

Land Auction

ACREAGE:

65.82 Acres, m/l
Black Hawk County, IA

DATE:

Thursday
February 21, 2019
10:00 a.m.

LOCATION:

Dunkerton Community Hall
Dunkerton, IA



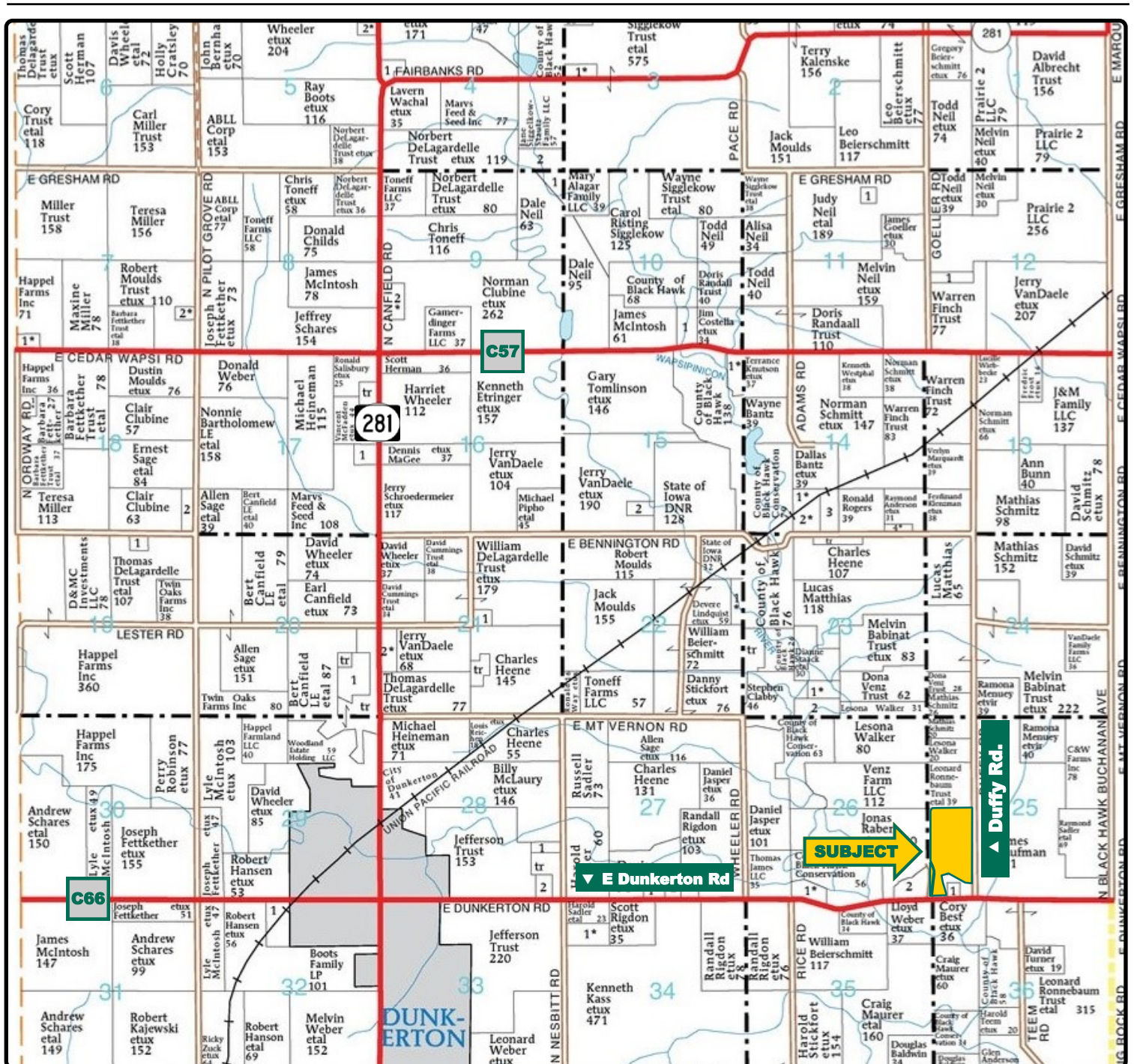
Property Key Features

- Nice Mixture of CRP and Crop Ground
- Located Just East of Dunkerton, IA
- Located on a Hard Surface Road

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Total Acres:	65.82
Crop Acres:	65.61
CRP Acres:	20.25
Corn Base Acres:	37.40
Bean Base Acres:	7.10
Soil Productivity:	65.31 CSR2

Property Information

65.82 Acres, m/l

Location

Approximately 2 1/2 miles east of Dunkerton on the west side of Duffy Rd.

Legal Description

The W 1/2 of the SW 1/4 of Section 25, Township 90 North, Range 11 West of the 5th P.M., Black Hawk County, IA except the N 1 rod in width thereof and except a portion of the SW 1/4 SW 1/4 and except any legal highways. *Final legal description to come from Final Abstract.*

Real Estate Tax

Taxes Payable 2018- 2019: \$1,566
Net Taxable Acres: 65.82
Tax per Net Taxable Acre: \$23.79

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Dunkerton sandy loam. CSR2 on the FSA crop acres is 65.31 per 2019 Hertz GIS. See soil map for detail.

FSA Data

Farm Number #6384 Tract #23693
Crop Acres: 65.61
Corn Base Acres: 37.4
Corn PLC Yield: 116 Bu.
Bean Base Acres: 7.10
Bean PLC Yield: 29 Bu.

CRP Contracts

- There are 3.29 acres enrolled in a CP-23 CRP contract that pays \$627 annually and expires 9/30/2019.
- There are another 3.16 acres enrolled in a CP-23 CRP contract that pays \$639 annually and expires 2019.

- There are an additional 13.8 acres enrolled in a CP38E-2 contract that pays \$3,950 annually and expires 9/30/2030.

Land Description

Flat to slightly rolling.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None known

Comments

Great mixture of crop and CRP ground.

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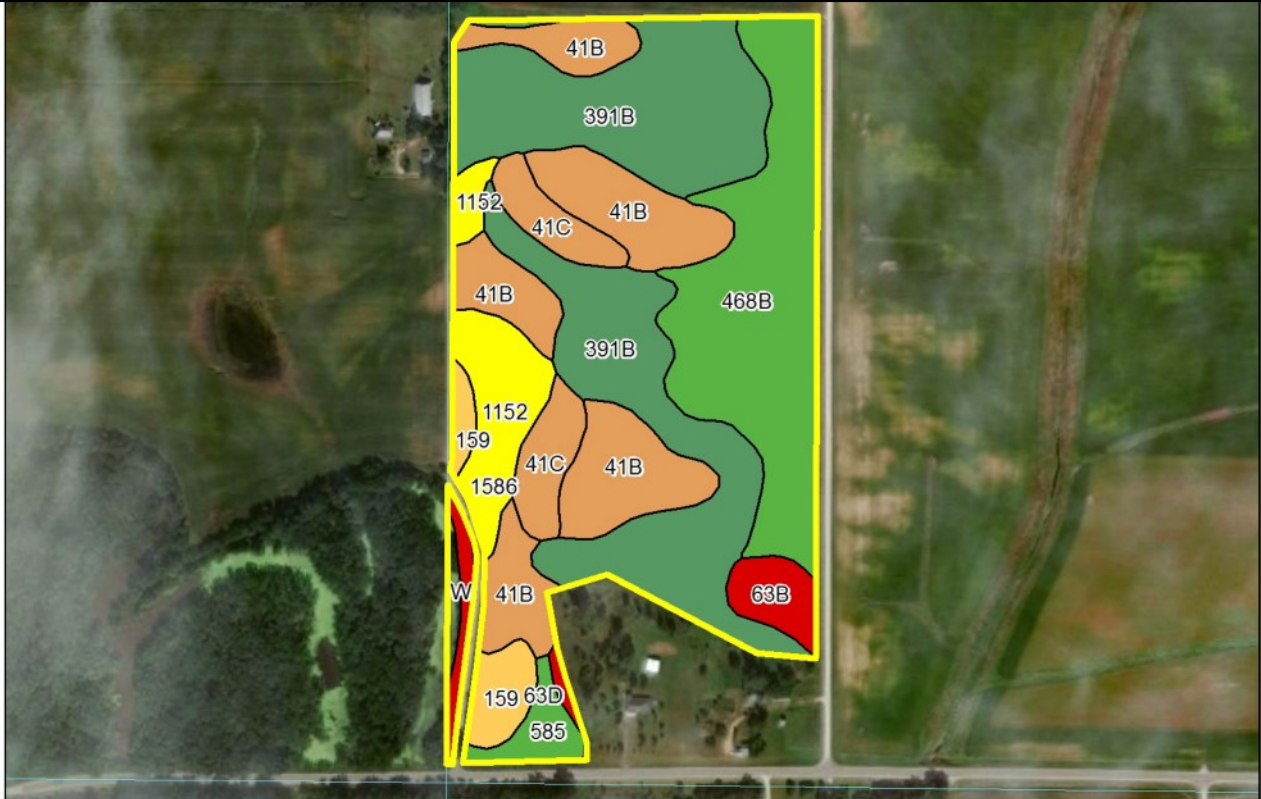
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.90	34.79	2	87	
468B	Dunkerton sandy loam, 2 to 5 percent slopes	14.13	21.46	2	76	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	13.54	20.58	4e	39	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.58	6.96	2	54	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.75	5.69	4e	34	
159	Finchford loamy sand, 0 to 2 percent slopes	2.18	3.31	4	44	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.69	2.57	4	19	
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.42	2.16	2	74	
1586	Sigglekov-Fluvaquents, channeled-Aquents, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.92	1.40	8	5	
W	Water	0.45	0.69			
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.25	0.38	6	5	

Measured Tillable Acres: 65.82

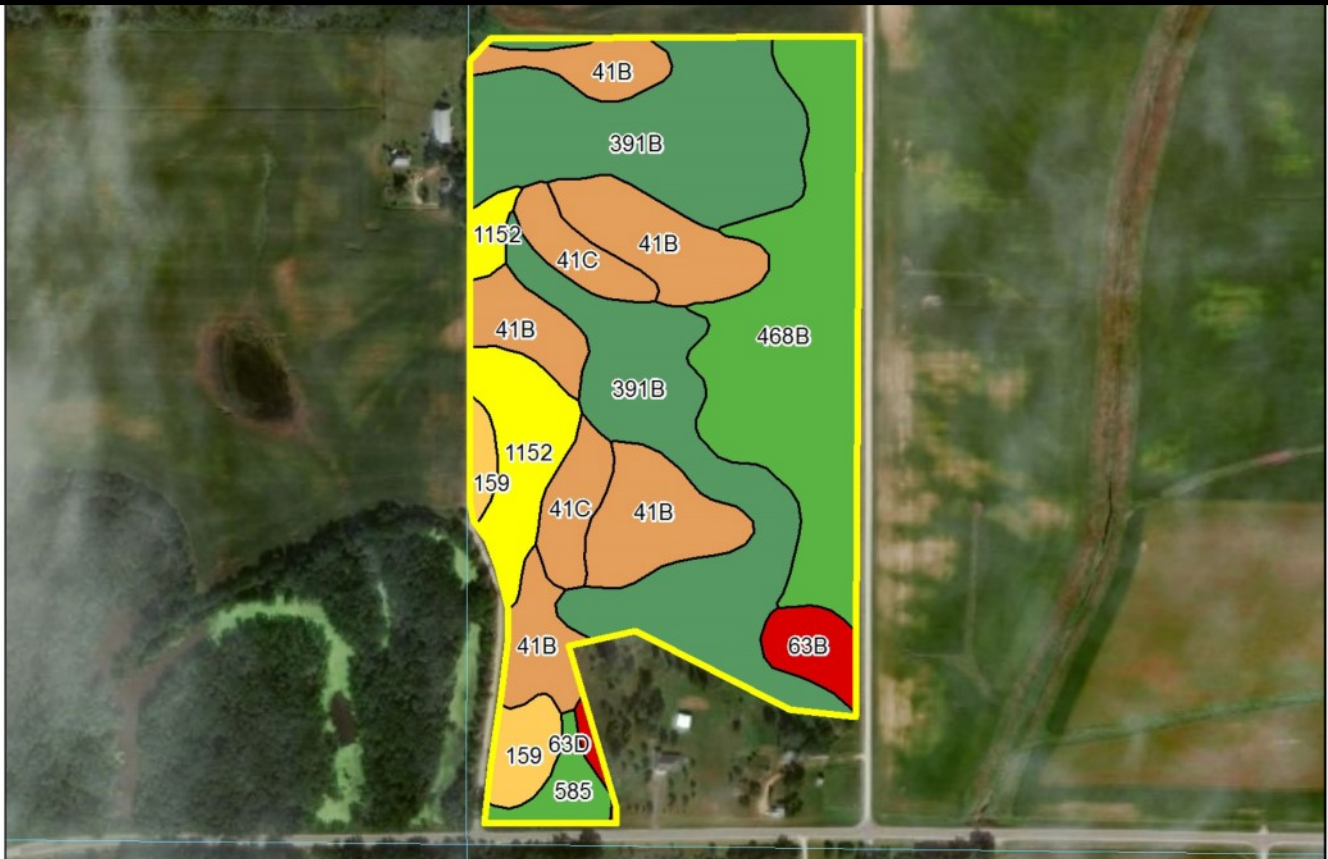
Average CSR2: 63.93

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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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.50	35.82	2	87	
468B	Dunkerton sandy loam, 2 to 5 percent slopes	14.31	21.82	2	76	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	13.65	20.81	4e	39	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.64	7.07	2	54	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.75	5.71	4e	34	
159	Finchford loamy sand, 0 to 2 percent slopes	2.27	3.46	4	44	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.71	2.61	4	19	
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.47	2.24	2	74	
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	0.31	0.47	6	5	
1586	Sigglekov-Fluvaquents, channeled-Aquents, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.00	0.00	8	5	

Measured Tillable Acres: 65.61

Average CSR2: 65.31

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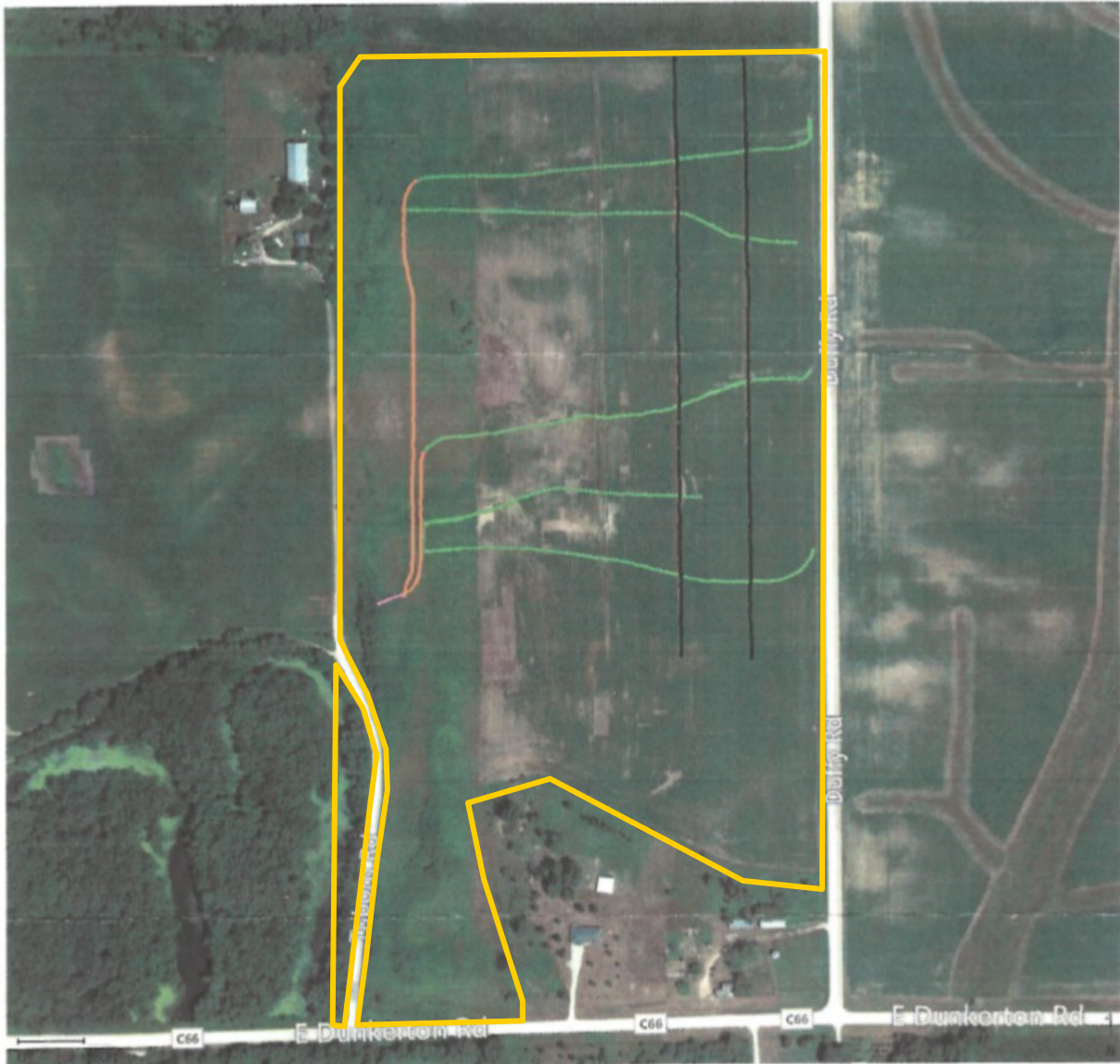
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Tile : Hershberger Tiling Inc.
Farm : Heene, Chuck
County : BH - Lester - Sec 25
Ending Date : 11/9/1999

Dataset - Name	
5	(4,688 ft)
6	(1,294 ft)
8	(56 ft)
TERACE	(2,971 ft)

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Looking Northwest



Looking North



Looking Southeast



Looking Southwest



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Date: **Thurs., Feb. 21, 2019**

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

Site: **Dunkerton Community
Hall
115 W Main St.
Dunkerton, IA 50626**

Seller

Golden Grain Enterprises

Agency

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

Auctioneer

Spencer Smith

Attorney

Jennifer L. Zahradnik of
Kollmorgan, Schlue & Zahradnik P.C.

Method of Sale

- This property 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 22, 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 February 28, 2019 Taxes will be prorated to March 22, 2019.

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