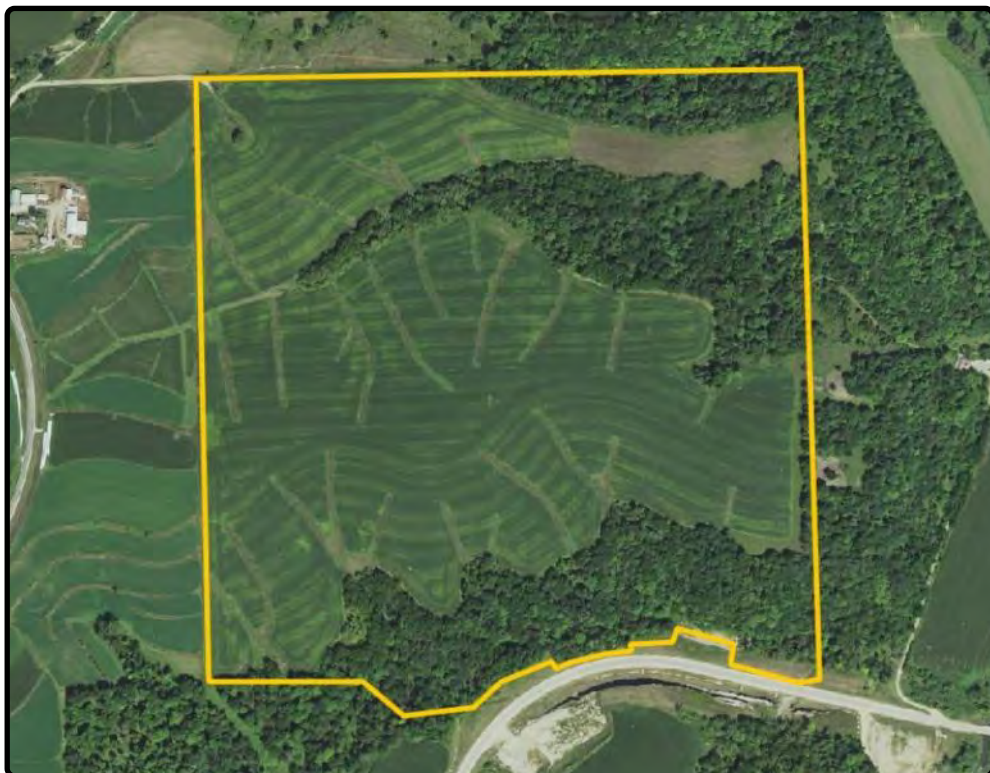
Soils data provided by USDA and NRCS.

Area Symbol: IA055, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	12.14	58.1%		Vle	18
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	5.00	23.9%		IIle	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	3.76	18.0%		IVe	35
Weighted Average					4.92	27.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Parcel 6 - Clayton Co.

FSA/Eff. Crop Acres:	90.11
CRP Acres:	15.06
Oats Base Acres:	8.50
Corn Base Acres:	80.50
Soil Productivity:	35.30 CSR2

Parcel 6 - Clayton Co. Property Information 158.46 Acres, m/l

Location

From Garber: 2¼ mile northeast on Garber Rd. The property is located on the north side of the road.

Legal Description

The S½ of the NE¼ and the N½ of the SE¼ and that part of the S½ of the SE¼ of Section 19, Township 92 North, Range 3 West of the 5th P.M., Clayton County, Iowa. Update abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$1,952.00
Gross Acres: 158.46
Exempt Forest Reserve Acres: 48.59
Net Taxable Acres: 109.87
Tax per Net Taxable Acre: \$17.77
Tax Parcel ID #: 1519575001, 1519575002, 1519587001, 1519587002, 1519651001, 1519663001, 1519651002, 1519663003 & 1519676002

FSA Data

Farm Number 6685, Tract 7031
FSA/Eff. Crop Acres: 90.11
CRP Acres: 15.06
Oats Base Acres: 8.50
Oats PLC Yield: 60 Bu.
Corn Base Acres: 80.50
Corn PLC Yield: 140 Bu.

CRP Contracts

There are two CRP contracts on this property:

- There are 4.98 acres enrolled in a CP-1 contract that pays \$152.71/acre - or \$760.00 annually - and expires September 30, 2025.
- There are 10.08 acres enrolled in a CP-8A contract that pays \$255.93/acre - or \$2,580.00 annually - and expires September 30, 2025.

Soil Types/Productivity

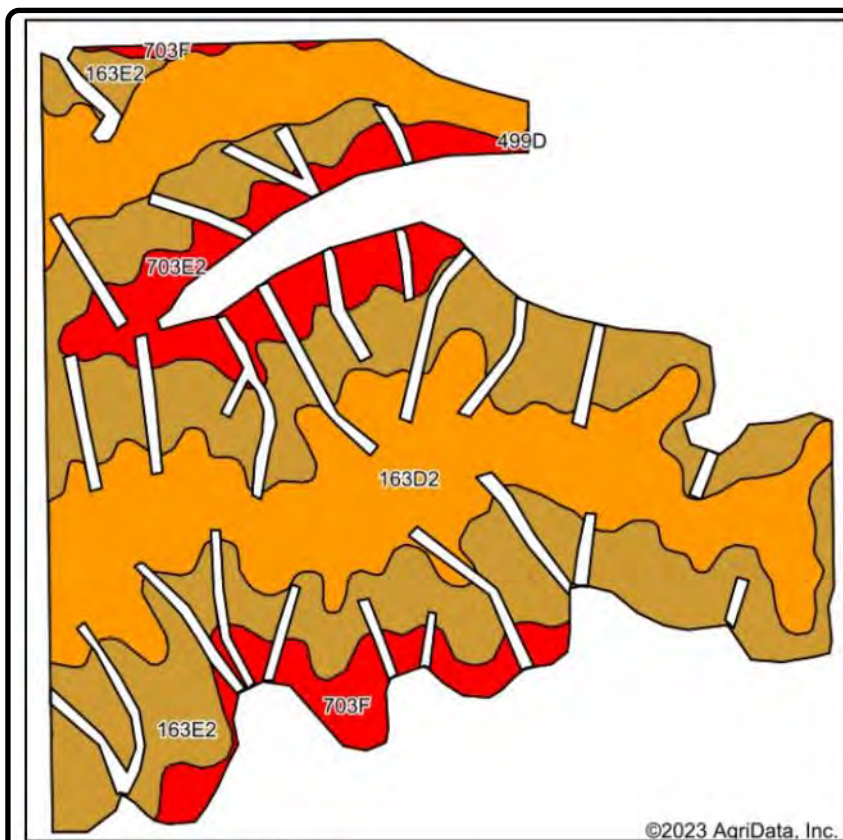
Primary soils are Fayette and Dubuque. CSR2 on the FSA/Eff. crop acres is 35.30. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **19-92N-3W**
Township: **Volga**
Acres: **90.11**
Date: **9/26/2023**



Maps Provided By:

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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**
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	39.28	43.6%		IVe	35
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	37.16	41.2%		IIIe	46
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	8.19	9.1%		IVe	8
703F	Dubuque silt loam, 18 to 25 percent slopes	5.48	6.1%		VIe	6
Weighted Average					3.71	35.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

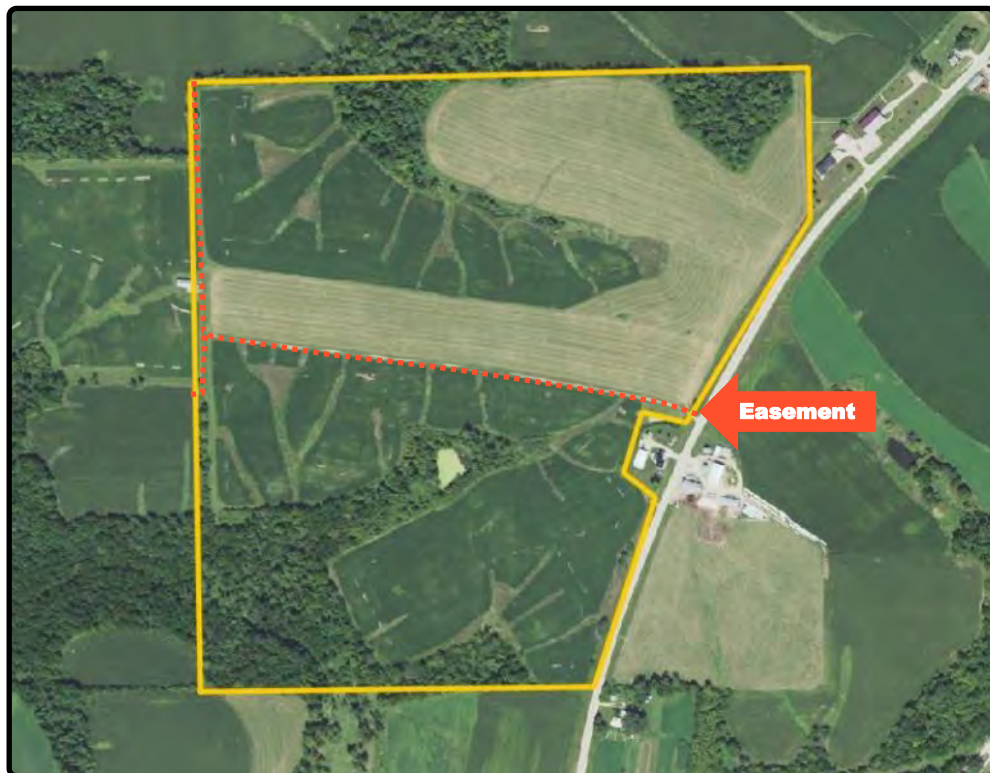
None.

Comments

This is a productive Clayton County farm with a 35.30 CSR2. This farm includes a mixture of cropland, CRP and additional income from mature hard-wood timber.

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Parcel 7 - Clayton Co.

FSA/Eff. Crop Acres:	93.45
CRP Acres:	7.48
Corn Base Acres:	53.20
Bean Base Acres:	23.40
Soil Productivity:	45.50 CSR2

Parcel 7 - Clayton Co. Property Information 133.66 Acres, m/l

Location

From Osterdock: 1 mile south on Osterdock Rd. The property is located on the west side of the road.

Legal Description

That part of the NW¼ lying north of the road and excluding Lot 1, all in Section 11, Township 91 North, Range 3 West of the 5th P.M., all in Clayton County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$2,866.00
Net Taxable Acres: 133.66
Tax per Net Taxable Acre: \$21.44
Tax Parcel ID #s: 2011101001, 2011126001, 2011151001 & 2011176001

FSA Data

Farm Number 5087, Tract 7246
FSA/Eff. Crop Acres: 93.45
CRP Acres: 7.48
Corn Base Acres: 53.20
Corn PLC Yield: 158 Bu.
Bean Base Acres: 23.40
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 7.48 acres enrolled in a CP-8A contract that pays \$264.76/acre - or \$1,980.00 annually - and expires September 30, 2024.

Soil Types/Productivity

Primary soils are Fayette and Exette. CSR2 on the FSA/Eff. crop acres is 45.50. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

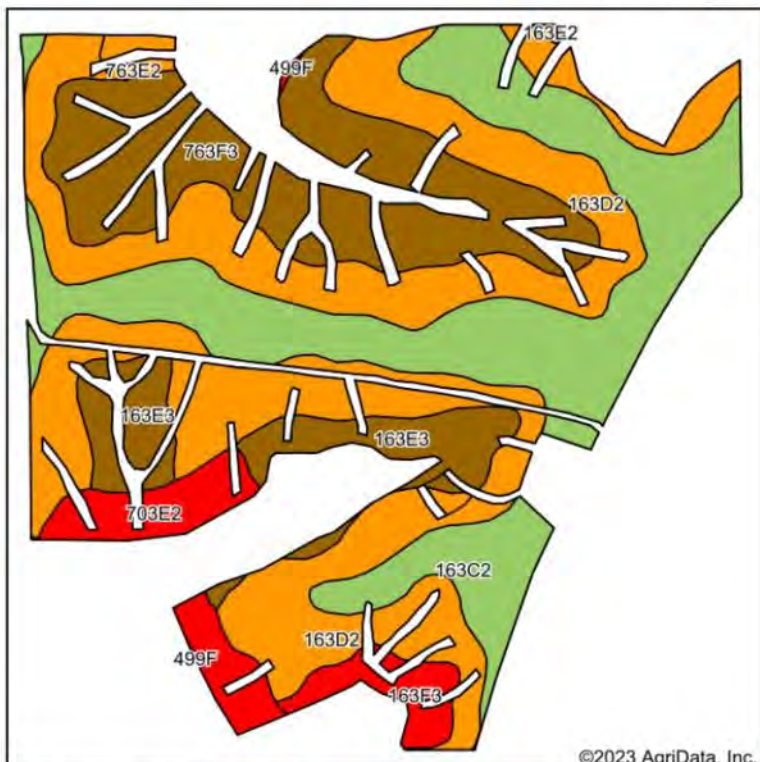
None.

Water & Well Information

There is a small pond located in the central portion of this farm.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Clayton**
Location: **11-91N-3W**
Township: **Mallory**
Acres: **93.45**
Date: **9/25/2023**



Maps Provided By:



Area Symbol: IA043, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	36.21	38.7%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	26.96	28.8%		IIIe	72
763F3	Exette silt loam, 18 to 25 percent slopes, severely eroded	15.91	17.0%		VIe	22
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	6.74	7.2%		VIe	29
703E2	Dubuque silt loam, 14 to 18 percent slopes, moderately eroded	4.65	5.0%		IVe	8
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	2.13	2.3%		VIIe	12
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	0.67	0.7%		IVe	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.11	0.1%		IVe	35
499F	Nordness silt loam, 14 to 25 percent slopes	0.07	0.1%		VIIIs	5
Weighted Average					3.88	45.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Access Easement

There is an unrecorded access easement going across this farm. Neighbors to the west will have the right to drive across this farm to access their property.

Comments

This is a productive Clayton County farm with a 45.50 CSR2. This farm includes a mixture of cropland, timber, CRP and small pond.

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Parcel 8 - Delaware Co.

FSA/Eff. Crop Acres: 0.53*
CRP Acres: 9.68
Cert. Grass Acres: 0.53*

**Acres are estimated.*

Total Living SF: 2,285
Bedrooms: 3
Bathrooms: 3½
Year Built: 1998

ADDRESS:
1720 State Hwy 3
Strawberry Point, IA 52076

Open Houses

Sat., Oct. 28 9:00-11:00 a.m.
Wed., Nov. 1 3:30-5:30 p.m.

**Or by appointment.*

Parcel 8 - Delaware Co. Property Information 23.00 Acres, m/l

Location

From Edgewood: 2¾ miles west on Hwy 3. The property is located on the south side of the road.

Legal Description

Approximately 23.00 acres in the east part of the NW¼ of the NW¼ of Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa. Survey legal to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$5,395.00*
Net Taxable Acres: 23.00*
Tax Parcel ID #: part of 070050000200
**Taxes estimated pending survey of property. Delaware County Treasurer/ Assessor will determine final tax figures.*

School District

Edgewood-Colesburg Community School District

House

This beautiful, 1-story, brick home was built in 1998 with an attached, three-car garage. Boasting light-filled views of timber and pond from the large windows and generous 2,285 square feet of main-level finished living space, the open-concept kitchen, living room and dining room offers ample area for family and

friends. Off the main-living area, the primary-bedroom suite allows for private relaxation with gas fireplace, french doors opening to the screened-in porch, luxurious soaking tub, walk-in closet and more. There are two additional bedrooms and 1½ bathrooms on the main level. The open staircase to the lower level provides comfortable access to the entertainment areas, wet bar, three non-conforming bedrooms, full bathroom and storage room with built-in shelving included in the well-finished 1,900 square feet of lower-level living space. This large and well-maintained home is efficiently heated and cooled with a geothermal system. A steel-shingled roof provides long-term durability. The entire home was designed to be handicap accessible, including access to the lower level by ramp with garage access.

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FSA Data

Part of Farm 3721, Tract 1282

FSA/Eff. Crop Acres: 0.53*

CRP Acres: 9.68

Cert. Grass Acres: 0.53*

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

CRP Contracts

There are two CRP contracts on this property:

- There are 2.54 acres enrolled in a CP-21 contract that pays \$361.70/acre - or \$919.00 annually - and expires September 30, 2024.
- There are 7.14 acres enrolled in a CP-25 contract that pays \$159.50/acre - or \$1,139.00 annually - and expires September 30, 2030.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

There is an 18' by 24' shed, used for storage, that was built southwest of the house in 1998.

Water & Well Information

The well is located west of the house. There is an attractive, 3½-acre, spring-fed pond in the southwest portion of this property. The pond maintains a depth of 12'-15' and has been well-stocked with bass, bluegill and catfish.

Septic System

There is a 1,250-gallon, concrete tank and leach field located east of the house. The Seller is exempt from time of transfer inspection as the Seller is an estate.

Comments

This is a well-cared-for, brick home located along a hard-surfaced road. The property includes a mixture of pond, timber and CRP.

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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Date: **Wed., Nov. 15, 2023**

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

Site: **Edgewood Event Center
303 N Washington St.
Edgewood, IA 52042**

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 Sales 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

- Parcels 1-7 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. Bidding on Parcels 1-7 will be on a "dollars per acre" basis. The final total purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure.
- Parcel 8 will be offered individually. Bidding on Parcel 8 will be on a "total dollars" basis. The final total purchase price will be based on the final bid, if accepted.
- Seller reserves the right to refuse any and all bids.

Seller

Joseph C. Kintzle Revocable Trust

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 January 10, 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 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.