

# Land Auction

**ACREAGE:**

**158.30 Acres, m/l**  
Henry & Lee Counties, IA

**DATE:**

Tuesday  
**November 10, 2020**  
**10:00 a.m.**

**LOCATION:**

**Knights of Columbus Hall**  
Houghton, IA



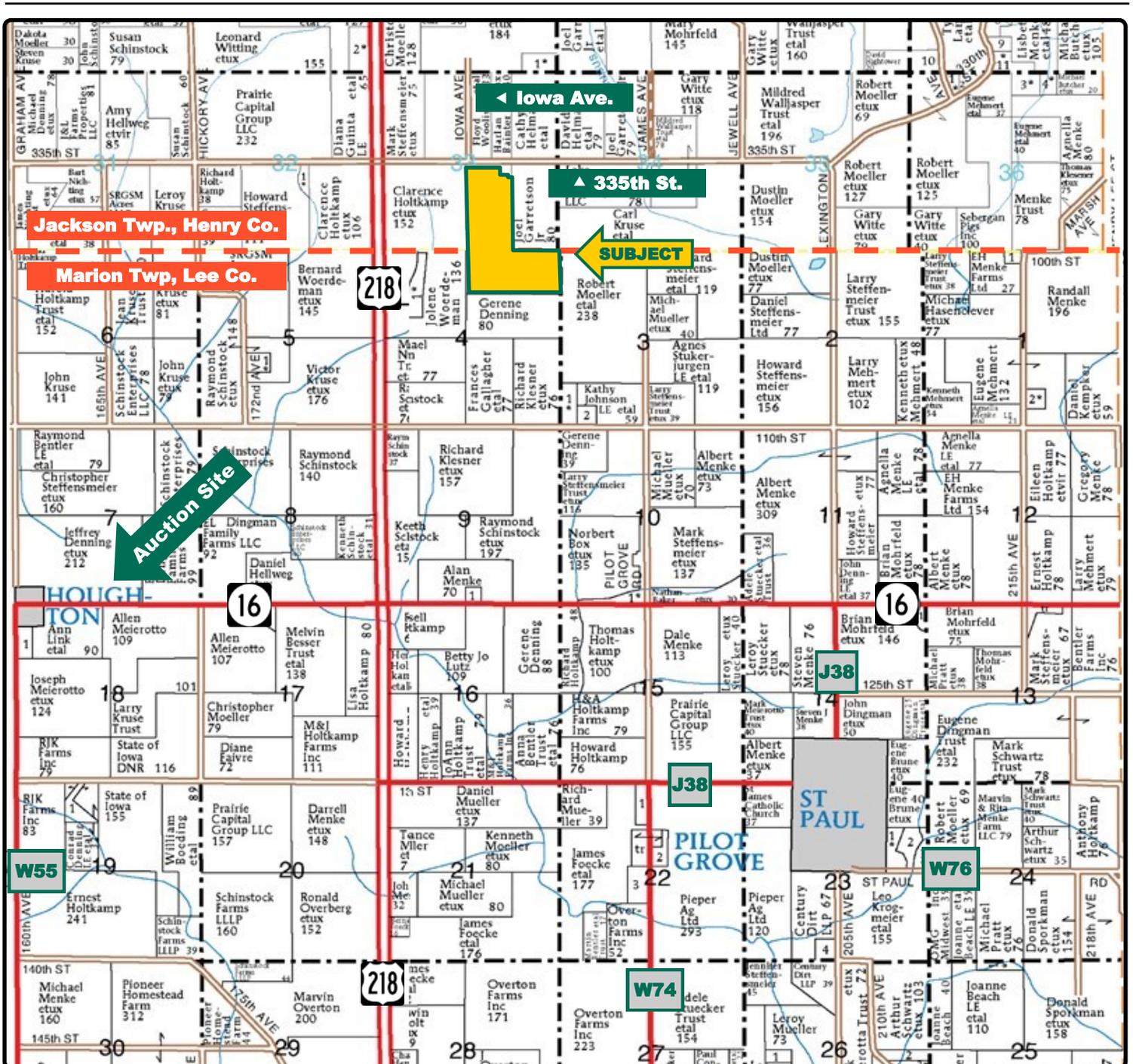
## Property Key Features

- Located 5 Miles Northeast of Houghton
- CSR2 of 70.70 on the Cropland Acres
- Highly Tillable Farm in Henry & Lee Counties

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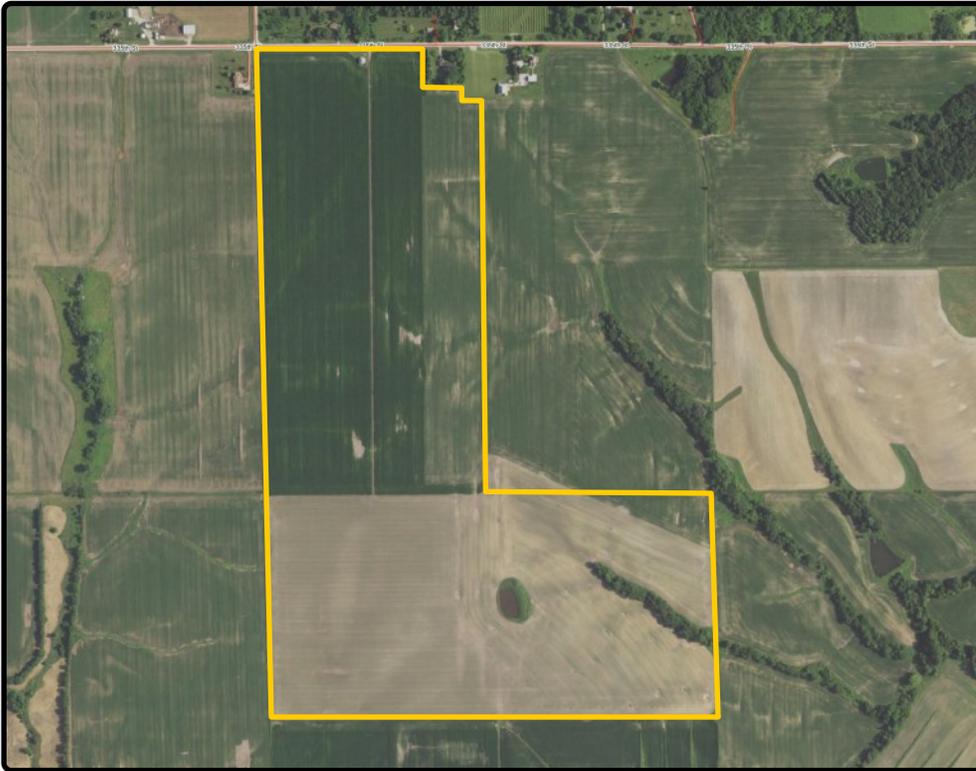


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**FSA/Eff. Crop Acres: 156.37**

**Corn Base Acres: 77.31**

**Bean Base Acres: 77.20**

**Soil Productivity: 70.70 CSR2**

## Property Information

**158.30 Acres, m/l**

### Location

From Houghton: Go 2 miles east on IA-16, then 2½ miles north on US Hwy. 218, then ½ mile east on 335th St. The property is on the south side of the road.

### Legal Description

W½ SE¼ Exc. portion of building site in NE corner of W½ SE¼ of Section 33, Township 70 North, Range 6 West of the 5th p.m., Henry County; and N½ NE¼ of Section 4, Township 69 North, Range 6 West of the 5th p.m., Lee County. *Exact legal description to come from final abstract.*

### Real Estate Tax

Taxes Payable 2020-2021: \$4,936.00  
Gross Acres: 158.30  
Net Taxable Acres: 157.49  
Tax per Net Taxable Acre: \$31.34

### Lease Status

Leased through the 2021 crop year.  
Contact listing agent for details.

### FSA Data

Farm Number 6042, Tract 11818 & 2343  
FSA/Eff. Crop Acres: 156.37  
Corn Base Acres: 77.31  
Corn PLC Yield: 155 Bu.  
Bean Base Acres: 77.20  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Haig Silt Loam and Pershing Silt Loam. CSR2 on the FSA/Eff. crop acres is 70.70. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Natural and tiled.

### Buildings/Improvements

36' x 17' Steel Grain Bin built in 2001.

### Water & Well Information

None.

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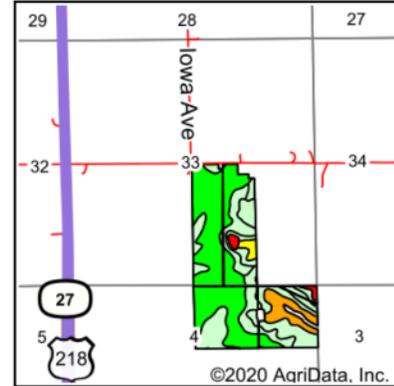
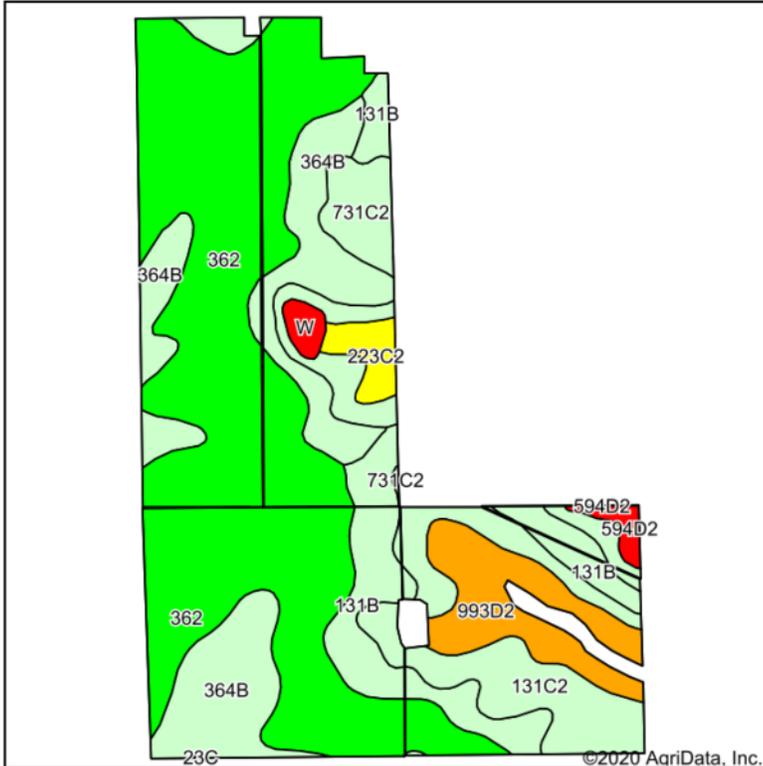
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State: **Iowa**  
 County: **Henry**  
 Location: **33-70N-6W**  
 Township: **Jackson**  
 Acres: **156.37**  
 Date: **9/29/2020**



Maps Provided By:



Area Symbol: IA087, Soil Area Version: 25  
 Area Symbol: IA111, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
362	Haig silt loam, 0 to 2 percent slopes	46.05	29.4%		IIw	83	70
362	Haig silt loam, 0 to 2 percent slopes	26.99	17.3%		IIw	83	70
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	16.78	10.7%		IIIe	62	45
364B	Grundy silt loam, 2 to 5 percent slopes	15.60	10.0%		Ile	74	75
131B	Pershing silt loam, 2 to 5 percent slopes	12.15	7.8%		IIIe	70	67
993D2	Armstrong-Gara loams, 9 to 14 percent slopes, moderately eroded	10.97	7.0%		IVe	22	20
364B	Grundy silt loam, 2 to 5 percent slopes	9.74	6.2%		Ile	73	75
731C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	8.39	5.4%		IIIe	62	45
131B	Pershing silt loam, 2 to 5 percent slopes	4.77	3.1%		IIIe	70	67
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.61	1.7%		IVw	45	22
W	Water	1.19	0.8%			0	0
594D2	Galland loam, heavy loess, 9 to 14 percent slopes, moderately eroded	1.13	0.7%		IVe	19	5
<b>Weighted Average</b>						<b>70.7</b>	<b>61.2</b>

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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Looking South



Looking Southeast



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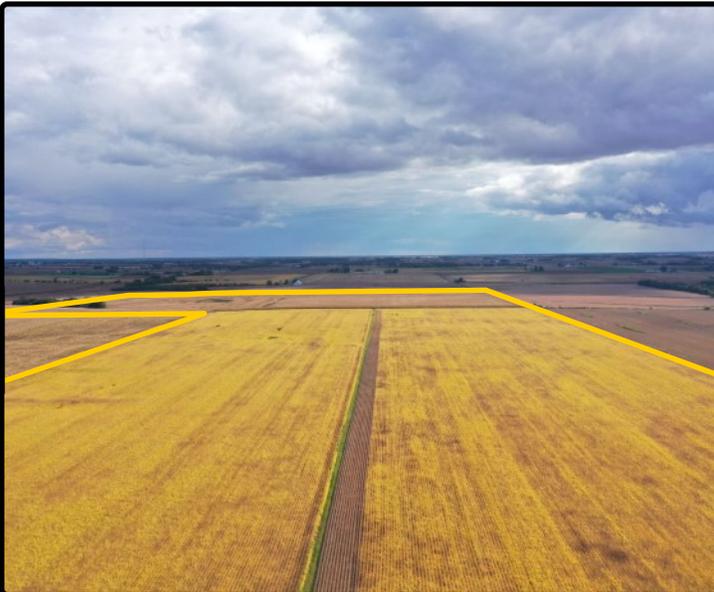
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Looking Southeast



Looking South



Grain Bin



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Date: **Tues., Nov. 10, 2020**

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

Site: **Knights of Columbus Hall  
413 Main St.  
Houghton, IA 52631**

### **Seller**

Garretson Farms Limited Partnership

### **Agency**

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

### **Attorney**

Phillip D. McCormick  
Whitfield & Eddy Law

### **Method of Sale**

- Parcel will be offered as a single tract of land.
- 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 12/16/2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to date of 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.

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