

Land Auction

ACREAGE:

140.0 Acres, m/l
Wapello County, IA

DATE:

Friday
January 18, 2019
10:00 a.m.

LOCATION:

Agency Community Center
Agency, Iowa

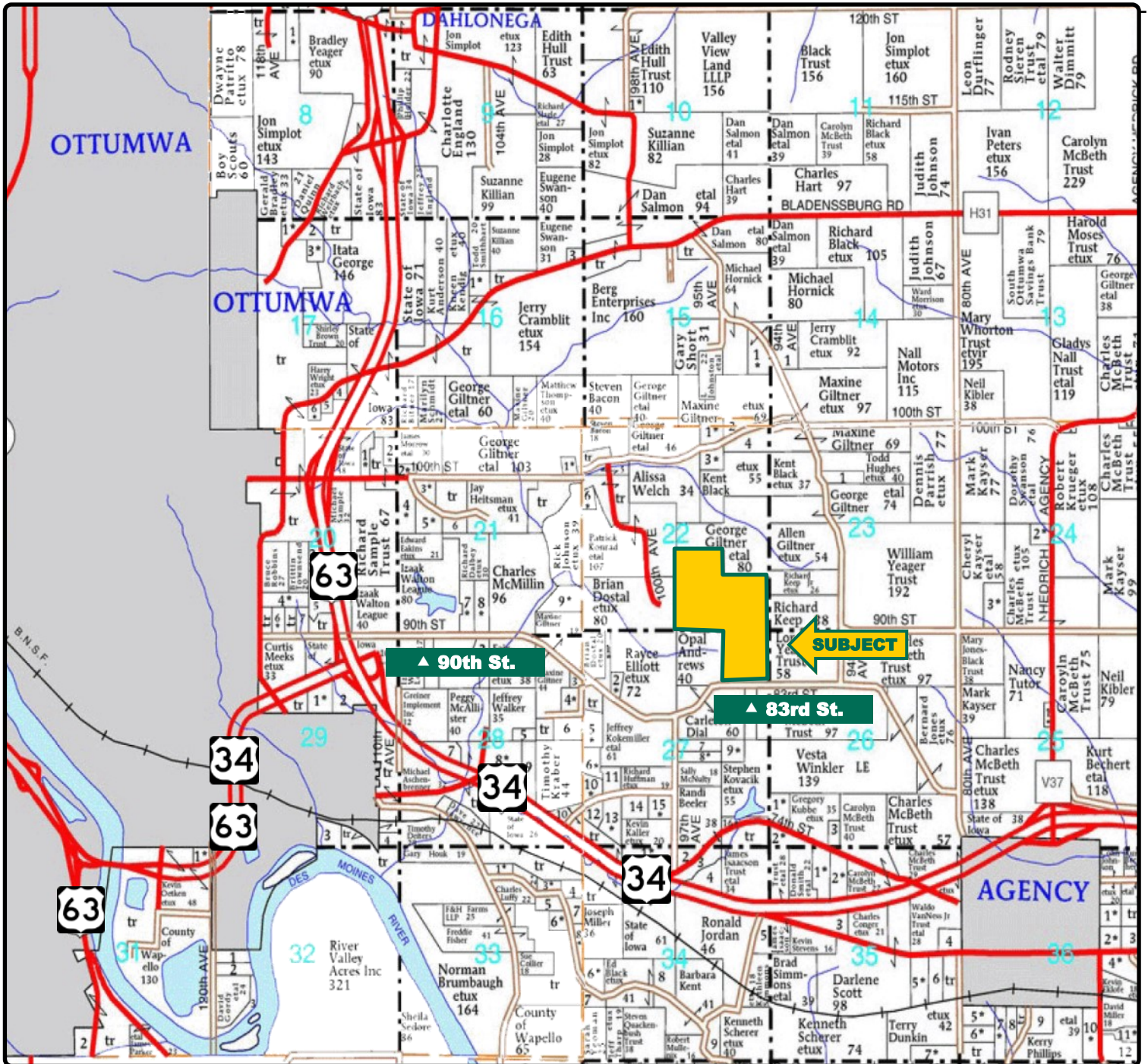


Property Key Features

- Incredible Recreational Property with CRP income
- Surrounded by large tracts of timber
- 4 miles east of Ottumwa

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Total Acres:	140.00
Crop Acres:	66.31*
Soil Productivity:	58.3 CSR2
<i>*All enrolled in CRP</i>	

Property Information

140 Acres, m/l

Location

From Ottumwa: East 2½ miles on US-34E/Hwy 63N . Continue straight 1½ miles east on 90th St. Then continue ½ mile east on 83rd St. The property is on the north side of the road.

Legal Description

The South 60 acres of the W ½ SE ¼ and SE ¼ SE ¼ of Section 22 and the NE ¼ of the NE ¼ of Section 27, Township 72 North, Range 13 West of the 5th P.M., Wapello County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,488.00
Net Taxable Acres: 66.48*
Tax per Net Taxable Acre: \$22.38
**72.52 acres enrolled in Forest Reserve*

FSA Data

Farm Number 3840, Tract 10640
Crop Acres: 66.31*
**All crop acres are currently enrolled in CRP.*

CRP Contract

Contract #3671B, containing 66.31 acres, practice CP2 and CP25, has an annual payment of \$10,217. Contract expires September 30, 2020.

Soil Types/Productivity

Primary soils are Beckwith, Weller and Lindley. CSR2 on the FSA crop acres is 58.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to rolling.

Buildings/Improvements

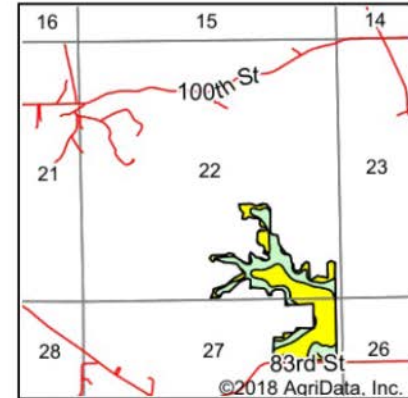
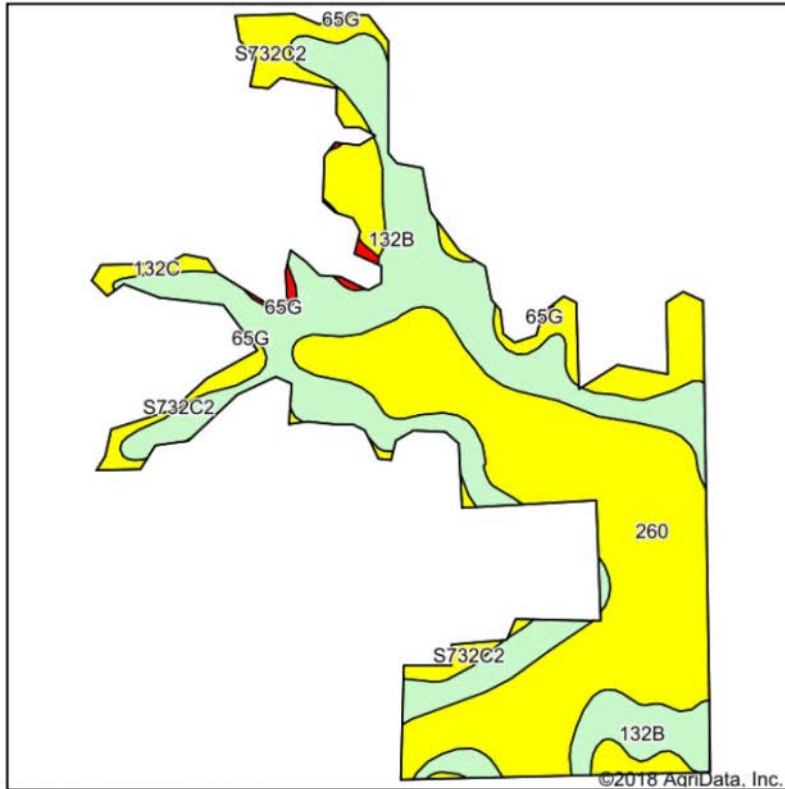
None.

Drainage

Natural.

Water & Well Information

Rural water is available on the south boundary of the property.



State: **Iowa**
 County: **Wapello**
 Location: **22-72N-13W**
 Township: **Agency**
 Acres: **66.31**
 Date: **9/24/2018**



Area Symbol: IA179, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
260	Beckwith silt loam, 0 to 2 percent slopes	28.30	42.7%		IIIw	51	50
132B	Weller silt loam, 2 to 5 percent slopes	25.98	39.2%		IIIe	67	55
S732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	10.82	16.3%		IIIe	59	
132C	Weller silt loam, 5 to 9 percent slopes	0.71	1.1%		IIIe	59	35
65G	Lindley loam, 25 to 40 percent slopes	0.50	0.8%		VIIe	7	5
Weighted Average						58.3	*.

Comments

This farm provides an incredible habitat to attract and hold whitetail deer, as well as turkey. The topography includes several timber draws and gullies. There are 72.7 acres of timber that have been logged in recent years, creating several bedding areas. Tall native grasses provide additional cover.

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: **Friday, January 18, 2019**

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

Site: **Agency Community Center
102 W. Main St.
Agency, IA 52530**

Seller

Wieland Development Group, LLC

Agency

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

Auctioneer

Spencer Smith

Attorney

Brian C. Eddy
Roberts & Eddy, P.C.

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 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 March 6, 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. Taxes will be prorated to the date of closing.

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