

Land Auction

ACREAGE:

320 Acres, m/l
In 4 parcels
Benton County, IA

DATE:

Friday
March 15, 2019
10:00 a.m.

LOCATION:

Walford Community Center
Walford, IA

Parcel

2

.....
175 Ac.



Parcel

4

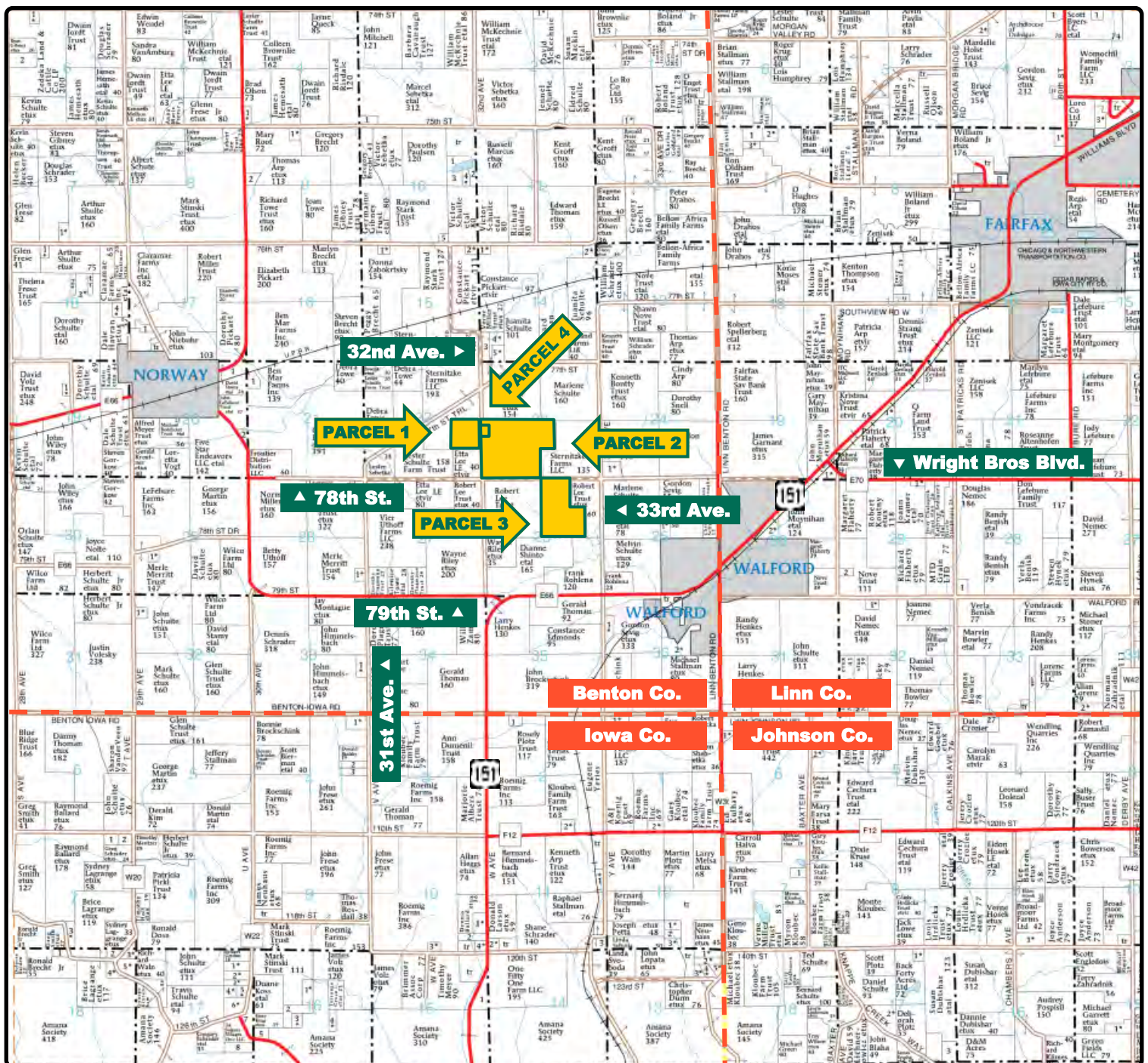
.....
5 Ac.

Property Key Features

- **Kenneth N. Sippy Family Trust and Kathleen Sippy Estate Farms**
- **High CSR2 Benton County Farms**
- **Located Northwest of Walford**

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

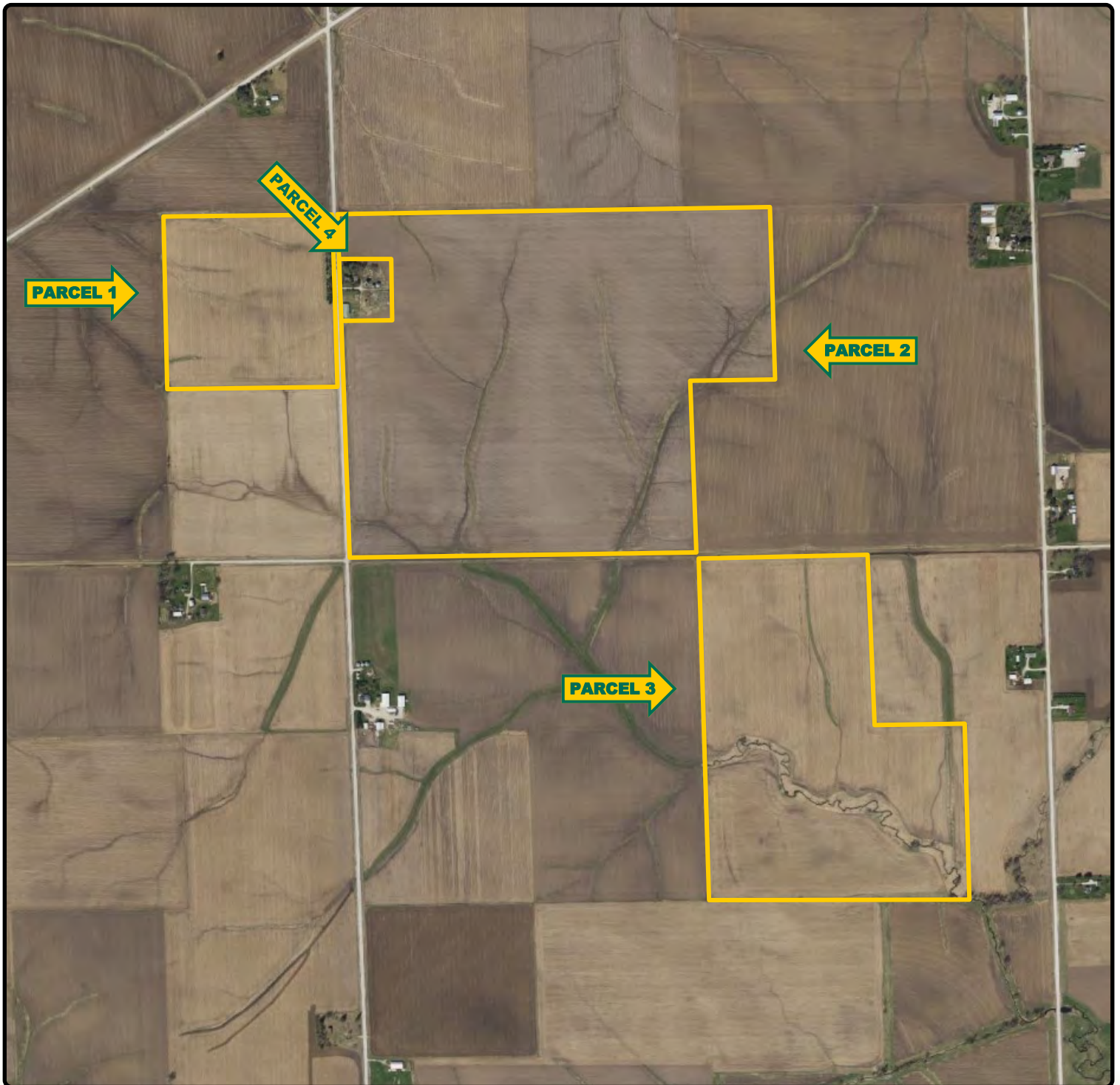
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

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

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



© NAIP/Iowa Imagery: 2016

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

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



Parcel 1

| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 39.33 |
| Corn Base Acres: | 25.68* |
| Bean Base Acres: | 12.76* |
| Soil Productivity: | 89.4 CSR2 |

**Base Acres are estimated*

Parcel 1 Property Information 40 Acres, m/l

Location

From Walford: 1½ miles west on Highway 151, ¼ mile west on 79th Street, and 1¼ miles north on 32nd Avenue. The farm is located on the west side of the road.

Legal Description

The NE¼ of the SE¼ of Section 22, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,054.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$27.03

FSA Data

Part of Farm Number 766, Tract 1992
FSA/Eff. Crop Acres: 39.33
Corn Base Acres: 25.68*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 12.76*
Bean PLC Yield: 51 Bu.

**Base Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

The soils are comprised of Dinsdale, Kenyon, and Colo-Ely. CSR2 on the FSA/ Eff. Crop Acres is 89.4. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural and some tile.

Water & Well Information

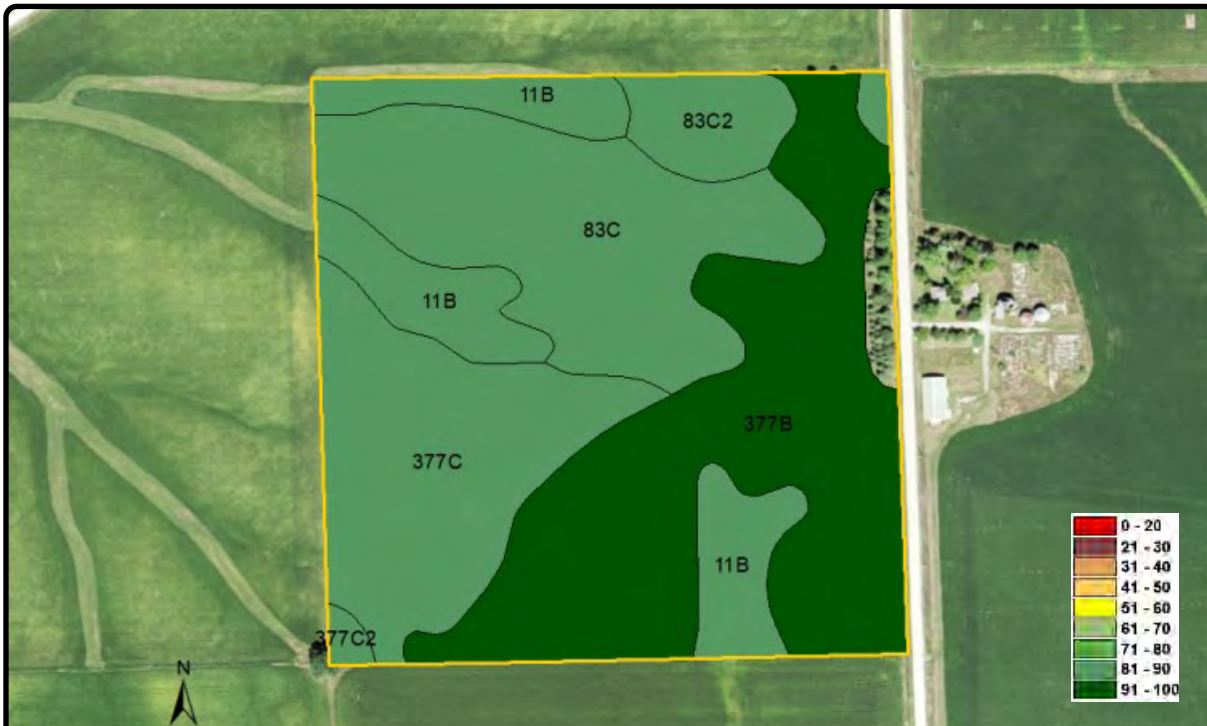
There is rural water running along the eastern boundary of this farm.

Comments

This is a clean Benton County 40 acres with an 89.4 CSR2!

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

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

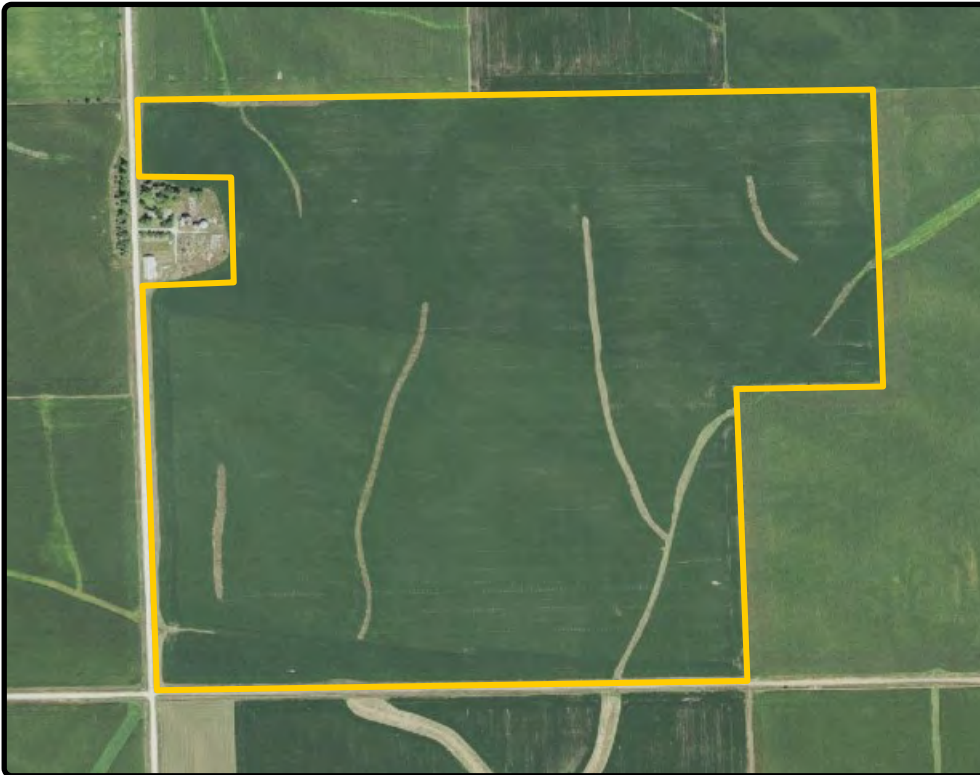


| FSA/Eff. Crop Acres | | 39.33 | | Avg. CSR2 | | 89.4 | |
|---------------------|-------------------------------------|-------|------------------|---------------|-------|------|--|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres | | |
| 377B | Dinsdale silty clay loam, 2 to 5 | 94 | 36.3% | Ile | 14.29 | | |
| 83C | Kenyon loam, 5 to 9 percent slopes | 85 | 24.0% | IIle | 9.44 | | |
| 377C | Dinsdale silty clay loam, 5 to 9 | 90 | 20.9% | IIIle | 8.21 | | |
| 11B | Colo-Ely complex, 0 to 5 percent | 86 | 13.5% | IIw | 5.30 | | |
| 83C2 | Kenyon loam, 5 to 9 percent slopes, | 84 | 4.6% | IIIle | 1.83 | | |
| 377C2 | Dinsdale silty clay loam, 5 to 9 | 85 | 0.7% | IIIle | 0.26 | | |



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

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



Parcel 2

| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 174.22* |
| Cert. Grass Acres: | 3.81 |
| Corn Base Acres: | 114.40* |
| Bean Base Acres: | 56.83* |
| Soil Productivity: | 89.1 CSR2 |

**FSA/Eff. Crop Acres include Cert. Grass Acres. Crop and Base Acres are estimated.*

Parcel 2 Property Information 175 Acres, m/l

Location

From Walford: 1½ miles west on Highway 151, ¼ mile west on 79th Street, and 1 mile north on 32nd Avenue. The farm is located on the east side of the road.

Legal Description

The SW¼ and the W½ of the NW¼ of the SE¼ of Section 23, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa, except the house and buildings.

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$4,802.00*
Net Taxable Acres: 171.5*
Tax per Net Taxable Acre: \$28.00*
**Taxes and net taxable acres are estimated pending survey of Parcel 4. Benton County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 766, Tract 1992
FSA/Eff. Crop Acres: 174.22*
Cert. Grass Acres: 3.81
Corn Base Acres: 114.40*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 56.83*
Bean PLC Yield: 51 Bu.
**FSA/Eff. Crop Acres include Certified Grass Acres. Crop and Base Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

The soils are comprised of Dinsdale, Colo-Ely, and Colo. CSR2 on the estimated FSA/Eff. Crop Acres is 89.1. See soil map for detail.

Land Description

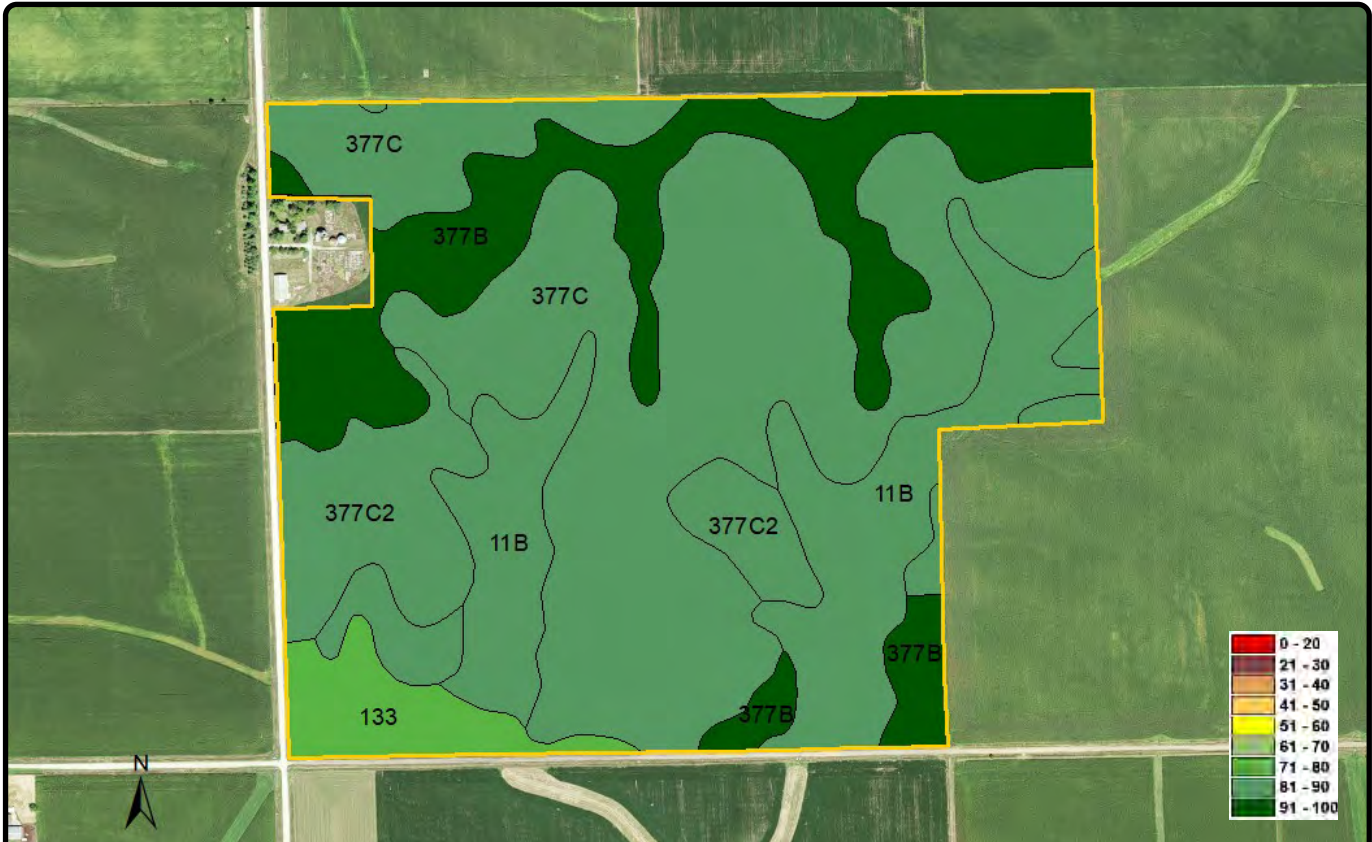
Gently rolling.

Drainage

Natural and some tile.

Comments

This is a high-quality, ridgetop Benton County farm with an 89.1 CSR2!

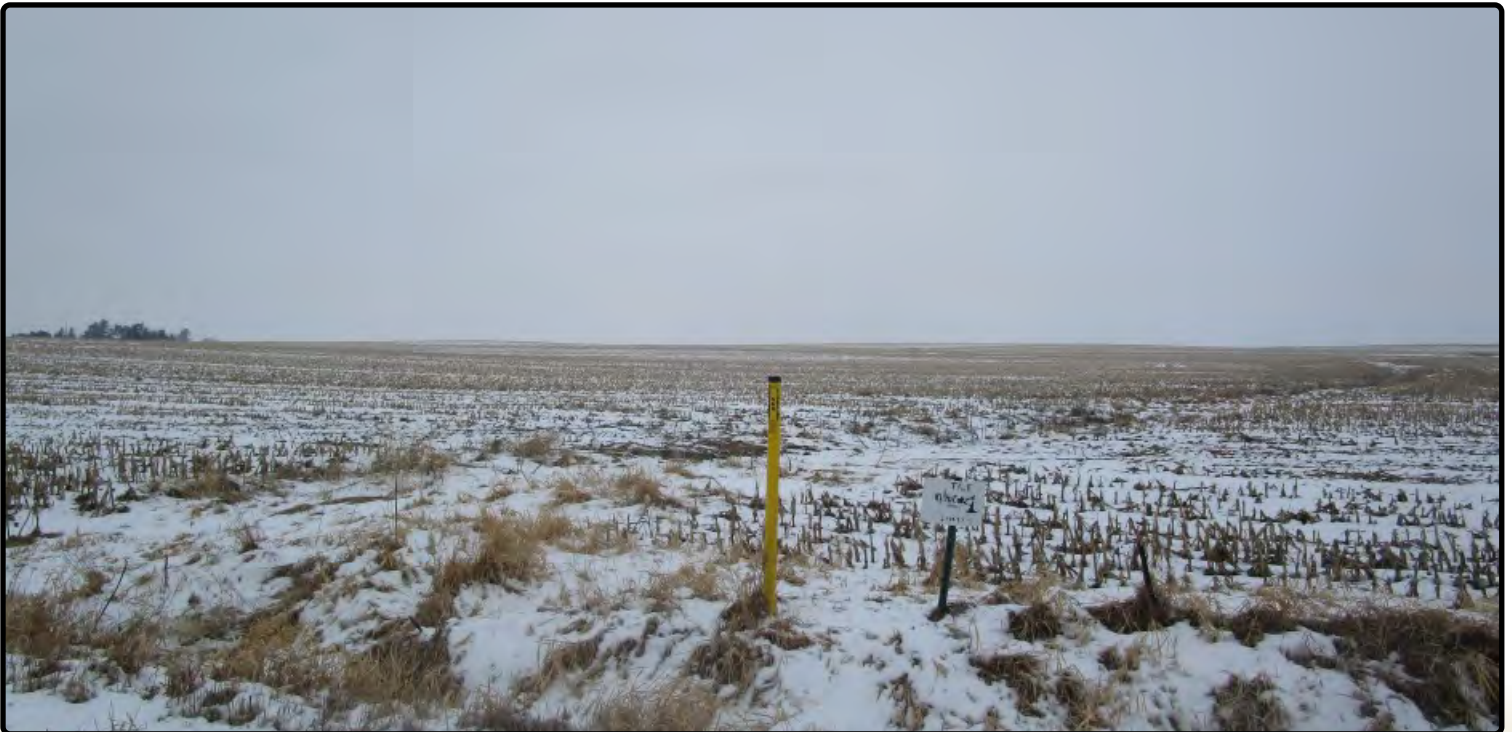


| | | | |
|--------------------------------------|--------|------------------|------|
| Estimated FSA/Eff. Crop Acres | 174.22 | Avg. CSR2 | 89.1 |
|--------------------------------------|--------|------------------|------|

| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres |
|------------|--|------|------------------|---------------|-------|
| 377C | Dinsdale silty clay loam, 5 to 9 percent | 90 | 47.9% | IIle | 83.98 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent | 94 | 20.0% | Ile | 35.11 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 86 | 17.3% | IIlw | 30.37 |
| 377C2 | Dinsdale silty clay loam, 5 to 9 percent | 85 | 10.2% | IIle | 17.91 |
| 133 | Colo silty clay loam, 0 to 2 percent | 78 | 4.5% | IIlw | 7.84 |

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

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



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

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



Parcel 3

| | |
|-----------------------------|------------------|
| FSA/Eff. Crop Acres: | 90.40* |
| Cert. Grass Acres: | 1.20 |
| Corn Base Acres: | 59.02* |
| Bean Base Acres: | 29.32* |
| Soil Productivity: | 87.8 CSR2 |

**FSA/Eff. Crop Acres include Cert. Grass Acres. Crop and Base Acres are estimated.*

Parcel 3 Property Information 100 Acres, m/l

Location

From Walford: ½ mile west on Highway 151, 1 mile north on 33rd Avenue, and ¼ mile west on 78th Street. The farm is located on the south side of the road.

Legal Description

The W½ of the NE¼ and the W½ of the SE¼ of the NE¼ of Section 26 located in Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,520.00
Net Taxable Acres: 99.0
Tax per Net Taxable Acre: \$25.45

FSA Data

Part of Farm Number 766, Tract 1992
FSA/Eff. Crop Acres: 90.40*
Cert. Grass Acres: 1.20
Corn Base Acres: 59.02*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 29.32*
Bean PLC Yield: 51 Bu.

**FSA/Eff. Crop Acres include Certified Grass Acres. Crop and Base Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Colo, and Colo -Ely. CSR2 on the FSA/Eff. Crop Acres is 87.8. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural and some tile.

Comments

This is a well-cared-for Benton County farm with an 87.8 CSR2.

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

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

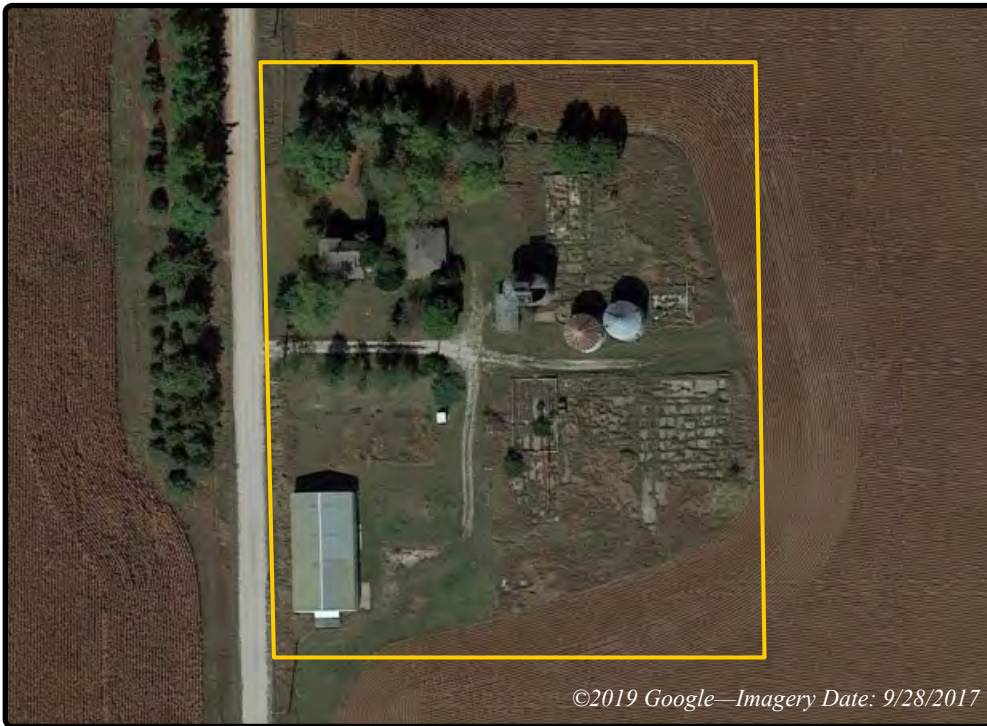


| FSA/Eff. Crop Acres | | 90.4 | | Avg. CSR2 | | 87.8 | |
|---------------------|--------------------------------------|------|------------------|---------------|-------|------|--|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres | | |
| 377B | Dinsdale silty clay loam, 2 to 5 | 94 | 29.5% | Ile | 26.64 | | |
| 377C | Dinsdale silty clay loam, 5 to 9 | 90 | 22.0% | IIle | 19.90 | | |
| 133 | Colo silty clay loam, 0 to 2 percent | 78 | 10.7% | IIw | 9.65 | | |
| 11B | Colo-Ely complex, 0 to 5 percent | 86 | 9.5% | IIw | 8.56 | | |
| 428B | Ely silty clay loam, 2 to 5 percent | 88 | 7.7% | Ile | 7.00 | | |
| 178 | Waukee loam, 0 to 2 percent slopes | 69 | 7.1% | IIs | 6.44 | | |
| 83B | Kenyon loam, 2 to 5 percent slopes | 90 | 4.7% | Ile | 4.23 | | |
| 119B | Muscatine silty clay loam, 2 to 5 | 95 | 4.4% | Ile | 4.0 | | |
| 83C | Kenyon loam, 5 to 9 percent slopes | 85 | 4.1% | IIle | 3.7 | | |
| 1226 | Lawler loam, 0 to 2 percent slopes, | 59 | 0.3% | IIs | 0.3 | | |



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

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



©2019 Google—Imagery Date: 9/28/2017

Parcel 4

| | |
|----------------------|------------------|
| Total Acres: | 5.00 |
| Machine Shed: | 50' x 96' |
| Grain Bins: | 2 |

Parcel 4 Property Information 5 Acres

Location

From Walford: 1½ miles west on Highway 151, ¼ mile west on 79th Street, and 1½ miles north on 32nd Avenue. The property is located on the east side of the road.

Address

7760 32nd Avenue
Norway, IA 52318

Legal Description

5 gross Acres located in the NW¼ of the SW¼ of Section 23, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa. The exact legal description will be determined by a survey.

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$550.00*
Net Taxable Acres: 4.5*

**Taxes and net taxable acres are estimated pending survey property. Benton County Treasurer/Assessor will determine final tax figures.*

School District

Benton Community Schools

House

The house is in poor condition and will need to be razed.

Outbuildings

There is a nice 50' x 96' machine shed with a concrete floor that was built in 1978. There is also a garage and additional shed.

Grain Bins

Air Dry Grain Bin: 30' x 18'
Storage Grain Bin: 30' x 18'

Water & Well Information

There is a well in the pumphouse and rural water along the road.

Septic System

The status of the septic system is unknown.

Survey

The buyer of Parcel 4 will receive 5 gross acres of land. A survey will not be completed until after the sale. If the same buyer purchases Parcels 2 and 4, no survey will be provided.

Comments

This is an attractive building site located just southwest of Fairfax, Iowa. Build your dream home on this nice piece of land!

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

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



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.

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

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



Auction Information

Date: **Friday, March 15, 2019**

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

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

Seller

Kenneth N. Sippy Family Trust and
Kathleen Sippy Estate.

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Willie E. Townsend
Diehl Law Offices

Method of Sale

- Parcels 1 - 3 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.
- Parcel 4 will be offered individually and will not be combined in any way.
- 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 April 19, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing with settlement subject to the existing lease which expires March 1, 2020. Taxes will be prorated to date of closing.

Troy Louwagie, ALC

Licensed in IA & IL

TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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

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