



ONE-CHANCE SEALED BID SALE



Warmbrod Trust Farm



DYLAN DAEHN
Licensed Salesperson in IA
563.357.7869
DylanD@Hertz.ag

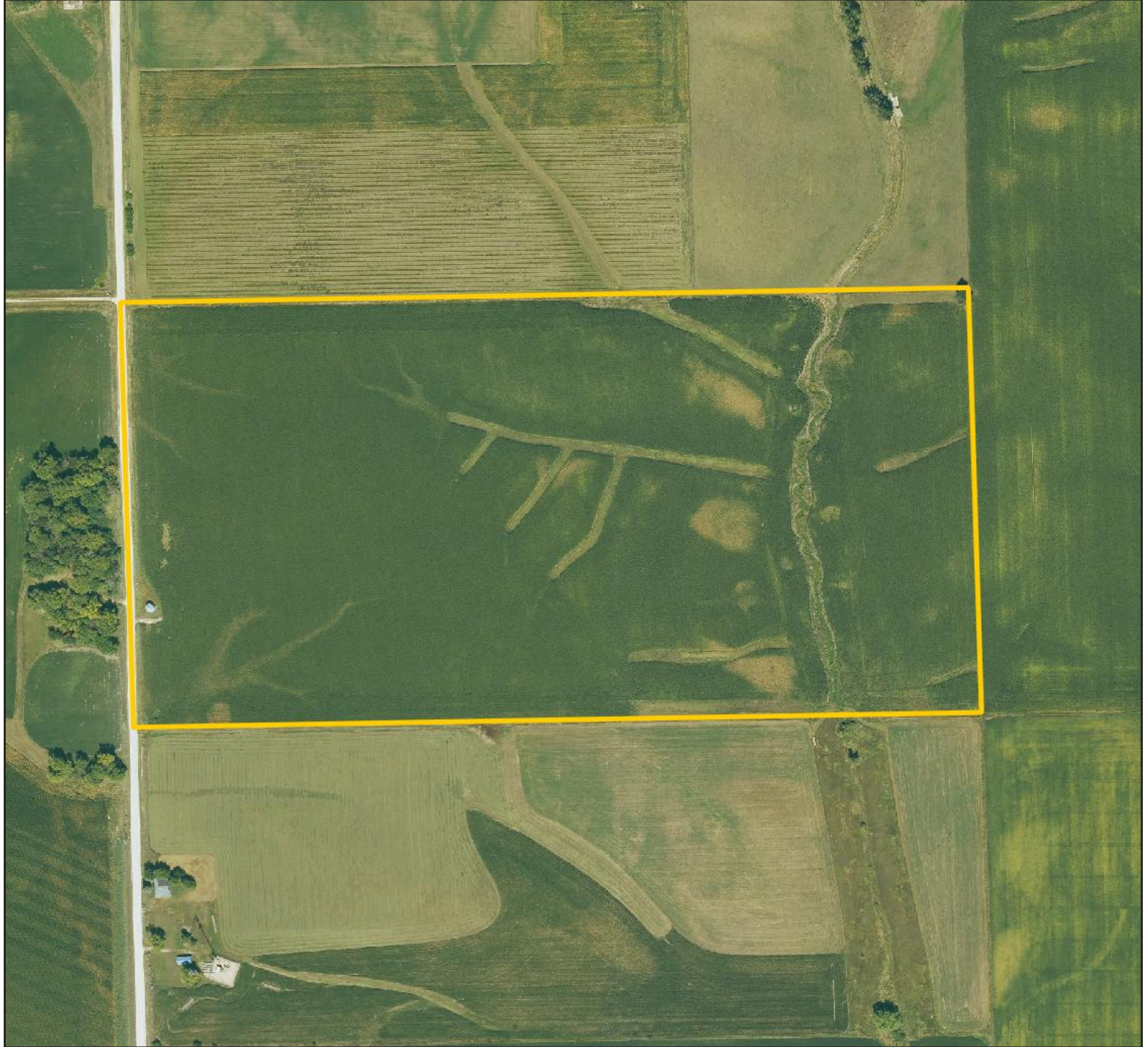


TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

Bid Deadline:
Wednesday, December 18, 2024
1:00 P.M., CST

80.00 Acres, m/l
Single Parcel
Clinton County, IA

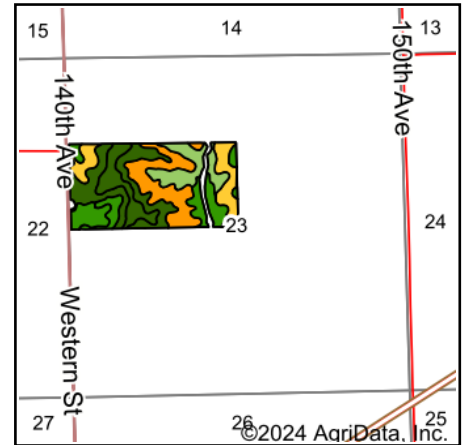
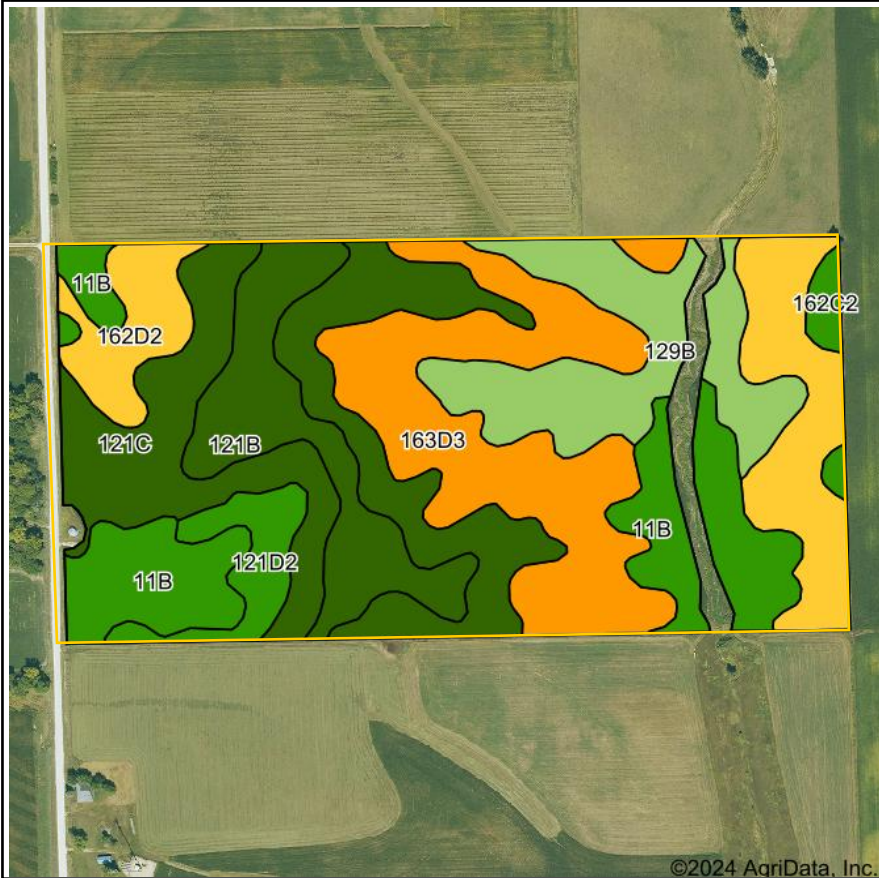
FSA/Eff. Crop Acres: 77.43 | Grass Acres: 3.40 | Soil Productivity: 72.40 CSR2



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | www.Hertz.ag

DYLAN DAEHN
563.357.7869
DylanD@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



State: **Iowa**
 County: **Clinton**
 Location: **23-83N-1E**
 Township: **Sharon**
 Acres: **77.43**
 Date: **11/21/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA045, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
121C	Tama silt loam, driftless, 5 to 9 percent slopes	17.85	23.2%		IIIe	90
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely eroded	15.59	20.1%		IVe	40
11B	Colo-Ely complex, 0 to 5 percent slopes	11.49	14.8%		IIw	86
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	10.72	13.8%		IIIe	54
129B	Arenzville-Chaseburg complex, 1 to 5 percent slopes	9.87	12.7%		IIw	73
121B	Tama silt loam, driftless, 2 to 6 percent slopes	8.08	10.4%		Ile	95
121D2	Tama silt loam, driftless, 9 to 14 percent slopes, moderately eroded	2.84	3.7%		IIIe	86
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.99	1.3%		IIIe	80
Weighted Average					2.82	72.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lost Nation: From the intersection of IA-136 and Western St./140th Ave, 1 mile north. The property is on the east side of the road.

Simple Legal

The S½ of the NW¼ of Section 23, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa. *Final abstract/title documents to govern legal description.*

Possession

Possession of farmland at closing.
Possession of grain bin on July 1, 2025.

Real Estate Tax

Taxes Payable 2024 - 2025: \$3580.00
Gross Acres: 80.00
Net Taxable Acres: 79.00

Lease Status

Lease open for 2025 crop season.

FSA Data

Farm Number 2659, Tract 34
FSA/Eff. Crop Acres: 77.43
Cert. Grass Acres: 3.40
Corn Base Acres: 47.30
Corn PLC Yield: 185 Bu.
Bean Base Acres: 24.00
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Tama, Fayette and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 72.40. See soil map for detail.

Mineral Rights

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

Fertility Data

Soil tests completed in 2020 by River Valley Cooperative.
P: 30
K: 185
pH: 6.5

Land Description

Terrain is gently rolling.

Drainage

Drainage is natural with tile in most draws. Maps available upon request.

Buildings/Improvements

There is a 24' by 18' grain bin that was built in 1988.

Water & Well Information

None.

Comments

A productive Clinton County farm that has been under Hertz management since 1987!



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | www.Hertz.ag

DYLAN DAEHN
563.357.7869
DylanD@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

West Looking East



Southwest Side Looking Northwest

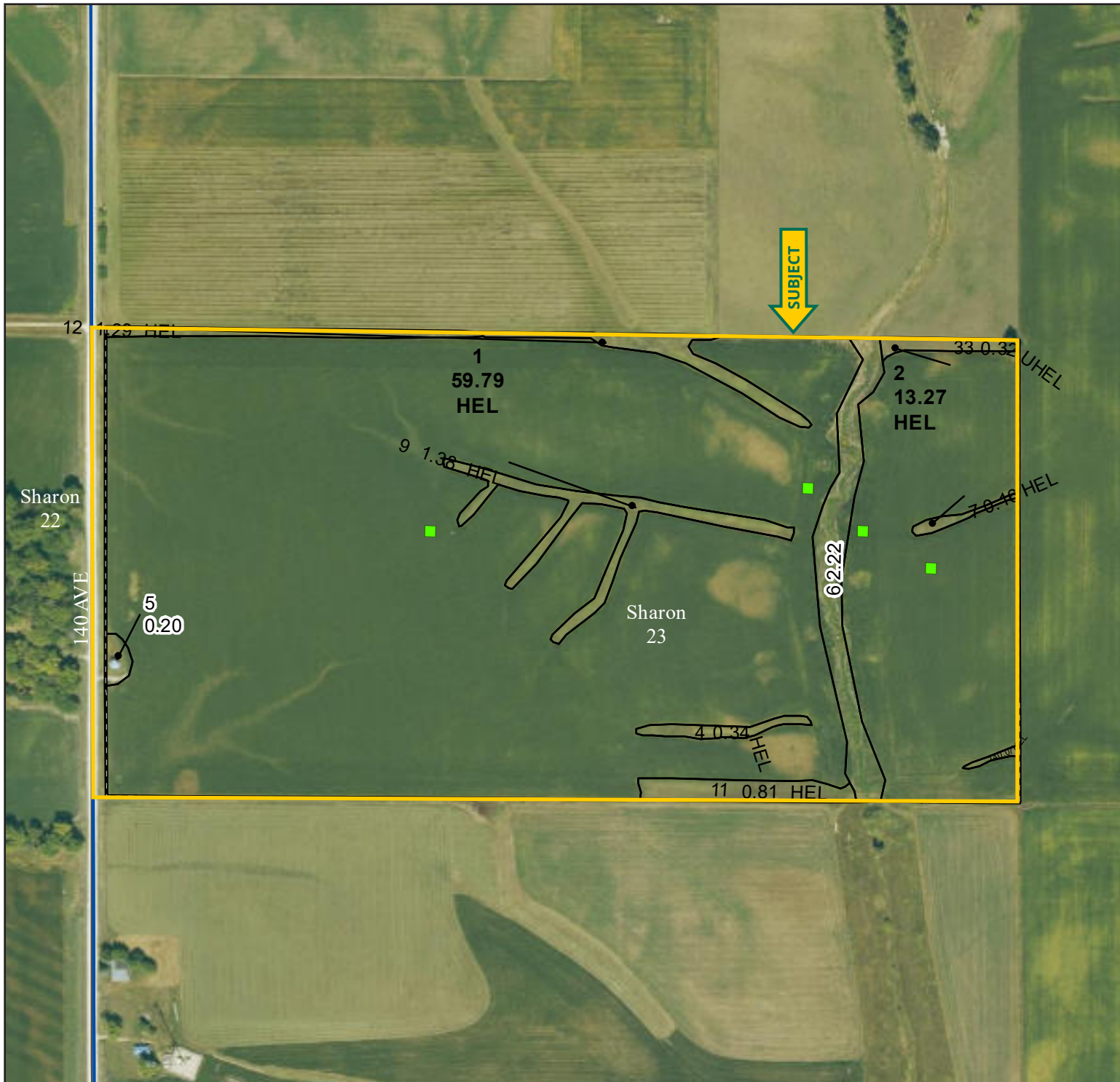


Northwest Side Looking Southeast



Southeast Corner Looking Northwest







Bid Deadline: Wed., Dec. 18, 2024

Time: 1:00 P.M., CST

Mail To:

Hertz Real Estate Services
Attn: Dylan Daehn
102 Palisades Road
Mount Vernon, IA 52314

Seller

James Robert Warmbrod and
Catharine P. Warmbrod Revocable
Trust

Agency

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

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Dylan Daehn, at 563.357.7869.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Mount Vernon, Iowa Hertz office, on or before Wednesday, December 18, 2024, by 1:00 P.M. CST. The Seller will accept or reject all bids by 5:00 P.M. CST on Thursday, December 19, 2024, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 24, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession of farmland will be given at settlement. Possession of grain bin will be given July 1, 2025. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful 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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | www.Hertz.ag

DYLAN DAEHN
563.357.7869
DylanD@Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag