

# Land Auction

**ACREAGE:**

**200.00 Acres, m/l**

In 2 parcels

Dubuque County, IA

**DATE:**

Friday

**December 15, 2023**

**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**

Cascade, IA &

[bid.hertz.ag](https://bid.hertz.ag)



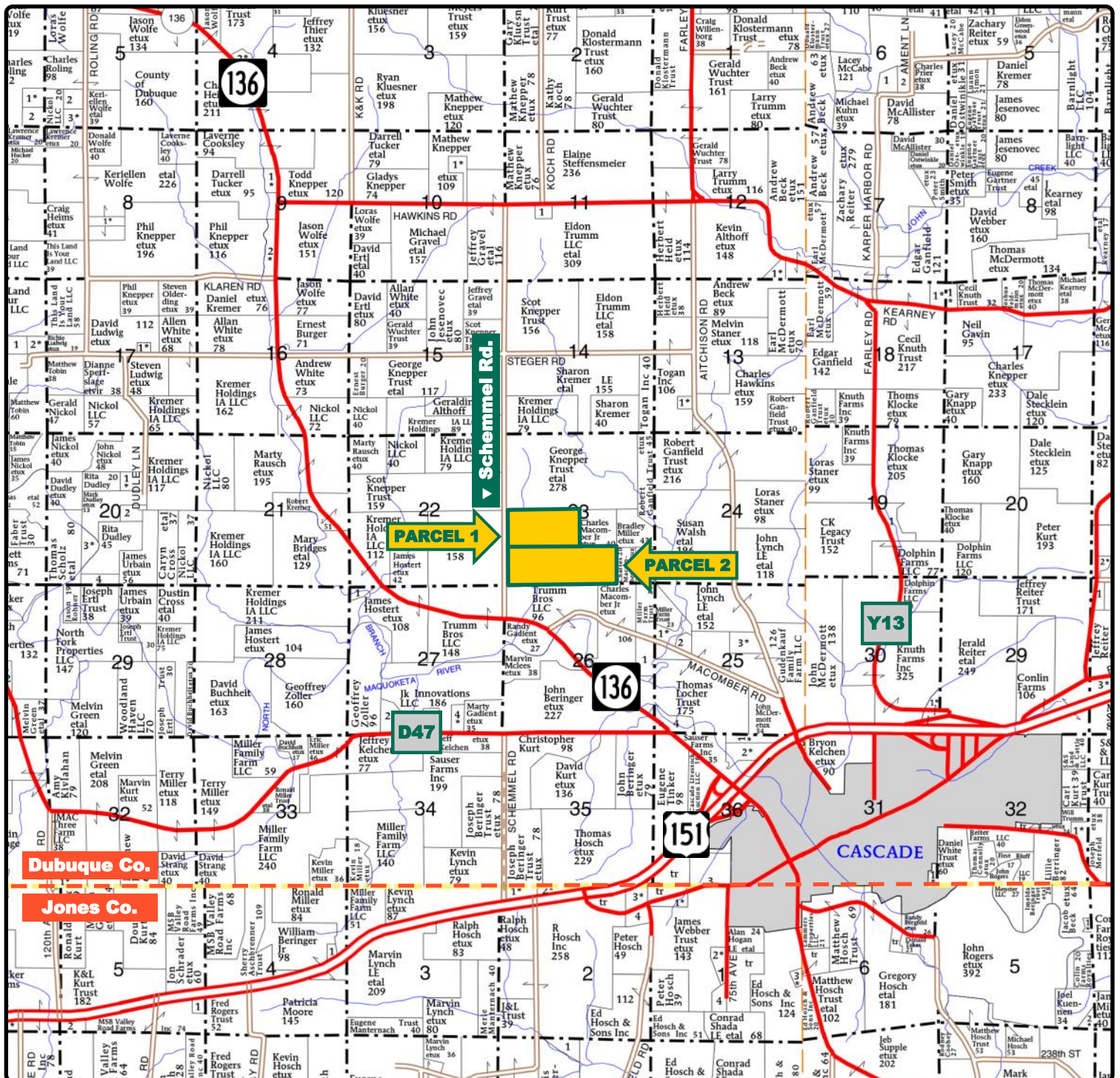
## Property Key Features

- Located 2½ Miles Northwest of Cascade, Iowa
- A Total of 145.51 FSA Eff./Crop Acres with a CSR2 of 71.20
- Good-Quality Cropland and Mature Timber

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**[www.Hertz.ag](https://www.Hertz.ag)**



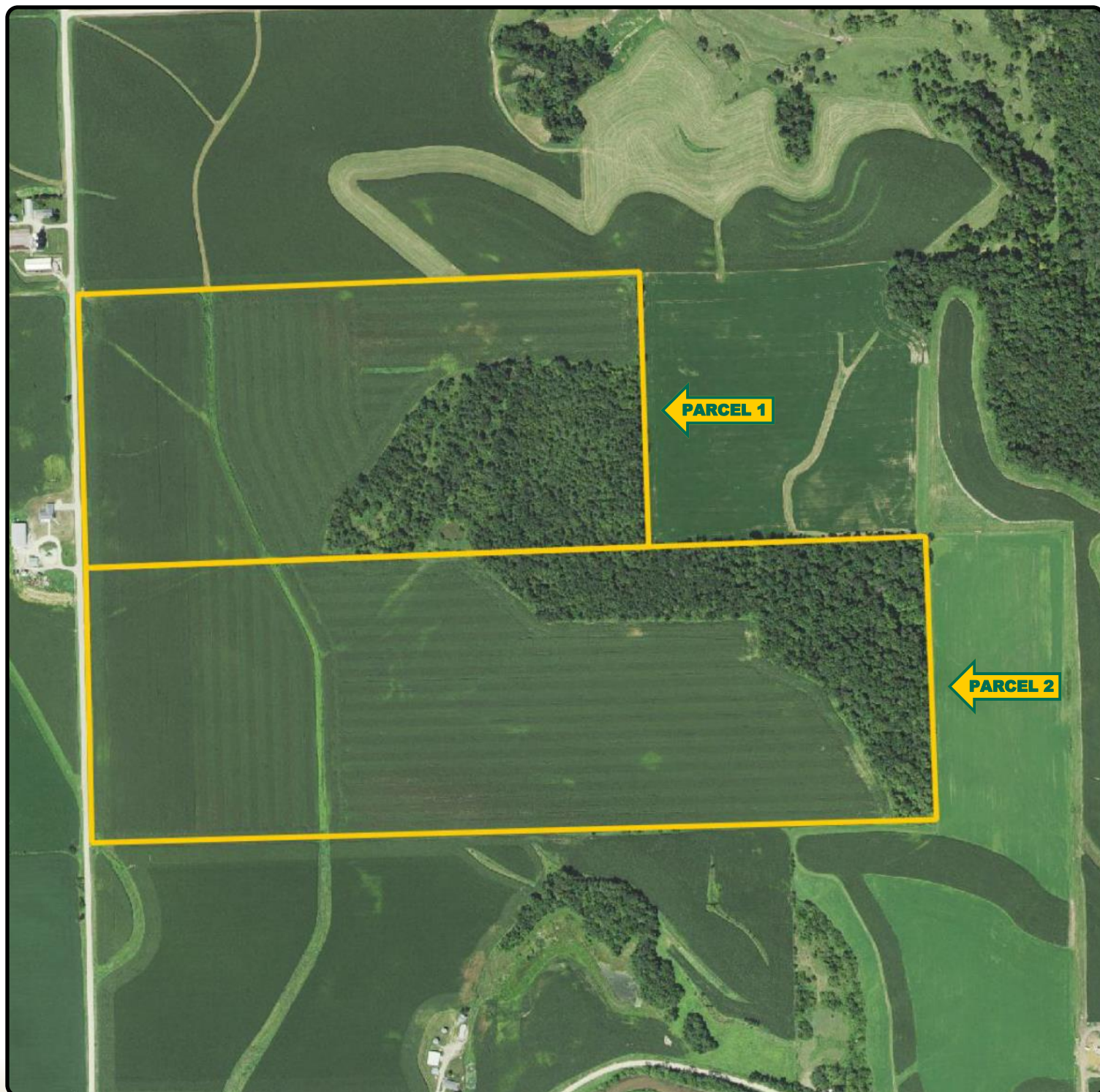


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## Parcel 1

**FSA/Eff. Crop Acres:** 50.89\*  
**Corn Base Acres:** 34.48\*  
**Bean Base Acres:** 16.37\*  
**Soil Productivity:** 64.70 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 80.00 Acres, m/l

### Location

**From Cascade - Intersection of US-151 and IA-136 N:** 2 miles northwest on IA-136 N and ½ mile north on Schemmel Rd. The property is on the east side of the road.

### Legal Description

The N½ of the SW¼ of Section 23, Township 87 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

### Real Estate Tax

Taxes Payable 2023-2024: \$2,002.00  
 Gross Acres: 80.00  
 Exempt Road ROW Acres: 1.00  
 Net Taxable Acres: 79.00  
 Tax per Net Taxable Acre: \$25.34  
 Tax Parcel ID #s: 1823300001 & 1823300002

### FSA Data

Farm 37, Part of Tract 265  
 FSA/Eff. Crop Acres: 50.89\*  
 Corn Base Acres: 34.48\*  
 Corn PLC Yield: 192 Bu.  
 Bean Base Acres: 16.37\*  
 Bean PLC Yield: 44 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Dubuque County FSA office.*

### Soil Types/Productivity

Primary soils are Orwood, Terril and Racine. CSR2 on the estimated FSA/Eff. crop acres is 64.70. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

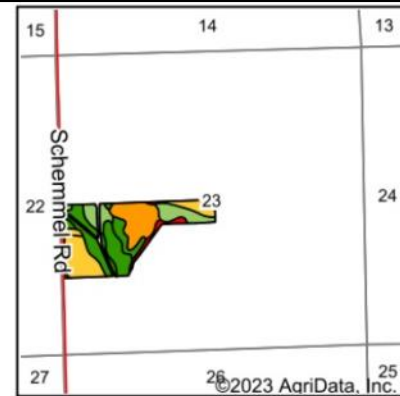
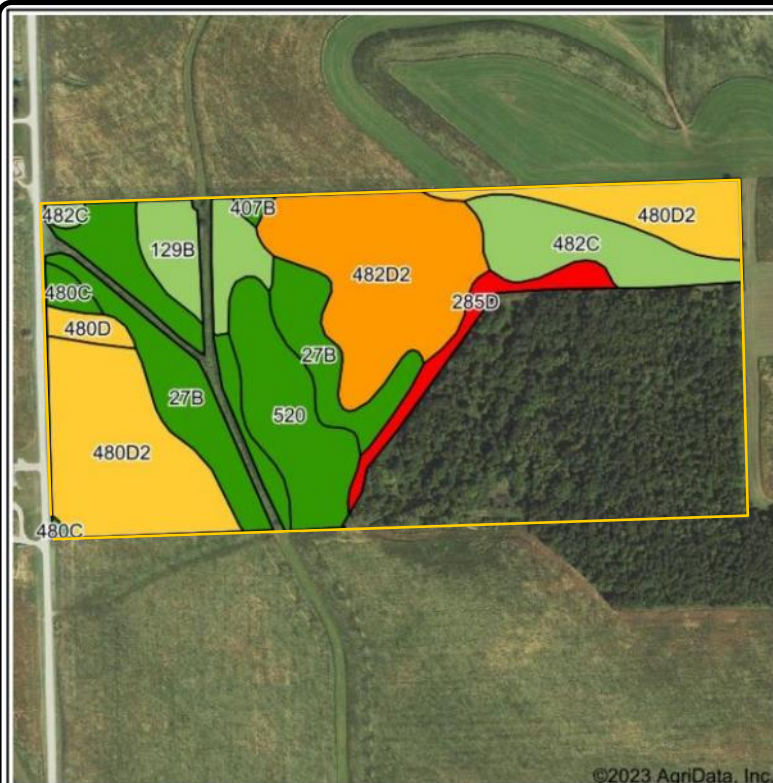
### Comments

This is a nice Dubuque County farm with a mixture of productive farmland and timber.

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State: **Iowa**  
County: **Dubuque**  
Location: **23-87N-2W**  
Township: **Cascade**  
Acres: **50.89**  
Date: **11/17/2023**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	12.37	24.3%		IIIe		52
27B	Terril loam, 2 to 5 percent slopes	10.63	20.9%		IIe		89
482D2	Racine loam, 9 to 14 percent slopes, moderately eroded	10.04	19.7%		IIIe		47
520	Coppock silt loam, 0 to 2 percent slopes	5.50	10.8%		IIw		84
482C	Racine loam, 5 to 9 percent slopes	5.16	10.1%		IIIe		75
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	3.53	6.9%		IIw		73
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.95	3.8%		VIs	IIIe	5
480D	Orwood silt loam, 9 to 14 percent slopes	0.81	1.6%		IIIe		55
480C	Orwood silt loam, 5 to 9 percent slopes	0.67	1.3%		IIIe		81
407B	Schley loam, 1 to 4 percent slopes	0.23	0.5%		IIw		81
Weighted Average					2.72	*-	64.7

\*\*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.

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## Parcel 2

**FSA/Eff. Crop Acres:** 94.62\*  
**Corn Base Acres:** 64.12\*  
**Bean Base Acres:** 30.43\*  
**Soil Productivity:** 74.60 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 120.00 Acres, m/l

### Location

From Cascade - Intersection of US-151 and IA-136 N: 2 miles northwest on IA-136 N and ¼ mile north on Schemmel Rd. The property is on the east side of the road.

### Legal Description

The S½ of the SW¼ and the SW¼ of the SE¼ of Section 23, Township 87 North, Range 2 West of the 5th P.M., Dubuque County, Iowa.

### Real Estate Tax

Taxes Payable 2023-2024: \$4,148.00  
 Gross Acres: 120.00  
 Exempt Road ROW Acres: 1.00  
 Net Taxable Acres: 119.00  
 Tax per Net Taxable Acre: \$34.86  
 Tax Parcel ID #s: 1823300003, 1823300004 & 1823400004

### FSA Data

Farm Number 37, Part of Tract 265  
 FSA/Eff. Crop Acres: 94.62\*  
 Corn Base Acres: 64.12\*  
 Corn PLC Yield: 192 Bu.  
 Bean Base Acres: 30.43\*  
 Bean PLC Yield: 44 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Dubuque County FSA office.*

### Soil Types/Productivity

Primary soils are Orwood, Coppock and Clyde-Floyd. CSR2 on the estimated FSA/Eff. crop acres is 74.60. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

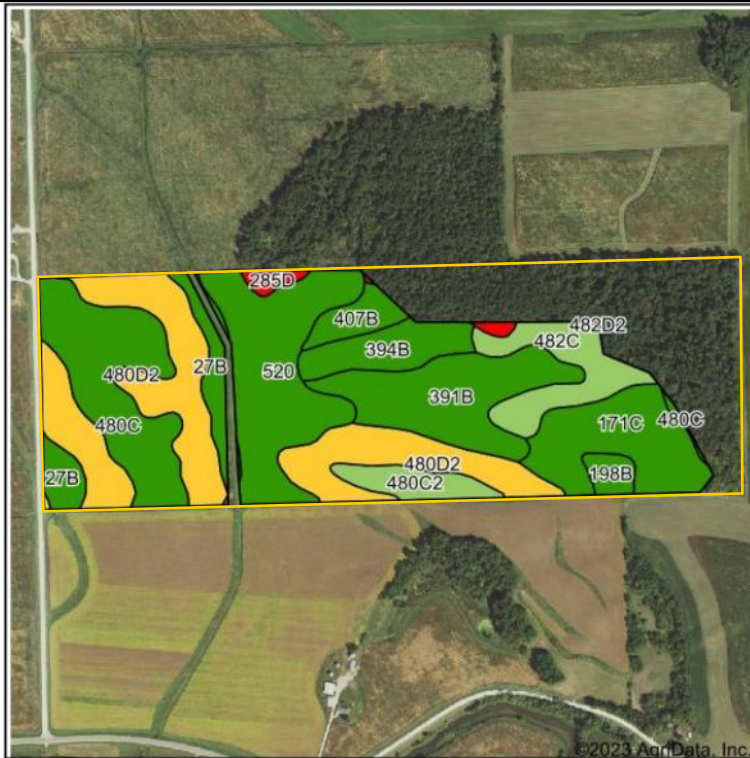
### Comments

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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Dubuque**  
Location: **23-87N-2W**  
Township: **Cascade**  
Acres: **94.62**  
Date: **11/17/2023**



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Area Symbol: IA061, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	22.22	23.5%		IIIe		52
520	Coppock silt loam, 0 to 2 percent slopes	14.73	15.6%		IIw		84
480C	Orwood silt loam, 5 to 9 percent slopes	12.84	13.6%		IIIe		81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.40	12.0%		IIw		87
171C	Bassett loam, 5 to 9 percent slopes	9.72	10.3%		IIIe		80
482C	Racine loam, 5 to 9 percent slopes	6.59	7.0%		IIIe		75
394B	Ostrander loam, 2 to 5 percent slopes	4.82	5.1%		Ile		88
27B	Terril loam, 2 to 5 percent slopes	4.36	4.6%		Ile		89
480C2	Orwood silt loam, 5 to 9 percent slopes, moderately eroded	2.99	3.2%		IIIe		78
407B	Schley loam, 1 to 4 percent slopes	2.39	2.5%		IIw		81
198B	Floyd loam, 1 to 4 percent slopes	1.37	1.4%		IIw		89
285D	Burkhardt sandy loam, 5 to 14 percent slopes	1.19	1.3%		VIs	IIIe	5
Weighted Average					2.62	*-	74.6

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

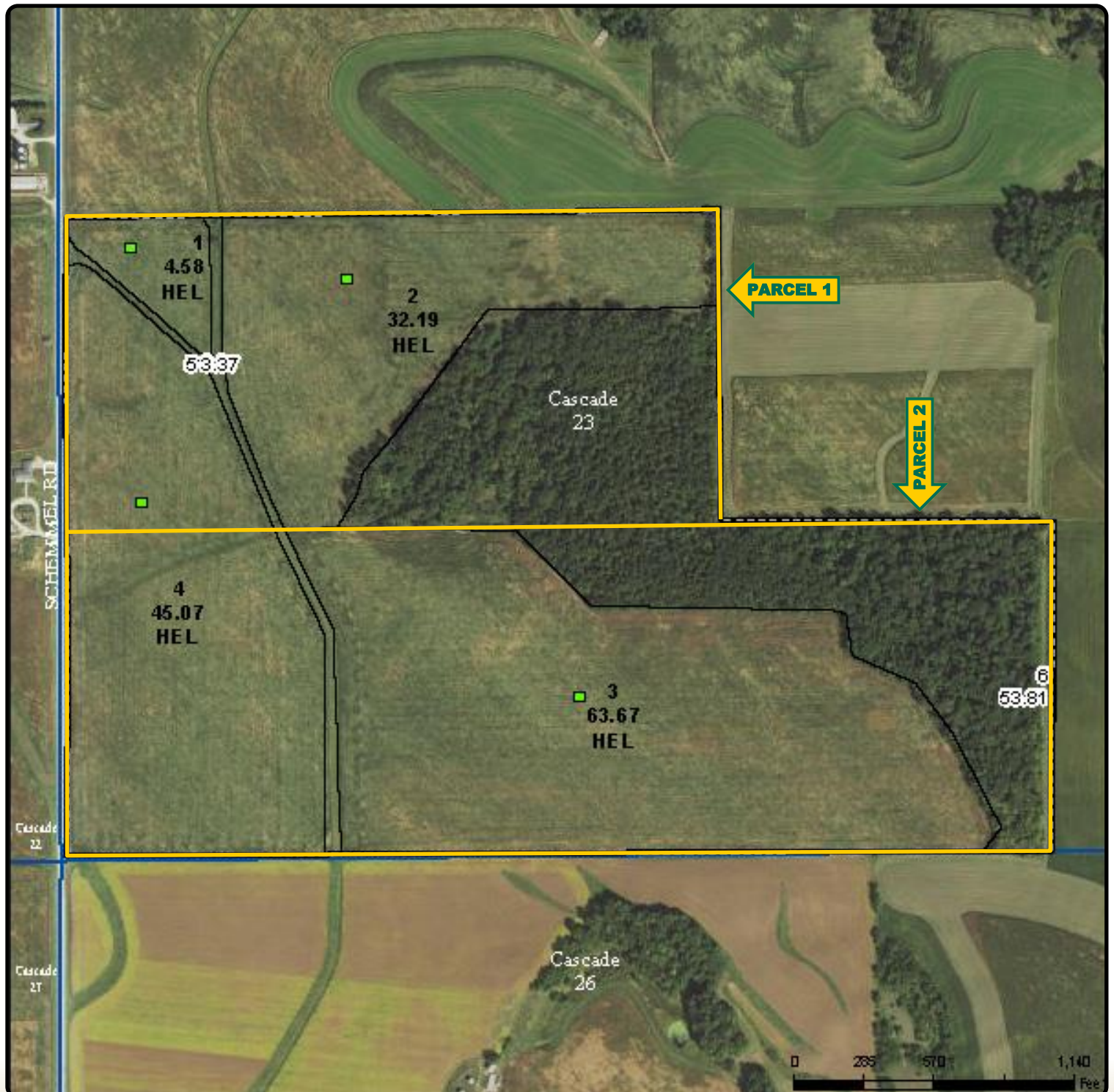
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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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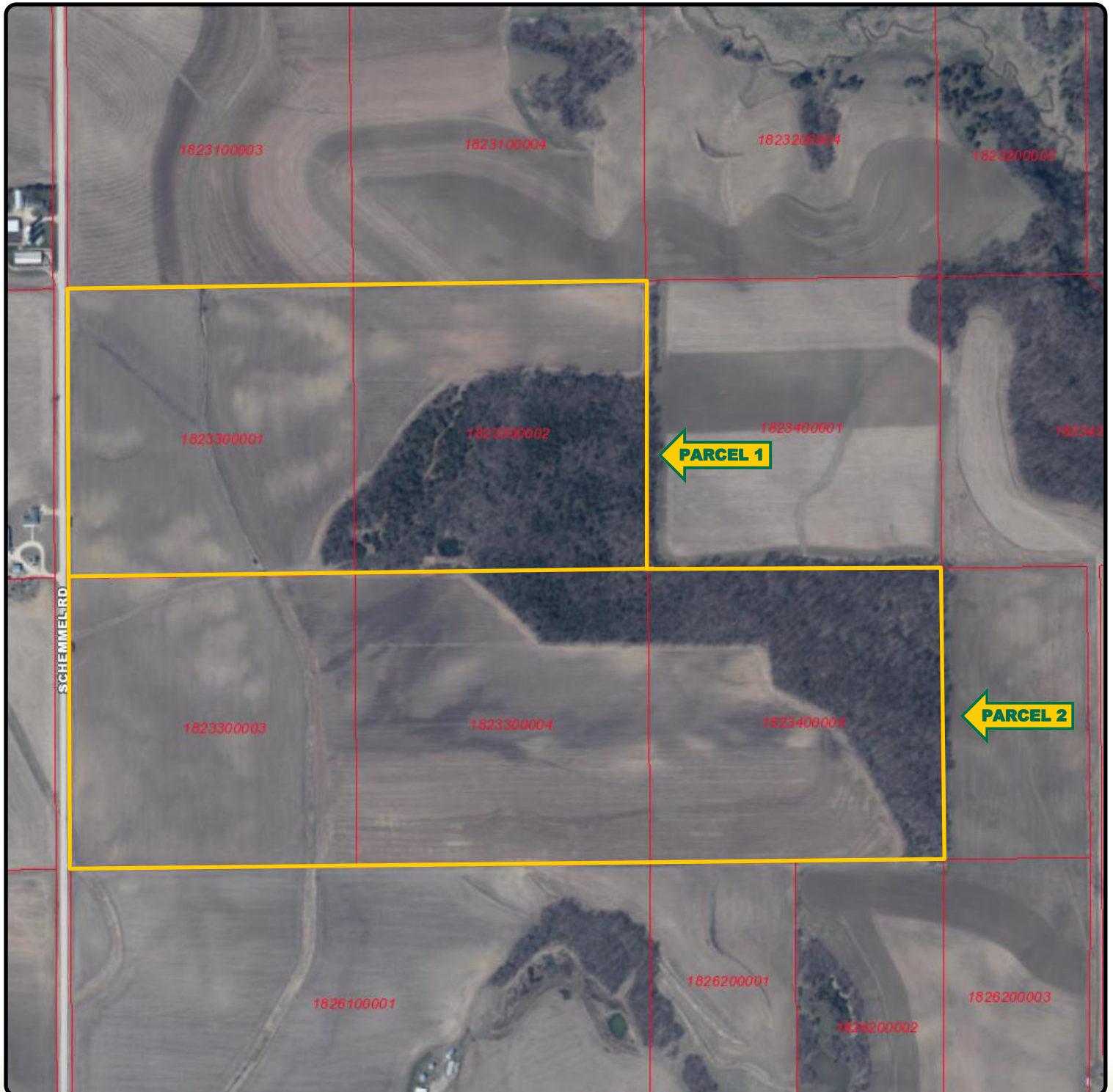
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Date: **Friday, Dec. 15, 2023**

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

Site: **Knights of Columbus  
100 Thomas St. SE  
Cascade, IA 52033**

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 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

Sellman-Thomson Family

### Agency

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

### Auctioneer

Troy Louwagie

### Attorney

Matthew G. McQuillen

### 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 26, 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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