

# Land Auction

**ACREAGE:**

**331 Acres, m/l**  
In 3 parcels  
Johnson County, IA

**DATE:**

Friday  
**December 7, 2018**  
**10:00 a.m.**

**LOCATION:**

**Walford Community Center**  
Walford, IA



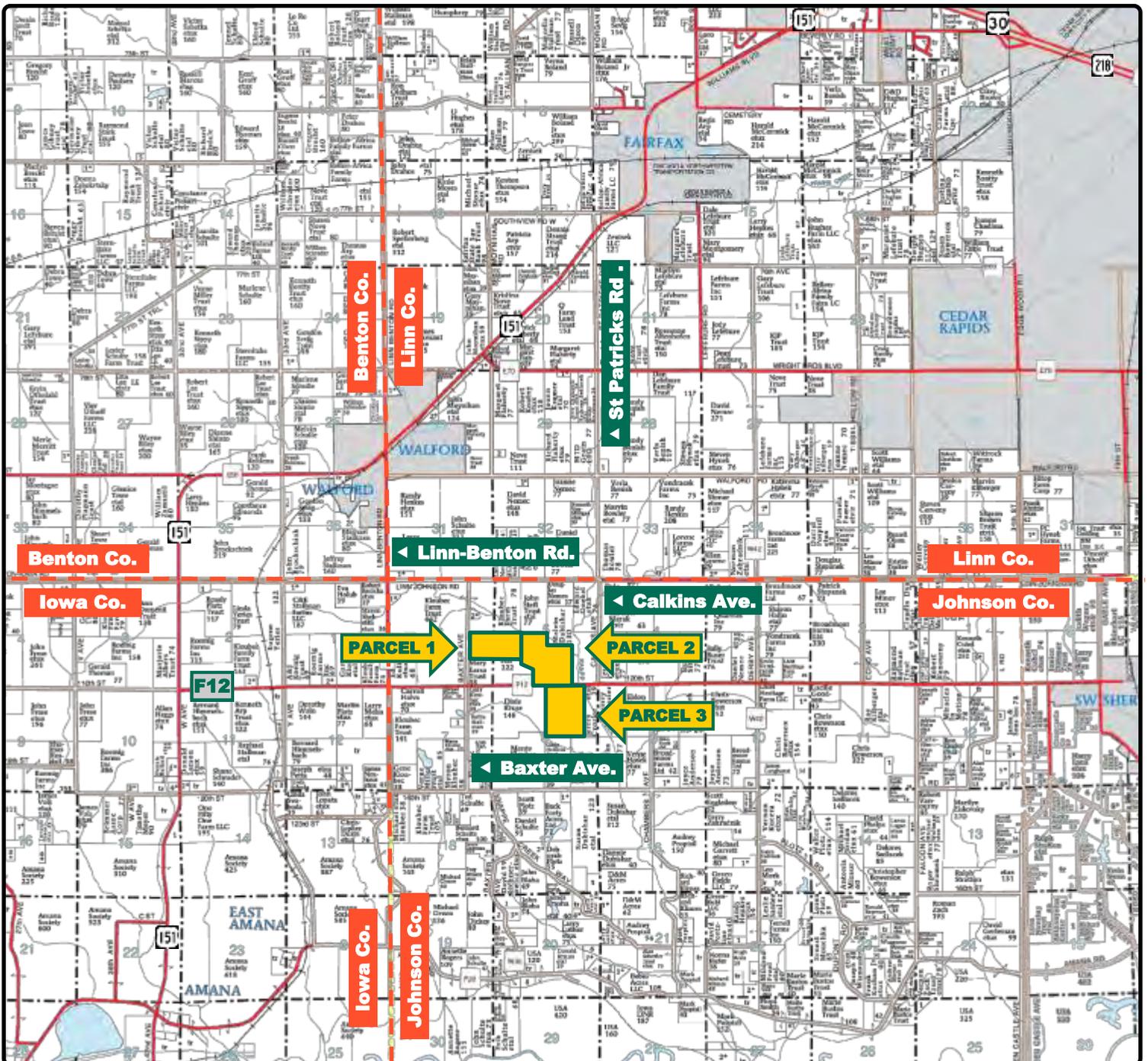
## Property Key Features

- Cechura Trust Farms
- Nice Farms with Good Soils and Building Site Potential
- Located on a Hard Surface Road West of Swisher

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
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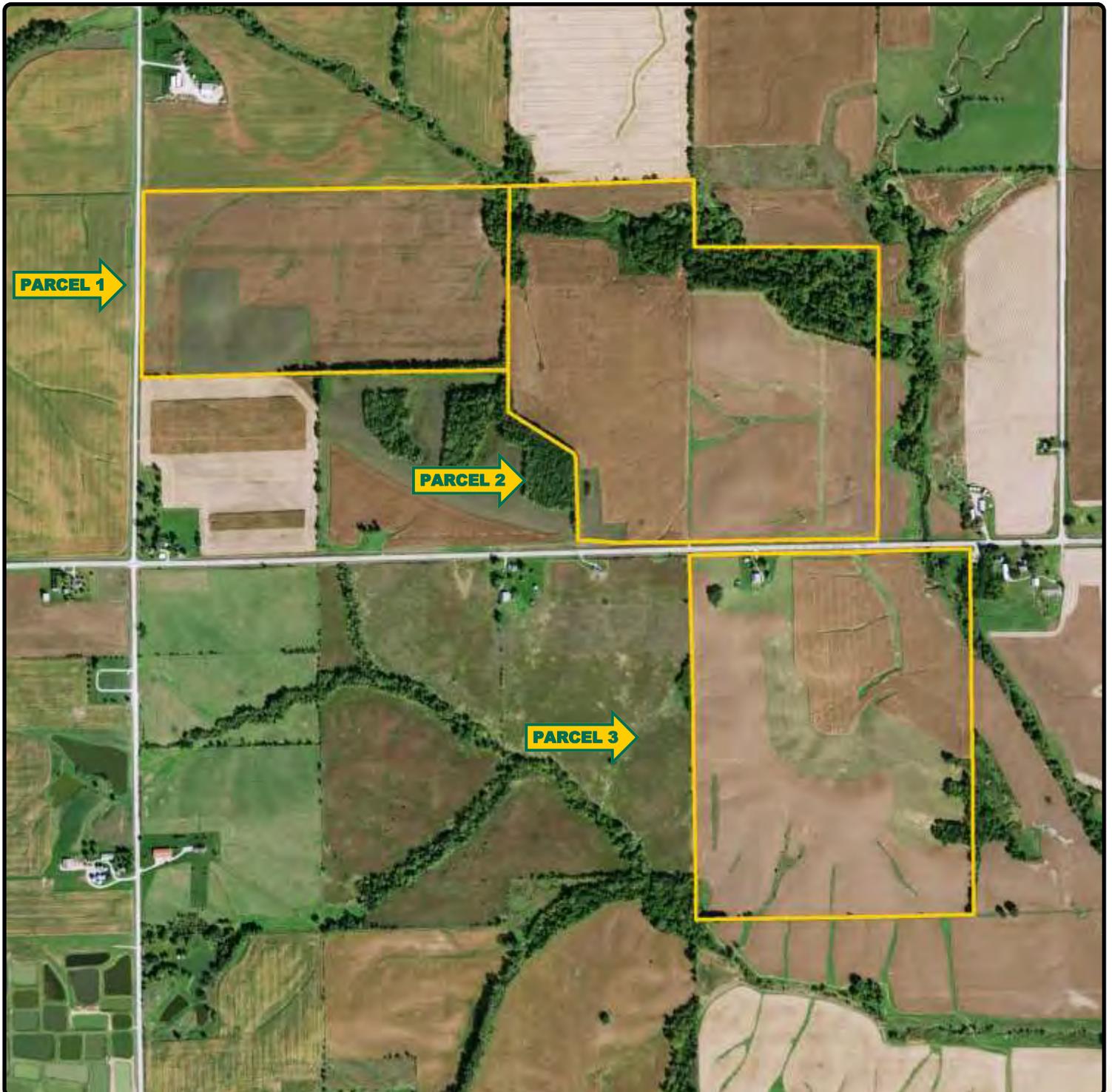
**331 Acres**, m/l, in 3 parcels, Johnson County, IA



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## Parcel 1

<b>Total Acres:</b>	<b>80.00</b>
<b>Crop Acres:</b>	<b>77.73*</b>
<b>Corn Base Acres:</b>	<b>31.49</b>
<b>Bean Base Acres:</b>	<b>31.51</b>
<b>Soil Productivity:</b>	<b>76.0 CSR2**</b>

*\*Includes 14.6 acres of CRP.*

*\*\*Non-CRP crop acres.*

### Parcel 1 Property Information 80 Acres, m/l

#### Location

**From Swisher:** 5½ miles west on F12, and ¼ mile north on Baxter Avenue. Farm is located on the east side of the road.

**From Walford:** 2 miles south on Linn-Benton Road, ¾ mile east on F12, and ¼ mile north on Baxter Avenue. Farm is located on the east side of the road.

#### Legal Description

The NW¼ of the SW¼ of Section 5 and the NE¼ of the SE¼ of Section 6; all located in Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,170.00  
Net Taxable Acres: 79.0  
Tax per Net Taxable Acre: \$27.47

#### FSA Data

Farm Number 1053, Tract 12  
Crop Acres: 77.73\*  
Corn Base Acres: 31.49  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 31.51  
Bean PLC Yield: 44 Bu.  
*\*Includes 14.6 acres of CRP.*

#### CRP Contracts

There are 14.6 acres enrolled in the Conservation Reserve Program (CRP) at \$214.07 per acre, for a total annual payment of \$3,125.00. This contract expires September 30, 2023.

#### Soil Types/Productivity

**Non-CRP Crop Acres (63.13 Ac.):**  
Primary soils are Ely, Maxfield, and Arenzville. CSR2 of 76.0 per 2018 AgriData, Inc. See soil map for detail.

**FSA Crop Acres (77.73 Ac.):**  
Primary soils are Ely, Maxfield, and Fayette. CSR2 of 68.6 per 2018 AgriData, Inc.

#### Land Description

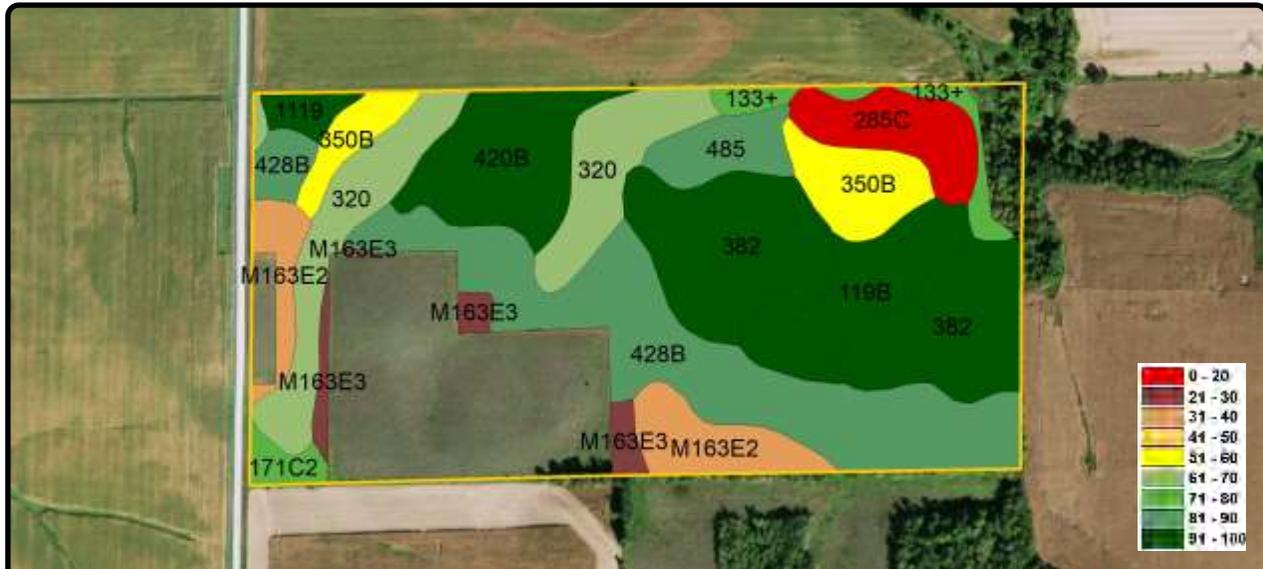
Level to gently rolling.

#### Comments

This is a nice Johnson County farm that would provide good income and has one of the nicest building sites in the county. The southwest corner includes a beautiful ridgetop overlooking the rolling hills of Johnson and Linn Counties.

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Non-CRP Crop Acres		63.13	Avg. CSR	79.6	Avg. CSR2	76.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
428B	Ely silty clay loam, 2 to 5 percent	88	88	22.6%	Ile	14.24
382	Maxfield silty clay loam, 0 to 2	90	94	19.3%	IIw	12.14
320	Arenzville silt loam, 0 to 2 percent	83	63	13.3%	IIw	8.41
420B	Tama silty clay loam, terrace, 2 to 5	95	95	8.7%	Ile	5.47
119B	Muscatine silty clay loam, 2 to 5	95	95	7.3%	Ile	4.59
M163E2	Fayette silt loam, till plain, 14 to 18	0	36	6.6%	IVe	4.18
350B	Waukegan silt loam, 1 to 5 percent	68	55	6.5%	Ile	4.08
285C	Burkhardt sandy loam, 5 to 9 percent	5	13	5.0%	IVs	3.2
485	Spillville loam, 0 to 2 percent slopes	92	88	3.4%	IIw	2.1
133+	Colo silt loam, 0 to 2 percent slopes,	80	78	2.4%	IIw	1.5
M163E3	Fayette silty clay loam, till plain, 14	0	29	2.3%	VIe	1.4
1119	Muscatine silty clay loam, terrace, 0	100	100	1.3%	Iw	0.8
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	1.3%	IIIe	0.8

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## Parcel 2

<b>Total Acres:</b>	<b>132.00</b>
<b>Crop Acres:</b>	<b>107.45*</b>
<b>Corn Base Acres:</b>	<b>59.54**</b>
<b>Bean Base Acres:</b>	<b>21.63**</b>
<b>Soil Productivity:</b>	<b>82.9 CSR2***</b>

*\*Includes 8.54 acres of CRP.*

*\*\*Bases are estimated pending reconfiguration of FSA tract.*

*\*\*\*Non-CRP crop acres.*

### Parcel 2 Property Information 132 Acres, m/l

#### Location

**From Swisher:** 4½ miles west on F12. Farm is located on the north side of the road.

**From Walford:** 2 miles south on Linn-Benton Road, 1½ mile east on F12. Farm is located on the north side of the road.

#### Legal Description

That part of the E½ of the SW¼ and that part of the W½ of the SE¼ of Section 5, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa. The exact legal description to be determined by a survey.

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$3,924.00  
Net Taxable Acres: 132  
Tax per Net Taxable Acre: \$29.73

#### FSA Data—Estimated

Part of Farm Number 1042  
Tracts 23 & 288  
Crop Acres: 107.45\*  
Corn Base Acres: 59.54\*\*  
Corn PLC Yield: 127 Bu.  
Bean Base Acres: 21.63\*\*  
Bean PLC Yield: 42 Bu.  
*\*Includes 8.54 acres of CRP*  
*\*\*Bases are estimated pending reconfiguration of FSA tract. The Johnson County FSA office will determine the final bases.*

#### CRP Contracts

There are two CRP contracts on this property:

##### Contract #11101

There are 3.31 acres enrolled in the Conservation Reserve Program (CRP) at \$202.88 per acre, for a total annual payment of \$671.53. This contract expires September 30, 2025.

##### Contract #11102

There are 5.23 acres enrolled in the Conservation Reserve Program (CRP) at \$211.14 per acre, for a total annual payment of \$1,104.00. This contract expires September 30, 2025.



**Non-CRP Crop Acres** 98.91      **Avg. CSR** 78.8      **Avg. CSR2** 82.9

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
771B	Waubeek silt loam, 2 to 5 percent	87	88	18.2%	Ile	17.98
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	16.3%	IIle	16.09
171B	Bassett loam, 2 to 5 percent slopes	82	85	10.9%	Ile	10.76
133+	Colo silt loam, 0 to 2 percent slopes,	80	78	10.5%	IIlw	10.43
83B	Kenyon loam, 2 to 5 percent slopes	87	90	8.3%	Ile	8.18
11B	Colo-Ely complex, 0 to 5 percent	70	83	7.8%	IIlw	7.67
83C2	Kenyon loam, 5 to 9 percent slopes,	69	84	5.5%	IIle	5.44
761	Franklin silt loam, 1 to 3 percent	90	85	4.5%	Iw	4.4
382	Maxfield silty clay loam, 0 to 2	90	94	4.2%	IIlw	4.2
184	Klinger silty clay loam, 1 to 4 percent	95	95	4.0%	Iw	3.9
377C2	Dinsdale silty clay loam, 5 to 9	73	85	3.5%	IIle	3.5
430	Ackmore silt loam, 0 to 2 percent	83	63	2.9%	IIlw	2.9
171D2	Bassett loam, 9 to 14 percent	54	54	0.8%	IIle	0.8
485	Spillville loam, 0 to 2 percent slopes	92	88	0.8%	IIlw	0.8
428B	Ely silty clay loam, 2 to 5 percent	88	88	0.8%	Ile	0.8
63C	Chelsea loamy fine sand, 5 to 9	21	14	0.7%	IVs	0.7
M163E2	Fayette silt loam, till plain, 14 to 18	0	36	0.2%	IVe	0.2
M163F2	Fayette silt loam, till plain, 18 to 25	0	18	0.1%	VIe	0.1

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### Soil Types/Productivity

#### Non-CRP Crop Acres (98.91 Ac.):

Primary soils are Waubeek, Bassett, and Colo. CSR2 of 82.9 per 2018 AgriData, Inc. See soil map for detail.

#### FSA Crop Acres (107.45 Ac.):

Primary soils are Bassett, Waubeek, and Colo. CSR2 of 82.0 per 2018 AgriData, Inc.

### Comments

This is a highly productive Johnson County farm that lays nice along a hard surface road.

### Land Description

Level to gently rolling.

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## Parcel 3

<b>Total Acres:</b>	<b>119.00</b>
<b>Crop Acres:</b>	<b>112.23*</b>
<b>Corn Base Acres:</b>	<b>41.85**</b>
<b>Bean Base Acres:</b>	<b>49.04**</b>
<b>Soil Productivity:</b>	<b>59.9 CSR2***</b>

*\*Includes 25.51 acres of CRP and 0.72 acres of grass.*

*\*\*Bases are estimated pending reconfiguration of FSA tract.*

*\*\*\*Non-CRP crop acres.*

### Parcel 3 Property Information 119 Acres, m/l

#### Location

**From Swisher:** 4½ miles west on F12. Farm is located on the south side of the road.

**From Walford:** 2 miles south on Linn-Benton Road, 1½ mile east on F12. Farm is located on the south side of the road.

#### Legal Description

The W½ of the NE¼ and the W½ of the E½ of the NE¼, located in Section 8, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,678.00  
Net Taxable Acres: 118.5  
Tax per Net Taxable Acre: \$22.60

#### FSA Data—Estimated

Part of Farm Number 1042, Tract 288  
Crop Acres: 112.23\*

Corn Base Acres: 41.85\*\*

Corn PLC Yield: 127 Bu.

Bean Base Acres: 49.04\*\*

Bean PLC Yield: 42 Bu.

*\*Includes 25.51 acres of CRP and 0.72 acres of grass.*

*\*\*Bases are estimated pending reconfiguration of FSA tract. The Johnson County FSA office will determine the final bases.*

#### CRP Contracts

There are two CRP contracts on this property:

##### Contract #11011

There are 6.12 acres enrolled in the Conservation Reserve Program (CRP) at \$202.24 per acre, for a total annual payment of \$1,238.00. This contract expires September 30, 2024.

##### Contract #11102

There are 19.39 acres enrolled in the Conservation Reserve Program (CRP) at \$211.14 per acre, for a total annual payment of \$4,094.00. This contract expires September 30, 2025.

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**Currently Cropped Acres** 86.00      **Avg. CSR** 56.0      **Avg. CSR2** 59.9

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
171D2	Bassett loam, 9 to 14 percent	54	54	29.8%	Ille	25.63
171C2	Bassett loam, 5 to 9 percent slopes,	64	77	25.0%	Ille	21.50
220	Nodaway silt loam, shallow loess, 0	85	77	8.0%	Ilw	6.90
293C2	Chelsea-Fayette-Lamont complex, 5	38	41	7.6%	Ille	6.58
285C	Burkhardt sandy loam, 5 to 9 percent	5	13	5.5%	IVs	4.74
M163C2	Fayette silt loam, till plain, 5 to 9	0	76	4.9%	Ille	4.19
83C2	Kenyon loam, 5 to 9 percent slopes,	69	84	4.5%	Ille	3.89
428B	Ely silty clay loam, 2 to 5 percent	88	88	3.7%	Ile	3.2
293E2	Chelsea-Fayette-Lamont complex,	18	17	3.0%	VIlle	2.6
P162D2	Downs silt loam, paha, 9 to 14	0	54	3.0%	Ille	2.6
293D2	Chelsea-Fayette-Lamont complex, 9	28	24	2.9%	VIle	2.5
65E2	Lindley loam, 14 to 18 percent	28	28	1.3%	VIle	1.2
133+	Colo silt loam, 0 to 2 percent slopes,	80	78	0.5%	Ilw	0.4
485	Spillville loam, 0 to 2 percent slopes	92	88	0.1%	Ilw	0.1

### Soil Types/Productivity

**Currently Cropped Acres (86.0 Ac.):**  
Primary soils are Bassett, Nodaway, and Chelsea-Fayette-Lamont. CSR2 of 59.9 per 2018 AgriData, Inc. See soil map for detail.

### FSA Crop Acres (112.23 Ac.):

Primary soils are Bassett, Chelsea-Fayette-Lamont, and Nodaway. CSR2 of 56.3 per 2018 AgriData, Inc.

### Land Description

Gently rolling.

### Buildings/Improvements

This property includes a livestock barn, corn crib, and an old house.

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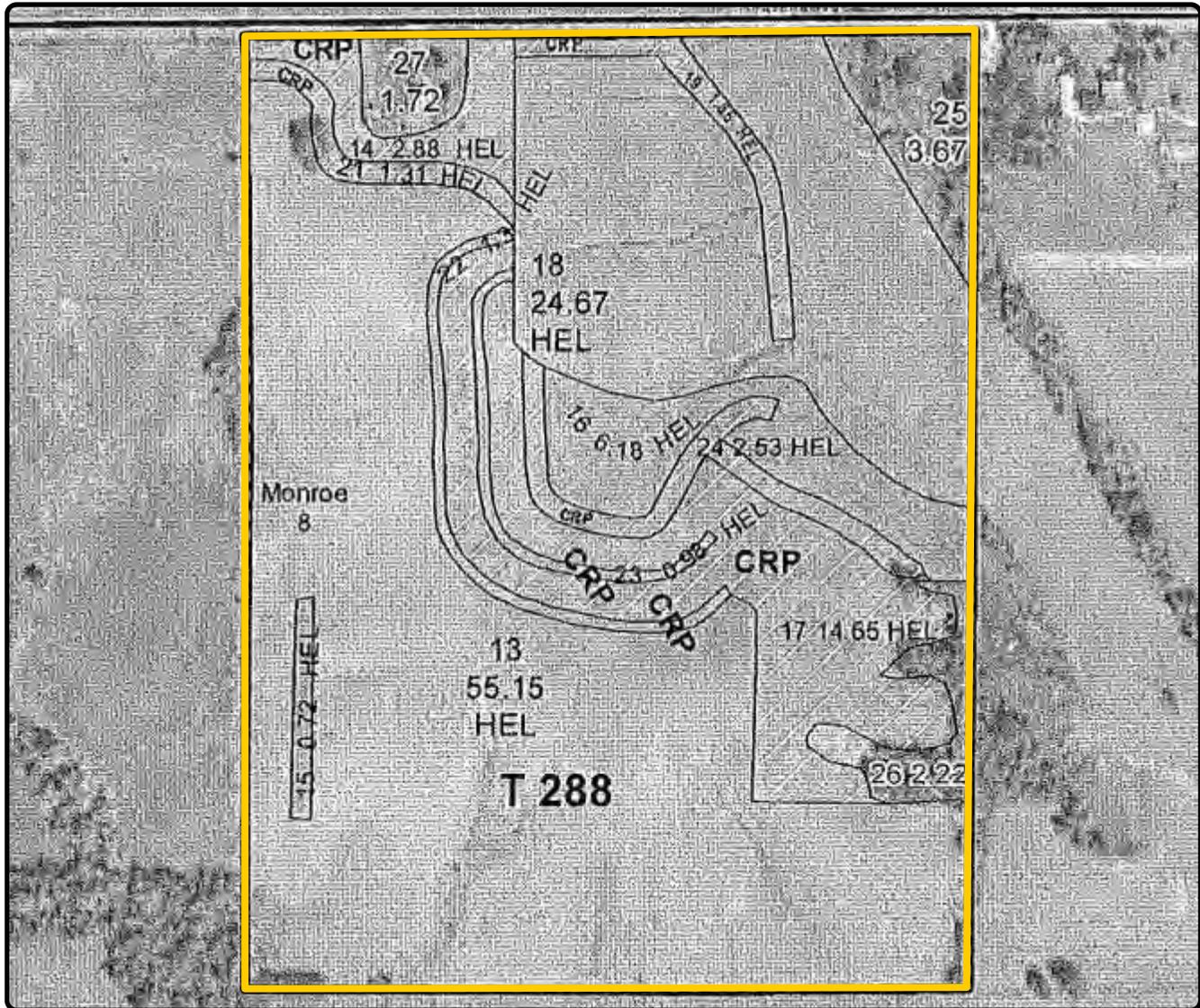
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### Farmstead Split

This farm is allowed one farmstead split according to the Johnson County Planning and Zoning office. This means you can split off 5 acres or less as a new home site. The farmstead split is reserved for this parcel.

### Water & Well Information

An older well is located at the building site.

### Comments

This is a nice. Johnson County farm located along a hard surface road. It includes good cropland and CRP. The old building site could be split off and would work well as an attractive new homesite.

*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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# Auction Information

Date: **Fri., December 7, 2018**

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

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

## **Seller**

Edward Cechura Family Trust  
Fairfax State Bank, Trustee

## **Agency**

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

## **Auctioneer**

Troy Louwagie, ALC

## **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.

## **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 18, 2019 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, 2019. Taxes will be prorated to date of closing.

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