

Land Auction

ACREAGE:

200.0 Acres, m/l
In 2 parcels
Washington County, IA

DATE:

Thursday
June 20, 2019
10:00 a.m.

LOCATION:

Location
Riverside, IA



Parcel

1

.....
80.0 Ac.

Parcel

2

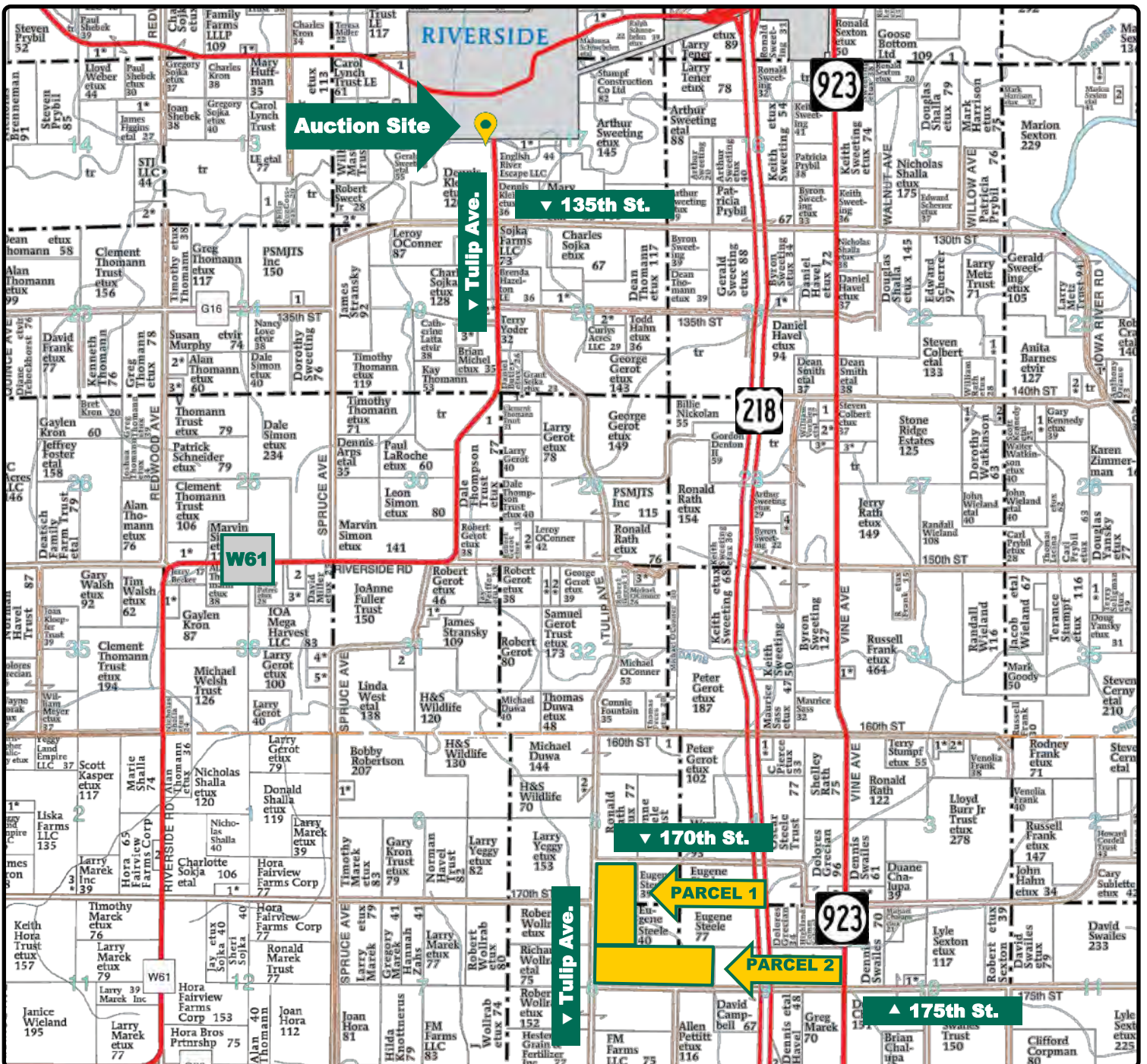
.....
120.0 Ac.

Property Key Features

- **Exceptional Washington County Farm!**
- **6 miles south of Riverside**
- **High-quality soils**

Rachelle Heller
Licensed in IA
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Suite 5
Washington, IA 52353
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Parcel 1

FSA/Eff. Crop Acres:	77.09
Corn Base Acres:	36.12*
Bean Base Acres:	36.67*
Soil Productivity:	89.9 CSR2

**Base Acres are estimated.*

Parcel 1 Property Information 80 Acres, m/l

Location

From Riverside: 1½ miles south on Riverside Rd., then ¼ mile east on 135th St., then 4 miles south on Tulip Ave. The property is on the east side of the road.

Legal Description

SW¼ SE¼ of Section 5 and NW¼ NE¼ of Section 8; all in Township 76 North, Range 6 West of the 5th P.M., Washington County, Iowa.

Lease Status

The farm is leased for the 2019 crop year. Buyer will receive a credit at closing for the second half of the cash rent. The farm lease will be open for the 2020 crop year.

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,618.00
Net Taxable Acres: 76.49
Tax per Net Taxable Acre: \$34.23

FSA Data

Part of Farm Number 5373, Tract 8110
FSA/Eff. Crop Acres: 77.09
Corn Base Acres: 36.12*
Corn PLC Yield: 193 Bu.
Bean Base Acres: 36.67*
Bean PLC Yield: 52 Bu.

**This is part of a larger tract and base acres are estimated pending reconstitution of farm by the governing FSA office.*

Soil Types/Productivity

Primary soils are Mahaska, Taintor and Hedrick. CSR2 on the FSA/Eff. crop acres is 89.9. See soil map for detail.

Land Description

Level to gently sloping.

Buildings

None. A barn and outbuildings have been recently demolished.

Drainage

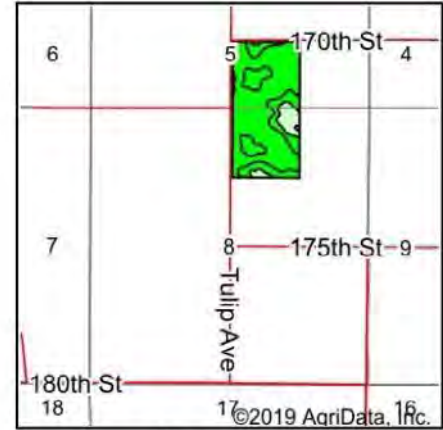
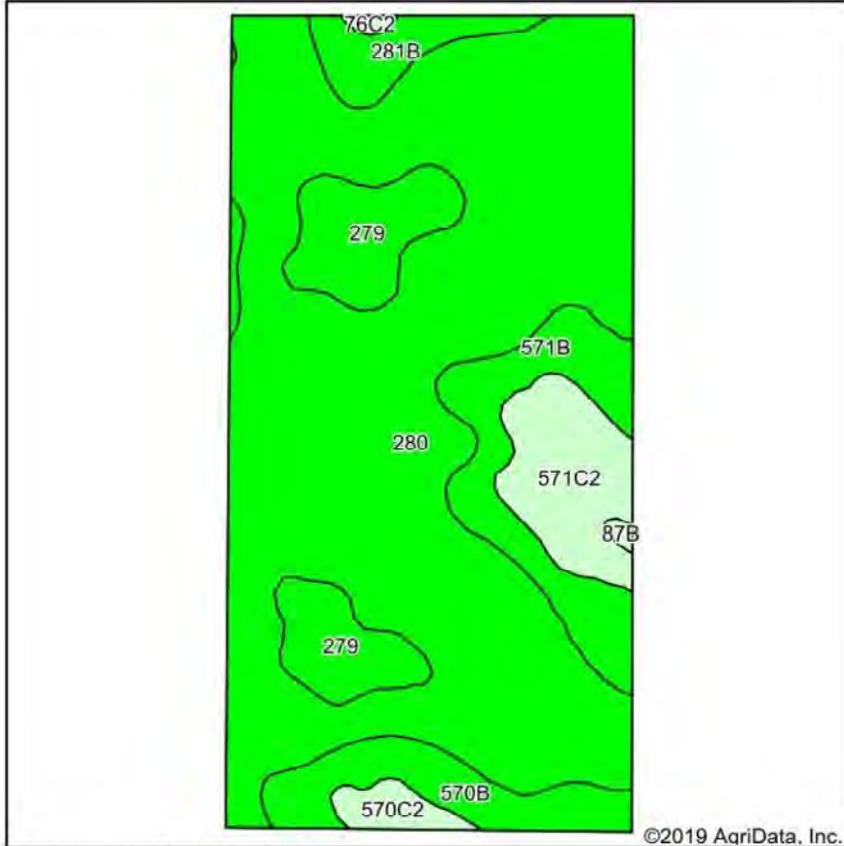
Natural, plus supplemental tile.

Well Information

An old well exists in the northeast corner of the property. This well has been capped and the condition is unknown.

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State: **Iowa**
 County: **Washington**
 Location: **8-76N-6W**
 Township: **Highland**
 Acres: **77.09**
 Date: **5/2/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280	Mahaska silty clay loam, 0 to 2 percent slopes	51.06	66.2%		lw	94	95
279	Taintor silty clay loam, 0 to 2 percent slopes	6.63	8.6%		llw	83	88
571B	Hedrick silt loam, 2 to 5 percent slopes	6.29	8.2%		lle	85	82
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	4.79	6.2%		llle	75	62
570B	Nira silty clay loam, 2 to 5 percent slopes	4.32	5.6%		lle	81	87
281B	Otley silty clay loam, 2 to 5 percent slopes	2.57	3.3%		lle	91	90
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	1.12	1.5%		llle	71	67
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.17	0.2%		llle	75	65
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.14	0.2%		llw	68	60
Weighted Average						89.9	90.1

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Parcel 1 - 80.0 Acres



Parcel 1 - 80.0 Acres



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Parcel 2

FSA/Eff. Crop Acres:	93.93
Corn Base Acres:	46.42*
Bean Base Acres:	47.13*
Soil Productivity:	72.4 CSR2

**Base Acres are estimated.*

Parcel 2 Property Information 120 Acres, m/l

Location

From Riverside: 1½ miles south on Riverside Rd., then ¼ mile east on 135th St., then 4 miles south on Tulip Ave. The property is on the east side of the road.

Legal Description

SW¼ SE¼, SE¼ NE¼ of Section 8 and SE¼ NW¼ of Section 9; all in Township 76 North, Range 6 West of the 5th P.M., Washington County, Iowa.

Lease Status

The farm is leased for the 2019 crop year. Buyer will receive a credit at closing for the second half of the cash rent. The farm lease will be open for the 2020 crop year.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,054.00
Net Taxable Acres: 115.49
Tax per Net Taxable Acre: \$26.44

FSA Data

Part of Farm Number 5373, Tract 8110
FSA/Eff. Crop Acres: 93.93
Corn Base Acres: 46.42*
Corn PLC Yield: 193 Bu.
Bean Base Acres: 47.13*
Bean PLC Yield: 52 Bu.

**This is part of a larger tract and base acres are estimated pending reconstitution of farm by the governing FSA office.*

Soil Types/Productivity

Primary soils are Ladoga, Hedrick and Gara. CSR2 on the FSA/Eff. crop acres is 72.4. See soil map for detail.

Land Description

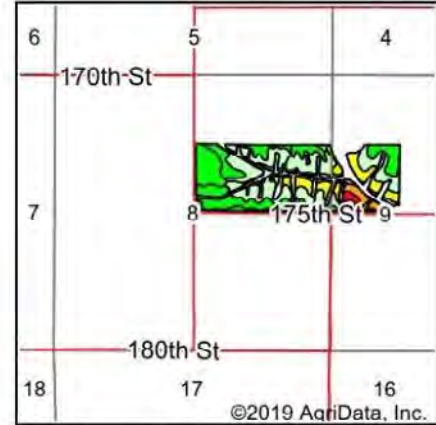
Level to rolling.

Buildings

None.

Drainage

Natural, plus supplemental tile.



State: **Iowa**
 County: **Washington**
 Location: **8-76N-6W**
 Township: **Highland**
 Acres: **93.93**
 Date: **4/24/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	16.55	17.6%			IIIe	75 65
571B	Hedrick silt loam, 2 to 5 percent slopes	10.87	11.6%			IIe	85 82
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	10.53	11.2%			IVe	45 43
280	Mahaska silty clay loam, 0 to 2 percent slopes	10.30	11.0%			Iw	94 95
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	10.28	10.9%			IIIe	71 67
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	10.25	10.9%			IIIc	75 62
76B	Ladoga silt loam, 2 to 5 percent slopes	8.58	9.1%			IIe	86 85
570B	Nira silty clay loam, 2 to 5 percent slopes	6.28	6.7%			IIc	81 87
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	4.22	4.5%			IIw	68 60
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	3.10	3.3%			VIe	28 28
425D2	Keswick silt loam, 9 to 14 percent slopes, moderately eroded	1.71	1.8%			IVe	7 12
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	1.26	1.3%			IIIe	49 55
Weighted Average						72.4	68.4

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Parcel 2 - 120.0 Acres



Parcel 2 - 120.0 Acres



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Date: **Thursday, June 20, 2019**

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

Site: **VFW Post 6414
1259 Riverside Rd.
Riverside, IA 52327**

Seller

Gwen R. Thompson Revocable Trust

Agency

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

Auctioneer

Troy R. Louwagie, ALC

Attorney

Janice J. Kerkove
Bradley & Riley PC

Method of Sale

- These parcels 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 July 31, 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, 2020. Taxes will be prorated to July 31, 2019.