

# Land Auction

**ACREAGE:**

**219.57 Acres, m/l**  
In 3 parcels  
Linn County, IA

**DATE:**

Wednesday  
**December 19, 2018**  
**10:00 a.m.**

**LOCATION:**

**Troy Mills**  
**American Legion**  
Troy Mills, IA

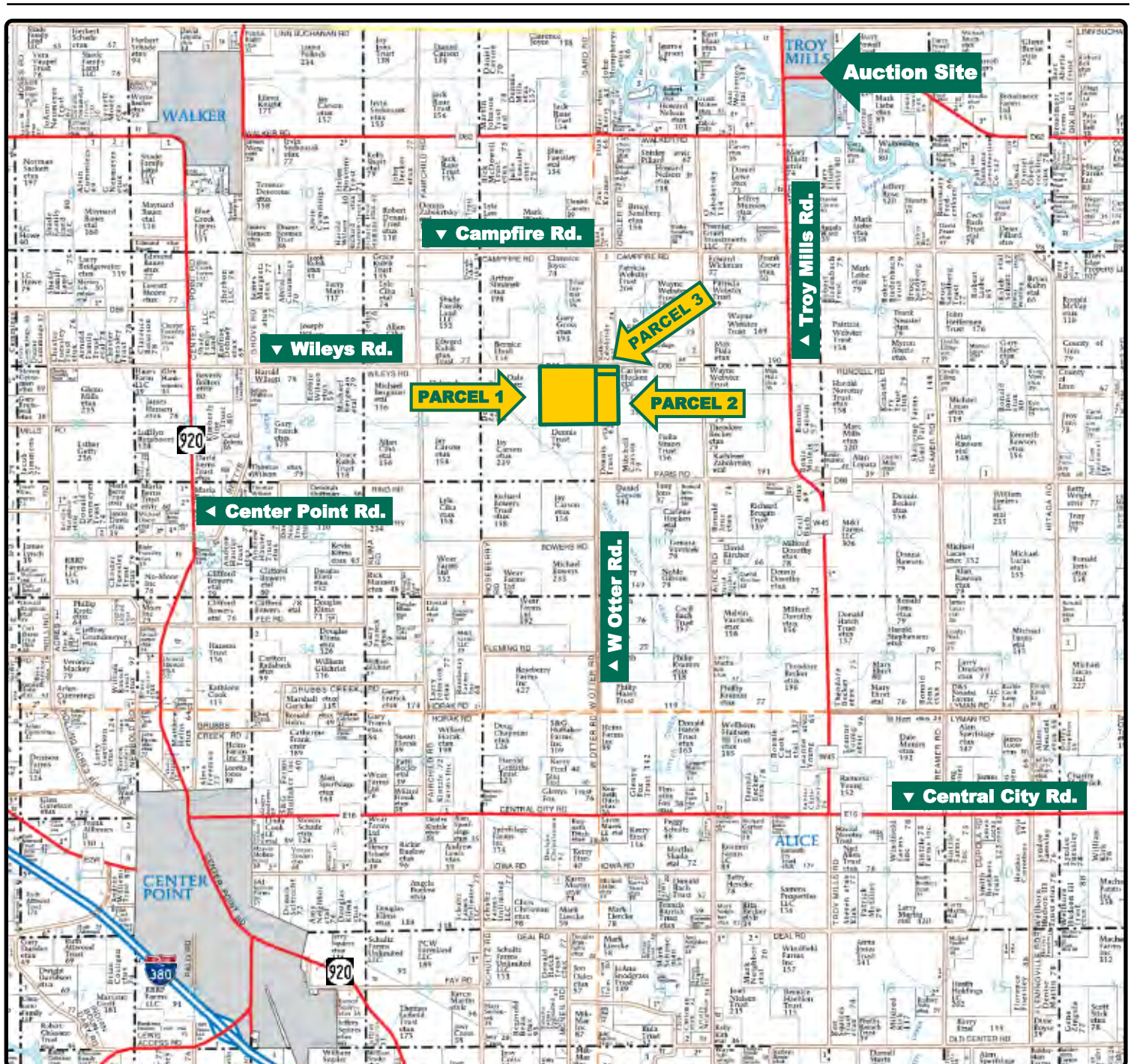


## Property Key Features

- Bowers Farm
- Nice Linn County Farms
- Well-Cared-For House and Outbuildings

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
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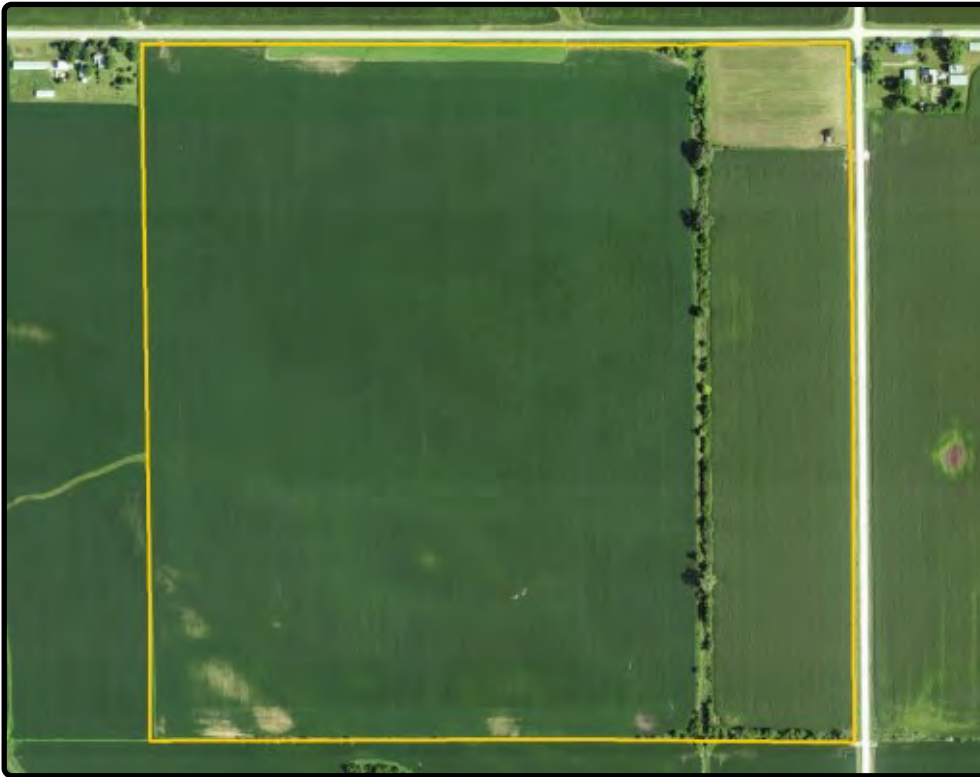
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## Parcel 1

<b>Total Acres:</b>	<b>160.00</b>
<b>Crop Acres:</b>	<b>156.48</b>
<b>Corn Base Acres:</b>	<b>75.28*</b>
<b>Bean Base Acres:</b>	<b>75.28*</b>
<b>Soil Productivity:</b>	<b>68.4 CSR2</b>

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

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

### Location

**From Center Point:** 3¾ miles north on Center Point Road and 3 miles east on Wileys Road. The farm is located on the south side of the road.

**From Central City - Intersection of Hwy 13 and Central City Rd:** 9½ miles west on Central City Road and 3½ miles north on W Otter Road. The farm is on the west side of the road.

### Legal Description

The NE¼ of Section 24, Township 86 North, Range 8 West of the 5th P.M., Linn County, Iowa.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$4,496.00  
Net Taxable Acres: 156.0  
Tax per Net Taxable Acre: \$28.82

### FSA Data—Estimated

Part of Farm Number 1756, Tract 2122  
Crop Acres: 156.48  
Corn Base Acres: 75.28\*  
Corn PLC Yield: 145 Bu.  
Bean Base Acres: 75.28\*  
Bean PLC Yield: 41 Bu.  
*\*Bases are estimated pending reconfiguration of FSA tract. The Linn County FSA office will determine the final bases.*

### Soil Types/Productivity

Primary soils are Marshan, Kenyon, and Hayfield. CSR2 on the FSA crop acres is 68.4 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level.

### Water & Well Information

There is an old well located under the windmill. The status of this well is unknown.

### Lease

Tillable acres are subject to a Cash Rent Lease through March 1, 2020. Contact agent for details.

### Comments

This is a nice, clean Linn County farm.

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Measured Tillable Acres		156.48		Avg. CSR2		68.4	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
1152	Marshan clay loam, 0 to 2 percent	54	24.7%	llw	38.65		
83B	Kenyon loam, 2 to 5 percent slopes	90	20.0%	lle	31.27		
626	Hayfield loam, 0 to 2 percent slopes,	53	19.8%	lls	30.98		
198B	Floyd loam, 1 to 4 percent slopes	89	17.6%	llw	27.59		
175B	Dickinson fine sandy loam, 2 to 5	50	5.0%	llle	7.86		
178A	Waukee loam, 0 to 2 percent slopes	69	3.7%	lls	5.80		
394B	Ostrander loam, 2 to 5 percent	91	2.7%	lle	4.17		
175C	Dickinson fine sandy loam, 5 to 9	45	2.3%	llle	3.6		
284C	Flagler sandy loam, 5 to 9 percent	46	2.2%	llle	3.5		
284B	Flagler sandy loam, 2 to 5 percent	51	1.0%	llle	1.5		
399A	Readlyn loam, 1 to 3 percent slopes	91	0.9%	lw	1.4		
393B	Sparta loamy fine sand, loamy	38	0.1%	IVs	0.1		

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## Parcel 2

<b>Total Acres:</b>	<b>54.00</b>
<b>Crop Acres:</b>	<b>52.29*</b>
<b>Corn Base Acres:</b>	<b>25.15*</b>
<b>Bean Base Acres:</b>	<b>25.15*</b>
<b>Soil Productivity:</b>	<b>56.2 CSR2</b>

*\*Acres and bases are estimated.*

## Parcel 2 Property Information 54 Acres, m/l

### Location

**From Center Point:** 3¼ miles north on Center Point Road, 3½ miles east on Wileys Road, and ½ mile south on W Otter Road. The farm is located on the east side of the road.

**From Central City - Intersection of Hwy 13 and Central City Rd:** 9½ miles west on Central City Road and 3½ miles north on W Otter Road. The farm is on the east side of the road.

### Legal Description

The South 54 Acres of the West 60 Acres of the NW¼ of Section 19, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$1,243.00\*

Net Taxable Acres: 53.63

Tax per Net Taxable Acre: \$23.18\*

*\*Taxes are estimated due to the survey on the house and buildings.*

### FSA Data—Estimated

Part of Farm Number 1756, Tract 2122

Crop Acres: 52.29\*

Corn Base Acres: 25.15\*

Corn PLC Yield: 145 Bu.

Bean Base Acres: 25.15\*

Bean PLC Yield: 41 Bu.

*\*Acres and bases are estimated pending parcel split. The Linn County FSA office will determine final acres and bases.*

### Soil Types/Productivity

Primary soils are Marshan, Hayfield, and Lawler. CSR2 on the estimated FSA crop acres is 56.2 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level.

### Lease

Tillable acres are subject to a Cash Rent Lease through March 1, 2020. Contact agent for details.

### Comments

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Measured Tillable Acres		52.29	Avg. CSR2		56.2
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	54	55.4%	IIw	28.93
626	Hayfield loam, 0 to 2 percent slopes,	53	20.6%	IIs	10.75
1226	Lawler loam, 0 to 2 percent slopes,	59	7.4%	IIs	3.88
41A	Sparta loamy fine sand, 0 to 2	44	7.4%	IVs	3.84
83B	Kenyon loam, 2 to 5 percent slopes	90	5.6%	Ile	2.92
409B	Dickinson fine sandy loam, loam	75	3.2%	IIIe	1.68
394B	Ostrander loam, 2 to 5 percent	91	0.2%	Ile	0.10
198B	Floyd loam, 1 to 4 percent slopes	89	0.1%	IIw	0.1
175A	Dickinson fine sandy loam, 0 to 2	55	0.1%	IIIs	0.0
41B	Sparta loamy fine sand, 2 to 5	39	0.1%	IVs	0.0



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## Parcel 3

<b>Total Acres:</b>	<b>5.57</b>
<b>Bedrooms:</b>	<b>5</b>
<b>Bathrooms:</b>	<b>2</b>
<b>Total Finished SF:</b>	<b>2,426</b>

## Open House

**Wed., December 5, 3pm - 5 pm**  
**Sun., December 9, 12pm - 2 pm**

### Parcel 3 Property Information 5.57 Acres

#### Location

**From Center Point:** 3¼ miles north on Center Point Road, and 3½ miles east on Wileys Road. The property is located on the east side of the road.

**From Central City - Intersection of Hwy 13 and Central City Rd:** 9½ miles west on Central City Road and 4 miles north on W Otter Road. The property is on the east side of the road.

#### Address

5399 W Otter Road  
Walker, IA 52352

#### Legal Description

To be known as Lot 1 Bowers Farm 1st Addition, Linn County, Iowa, per survey.

#### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$1,679.00\*  
Net Taxable Acres: 5.57  
*\*Taxes are estimated due to survey of property.*

#### School District

North Linn Community School District

#### House

This is a nice 1½ story home that was built in 1966. It consists of 2,426 finished square feet. The main level includes an open kitchen and living room. The main level also includes a small office, two bedrooms, and a full bathroom.

The upper level includes three nice bedrooms and a bathroom.

The basement includes an electric hot water heater and stool. Heat is supplied by hot water heat. The home includes a two-stall attached garage with a large 8' x 18' door with an electric opener. The home has a metal roof, steel siding, and newer windows.

#### Outbuildings

Outbuildings include a steel 40' x 56' machine shed with a dirt floor. There are other outbuildings that would work well for storage or livestock.

#### Water & Well Information

There is a drilled well located east of the house.

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### **Septic System**

The septic system is located southwest of the house. The time of transfer inspection was recently completed and the results were satisfactory.

### **Survey**

Contact agent for copy of survey.

### **Cropland**

There are approximately 2.21 crop acres with a CSR2 of 51.0.

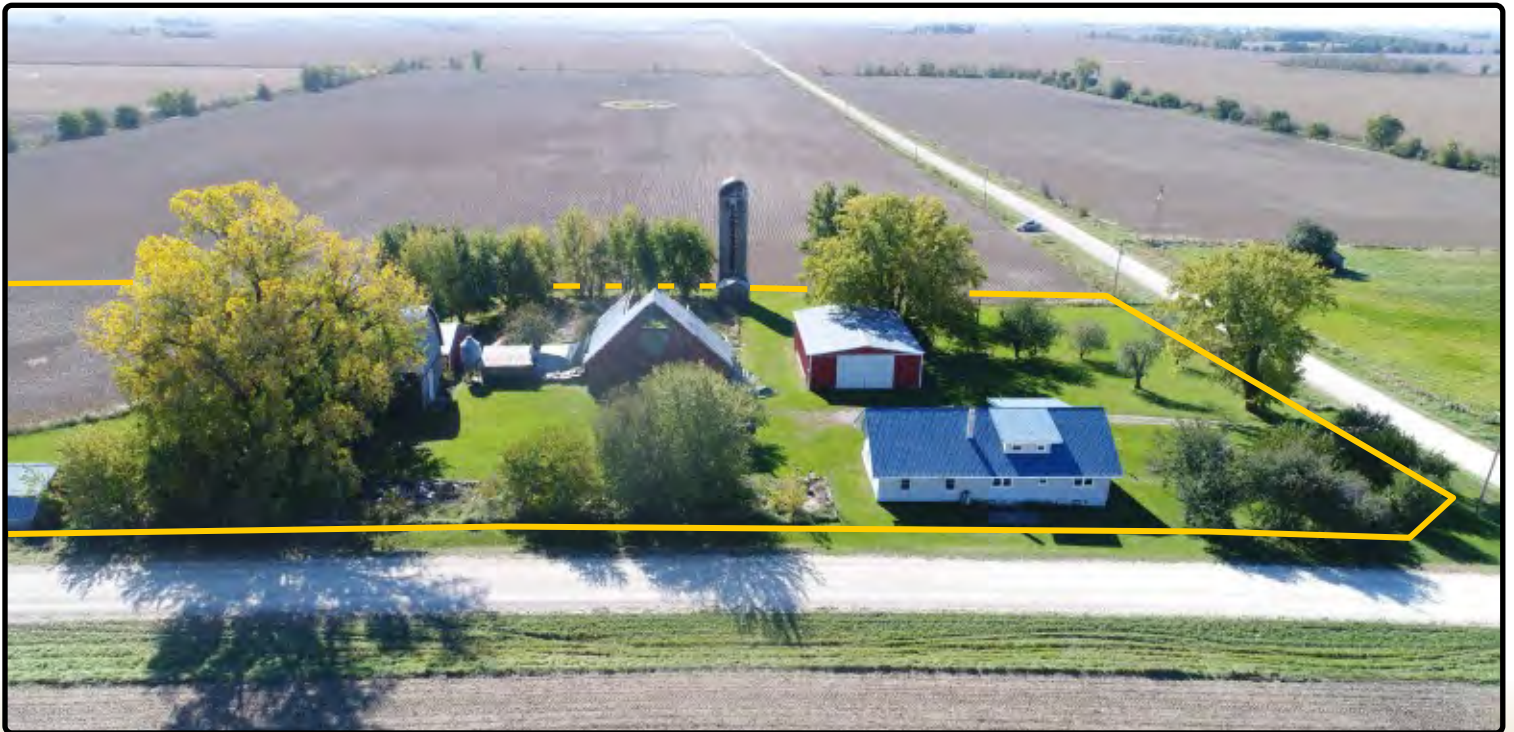
### **Comments**

This is a very nice 1½ story home that sits on 5.57 acres. This would work well for anyone wanting to live in the country and use the outbuildings for storage or livestock.

*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: **Wed., December 19, 2018**

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

Site: **Troy Mills  
American Legion  
3191 Coggon Road  
Coggon, IA 52218**  
*(Located in Troy Mills, IA)*

#### **Seller**

Robert Dean Bowers Estate  
Bankers Trust, Executor

#### **Agency**

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

#### **Auctioneer**

Troy Louwagie, ALC

#### **Method of Sale**

- Parcels 1 & 2 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.
- Parcel 3 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 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 February 8, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of Parcel 1 and Parcel 2 will be given at closing subject to the existing 2019 Cash Rent Lease which expires March 1, 2020. Full possession of Parcel 3, which was not subject to the 2019 Cash Rent Lease, will be given at closing. Taxes will be prorated to date of closing.

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