



Lee K. Behrens Trust

AUCTION

Hybrid

Friday

September 26, 2025

10:00 a.m. CDT

Swisher, IA &

bid.hertz.ag

60.00 Acres, m/l

Single Parcel

Johnson County, IA

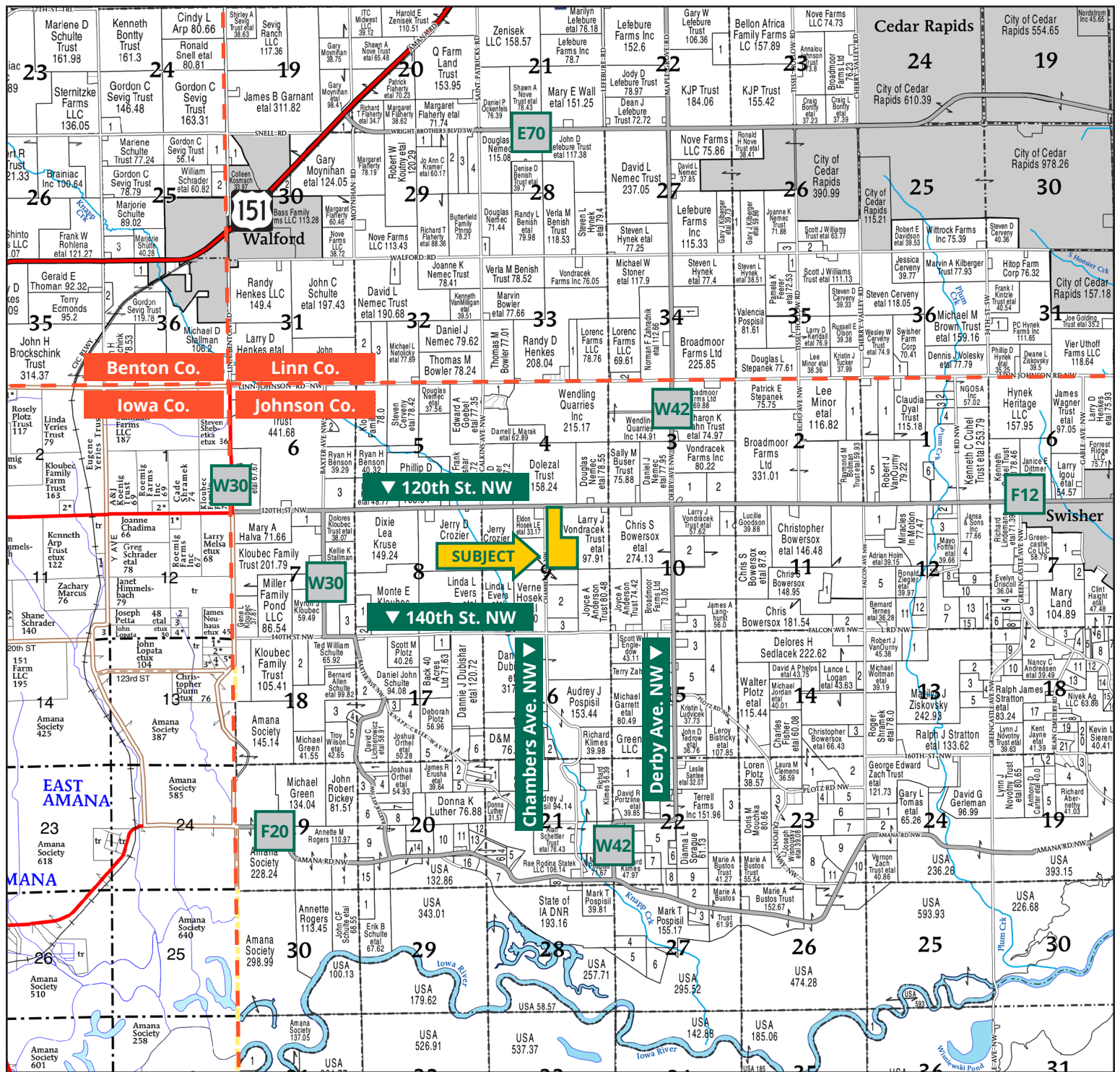


TROY LOUWAGIE, ALC

Licensed Broker in IA & IL

319.721.4068

TroyL@Hertz.ag

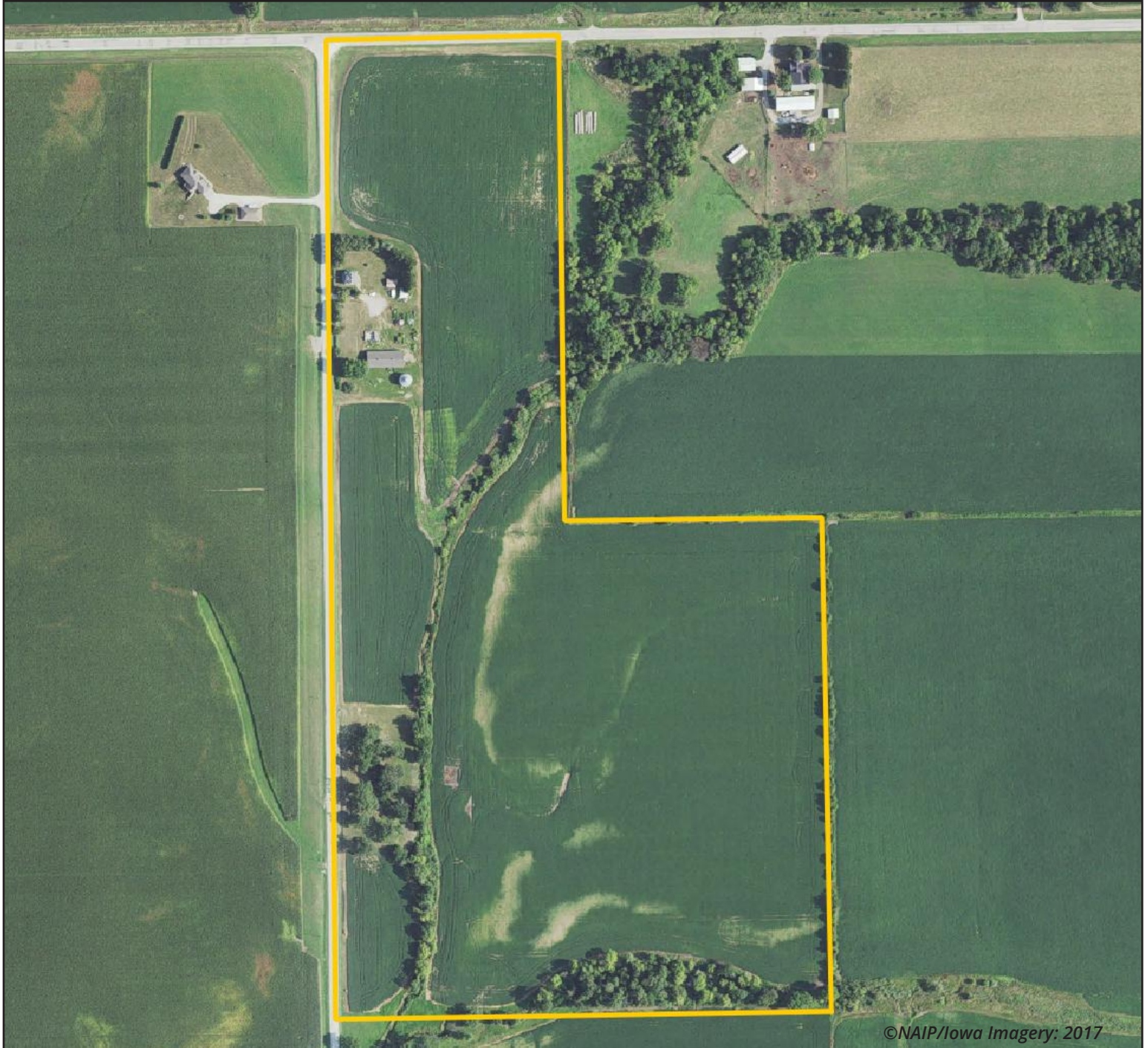


Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
 TroyL@Hertz.ag

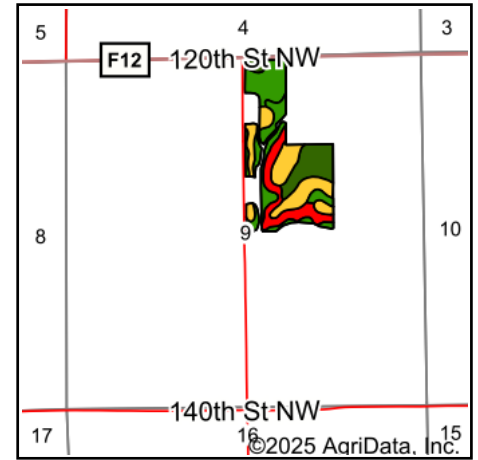
FSA/Eff. Crop Acres: 49.79 | Soil Productivity: 67.10 CSR2



©NAIP/Iowa Imagery: 2017

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



State: **Iowa**
 County: **Johnson**
 Location: **9-81N-8W**
 Township: **Monroe**
 Acres: **49.79**
 Date: **8/22/2025**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA103, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
350B	Waukegan silt loam, 1 to 5 percent slopes	10.36	20.7%		Ile	55
11B	Colo-Ely complex, 0 to 5 percent slopes	8.21	16.5%		Ilw	86
285C	Burkhardt sandy loam, 5 to 9 percent slopes	8.11	16.3%		IVs	13
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.06	16.2%		Ille	84
119	Muscatine silt loam, 0 to 2 percent slopes	8.00	16.1%		Iw	100
171D2	Bassett loam, 9 to 14 percent slopes, eroded	4.03	8.1%		Ille	54
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.98	4.0%		Ilw	87
83B	Kenyon loam, 2 to 5 percent slopes	1.04	2.1%		Ile	90
Weighted Average					2.41	67.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Swisher: 4¼ miles west on 120th St. NW. The property is on the southeast side of the intersection with Chambers Ave NW.

Simple Legal

The W½ NW¼ NE¼ and the SW¼ NE¼ of Section 9, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1210 Chambers Ave. NW
Fairfax, IA 52228

Possession

Possession granted on date of closing.

Real Estate Tax

Taxes Payable 2025-2026: \$3,806.00
Gross Acres: 60.00
Net Taxable Acres: 57.50

School District

College Community School District

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 2706, Tract 105
FSA/Eff. Crop Acres: 49.79
Corn Base Acres: 22.29
Corn PLC Yield: 170 Bu.
Bean Base Acres: 22.31
Bean PLC Yield: 27 Bu.

Soil Types/Productivity

Primary soils are Waukegan, Colo-Ely and Burkhardt. CSR2 on the FSA/Eff. crop acres is 67.10. See soil map for detail.

Mineral Rights

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

Land Description

This farm is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

This two-story frame house was built in 1924 with 1,792 finished square feet of living space. There are four bedrooms and one bathroom. The house is currently in poor condition.

Outbuildings include a 40' x 96' steel utility building and a 27' x 25' grain bin.

Water & Well Information

The well is located southeast of the house.

Septic System

The status of the septic system is unknown. The seller is exempt from the time of transfer inspection as the seller is a trust.

Comments

This is a nice Johnson County farm located on a hard-surface road. It includes an attractive building site, a machine shed and productive farmland.



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 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

West Side of House



Northwest Corner of House



Living Area



Living Area



Machine Shed



Interior of Machine Shed



Grain Bin



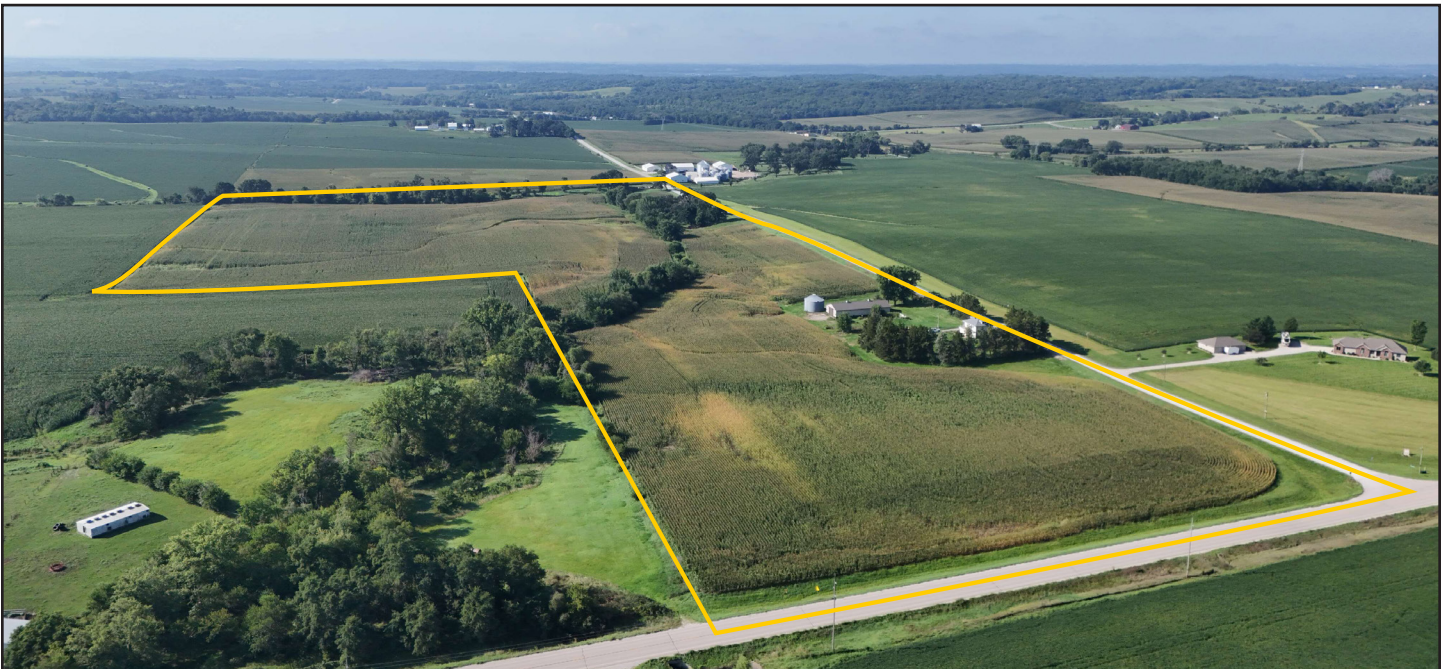
Trees

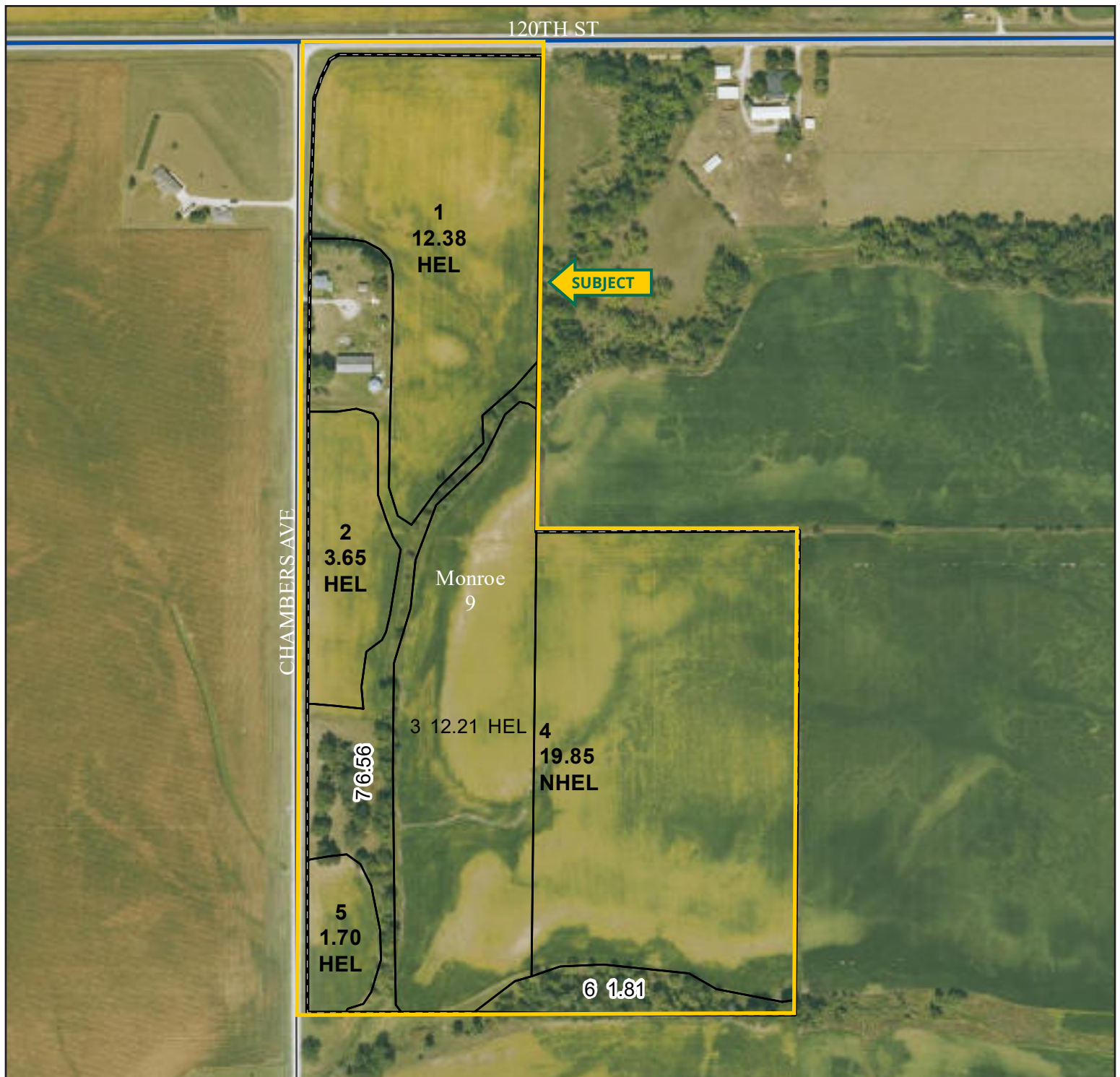


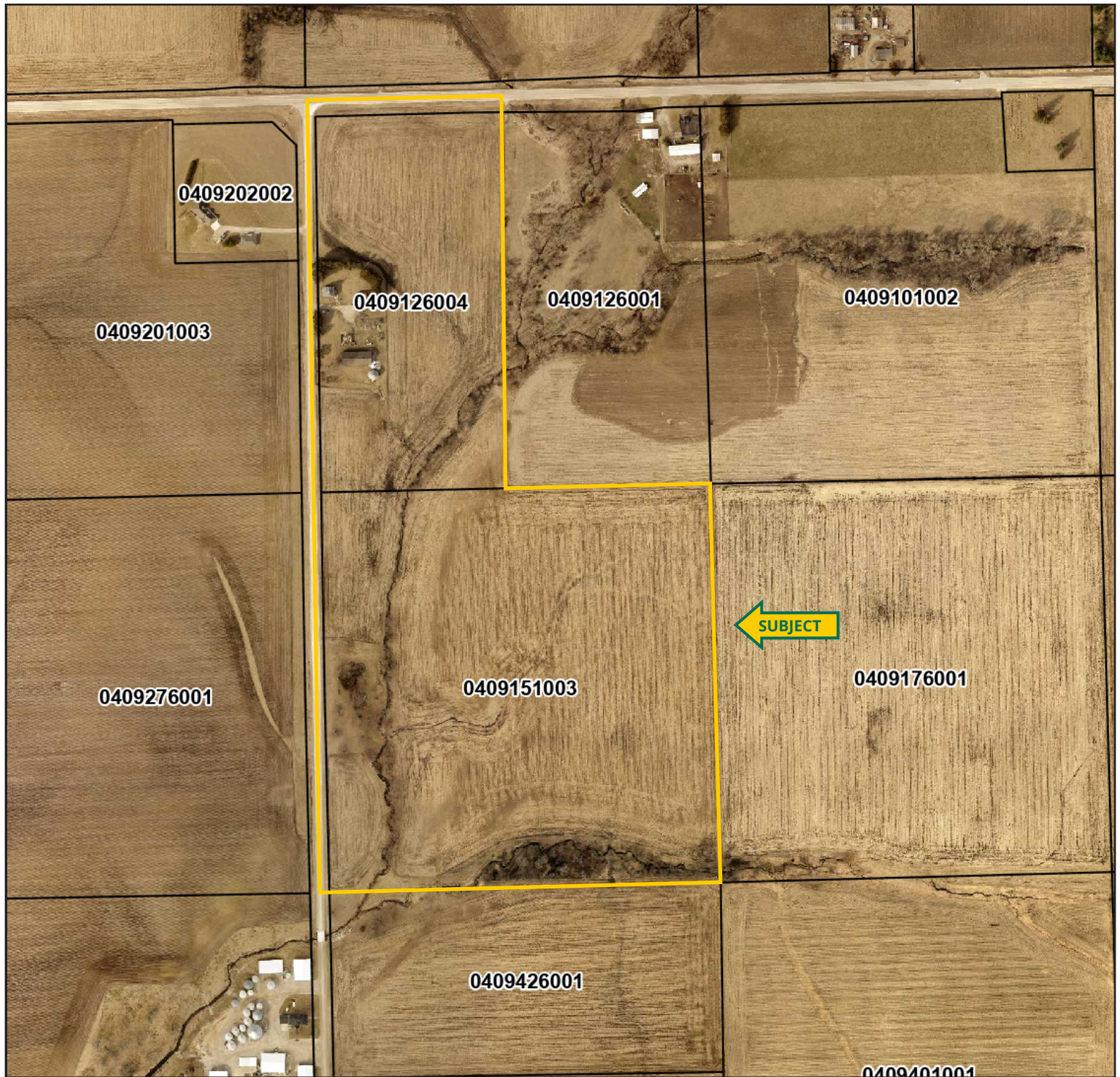
Southwest Corner Looking Northeast



Northeast Corner Looking Southwest







Date: Fri., September 26, 2025

Time: 10:00 a.m.

Site: Swisher American Legion,
68 3rd St. SE
Swisher, IA 52338

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

Seller

Lee K. Behrens Trust
Cedar Rapids Bank & Trust, Trustee

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

James C. Holmes
Holmes Law Office

Announcements

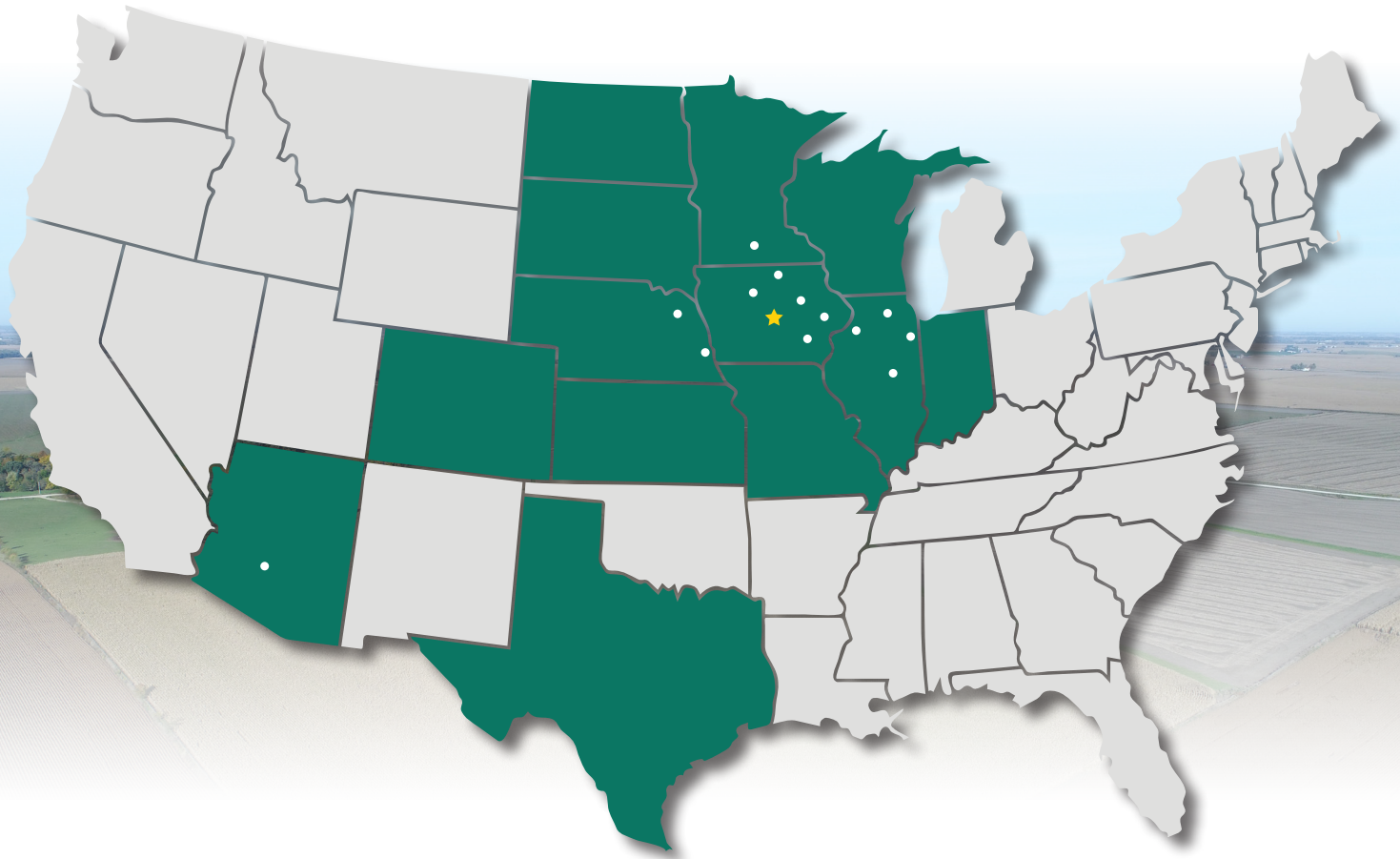
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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 November 6, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. 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.



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