

# Land Auction

**ACREAGE:**

**259 Acres, m/l**  
In 2 parcels  
Linn County, IA

**DATE:**

Friday  
**April 6, 2018**  
**10:00 a.m.**

**LOCATION:**

**Walford Community Center**  
Walford, IA



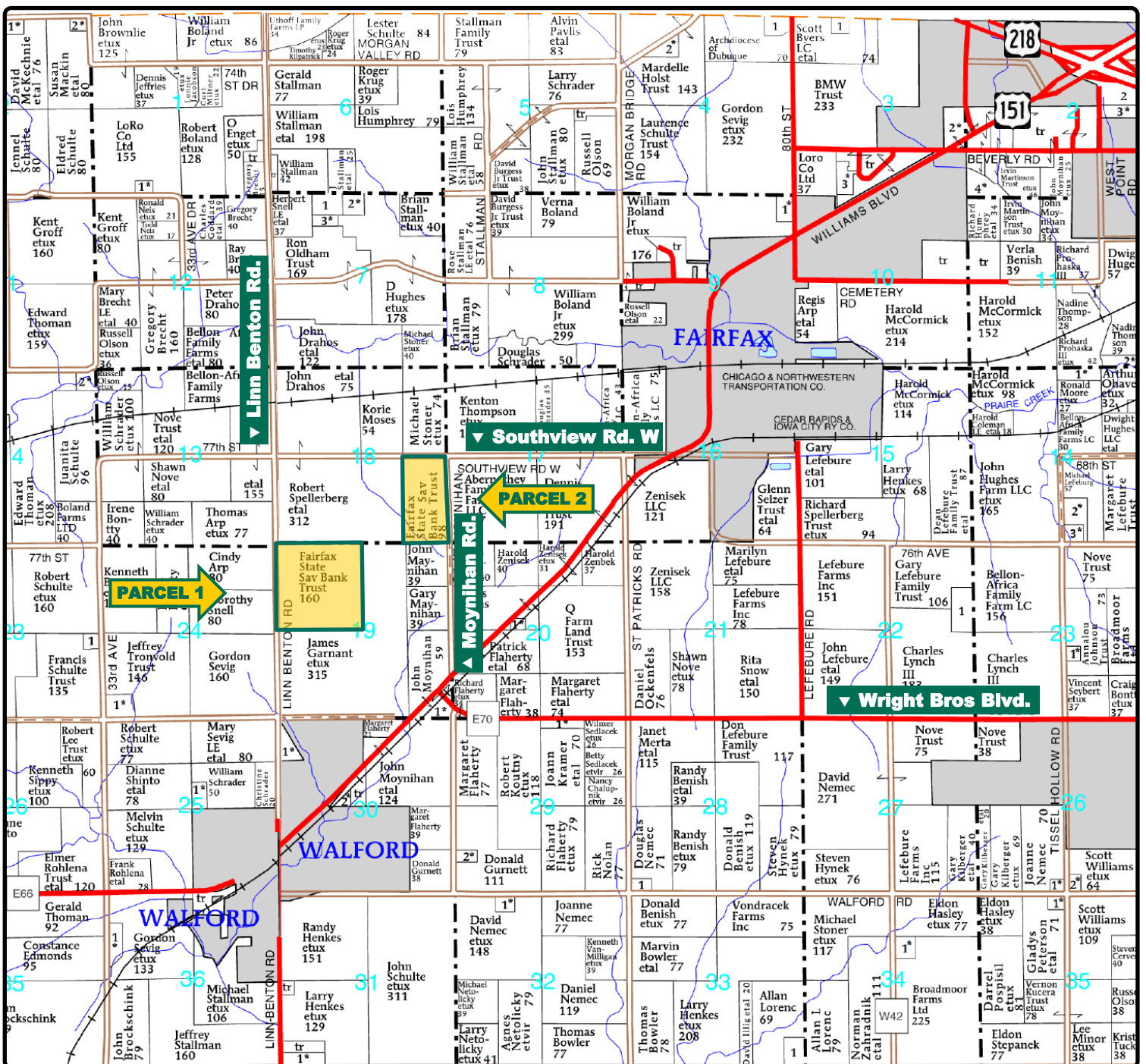
## Property Key Features

- High CSR2 Linn County Farms
- Located southwest of Fairfax
- Well-Cared-For Farmhouse

**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**259 Acres, m/l, in 2 parcels, Linn County, IA**



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## Parcel 1

<b>Total Acres:</b>	<b>160.00</b>
<b>Crop Acres:</b>	<b>153.92*</b>
<b>Corn Base Acres:</b>	<b>139.90</b>
<b>Bean Base Acres:</b>	<b>12.50</b>
<b>Soil Productivity:</b>	<b>84.5 CSR2</b>

### Parcel 1 Property Information 160 Acres, m/l

#### Location

**From Fairfax:** 2 miles west on Southview Rd. W. and ½ mile south on Linn Benton Rd. Property is located on the east side of the road.

#### Legal Description

The NW¼ of Section 19, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$5,498.00  
Net Taxable Acres: 159.77  
Tax per Net Taxable Acre: \$34.41

#### FSA Data

Farm Number 479, Tract 667  
Crop Acres: 153.92\*  
Corn Base Acres: 139.9  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 12.50  
Bean PLC Yield: 50 Bu.  
*\*The above FSA acres include waterways. We estimate there are approximately 9 acres of waterways.*

#### Soil Types/Productivity

Primary soils are Kenyon, Colo-Ely and Klinger. See soil map for detail.  
• **CSR2:** 84.5 per 2018 AgriData, Inc., based on FSA crop acres.

#### Land Description

Gently rolling.

#### Drainage

Natural and some tile.

#### Easement Request

ITC has requested to purchase .46 acres of easement in the northeast corner of the farm. This is only a request and nothing has been signed. Contact the Auctioneer for more details.

#### Comments

This is a highly productive Linn County farm that has been well cared for.

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<b>Measured Tillable Acres</b>	153.9	<b>Avg. CSR</b>	74.0	<b>Avg. CSR2</b>	84.5
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Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	29.2%	IIIe	45.01
11B	Colo-Ely complex, 0 to 5 percent	68	83	23.1%	IIw	35.56
381B	Klinger-Maxfield complex, 1 to 4	80	95	17.8%	Iw	27.45
83C	Kenyon loam, 5 to 9 percent slopes	72	85	17.2%	IIIe	26.41
83D2	Kenyon loam, 9 to 14 percent	59	61	7.2%	IIIe	11.03
377C	Dinsdale silty clay loam, 5 to 9	75	90	2.8%	IIIe	4.29
377B	Dinsdale silty clay loam, 2 to 5	90	94	1.1%	Ile	1.67
394C	Ostrander loam, 5 to 9 percent	0	86	1.0%	IIIe	1.5
408C	Olin fine sandy loam, 5 to 9 percent	50	68	0.3%	IIIe	0.5
133	Colo silty clay loam, 0 to 2 percent	80	78	0.3%	IIw	0.5

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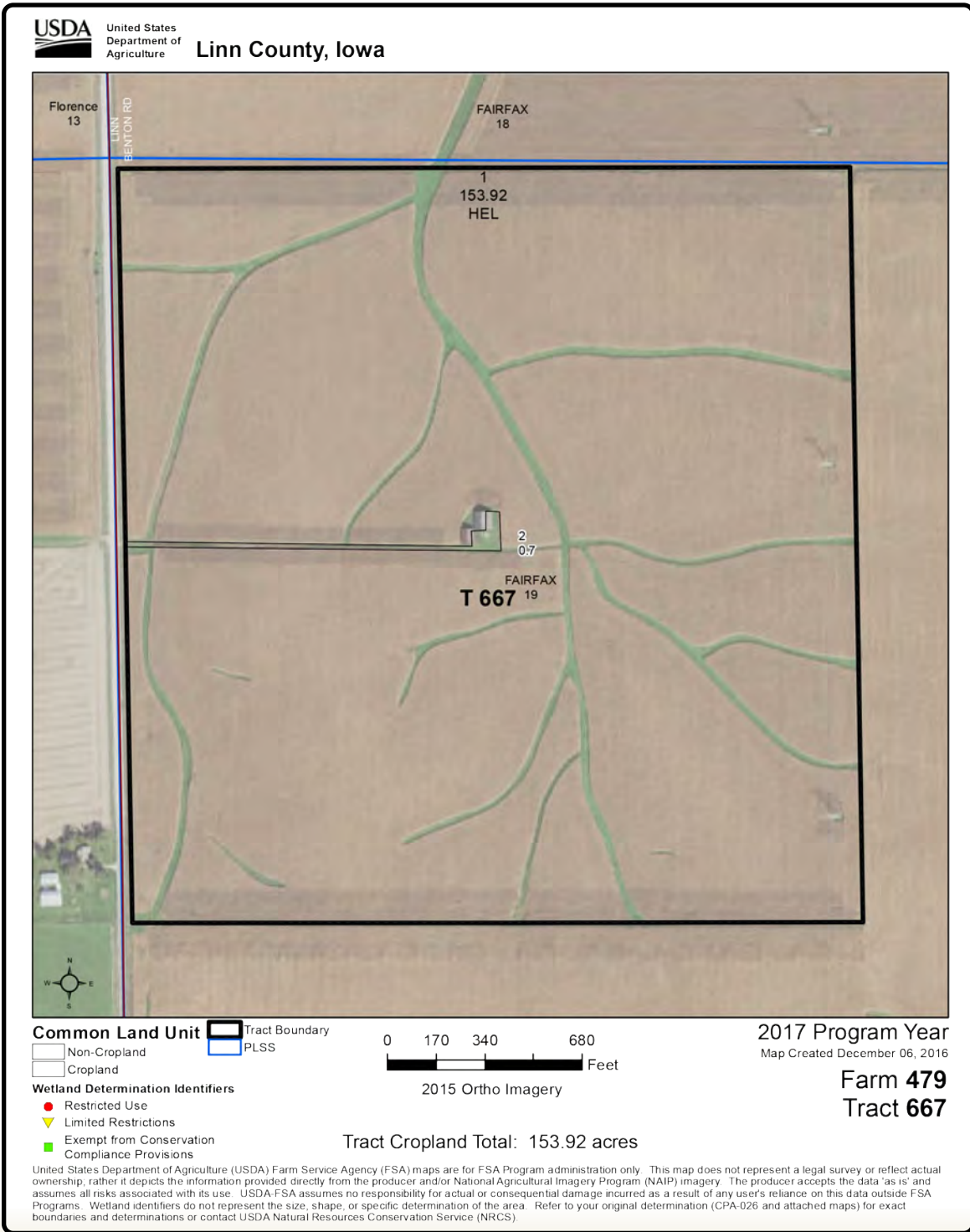
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**Parcel 1** - 160 Acres



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## Parcel 2

<b>Total Acres:</b>	<b>99.00</b>
<b>Crop Acres:</b>	<b>96.42*</b>
<b>Corn Base Acres:</b>	<b>86.90</b>
<b>Bean Base Acres:</b>	<b>7.80</b>
<b>Soil Productivity:</b>	<b>89.2 CSR2</b>

## Open House

**Thursday, March 22, 4-6 pm**  
**Or by appointment**

### Parcel 2 Property Information 99 Acres, m/l

#### Location

**From Fairfax:** 1 mile west on Southview Rd. W. Property is located on the south side of the road.

#### Address

11201 Southview Rd.  
Fairfax, IA 52228

#### Legal Description

The E½ of the SE¼ and East 20 acres of the W½ of the SE¼ of Section 18, Township 82 North, Range 8 West of the 5<sup>th</sup> P.M., Linn County, Iowa.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$5,896.00  
Net Taxable Acres: 98.25

#### FSA Data

Farm Number 479, Tract 668  
Crop Acres: 96.42\*  
Corn Base Acres: 86.9  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 7.8  
Bean PLC Yield: 50 Bu.

*\*The above FSA acres include waterways. We estimate there are approximately 4.8 acres of waterways.*

#### Soil Types/Productivity

Primary soils are Dinsdale, Klinger-Maxfield and Kenyon. See soil map for detail.

- CSR2: 89.2 per 2018 AgriData, Inc., based on FSA crop acres.

#### Land Description

Gently rolling.

#### Houses

Two-story farmhouse that was built around 1900 consists of three bedrooms on the second level. One of the bedrooms is smaller and does not have a closet. There is a full bathroom on the main level that has recently been updated. This is a well-cared-for home that would work well for anyone wanting to live out in the country, close to Cedar Rapids.

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**Measured Tillable Acres** 96.4      **Avg. CSR** 79.9      **Avg. CSR2** 89.2

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	90	94	20.8%	Ile	19.88
381B	Klinger-Maxfield complex, 1 to 4	80	95	20.4%	Iw	19.48
377C	Dinsdale silty clay loam, 5 to 9	75	90	15.5%	IIle	14.85
83C	Kenyon loam, 5 to 9 percent slopes	72	85	15.4%	IIle	14.71
133	Colo silty clay loam, 0 to 2 percent	80	78	14.2%	IIw	13.61
84	Clyde silty clay loam, 0 to 3 percent	77	88	11.2%	IIw	10.73
83B	Kenyon loam, 2 to 5 percent slopes	87	90	2.4%	Ile	2.26

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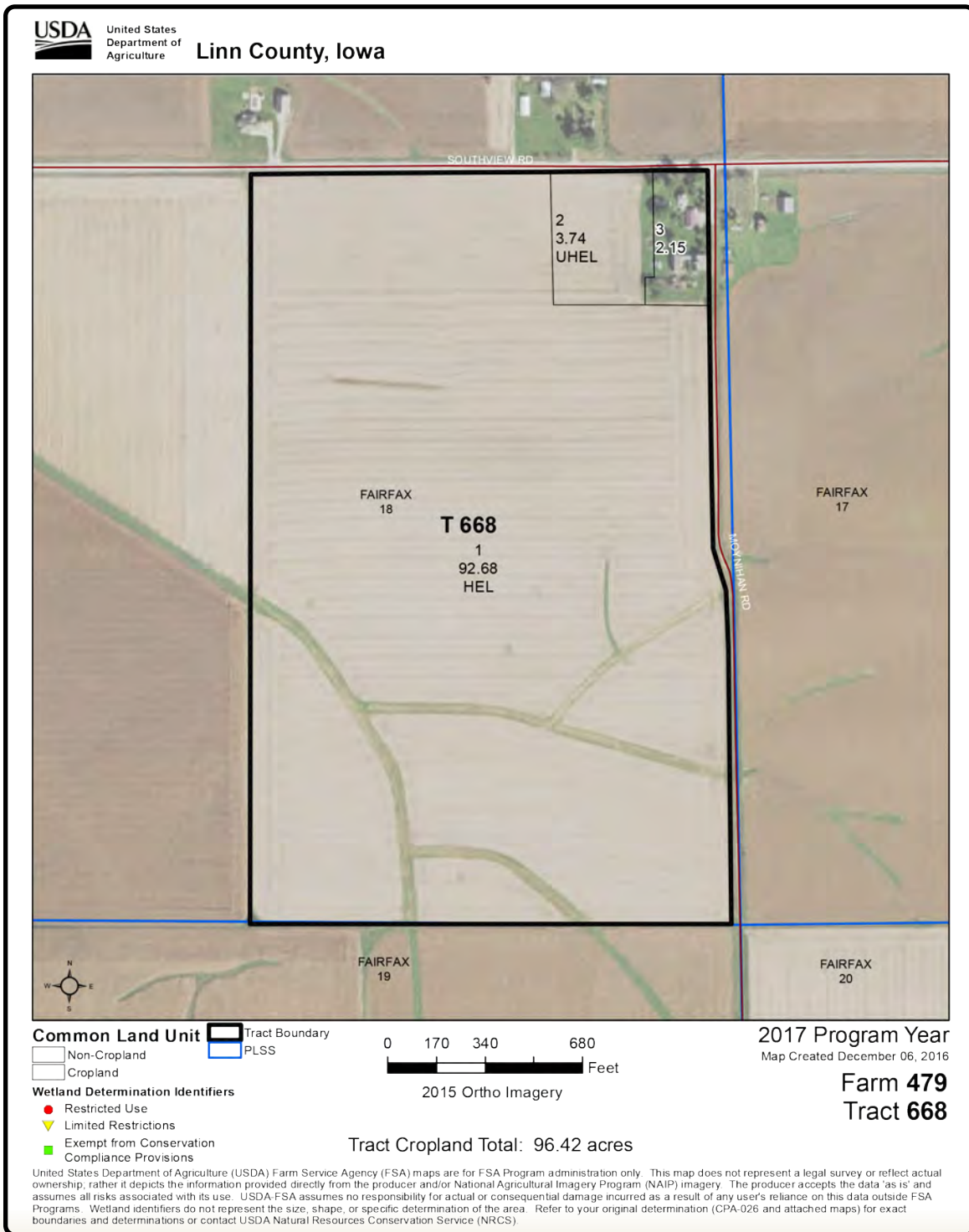
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## Parcel 2 - 99 Acres



There is a smaller house located west of the farmhouse. It includes two smaller bedrooms, a bathroom and a living room/kitchen area. The home includes a partial basement.

### Outbuildings

Outbuildings include a newer 30' x 60' pole barn that is currently being used for a garage/storage.

### Septic System

Both houses have septic tanks. The status of the septic tanks is unknown and both tanks are exempt from the time of transfer inspection because our seller is a Trust. Septic systems are being sold "As Is Where Is."

### Water & Well Information

The well is located south of the larger farmhouse.

### Easement Request

ITC has requested to purchase 3.26 acres of easement along the south boundary of the farm. This is only a request and nothing has been signed. Contact the Auctioneer for more details.

### Comments

This is a high quality Linn County farm located just southwest of Fairfax. It includes a nice farmhouse, outbuilding, and a smaller rental house. This is a rare opportunity to purchase a farm with a house and outbuilding.

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**Parcel 2 - 99 Acres**



*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.*

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Date: **Fri., April 6, 2018**

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

Site: **Walford Community  
Center  
120 5th Street N  
Walford, IA 52351**

### **Seller**

Zack McArthur Trust  
Fairfax State Bank, Trustee

### **Agency**

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

### **Auctioneer**

Troy R. Louwagie

### **Method of Sale**

- Land will be offered by the **Choice and Privilege Method** with the choice to 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.

### **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 May 11, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of farmland will be given at settlement subject to the existing lease which expires March 1, 2019. Seller to provide a rent credit to Buyer at closing for the 2018 crop year. Possession of the two-story farmhouse to be at closing and possession to the smaller house is subject to a lease. Taxes will be prorated to date of closing.

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