

# Land Auction

**ACREAGE:****156.44 Acres, m/l**

In 3 parcels

Clinton County, IA

**DATE:**

Thursday

**November 30, 2023****10:00 a.m.****AUCTION TYPE:****Hybrid**

Lost Nation, IA &amp;

bid.hertz.ag

Parcel

**3**.....  
40.00 Ac.

## Property Key Features

- Located North of Lost Nation, Iowa
- Parcel 3 - 39.00 Est. FSA/Eff. Crop Acres with an 86.80 CSR2
- Nice Clinton County Farms

**Kyle Bell**

Licensed Salesperson in IA

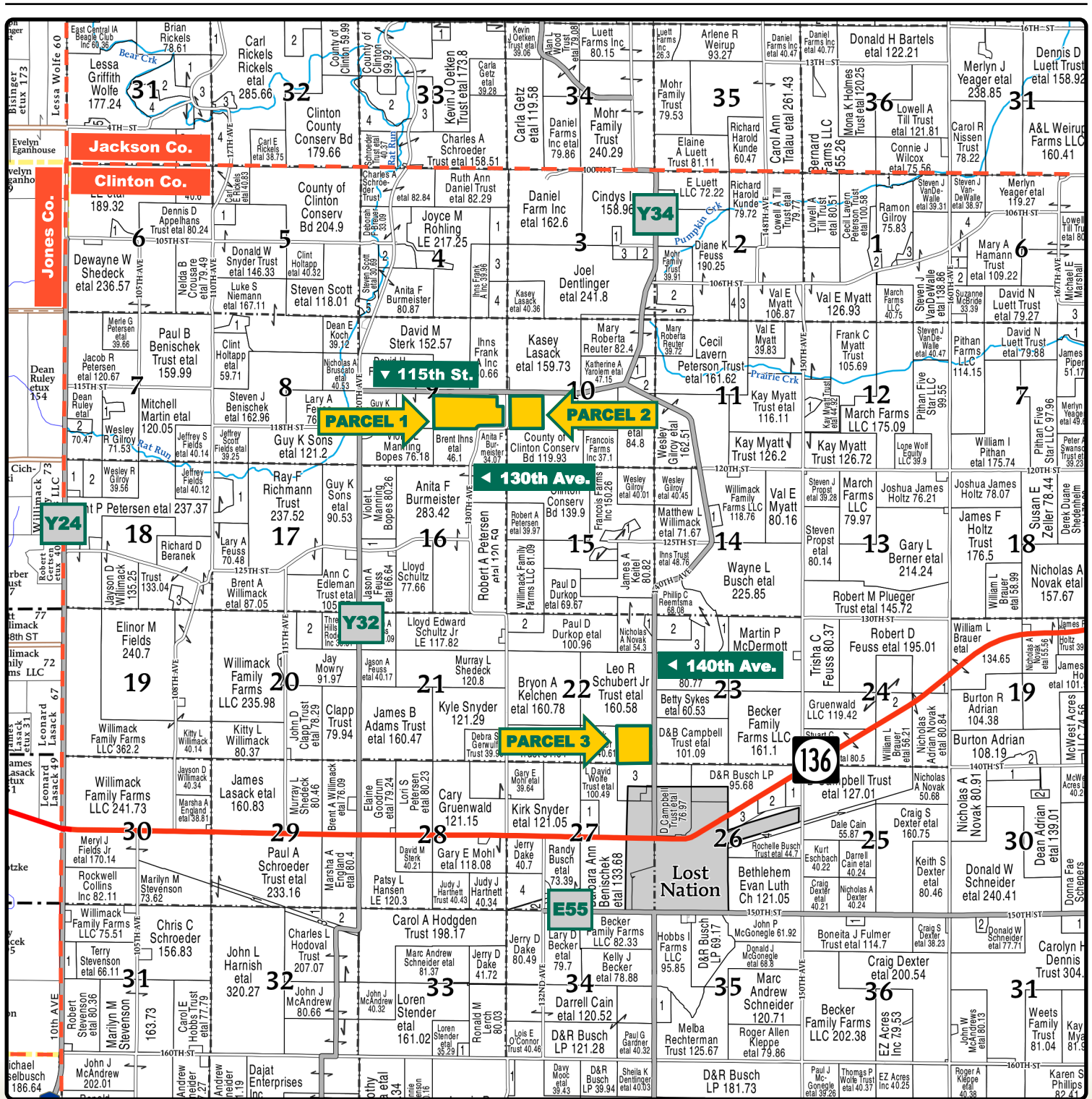
**563-451-4956****KyleB@Hertz.ag****319-895-8858**102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314**www.Hertz.ag****Troy Louwagie, ALC**

Licensed Broker in IA &amp; IL

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

REID: 010-2720



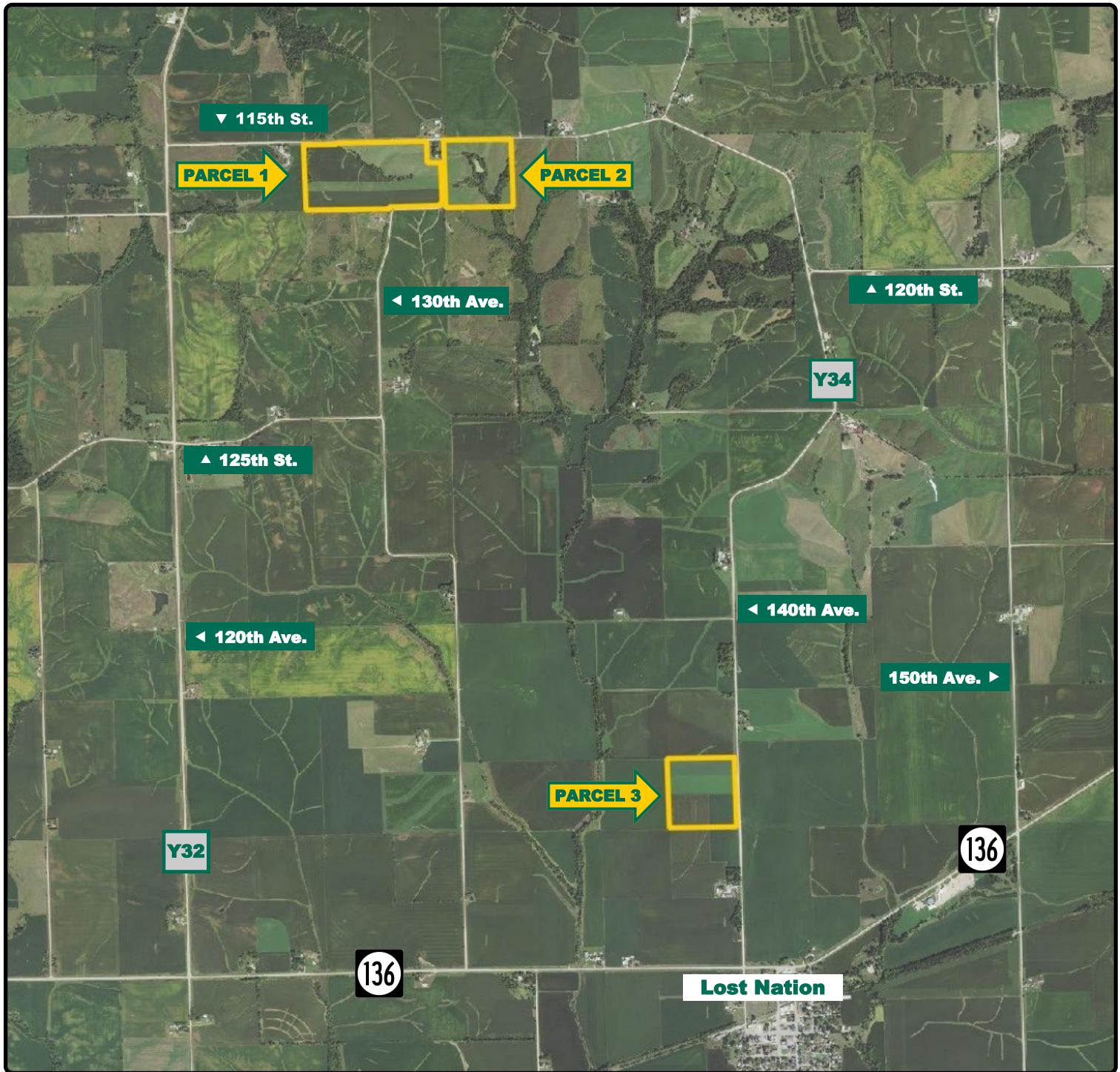


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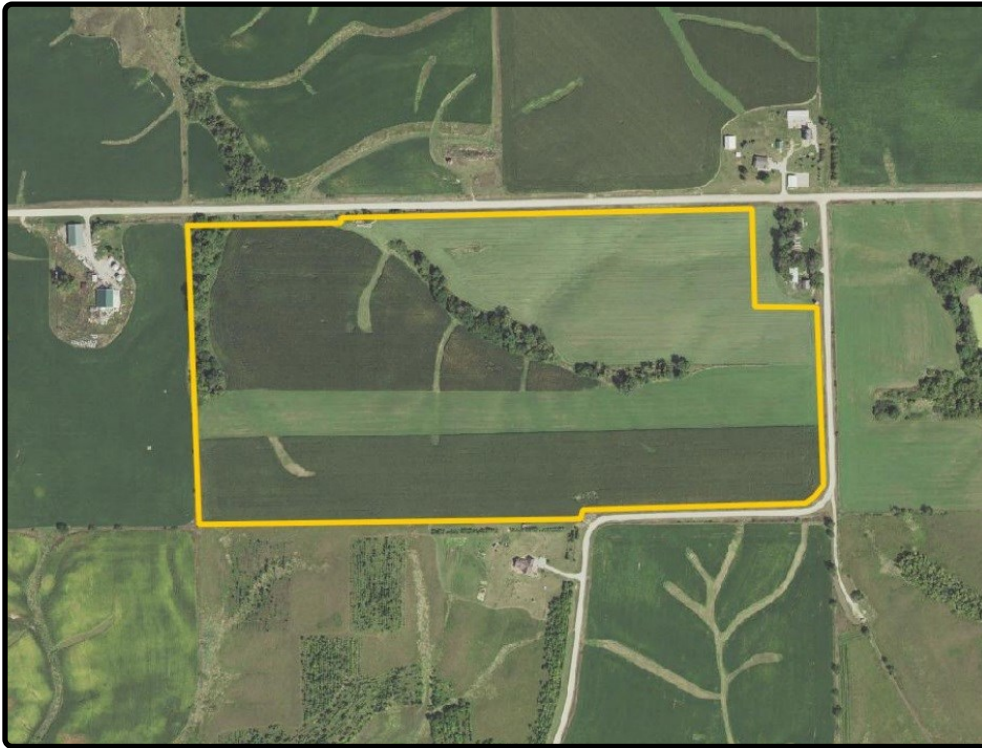


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## Parcel 1

FSA/Eff. Crop Acres:	67.52*
Cert. Grass Acres:	0.96
Cert. Mixed Forage Acres:	29.56*
Corn Base Acres:	37.29*
Soil Productivity:	38.30 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 76.44 Acres, m/l

### Location

**From Lost Nation:** 3¼ miles north on 140th Ave. and 1 mile west on 115th St. The property is on the south side of the road.

### Legal Description

The N½ of the SE¼, except an approximate 3 acres of the NE corner, of Section 9, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa. Final legal description and acres pending survey of NE corner acreage.

### Real Estate Tax

Taxes Payable 2023-2024: \$1,451.00\*  
Gross Acres: 76.44\*  
Exempt Road ROW Acres: 4.19\*  
Net Taxable Acres: 72.25\*  
Tax per Net Taxable Acre: \$20.08\*  
Tax Parcel ID #s: 4801630000 & part of 4801620000

*\*Taxes estimated pending survey. Clinton County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm 1745, Part of Tract 227  
FSA/Eff. Crop Acres: 67.52\*  
Cert. Grass Acres: 0.96  
Cert. Mixed Forage Acres: 29.56\*  
Corn Base Acres: 37.29\*  
Corn PLC Yield: 161 Bu.

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

### Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 38.30. 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 a productive Clinton County farm!

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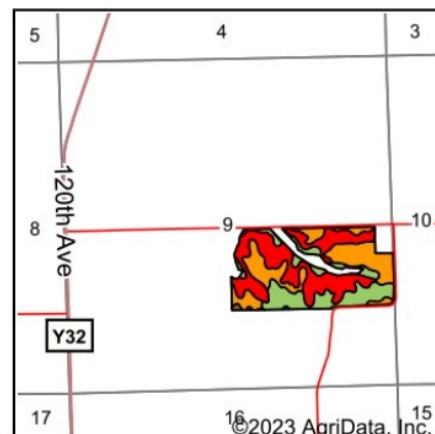
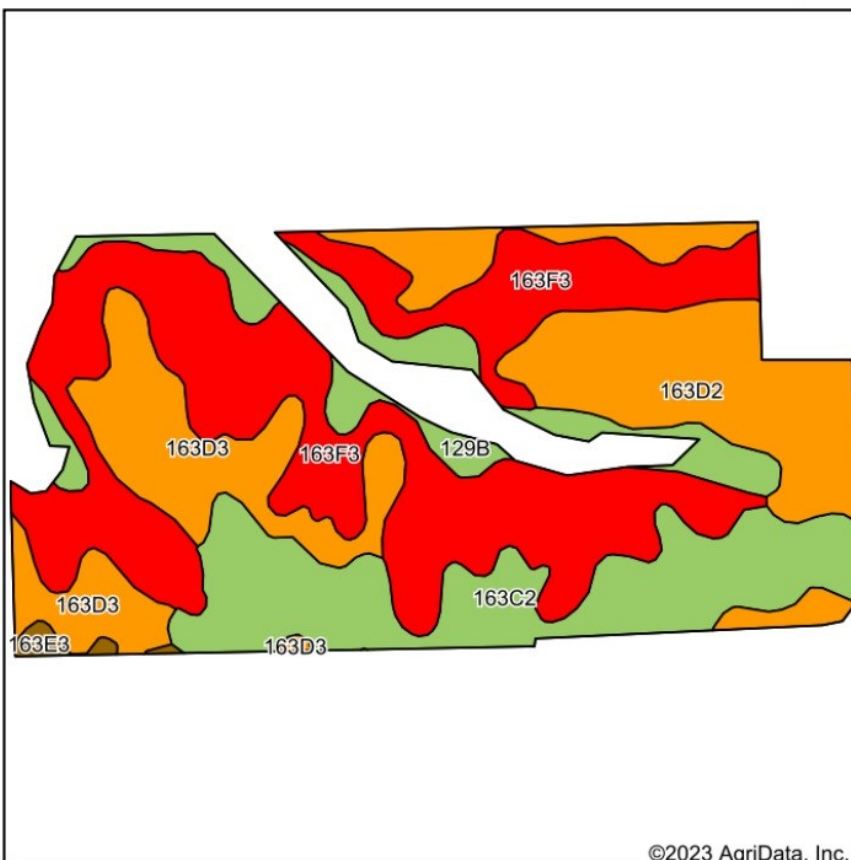
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State: Iowa  
County: Clinton  
Location: 9-83N-1E  
Township: Sharon  
Acres: 67.52  
Date: 10/20/2023



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	27.20	40.3%		VIIe	12
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.66	18.8%		IIIe	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.36	18.3%		IIIe	72
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	9.43	14.0%		IVe	40
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	5.45	8.1%		IIw	73
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	0.42	0.6%		VIe	29
Weighted Average					4.69	38.3

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

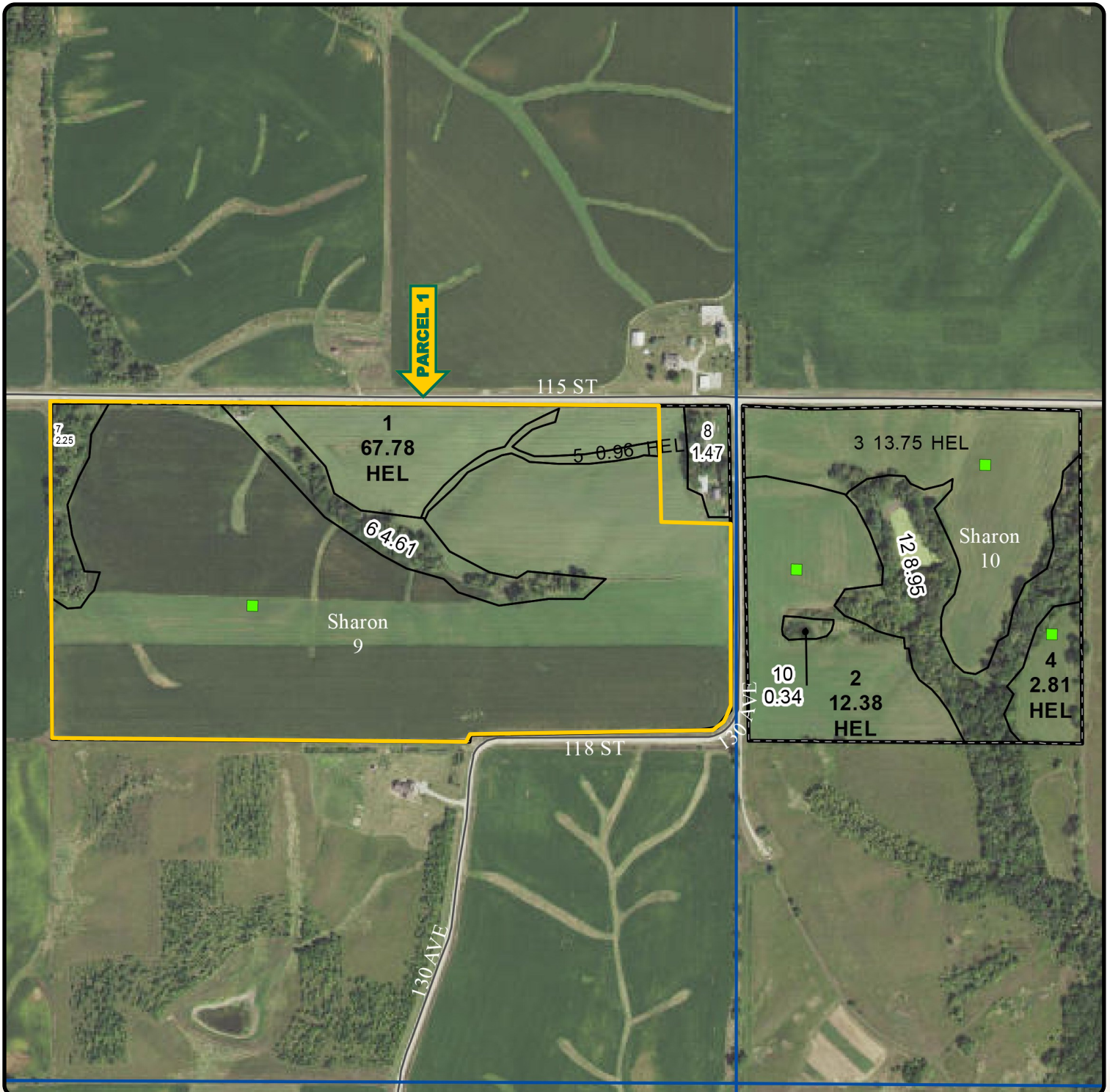
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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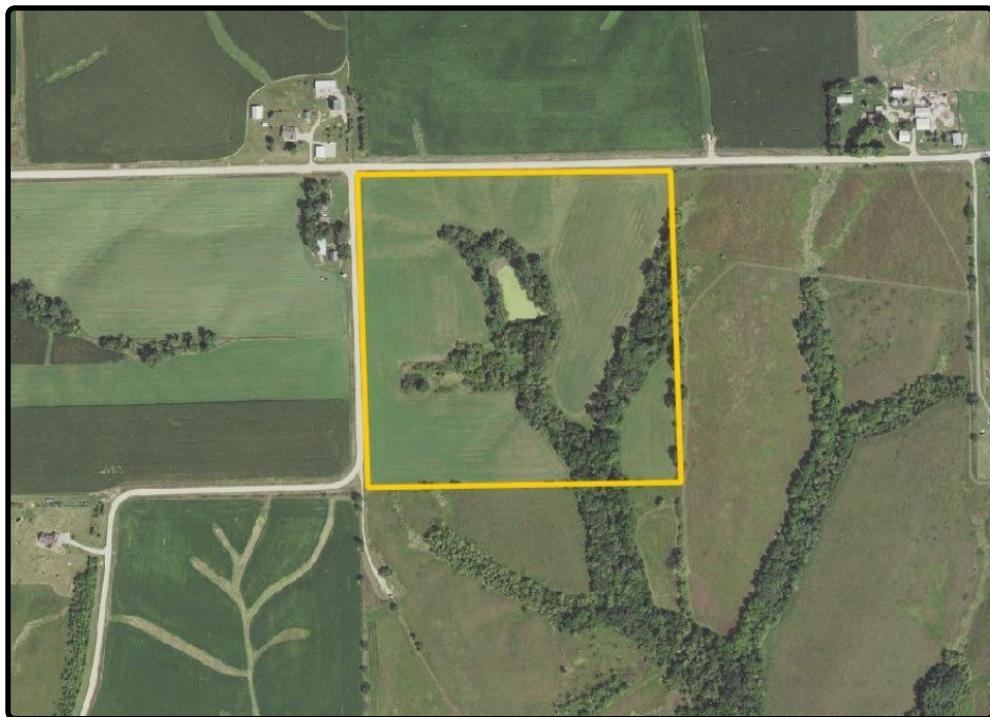


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## Parcel 2

**FSA/Eff. Crop Acres:** 28.94  
**Cert. Mixed Forage Acres:** 12.38  
**Corn Base Acres:** 15.98\*  
**Soil Productivity:** 32.10 CSR2

*\*Acres are estimated.*

### Parcel 2 Property Information 40.00 Acres, m/l

#### Location

**From Lost Nation:** 3¼ miles north on 140th Ave. and ½ mile west on 115th St. The property is on the south side of the road.

#### Legal Description

The NW¼ of the SW¼ of Section 10, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

#### Real Estate Tax

Taxes Payable 2023-2024: \$652.00  
 Gross Acres: 40.00  
 Exempt Road ROW Acres: 2.00  
 Net Taxable Acres: 38.00  
 Tax per Net Taxable Acre: \$17.16  
 Tax Parcel ID #: 4801860000

#### FSA Data

Farm Number 1745, Part of Tract 227  
 FSA/Eff. Crop Acres: 28.94  
 Cert. Mixed Forage Acres: 12.38  
 Corn Base Acres: 15.98\*  
 Corn PLC Yield: 161 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Clinton County FSA office.*

#### Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 32.10. 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

There is a small pond located in the center of the farm.

#### Comments

This farm is an attractive mixture of income producing cropland, mature trees and pond.

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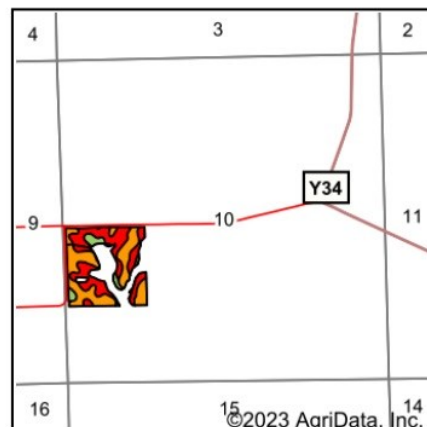
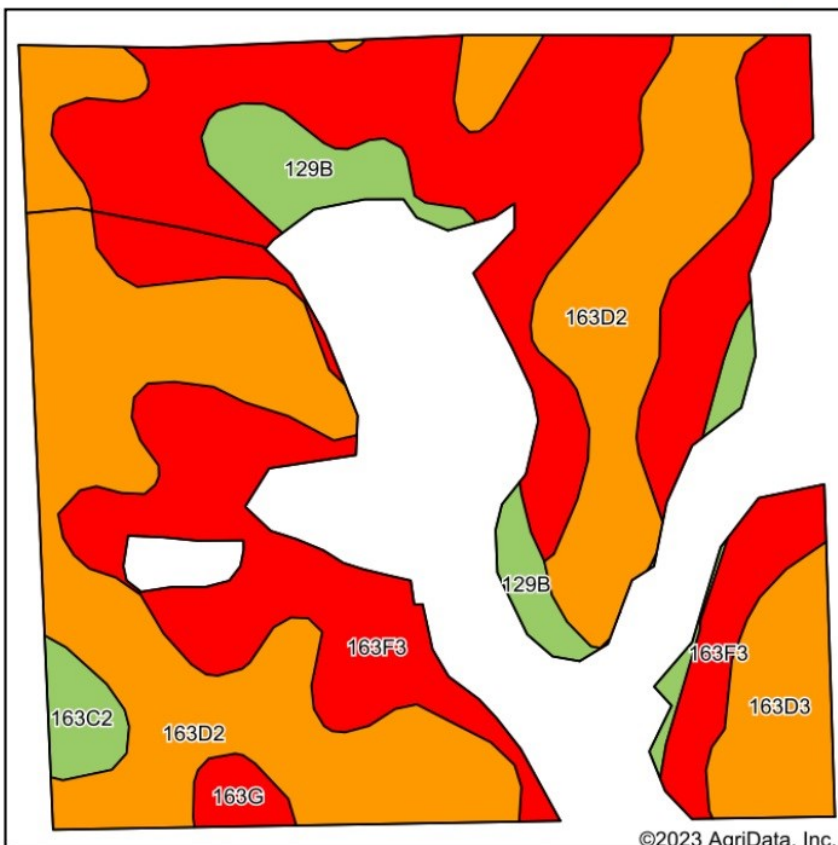
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State: **Iowa**  
County: **Clinton**  
Location: **10-83N-1E**  
Township: **Sharon**  
Acres: **28.94**  
Date: **10/20/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	12.98	44.9%		Vlle	12
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	11.72	40.5%		Ille	46
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	1.79	6.2%		Ilw	73
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	1.57	5.4%		IVe	40
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.52	1.8%		Ille	72
163G	Fayette silt loam, 25 to 40 percent slopes	0.36	1.2%		Vlle	5
Weighted Average					4.84	32.1

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

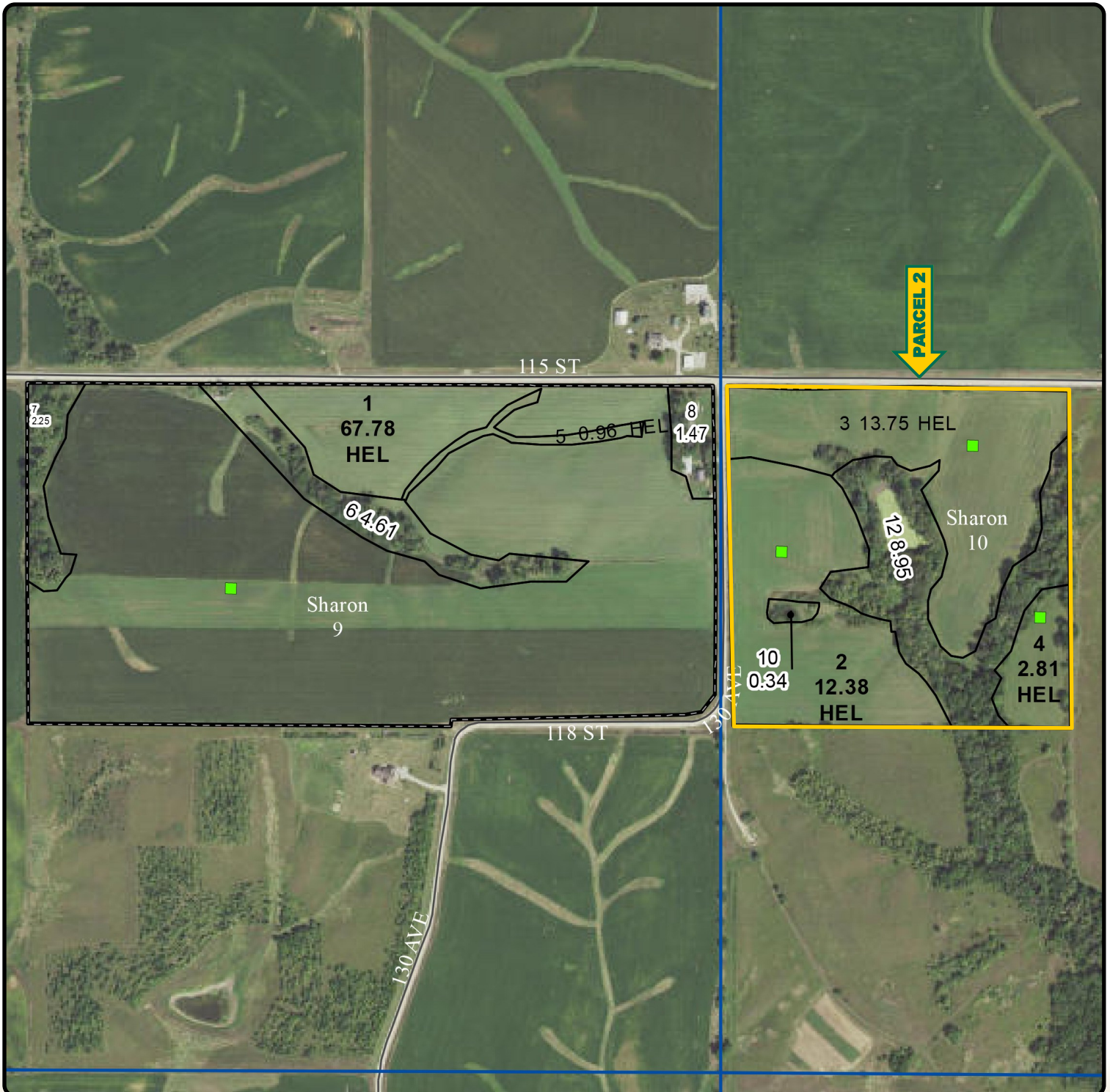
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## Parcel 3

**FSA/Eff. Crop Acres:** 39.00\*

**Corn Base Acres:** 21.54\*

**Soil Productivity:** 86.80 CSR2

*\*Acres are estimated.*

### Parcel 3 Property Information 40.00 Acres, m/l

#### Location

**From Lost Nation:** ¼ mile north on 140th Ave. The property is on the west side of the road.

#### Legal Description

The SE¼ of the SE¼ of Section 22, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

#### Real Estate Tax

Taxes Payable 2023-2024: \$1,934.00  
Gross Acres: 40.00  
Exempt Road ROW Acres: 1.00  
Net Taxable Acres: 39.00  
Tax per Net Taxable Acre: \$49.59  
Tax Parcel ID #: 4804060000

#### FSA Data

Farm Number 1745, Part of Tract 228  
FSA/Eff. Crop Acres: 39.00\*  
Corn Base Acres: 21.54\*  
Corn PLC Yield: 161 Bu.

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

#### Soil Types/Productivity

Primary soils are Tama and Colo. CSR2 on the estimated FSA/Eff. crop acres is 86.80. See soil map for detail.

#### Land Description

Topography is gently rolling.

#### Drainage

Drainage is natural with some tile.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

This is a highly productive Clinton County farm with an 86.80 CSR2.

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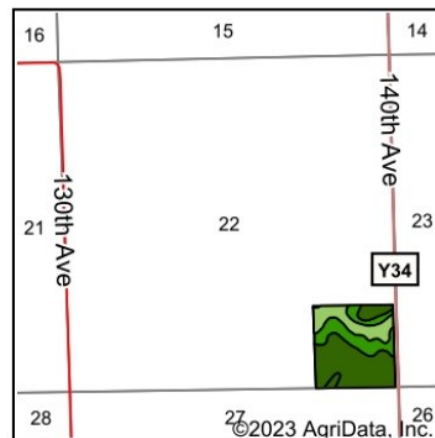
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State: **Iowa**  
County: **Clinton**  
Location: **22-83N-1E**  
Township: **Sharon**  
Acres: **39**  
Date: **10/20/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
121C	Tama silt loam, driftless, 5 to 9 percent slopes	20.97	53.8%		IIIe	90
121D2	Tama silt loam, driftless, 9 to 14 percent slopes, moderately eroded	9.63	24.7%		IIIe	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.58	19.4%		IIw	78
121B	Tama silt loam, driftless, 2 to 6 percent slopes	0.82	2.1%		IIe	95
Weighted Average					2.78	86.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

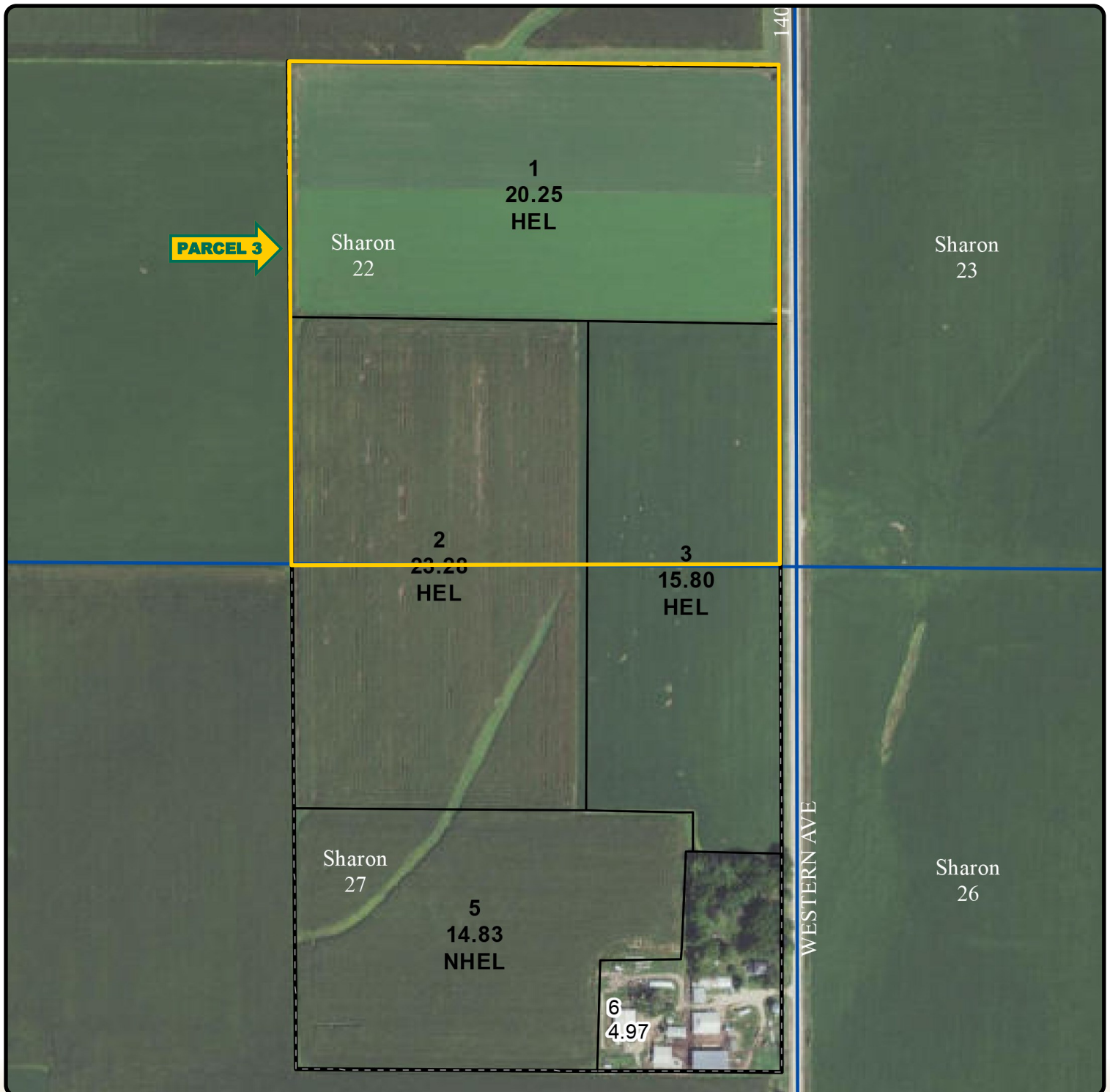
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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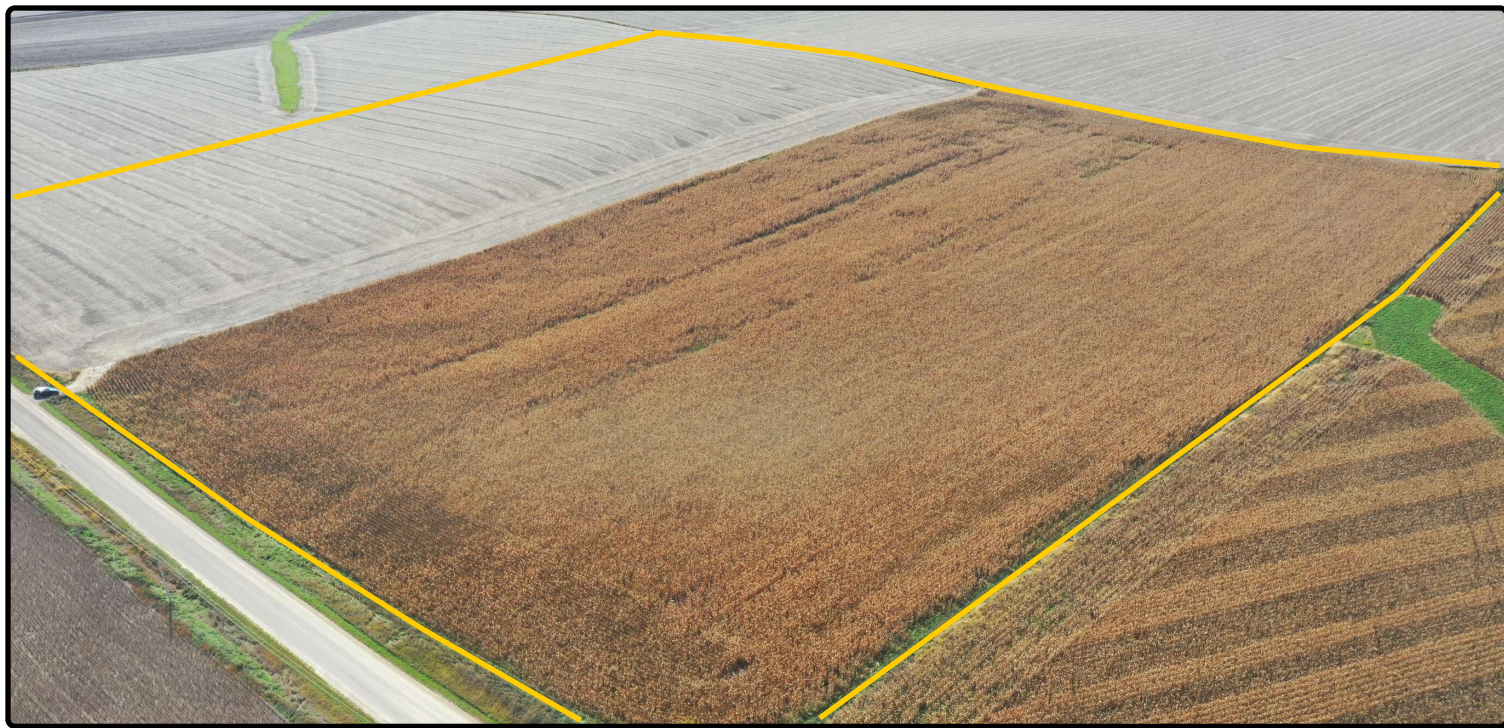


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Date: **Thurs., Nov. 30, 2023**

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

Site: **American Legion  
511 Main St.  
Lost Nation, IA 52254**

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 Phone 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

Dickman Farm Properties, LLC

### Agency

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

### Auctioneer

Troy Louwagie

### Attorney

Brian Kane  
Kane, Norby & Reddick, 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 January 19, 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.

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