

Land Auction

ACREAGE:

562.8 Acres, m/l
In 4 parcels
Cedar County, IA

DATE:

Thursday
September 5, 2019
10:00 a.m.

LOCATION:

**Mechanicsville
Memorial Building**
Mechanicsville, IA

Parcel

1

.....
102.1 Ac.



Parcel

2

.....
177.7 Ac.

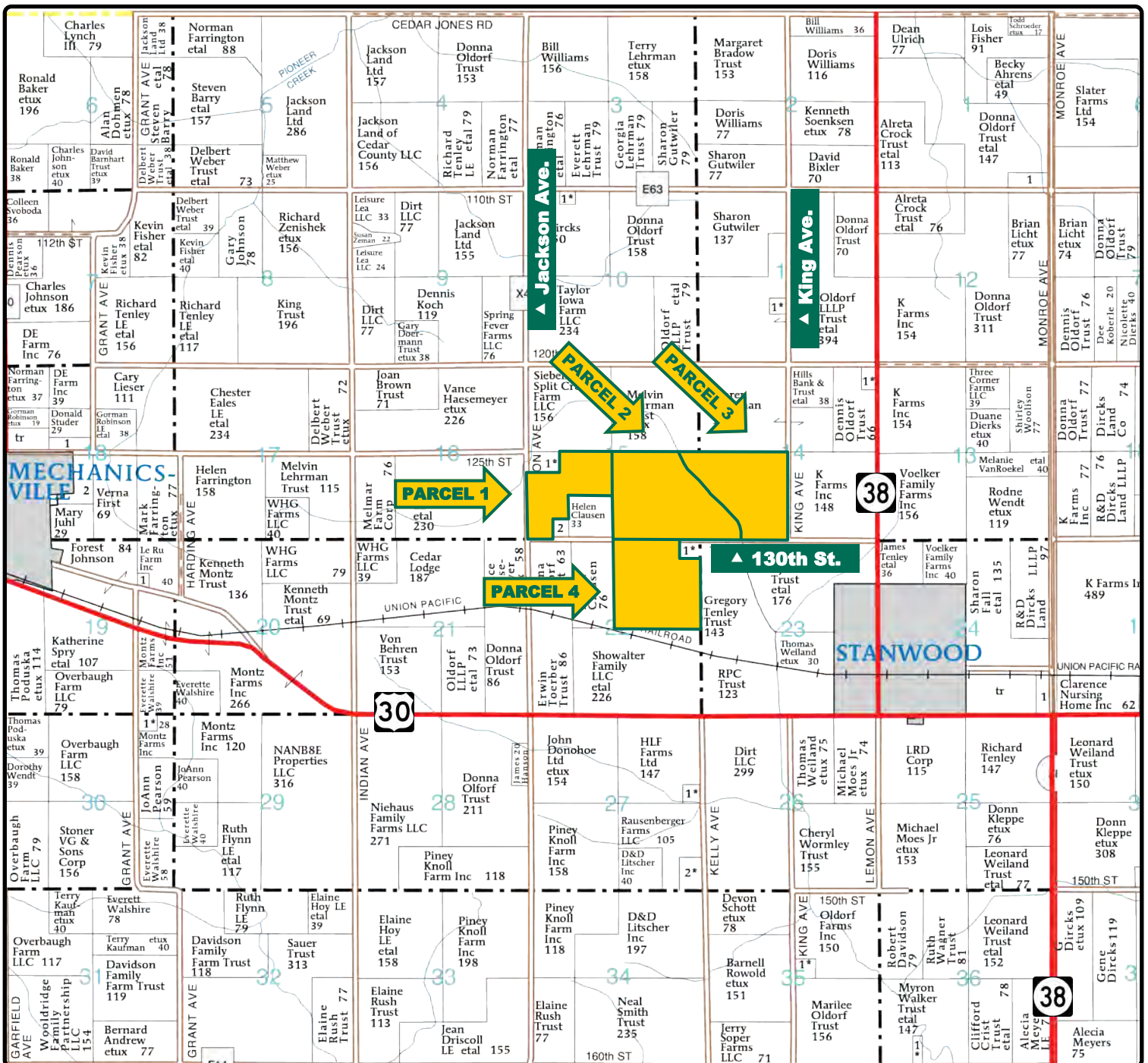
Property Key Features

- C E & Evelyn Rigby Trust
- Located Northwest of Stanwood
- 91.1 CSR2 on Combined Parcels

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Licensed in IA
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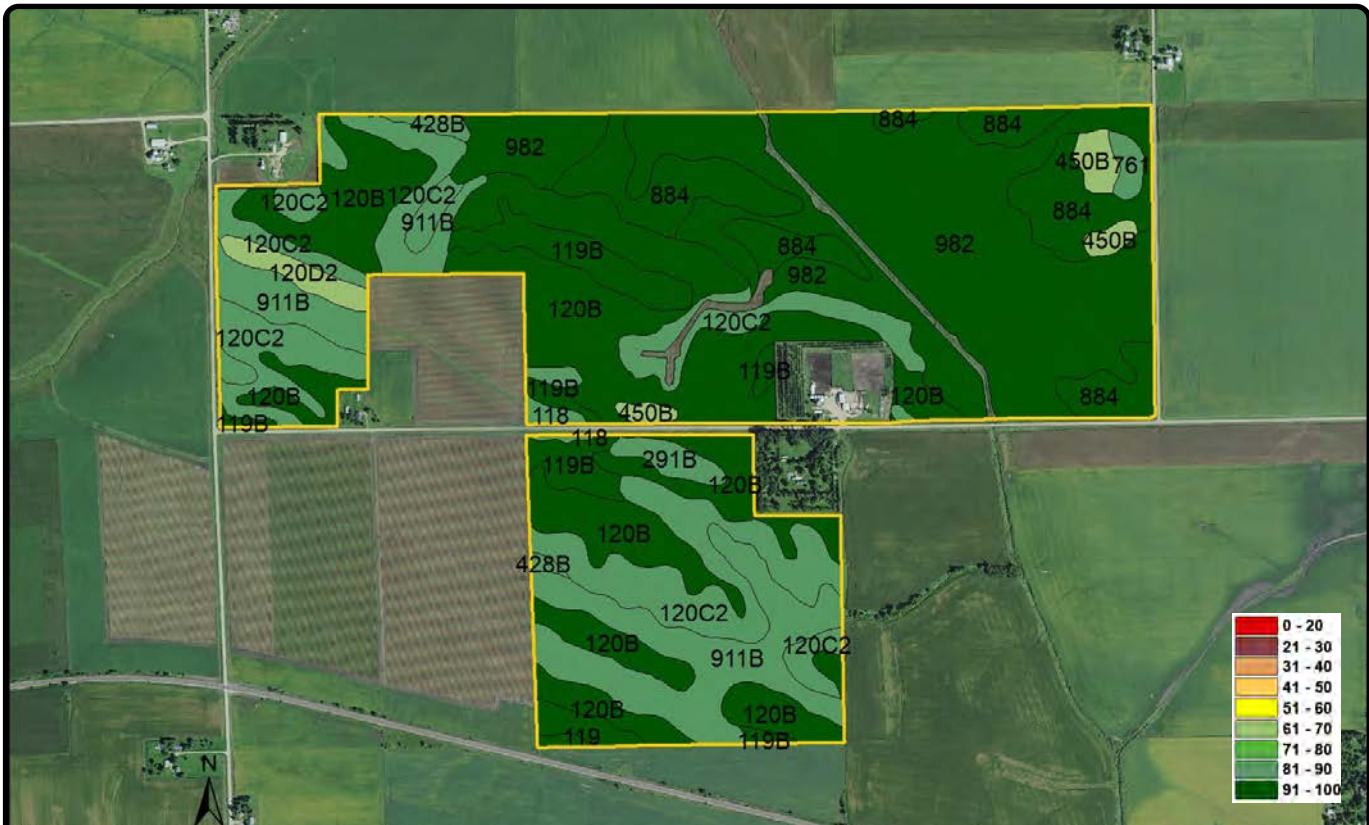
562.8 Acres, m/l, in 4 parcels, Cedar County, IA



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Measured Tillable Acres		543.1	Avg. CSR2		91.1
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	90	0.4%	llw	2.22
119	Muscatine silty clay loam, 0 to 2	100	0.8%	lw	4.23
119B	Muscatine silty clay loam, 2 to 5	95	4.5%	lle	24.53
120B	Tama silty clay loam, 2 to 5 percent	95	26.7%	lle	145.24
120C2	Tama silty clay loam, 5 to 9 percent	87	15.8%	llle	85.79
120D2	Tama silty clay loam, 9 to 14 percent	62	1.1%	llle	5.83
291B	Atterberry silt loam, 2 to 5 percent	85	0.9%	lle	4.68
428B	Ely silty clay loam, 2 to 5 percent	88	0.5%	lle	2.7
450B	Pillot silt loam, 2 to 5 percent slopes	66	1.3%	lle	7.2
761	Franklin silt loam, 1 to 3 percent	85	0.5%	le	2.7
884	Klingmore silty clay loam, 1 to 3	95	9.9%	lw	53.9
911B	Colo-Ely complex, 0 to 5 percent	86	10.1%	llw	55.0
982	Maxmore silty clay loam, 0 to 2	92	27.4%	llw	149.1



Parcel 1

FSA/Eff. Crop Acres:	102.50*
Cert. Grass Acres:	5.30*
Corn Base Acres:	46.80
Bean Base Acres:	48.10
Soil Productivity:	88.7 CSR2

**Includes Certified Grass Acres.*

Parcel 1 Property Information 102.1 Acres, m/l

Location

From Stanwood: 1¼ miles west on Highway 30 and 1 mile north on Jackson Avenue. The farm is located on the east side of the road.

Legal Description

The N½ of the SW¼ and the SW¼ of the SW¼ of Section 15, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Except Parcel C in the northwest corner and except the house and buildings in the southeast corner.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,786.00
Net Taxable Acres: 102.08
Tax per Net Taxable Acre: \$37.09

FSA Data

Farm Number 3556, Tract 8889
FSA/Eff. Crop Acres: 102.50*
Cert. Grass Acres: 5.30*
Corn Base Acres: 46.80
Corn PLC Yield: 190 Bu.
Bean Base Acres: 48.10
Bean PLC Yield: 55 Bu.
**Includes 5.3 Certified Grass Acres.*

Soil Types/Productivity

Primary soils are Tama, Colo-Ely, and Maxmore. CSR2 on the FSA/Eff. crop acres is 88.7. See soil map for detail.

Land Description

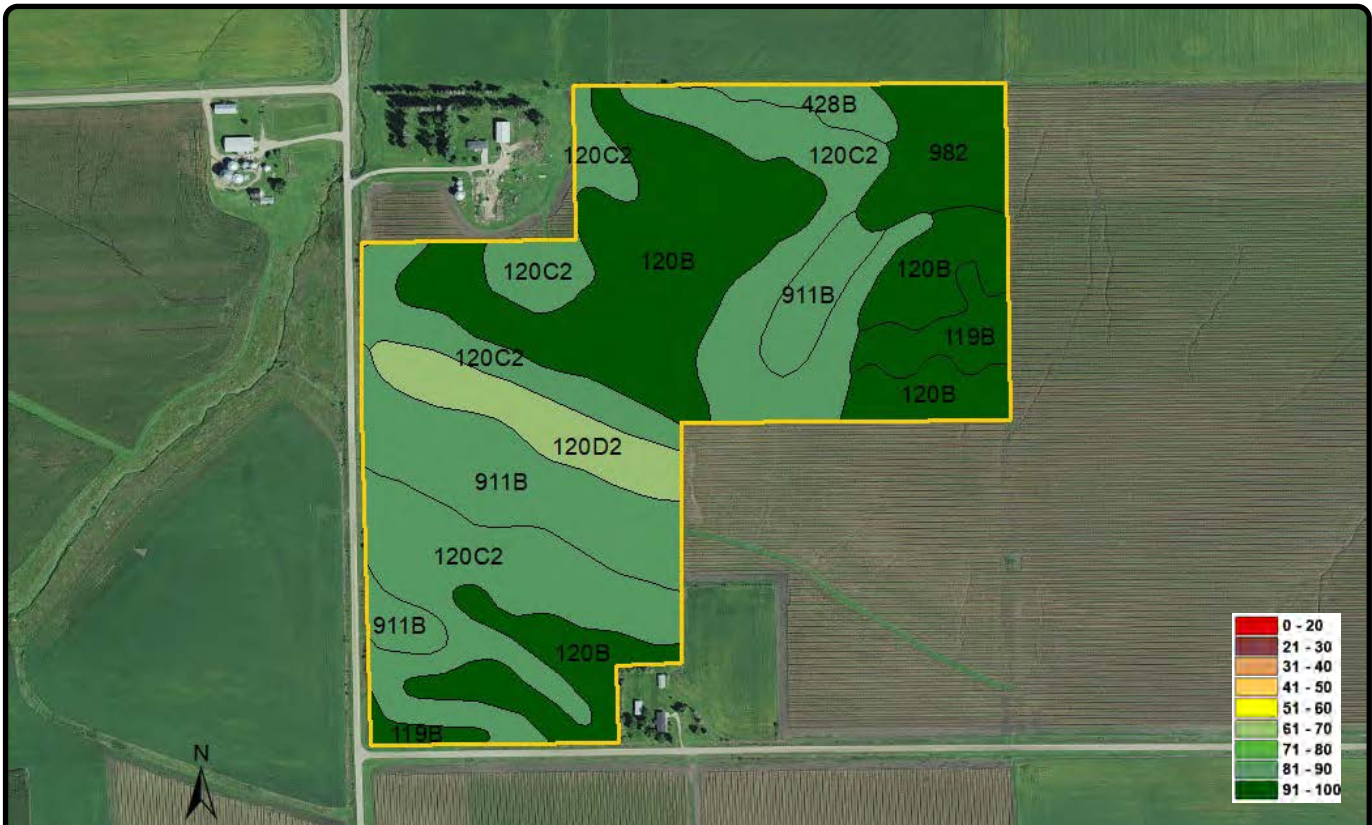
Gently rolling.

Drainage

Tile and natural drainage.

Comments

This is a highly productive Cedar County farm that has been in Pioneer seed corn in recent years.

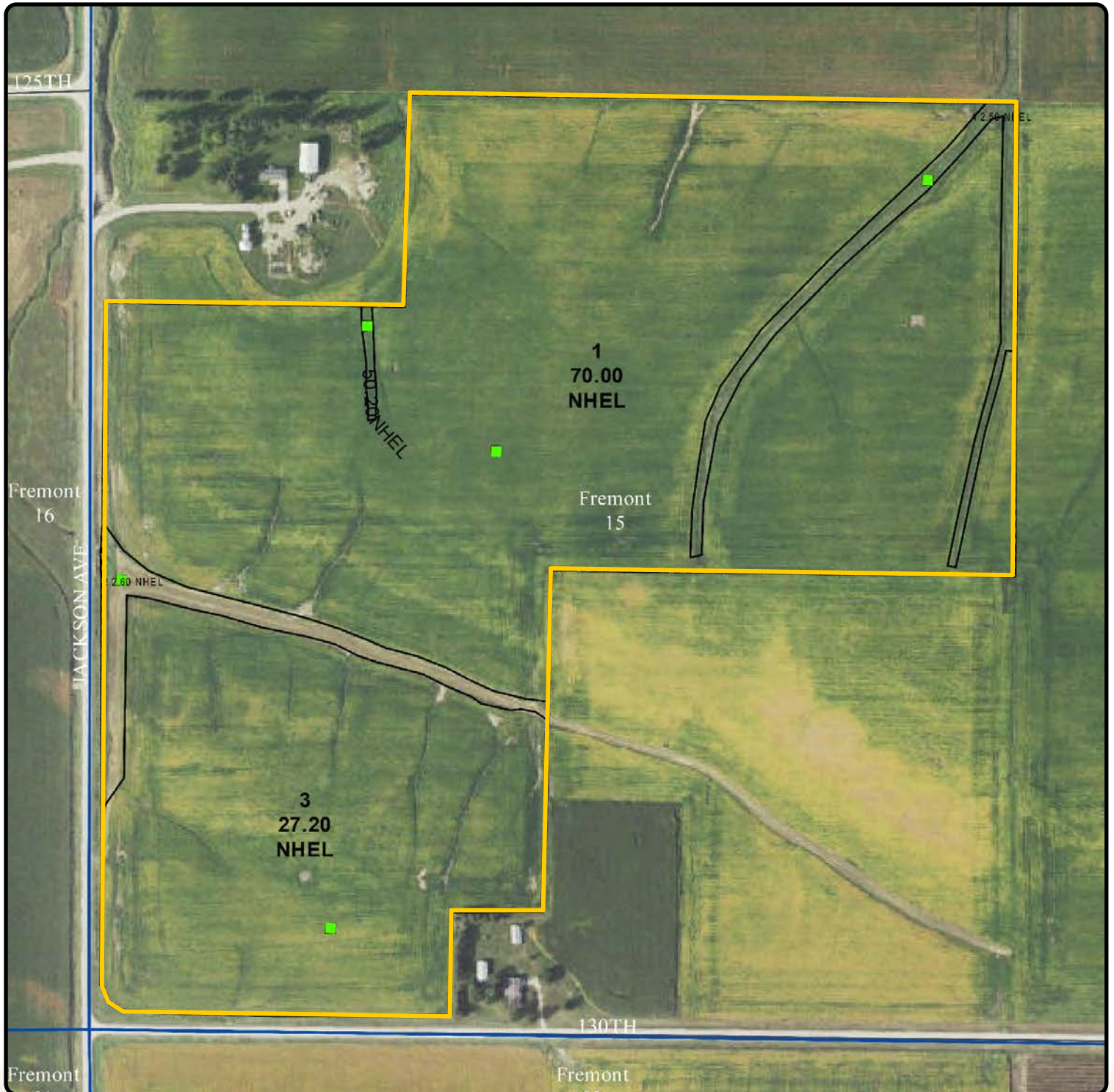


Measured Tillable Acres		102.5	Avg. CSR2		88.7
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120C2	Tama silty clay loam, 5 to 9 percent	87	34.7%	IIIe	35.58
120B	Tama silty clay loam, 2 to 5 percent	95	33.1%	Ile	33.93
911B	Colo-Ely complex, 0 to 5 percent	86	14.7%	IIw	15.09
120D2	Tama silty clay loam, 9 to 14 percent	62	5.9%	IIIe	6.01
982	Maxmore silty clay loam, 0 to 2	92	5.7%	IIw	5.84
119B	Muscatine silty clay loam, 2 to 5	95	4.0%	Ile	4.15
428B	Ely silty clay loam, 2 to 5 percent	88	1.9%	Ile	1.90

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Parcel 2

FSA/Eff. Crop Acres: 159.80
Corn Base Acres: 92.70*
Bean Base Acres: 59.10*
Soil Productivity: 93.1 CSR2

**Bases are estimated.*

Parcel 2 Property Information 177.7 Acres, m/l

Location

From Stanwood: ¼ mile north on Highway 38 and 1 mile west on 130th Street. The property is located on the north side of the road.

Legal Description

That part of the SE¼ of Section 15 lying west of the creek and that part of the SW¼ of the SW¼ of Section 14 lying west of the creek; all in Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Address

1001 130th Street
Stanwood, IA 52337

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$7,728.00*
Net Taxable Acres: 177.7*
Tax per Net Taxable Acre: \$43.49*
**Taxes estimated pending survey of property. Cedar County Assessor will determine final tax figures.*

School District

North Cedar Community School

House

There is a 1½ story farmhouse consisting of 1,500 square feet that was built around 1900. The house is in poor condition.

Septic System

There are two septic tanks located near the milk house. The Seller is exempt from completing a Time of Transfer Inspection on the septic systems.

Water & Well Information

There are two wells located on this farm site.

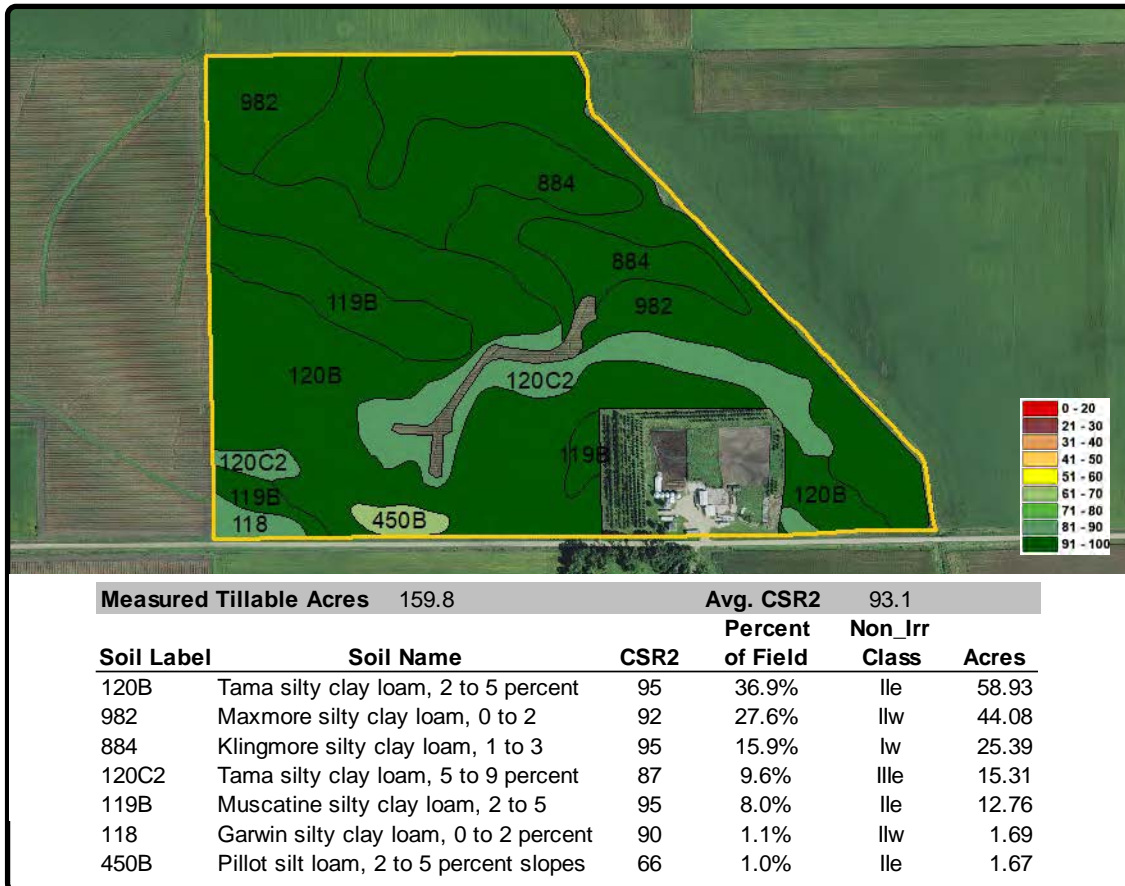
Grain Bins

South Bin: 30' x 40', aeration floor with fan.
West Bin: 30' x 18', aeration floor with fan.
Middle Bin: 24' x 18', aeration floor with fan.
Middle Bin: 24' x 18', aeration floor with fan.
Middle Bin: 24' x 18', aeration floor with fan.
East Bin: 27' x 24', aeration floor with fan.
Grain Leg: The bin site includes an 82' grain leg.
The tenant reserves use of the grain bins until May 1, 2020.

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Outbuildings

Machine Shed: 30' x 78', dirt floor.
West Cattle Shed: concrete floor.
East Barn: 42' x 52'
East Cattle Shed: 40' x 70', concrete floor.

Reserved Items

The tenant reserves all fuel barrels, loose gates, concrete feed bunks, L.B. white heater in milk house, and personal property.

FSA Data

Part of Farm Number 3556, Tract 1039
FSA/Eff. Crop Acres: 159.80
Corn Base Acres: 92.70*
Corn PLC Yield: 190 Bu.

Bean Base Acres: 59.10*

Bean PLC Yield: 55 Bu.

**Bases are estimated pending reconstitution of farm by the Cedar County FSA Office.*

Soil Types/Productivity

Primary soils are Tama, Maxmore, and Klingmore. CSR2 on the FSA/Eff. crop acres is 93.1. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Tile and natural drainage.

The Stanwood Drainage District Ditch is located along the east side of this farm.

Survey

Should Parcels 2 and 3 sell separately, a survey will be completed dividing these parcels in the center of the creek.

Comments

This is a high-quality Cedar County farm with a 93.1 CSR2. It includes a nice building site with approximately 70,000 bushels of grain storage and livestock facilities.

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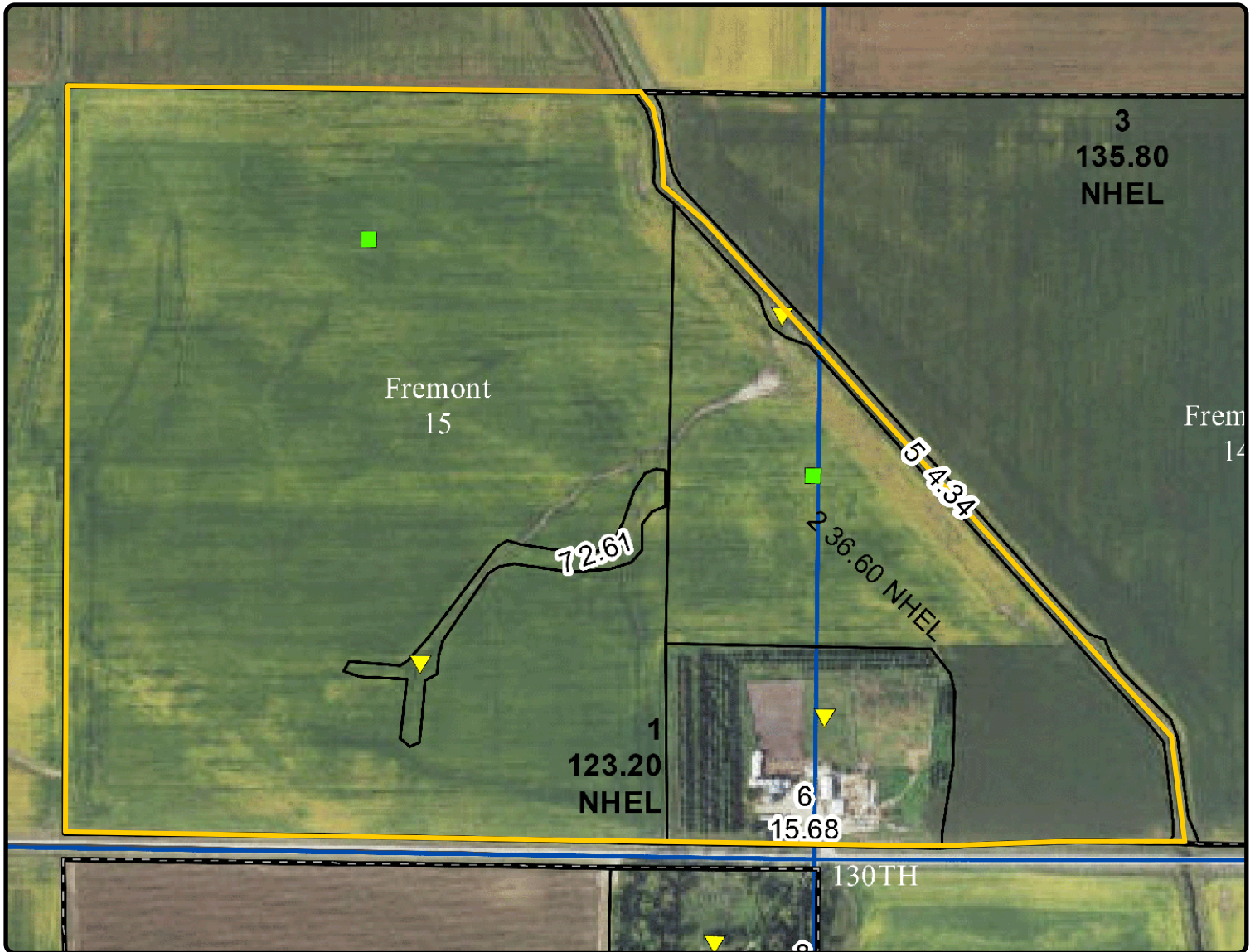
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Parcel 3

FSA/Eff. Crop Acres: 135.80
Corn Base Acres: 78.70*
Bean Base Acres: 50.20*
Soil Productivity: 91.4 CSR2

**Bases are estimated.*

Parcel 3 Property Information 135.8 Acres, m/l

Location

From Stanwood: ¼ mile north on Highway 38 and ½ mile west on 130th Street. The property is located on the north side of the road.

Legal Description

The SW¼ of Section 14 lying east of the creek, all in Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$5,132.00*
Net Taxable Acres: 135.8*

Tax per Net Taxable Acre: \$37.79*

**Taxes estimated pending survey of property. Cedar County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3556, Tract 1039
FSA/Eff. Crop Acres: 135.80
Corn Base Acres: 78.70*
Corn PLC Yield: 190 Bu.
Bean Base Acres: 50.20*
Bean PLC Yield: 55 Bu.
**Bases are estimated pending reconstitution of farm by the Cedar County FSA Office.*

Soil Types/Productivity

Primary soils are Maxmore, Klingmore, and Pillot. CSR2 on the FSA/Eff. crop acres is 91.4. See soil map for detail.

Land Description

Level.

Drainage

Tile and natural drainage.

The Stanwood Drainage District Ditch is located along the west side of this farm.

Survey

Should Parcels 2 and 3 sell separately, a survey will be completed dividing these parcels in the center of the creek.

Comments

This is a nice-laying Cedar County farm with a 91.4 CSR2 that has been in Pioneer Seed Corn in recent years.

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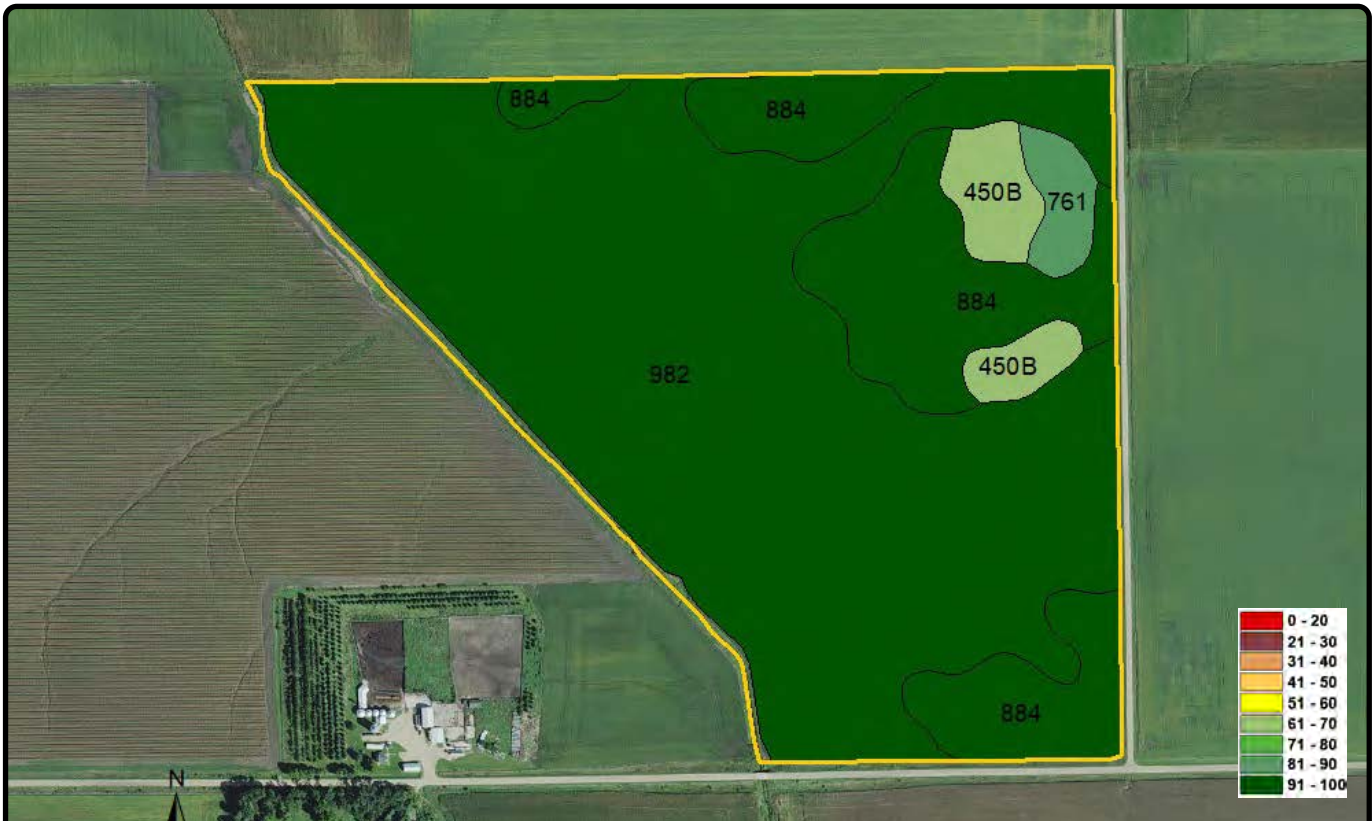
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Measured Tillable Acres		135.8		Avg. CSR2		91.4	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
982	Maxmore silty clay loam, 0 to 2	92	72.9%	llw	98.98		
884	Klingmore silty clay loam, 1 to 3	95	21.0%	lw	28.55		
450B	Pillot silt loam, 2 to 5 percent slopes	66	4.1%	lle	5.57		
761	Franklin silt loam, 1 to 3 percent	85	2.0%	le	2.68		

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Parcel 4

FSA/Eff. Crop Acres:	145.00
Corn Base Acres:	84.50*
Bean Base Acres:	55.50*
Soil Productivity:	90.4 CSR2

**Bases are estimated.*

Parcel 4 Property Information 147.2 Acres, m/l

Location

From Stanwood: ¼ mile north on Highway 38 and 1¼ mile west on 130th Street. The property is located on the south side of the road.

Legal Description

The NE¼ of Section 22, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa. Except the house and buildings located in the northeast corner.

Real Estate Tax

Taxes Payable 2018 - 2019: \$5,544.00
Net Taxable Acres: 147.15
Tax per Net Taxable Acre: \$37.68

FSA Data

Part of Farm Number 3556, Tract 1039
FSA/Eff. Crop Acres: 145.00
Corn Base Acres: 84.50*
Corn PLC Yield: 190 Bu.
Bean Base Acres: 55.50*
Bean PLC Yield: 55 Bu.
**Bases are estimated pending reconstitution of farm by the Cedar County FSA Office.*

Soil Types/Productivity

Primary soils are Tama, Colo-Ely, and Muscatine. CSR2 on the FSA/Eff. crop acres is 90.4. See soil map for detail.

Land Description

Gently rolling.

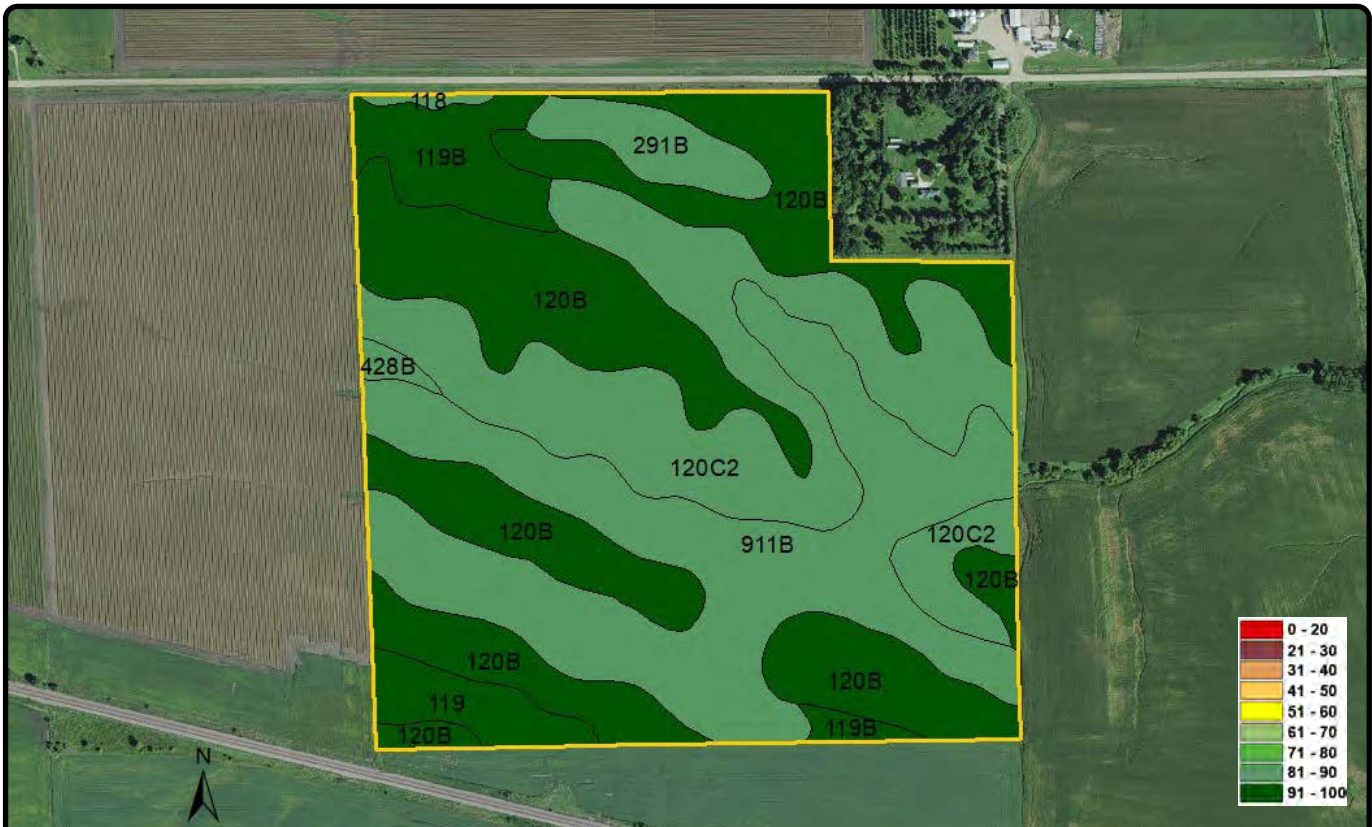
Drainage

Tile and natural drainage.

Comments

This is a high-quality Cedar County farm that has been in Pioneer seed corn production in recent years.

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.



Measured Tillable Acres		145.0	Avg. CSR2		90.4
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	36.1%	Ile	52.38
911B	Colo-Ely complex, 0 to 5 percent	86	27.5%	Ilw	39.88
120C2	Tama silty clay loam, 5 to 9 percent	87	24.1%	IIle	34.93
119B	Muscatine silty clay loam, 2 to 5	95	5.3%	Ile	7.62
291B	Atterberry silt loam, 2 to 5 percent	85	3.2%	Ile	4.68
119	Muscatine silty clay loam, 0 to 2	100	2.9%	Iw	4.23
428B	Ely silty clay loam, 2 to 5 percent	88	0.5%	Ile	0.78
118	Garwin silty clay loam, 0 to 2 percent	90	0.4%	Ilw	0.5



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Parcel 1 - Soybeans



Parcel 2 - Grain Bins



Parcel 3 - Soybeans



Parcel 4 - Seed Corn



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Date: **Thursday, Sept. 5, 2019**

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

Site: **Mechanicsville
Memorial Building
102 N John Street
Mechanicsville, IA 52306**

Seller

C E & Evelyn Rigby Trust

Agency

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

Auctioneer

Troy Louwagie, ALC

Attorney

Adrian Knuth
Knuth Law Office

Method of Sale

- This land 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.
- 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 January 15, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the cropland will be given after the harvest of the 2019 crop, possession of the house and buildings will be given March 1, 2020, and possession of the bins will be given June 1, 2020. Taxes will be prorated to date of closing.

Survey

If parcels sell to different buyers, a surveyor will mark dividing lines between the parcels at the Seller's expense. The final sale price will not be adjusted should the acres be more or less. Parcel 4 will not be surveyed.

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