

# Land Auction

**ACREAGE:**

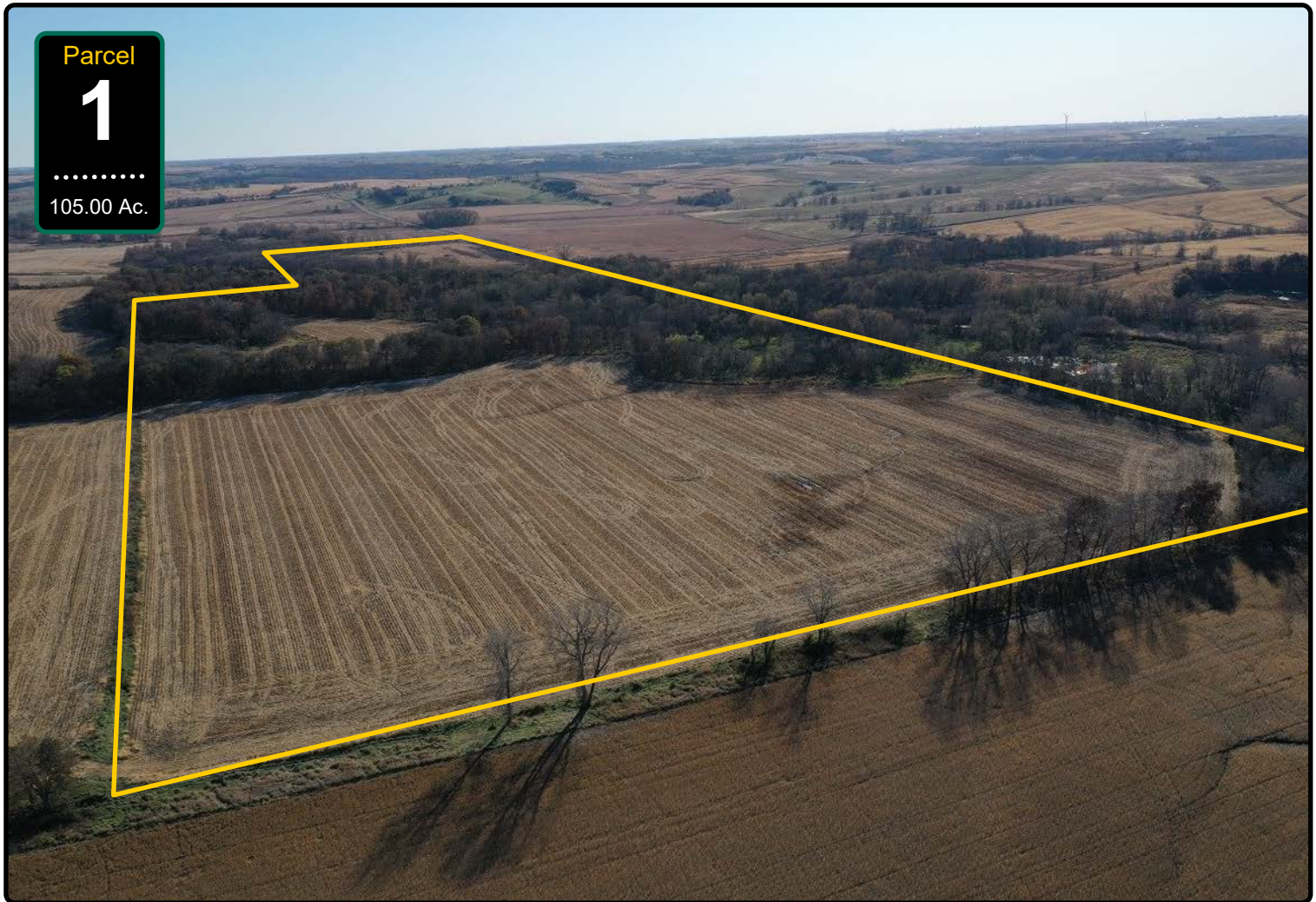
**145.00 Acres, m/l**  
In 2 parcels  
Madison County, IA

**DATE:**

Monday  
**December 16, 2019**  
**10:00 a.m.**

**LOCATION:**

**Community Center**  
Lorimor, IA

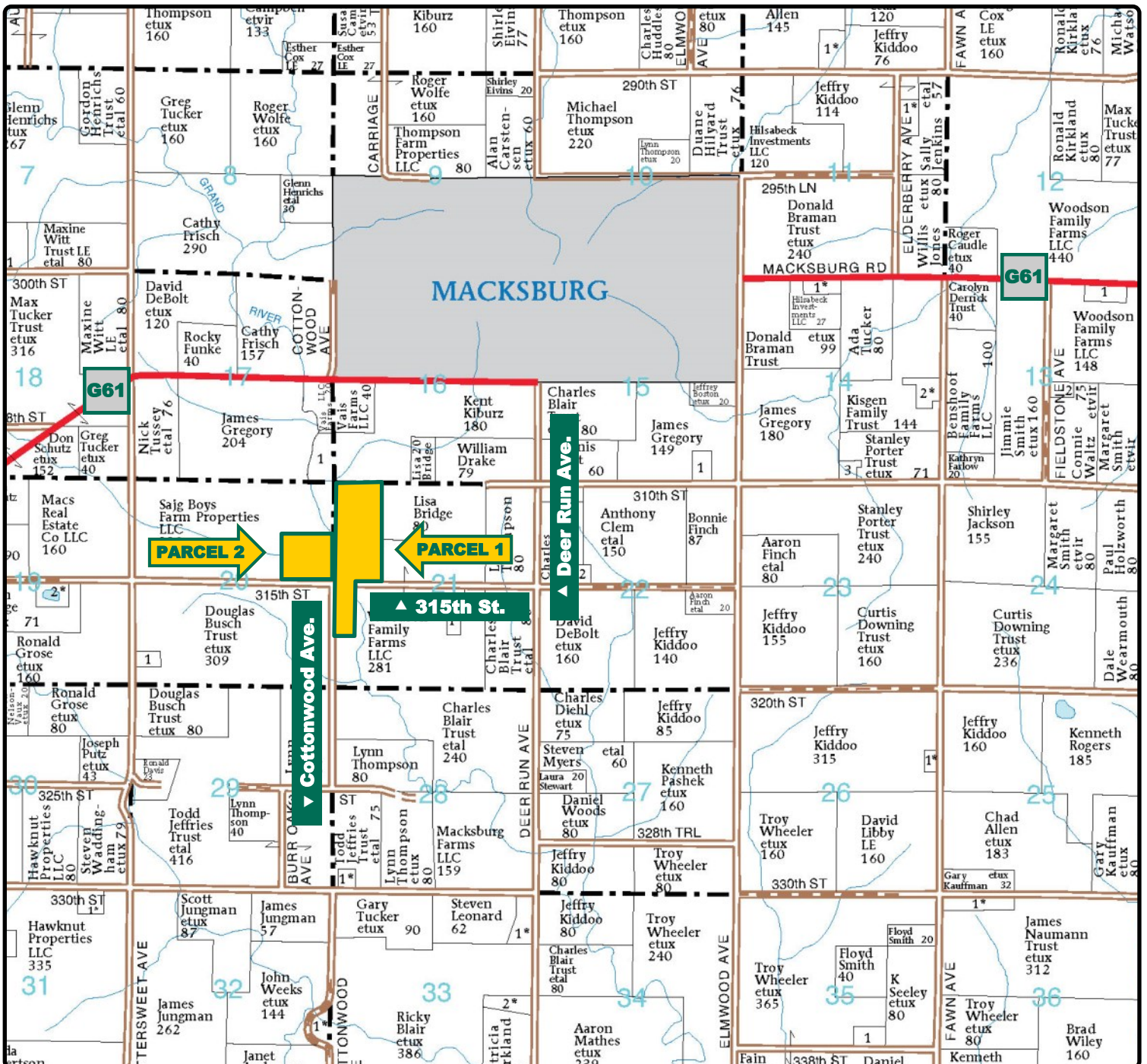


## Property Key Features

- Two Miles South of Macksburg
- Parcel 1 - 61.00 CSR2 / Parcel 2 - 50.40 CSR2
- Great Mixed-Use Properties with Income from Tillable Acres

**Kyle Hansen, ALC**  
Licensed in IA & MO  
**KyleH@Hertz.ag**

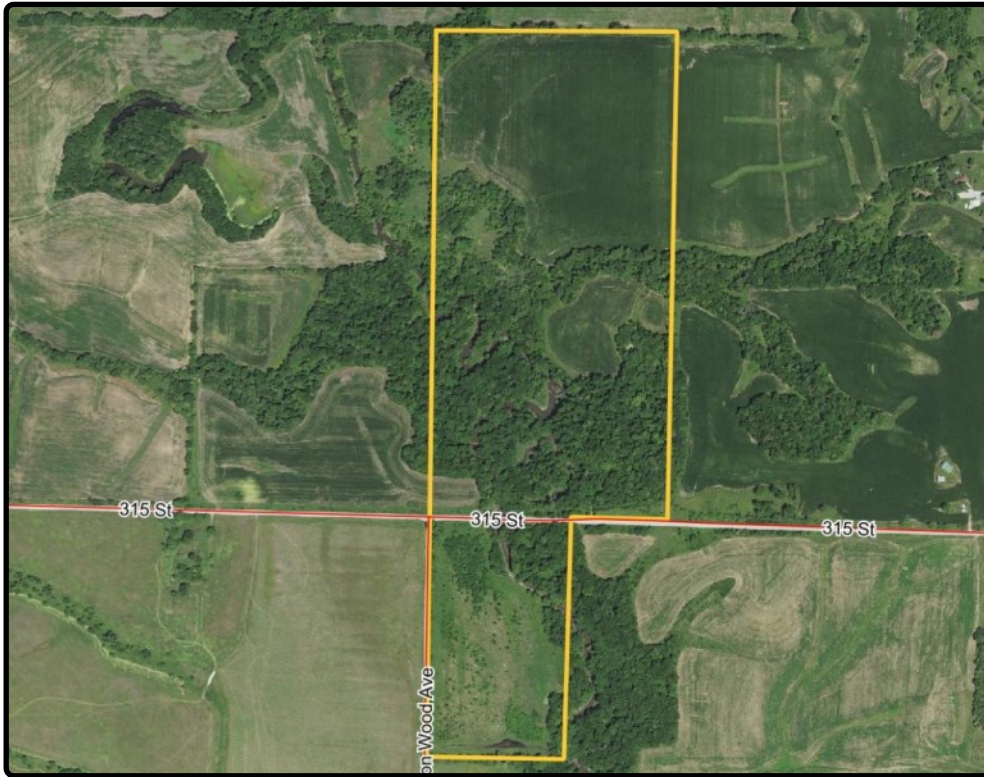
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## Parcel 1

<b>FSA/Eff. Crop Acres:</b>	<b>54.94*</b>
<b>Ac. in Production:</b>	<b>36.74</b>
<b>Corn Base Acres:</b>	<b>51.53*</b>
<b>Oat Base Acres:</b>	<b>.07*</b>
<b>Soil Productivity:</b>	<b>61.00 CSR2</b>

*\*FSA/Eff. Crop and Base Acres are estimated.*

### Parcel 1 Property Information 105.00 Acres, m/l

#### Location

From Macksburg: Head south on Deer Run Ave. for 1 mile, then go west on 315th St. for 1 mile. Property is on the north side of the road.

#### Legal Description

W½ NW¼ AND W 25 acres NW¼ SW¼ Section 21, Township 74 North, Range 29 West of the 5th P.M. (Grand River Township)

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,058  
Net Taxable Acres: 100.70  
Tax per Net Taxable Acre: \$10.51

#### FSA Data

Farm Number 255, Part of Tract 159  
FSA/Eff. Crop Acres: 54.94\*  
Current Ac. in Production: 36.74  
Corn Base Acres: 51.53\*  
Corn PLC Yield: 97 Bu.  
Oat Base Acres: .07\*  
Oat PLC Yield: 48 Bu.  
*\*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by Madison County FSA office.*

#### Soil Types/Productivity

Primary soils are Zook, Gara Loam and Sharpsburg. CSR2 on the current acres in production is 61.00. See soil map for detail.

#### Land Description

Level to severely sloping

#### Buildings/Improvements

None

#### Drainage

Natural, the farm is primarily in a flood plain.

#### Water & Well Information

Creek runs through the property.

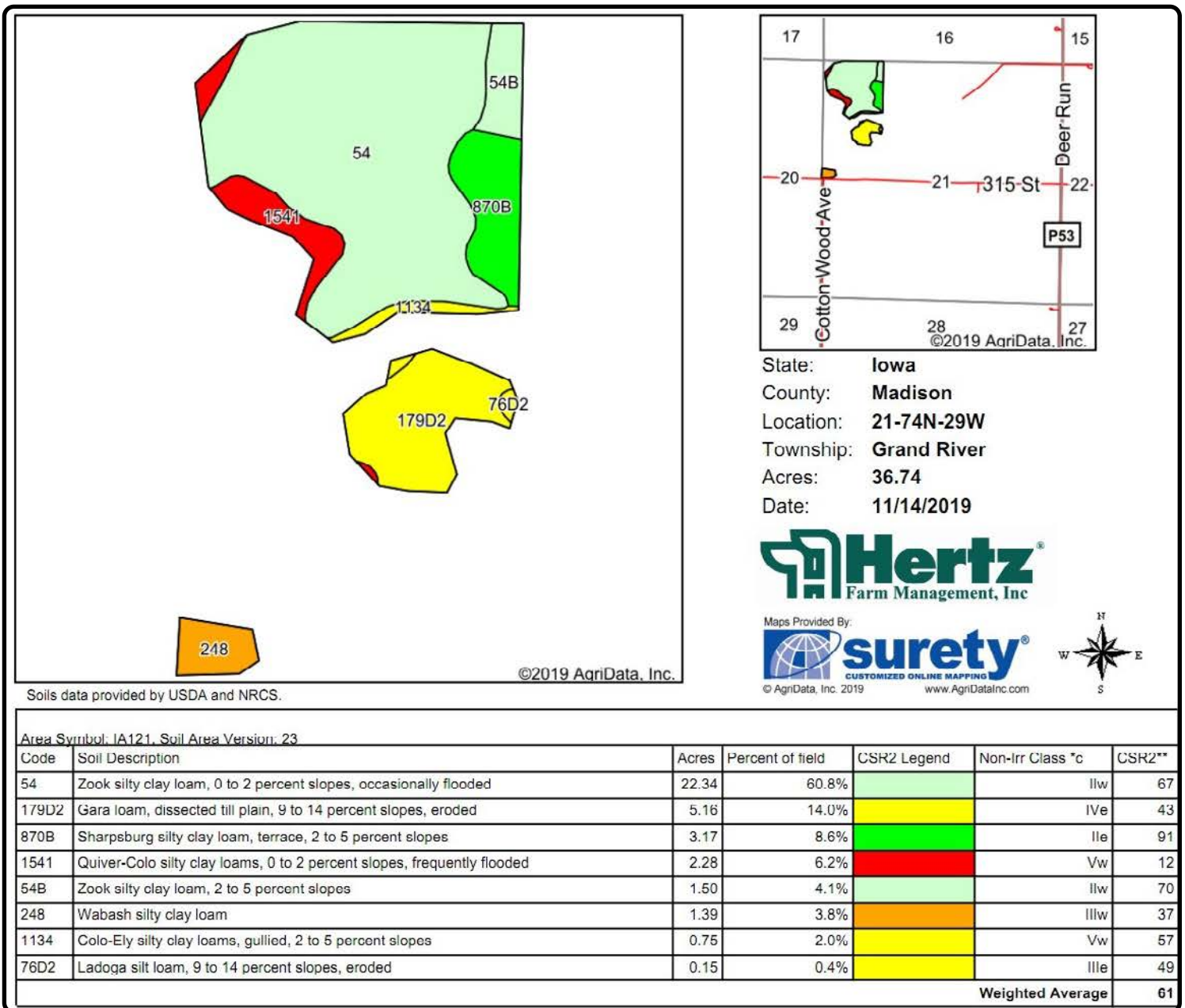
#### Comments

Nice, mixed-use property in southwest Madison County.

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**Parcel 1** - 36.74 Current Ac. in Production



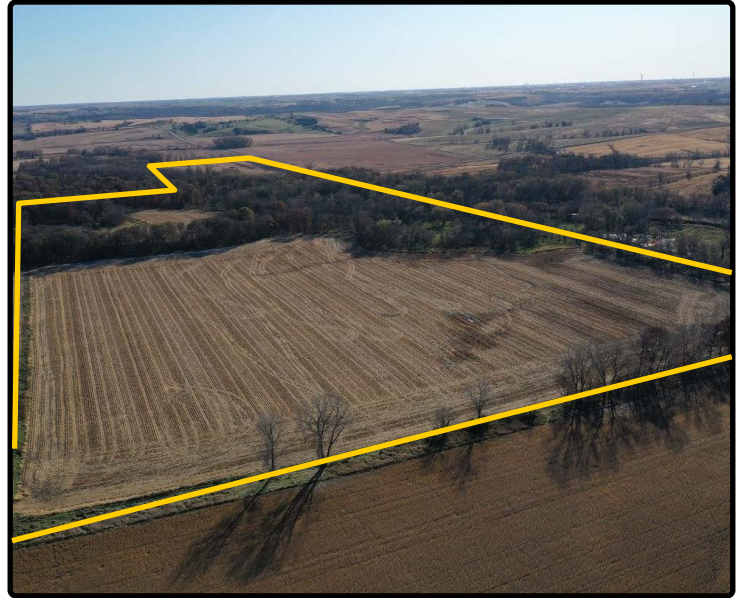
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**Parcel 1** - North Looking South



**Parcel 1** - Northeast Looking Southwest



**Parcel 1** - Southwest Looking Northeast



**Parcel 1** - Southeast Looking Northwest



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## Parcel 2

FSA/Eff. Crop Acres: **24.60\***

Corn Base Acres: **23.08\***

Oat Base Acres: **.03\***

Soil Productivity: **50.40 CSR2**

*\*FSA/Eff. Crop and Base Acres are estimated.*

## Parcel 2 Property Information 40.00 Acres, m/l

### Location

From Macksburg: Go south on Deer Run Ave. 1 mile, then west on 315th St. 1 mile. Property is on the northwest corner of 315th St. and Cottonwood Ave.

### Legal Description

SE¼ NE¼, Section 20, Township 74 North, Range 29 West of the 5th P.M. (Grand River Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$410.00  
Net Taxable Acres: 38  
Tax per Net Taxable Acre: \$10.79

### FSA Data

Farm Number 255, Part of Tract 159  
FSA/Eff. Crop Acres: 24.60\*  
Corn Base Acres: 23.08\*  
Corn PLC Yield: 97 Bu.  
Oat Base Acres: .03\*  
Oat PLC Yield: 48 Bu.  
*\*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by Madison County FSA office.*

### Soil Types/Productivity

Primary soils are Wabash, Lodoga and Ely. CSR2 on the est. FSA/Eff. Crop Acres is 50.40. See soil map for detail.

### Land Description

Level to severely sloping

### Buildings/Improvements

None

### Drainage

Natural

### Water & Well Information

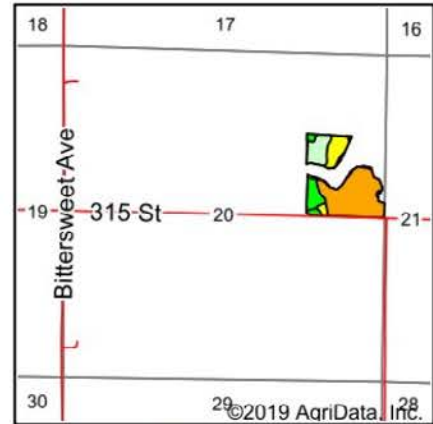
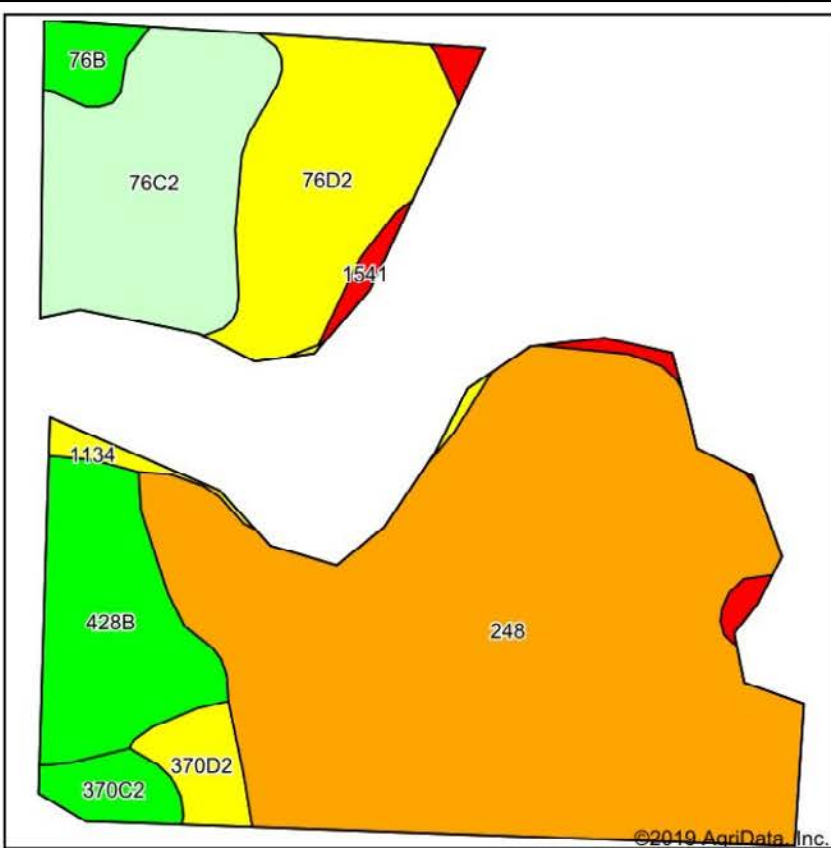
Creek runs along east boundary.

### Comments

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State: **Iowa**  
 County: **Madison**  
 Location: **20-74N-29W**  
 Township: **Grand River**  
 Acres: **24.6**  
 Date: **11/14/2019**












Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA121, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
248	Wabash silty clay loam	13.73	55.8%		IIIw	37
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	3.39	13.8%		IIIe	75
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.97	12.1%		IIIe	49
428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	2.34	9.5%		IIE	88
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	0.57	2.3%		IIIe	54
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.50	2.0%		IIIe	80
1541	Quiver-Colo silty clay loams, 0 to 2 percent slopes, frequently flooded	0.45	1.8%		Vw	12
76B	Ladoga silt loam, 2 to 5 percent slopes	0.41	1.7%		IIE	86
1134	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.24	1.0%		Vw	57
<b>Weighted Average</b>						<b>50.4</b>

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**Parcel 2** - Northeast Looking Southwest



**Parcel 2** - Southwest Looking Northeast



**Parcel 2** - Southeast Looking Northwest



**Parcel 2** - Northwest Looking Southeast



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Date: **Monday, Dec. 16, 2019**

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

Site: **Lorimor Comm. Center  
503 Main St.  
Lorimor, IA 50149**

### **Seller**

William Drake Estate

### **Agency**

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

### **Auctioneer**

Kyle Hansen

### **Attorney**

Adam Doll  
Hopkins & Huebner P.C.

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding
- Sale is subject to court approval.

### **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 28, 2020 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 March 1, 2020. Taxes will be prorated to January 28, 2020.

## **Make the Most of Your Farmland Investment**

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- Professional Farm Management
- Certified Farm Appraisals

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