

# Land Auction

**ACREAGE:**

**289.30 Acres, m/l**  
In 3 parcels  
Buchanan County, IA

**DATE:**

Tuesday  
**Sept. 15, 2020**  
**10:00 a.m.**

**LOCATION:**

**St. Patrick's Parish**  
Winthrop, IA

Parcel

**1**

.....  
73.66 Ac.

Parcel

**2**

.....  
72.97 Ac.

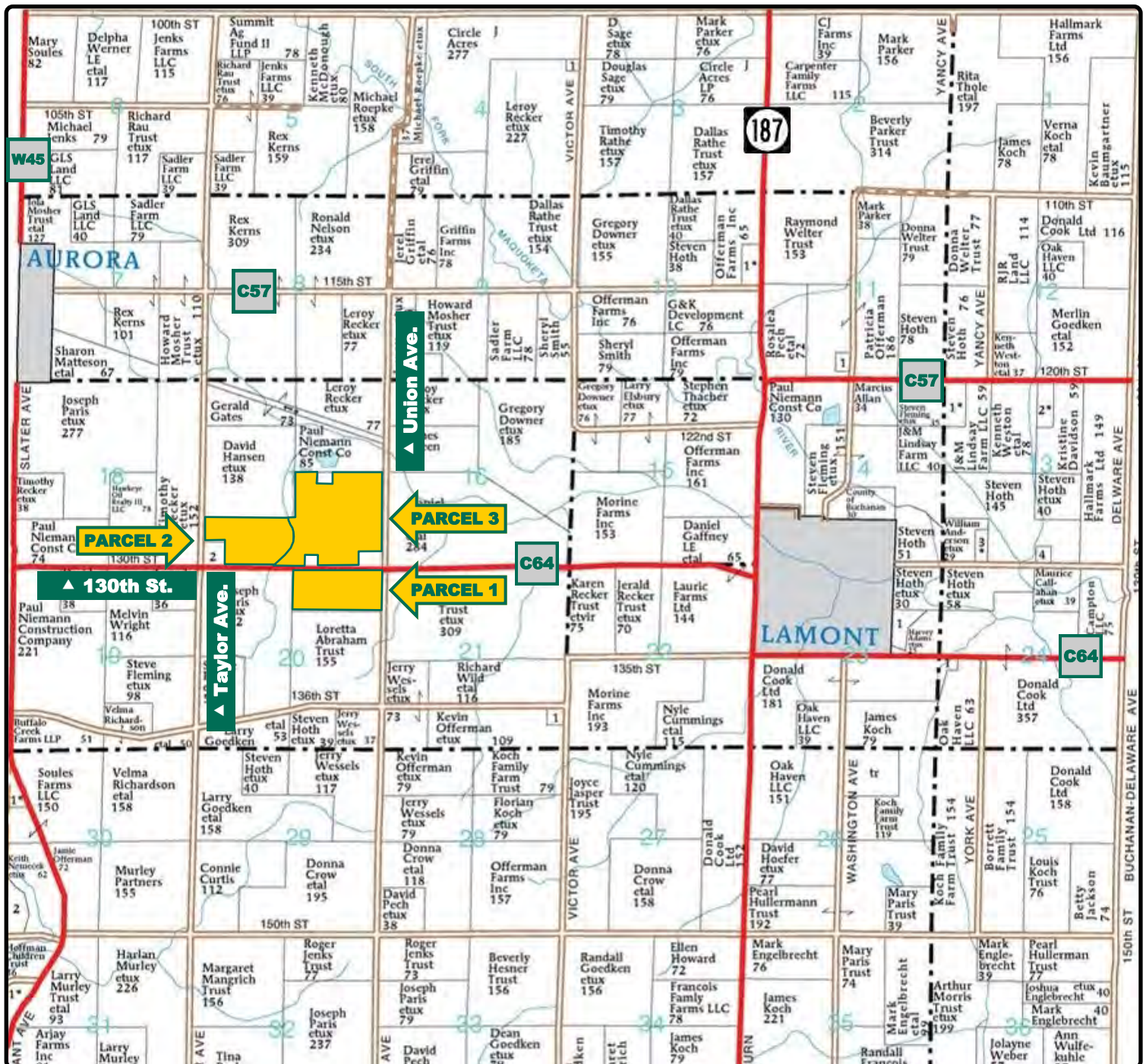
## Property Key Features

- Investor Quality Cropland In Strong Agriculture Community
- Potential To Own Large Contiguous Parcels
- Family Farmed Century Farm Since 1907

**Morgan Troendle, AFM**  
Licensed Broker in IA, MN  
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## Parcel 1

**FSA/Eff. Crop Acres:** 74.57  
**Certified Grass Acres:** 1.92  
**Corn Base Acres:** 36.25\*  
**Bean Base Acres:** 34.67\*  
**Soil Productivity:** 81.87 CSR2

\* Acres are estimated.

## Parcel 1 Property Information 73.66 Acres, m/l

### Location

Approximately 2 miles west of Lamont, IA on County Road C64 or, (130th St.).

### Legal Description

N 1/2 NE 1/4 Section 20, Township 90 North, Range 7 West of the 5th P.M., Madison Twp., Buchanan County, IA.

### Real Estate Tax

Taxes Payable 2020- 2021: \$1,988  
 Net Taxable Acres: 73.66  
 Tax per Net Taxable Acre: \$26.99

### Lease Status

Current lease will be terminated in writing prior to September 1, 2020.

### FSA Data

Pt. of Farm Number 5352, Tract 22905  
 FSA/Eff. Crop Acres: 74.57 (NHEL)  
 Certified Grass Acres: 1.92  
 Corn Base Acres: 36.25\*  
 Corn PLC Yield: 155 Bu.  
 Bean Base Acres: 34.67\*  
 Bean PLC Yield: 44 Bu.

\*Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.

### CRP Contracts

None.

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 81.87. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to gently rolling.

### Drainage

Adequate natural drainage combined with tile. 1.92 acres of terraces and waterways. Tile maps available upon request.

### Buildings/Improvements

None.

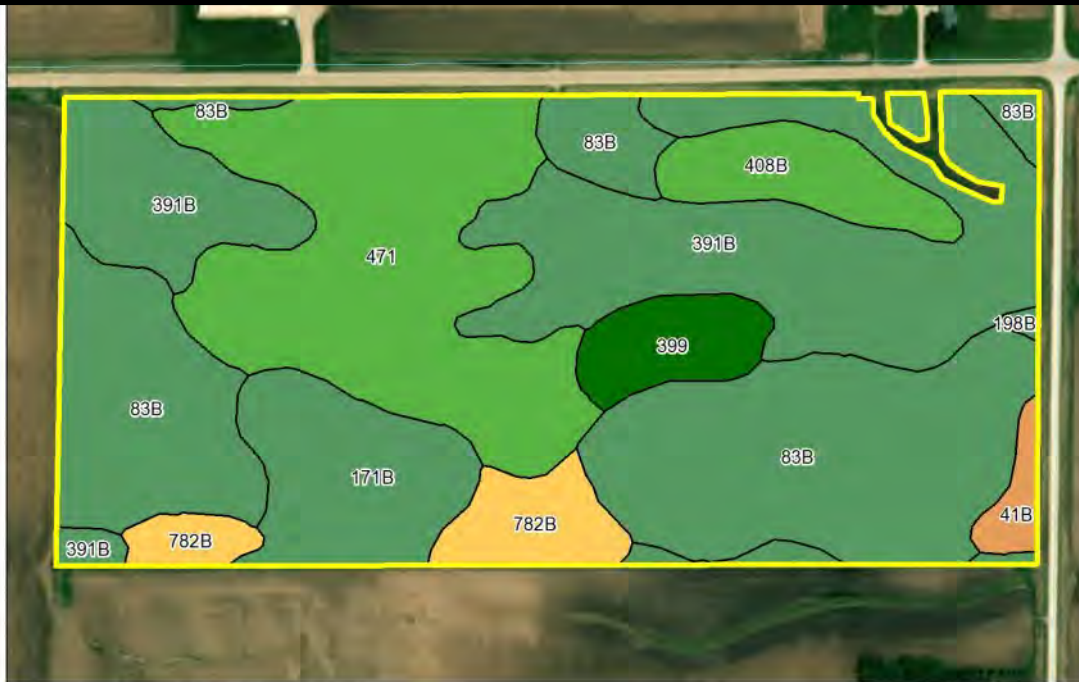
### Water & Well Information

There is a rural water Limited Easement with Central Iowa Water Association. Recorded document available upon request.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	22.19	29.76	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.09	26.94	2	87	
471	Oran loam, 1 to 3 percent slopes	16.13	21.63	1	74	
171B	Bassett loam, 2 to 5 percent slopes	5.74	7.70	2	85	
782B	Donnan loam, 2 to 6 percent slopes	3.46	4.64	2	43	
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.35	4.49	2	74	
399	Readlyn silt loam, 1 to 3 percent slopes	2.57	3.45	1	91	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.88	1.18	4	39	
198B	Floyd loam, 1 to 4 percent slopes	0.15	0.20	2	89	

Measured Tillable Acres: 74.57

Average CSR2: 81.87

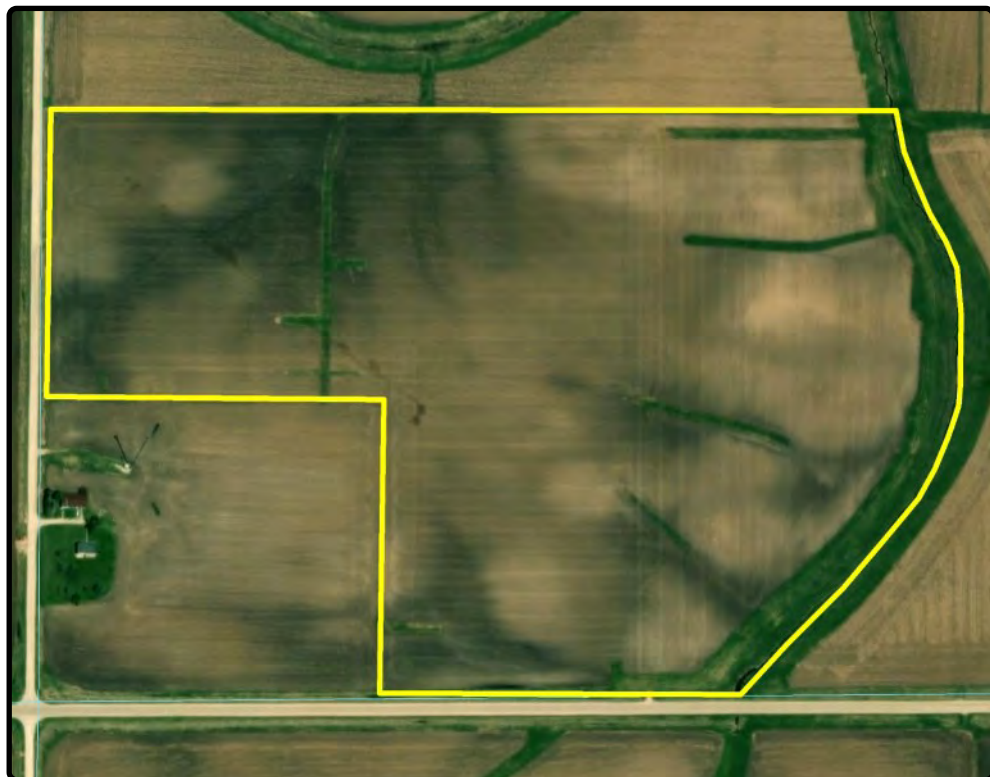
## Comments

Exceptionally clean and well managed land located on paved road.

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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## Parcel 2

FSA/Eff. Crop Acres:	66.12*
Certified Grass Acres:	6.29
CRP Acres:	5.06*
Corn Base Acres:	32.14*
Bean Base Acres:	30.74*
Soil Productivity	80.84 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 72.97 Acres, m/l

### Location

Approximately 2 1/2 miles west of Lamont, IA on C64.

### Legal Description

NW SW EX N60R, SW SW EX W980.4' of S799', NE SE EX N60R, SE SW, Section 17, Township 90 North, Range 7 West of the 5th P.M., Madison Township, Buchanan County, IA.

### Estimated Real Estate Tax

Taxes Payable 2020- 2021: \$1,906

Net Taxable Acres: 72.97

Tax per Net Taxable Acre: \$26.12

*\*Taxes estimated pending survey of property. Buchanan County*

*Treasurer/Assessor will determine final tax figures.*

### Lease Status

Current lease will be terminated in writing prior to September 1, 2020.

### FSA Data

Pt. of Farm Number 5352, Tract 22905

FSA/Eff. Crop Acres: 66.12\* (NHEL)

Certified Grass Acres: 6.29

CRP Acres: 5.06\*

Corn Base Acres: 32.14\*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 30.74\*

Bean PLC Yield: 44 Bu.

*\*Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

### CRP Contracts

There are 7.2 acres enrolled in a CP-21 contract that pays \$2,600 annually and expires September 30, 2023. It is estimated that 4.36 of these acres fall within Parcel 2, equating to an estimated annual payment of \$1,575.

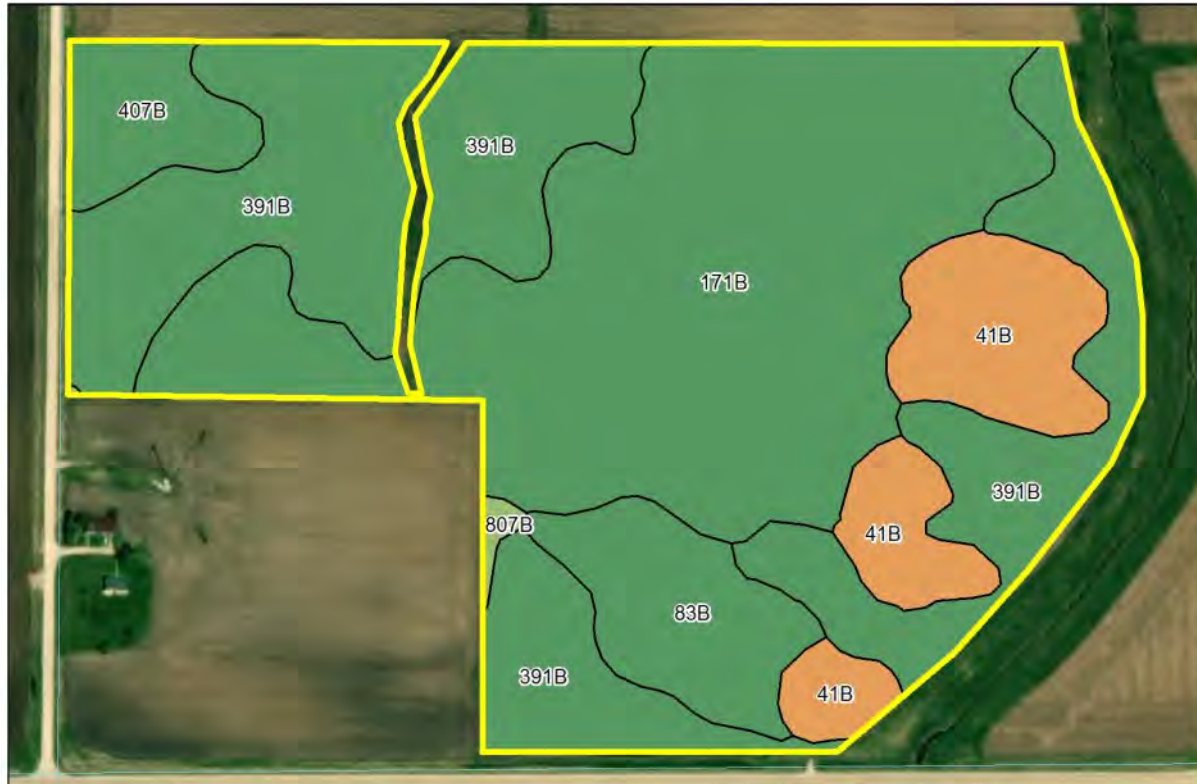
There are .70 acres enrolled in a CP-8A contract that pays \$255 annually and expires September 30, 2023.

### Soil Types/Productivity

Primary soils are Bassett loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 80.84.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
171B	Bassett loam, 2 to 5 percent slopes	27.17	41.09	2	85	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	24.23	36.64	2	87	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.17	10.85	4	39	
83B	Kenyon loam, 2 to 5 percent slopes	4.55	6.88	2	90	
407B	Schley loam, 1 to 4 percent slopes	2.73	4.13	2	81	
807B	Schley variant sandy loam, 1 to 4 percent slopes	0.27	0.41	2	66	

Measured Tillable Acres: 66.12

Average CSR2: 80.84

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Gently rolling.

## Drainage

Well tiled. 6.29 acres of terraces and waterways. Tile maps available upon request.

## Buildings/Improvements

None.

## Water & Well Information

None.

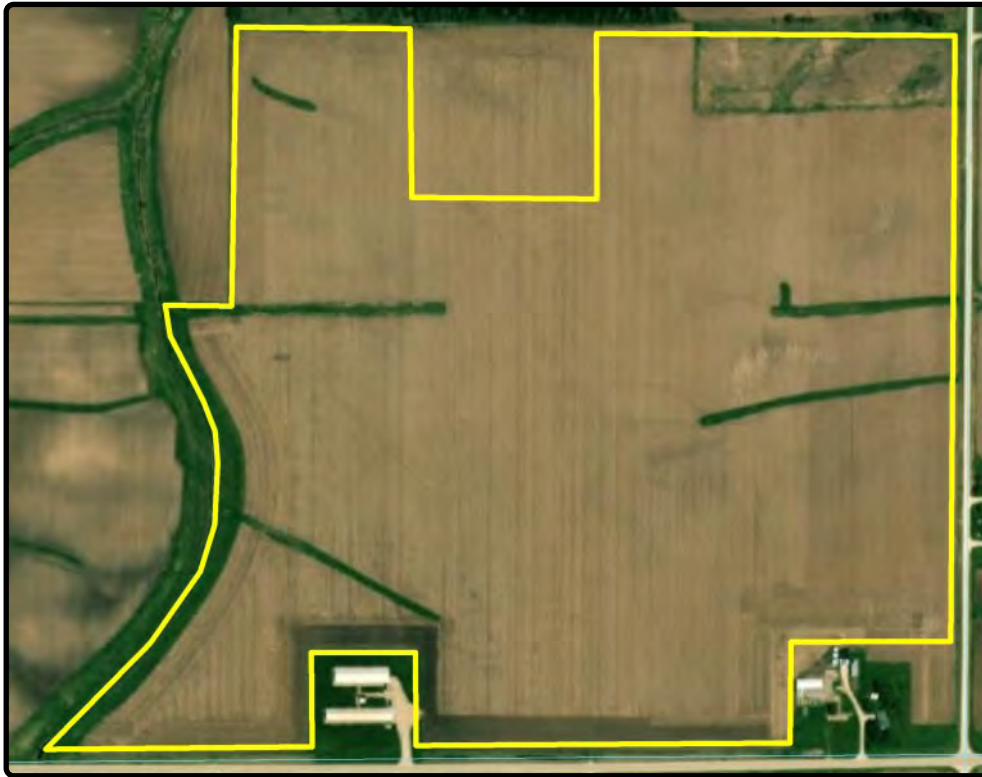
## Comments

Well-cared-for farm in strong area.

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## Parcel 3

**FSA/Eff. Crop Acres:** 127.55\*  
**Certified Grass Acres:** 4.76  
**CRP Acres:** 8.96\*  
**Corn Base Acres:** 62.02\*  
**Bean Base Acres:** 59.31\*  
**Soil Productivity** 83.78 CSR2

*\*Acres are estimated.*

## Parcel 3 Property Information 142.67 Acres, m/l

### Location

Approximately 2 miles west of Lamont, IA on C64.

### Legal Description

W 1/2 W 1/2 SE EX BEG 307.43'E & 49.36'N S 1/4 CORN350' E to E LN, S to S LN, W POB, E 1/2 W 1/2 SE EX N620' & EX BEG 1,961.07'W & 49.36'N of SE COR SE N350' W to W LN, ETC, NE SE EX N20', SE SE EX E400' of S345' & EX Parcel C, Section 17, Township 90 North, Range 7 West of the 5th P.M., Madison Township, Buchanan County, IA

### Estimated Real Estate Tax

Taxes Payable 2020 - 2021: \$3,820

Net Taxable Acres: 142.67

Tax per Net Taxable Acre: \$26.78

*\*Taxes estimated pending survey of property. Buchanan County Treasurer/ Assessor will determine final tax figures.*

### Lease Status

Current lease will be terminated in writing prior to September 1, 2020.

### FSA Data

Pt. of Farm Number 5352, Tract 22905

FSA/Eff. Crop Acres: 127.55\* (NHEL)

Certified Grass Acres: 4.76

CRP Acres: 8.96\*

Corn Base Acres: 62.02\*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 59.31\*

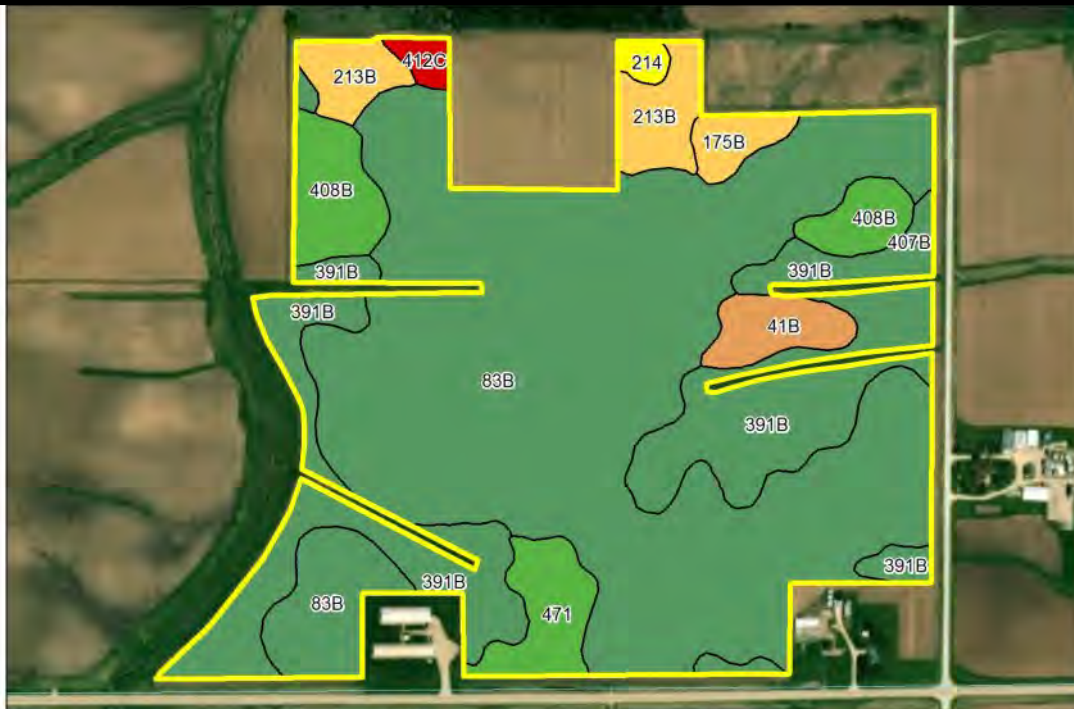
Bean PLC Yield: 44 Bu.

*\*Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

### CRP Contracts

There are 7.2 acres enrolled in a CP-21 contract that pays \$2,600 annually and expires September 30, 2023. It is estimated that 2.83 of these acres fall within Parcel 3, equating to an estimated annual payment of \$1,022.

There are 6.13 acres enrolled in a CP-25 contract that pays \$755 annually and expires September 30, 2020.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	78.80	61.78	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	26.18	20.52	2	87	
408B	Olin fine sandy loam, 2 to 5 percent slopes	6.43	5.04	2	74	
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	5.53	4.34	2	49	
471	Oran loam, 1 to 3 percent slopes	3.99	3.13	1	74	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.92	2.29	4	39	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.75	1.37	3	50	
412C	Emeline loam, 2 to 9 percent slopes	0.88	0.69	4	7	
214	Rockton loam, 20 to 30 inches to limestone, till plain, 0 to 2 percent slopes	0.69	0.54	2	52	
407B	Schley loam, 1 to 4 percent slopes	0.39	0.31	2	81	

Measured Tillable Acres: 127.55

Average CSR2: 83.78

## Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA/Eff. crop acres is 83.78.

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Gently rolling.

## Drainage

Adequate natural drainage combined with tile. 4.76 acres of terraces and waterways. Tile maps available upon request.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Well-cared-for farm in strong area.

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**Parcel 1** - Looking Northeast



**Parcel 2** - Looking West



**Parcel 3** - Looking North



**Parcel 3** - Looking South





Date: **Tues., Sept. 15, 2020**

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

Site: **St. Patrick's Parish  
544 First St. S  
Winthrop, IA 50682**

### **Seller**

Ar-Jay Farms Inc.

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Beau D. Buchholz,  
Engelbrecht and Buchholz, PLLC

### **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 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 November 16, 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 will expire March 1, 2021.

New Owner has access to perform any maintenance or improvements after crops have been harvested.

Taxes will be prorated to closing.

### **Contract & Title**

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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

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

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