

# Land Auction

**ACREAGE:**

**247.40 Acres, m/l**

In 3 parcels

Delaware County, IA

**DATE:**

Friday

**November 20, 2020**

**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**

**Online Only**

[www.Hertz.ag](http://www.Hertz.ag)



## Property Key Features

- Donna Kruse Trust Farms
- Located Near Petersburg, Iowa
- High-Quality Delaware County Farms

**Troy Louwagie, ALC**

Licensed in IA & IL

**TroyL@Hertz.ag**

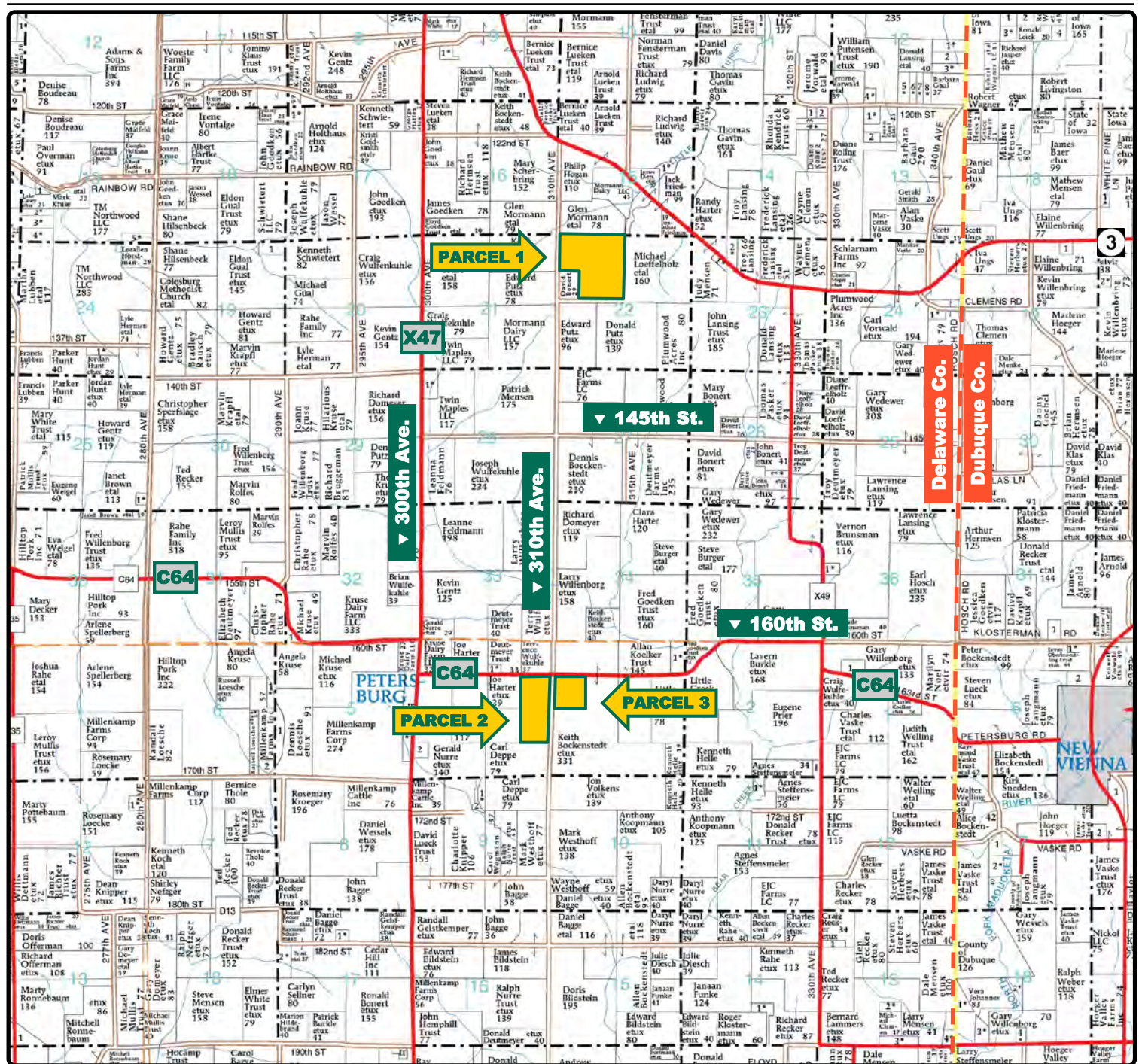
**319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

**www.Hertz.ag**



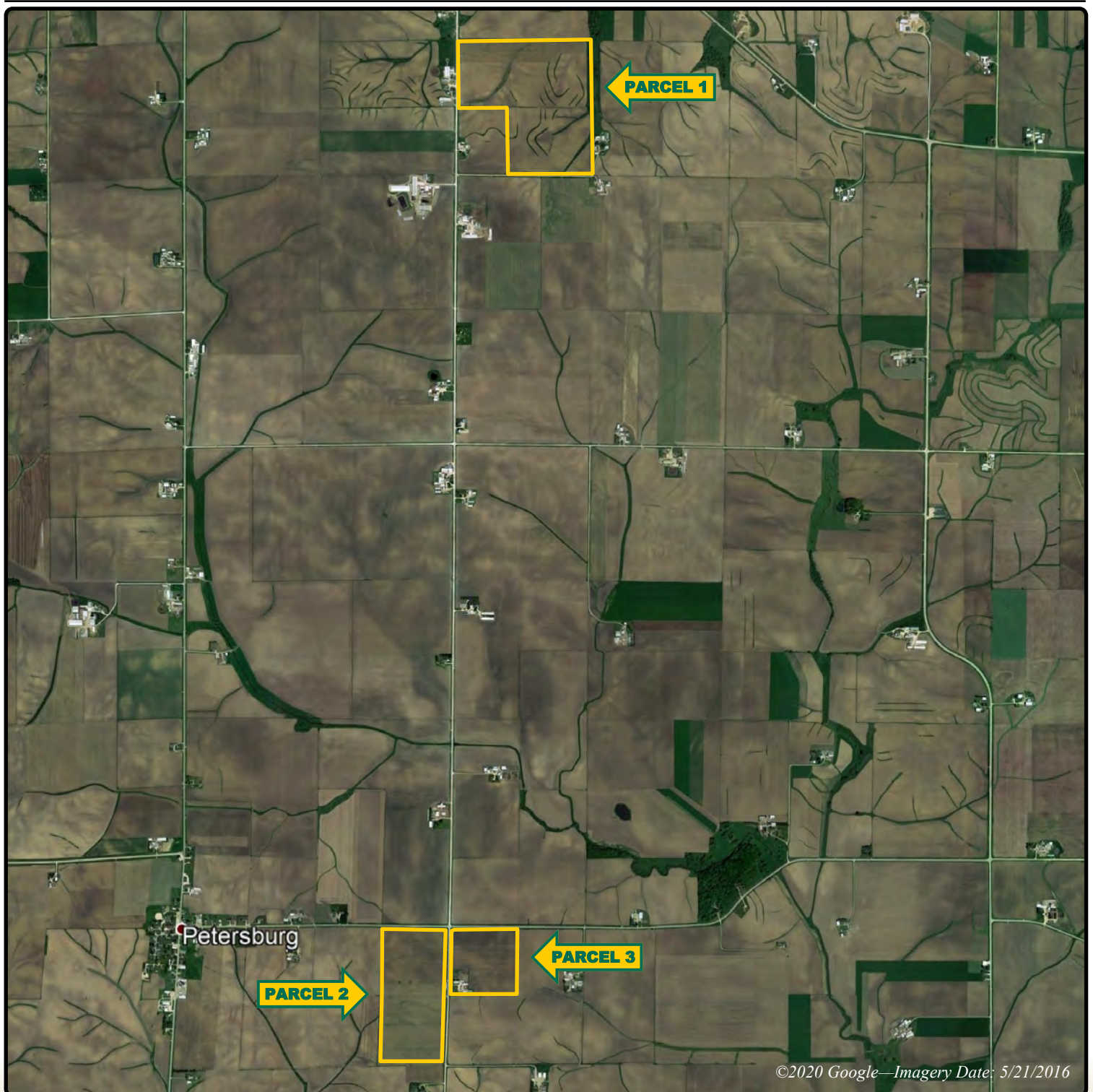


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## Parcel 1

FSA/Eff. Crop Acres:	123.18
Cert. Grass Acres:	2.00
Corn Base Acres:	76.46*
Bean Base Acres:	8.23*
Oat Base Acres:	5.97*
Soil Productivity:	54.00 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 128.64 Acres, m/l

### Location

**From Petersburg:** 1¼ miles north on 300th Avenue, 1 mile east on 145th Street and 1¼ miles north on 310th Avenue. The farm is located on the east side of the road.

### Legal Description

The NW¼, except Parcel B, in Section 22, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

### Real Estate Tax

Taxes Payable 2020 - 2021: 2,964.00  
Net Taxable Acres: 128.64  
Tax per Net Taxable Acre: \$23.04

### FSA Data

Part of Farm Number 2669  
Tracts 1547 & 3473  
FSA/Eff. Crop Acres: 123.18  
Cert. Grass Acres: 2.00  
Corn Base Acres: 76.46\*  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 8.23\*  
Bean PLC Yield: 49 Bu.  
Oat Base Acres: 5.97\*  
Oat PLC Yield: 59 Bu.

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

### Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Fayette. CSR2 on the FSA/Eff. crop acres is 54.00. See soil map for detail.

### Land Description

Gently rolling.

### Buildings/Improvements

None.

### Drainage

Natural and some tile.

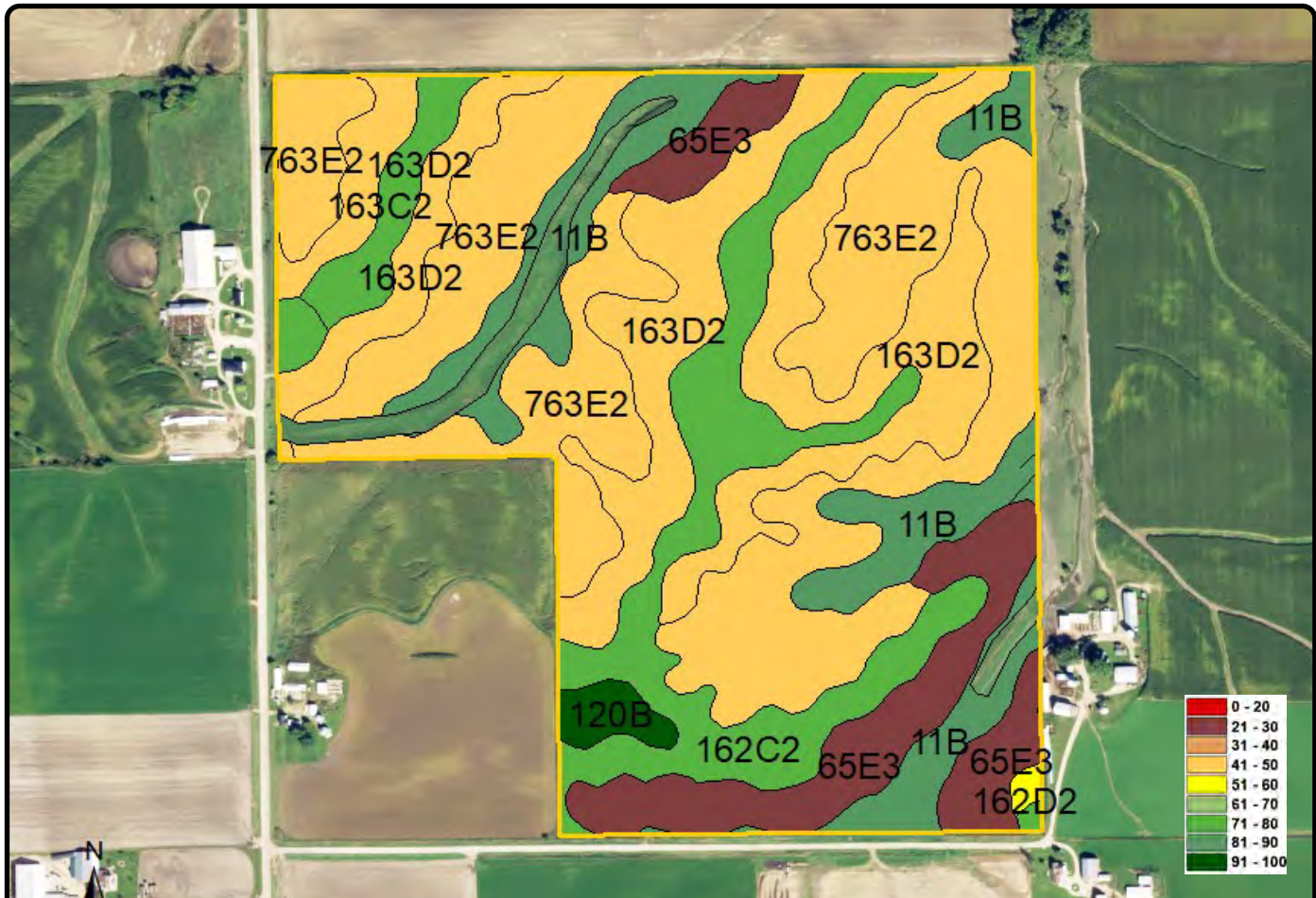
### Water & Well Information

None.

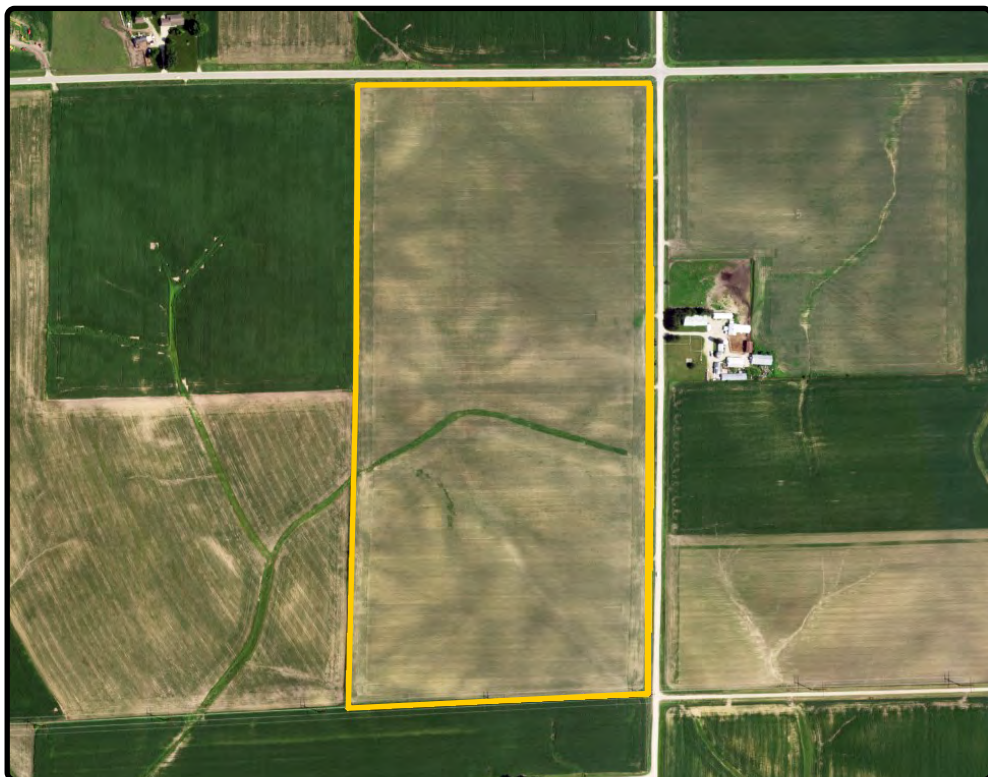
### Comments

This is a nice Delaware County farm with a 54.00 CSR2.





Measured Tillable Acres		123.18	Avg. CSR2		54.00
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
162C2	Downs silt loam, 5 to 9 percent slopes,	80	14.2%	IIIe	17.45
11B	Colo-Ely complex, 0 to 5 percent	86	11.4%	IIw	14.03
163C2	Fayette silt loam, 5 to 9 percent	72	2.7%	IIIe	3.27
120B	Tama silt loam, driftless, 2 to 6	95	1.2%	Ile	1.53
162D2	Downs silt loam, 9 to 14 percent	54	0.3%	IIIe	0.33
163D2	Fayette silt loam, 9 to 14 percent	46	24.2%	IIIe	29.82
65E3	Lindley clay loam, 14 to 18 percent	22	11.4%	VIIe	14.05
763E2	Exette silt loam, 14 to 18 percent	46	34.7%	IVe	42.7



## Parcel 2

**FSA/Eff. Crop Acres:** 80.09  
**Corn Base Acres:** 53.81\*  
**Bean Base Acres:** 4.30\*  
**Bean Base Acres:** 3.59\*  
**Soil Productivity:** 76.20 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 81.12 Acres, m/l

### Location

**From Petersburg:** 1 mile east on County Road C64. The farm is located on the south side of the road.

### Legal Description

The SE¼ of the NE¼ and the NE¼ of the SE¼ of Section 4, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,318.00  
 Net Taxable Acres: 81.12  
 Tax per Net Taxable Acre: \$28.57

### FSA Data

Part of Farm Number 2669, Tract 1546  
 FSA/Eff. Crop Acres: 80.09  
 Corn Base Acres: 53.81\*  
 Corn PLC Yield: 154 Bu.  
 Bean Base Acres: 4.30\*  
 Bean PLC Yield: 49 Bu.  
 Oat Base Acres: 3.59\*  
 Oat PLC Yield: 59 Bu.

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

### Soil Types/Productivity

Primary soils are Downs, Tama and Col-  
 Ely. CSR2 on the FSA/Eff. crop acres is  
 76.20. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

This farm is approximately ¾ pattern tiled.

### Survey

This farm was recently surveyed and it  
 was determined there to be 81.12 acres.  
 We will be using 81.12 acres to represent  
 this property.

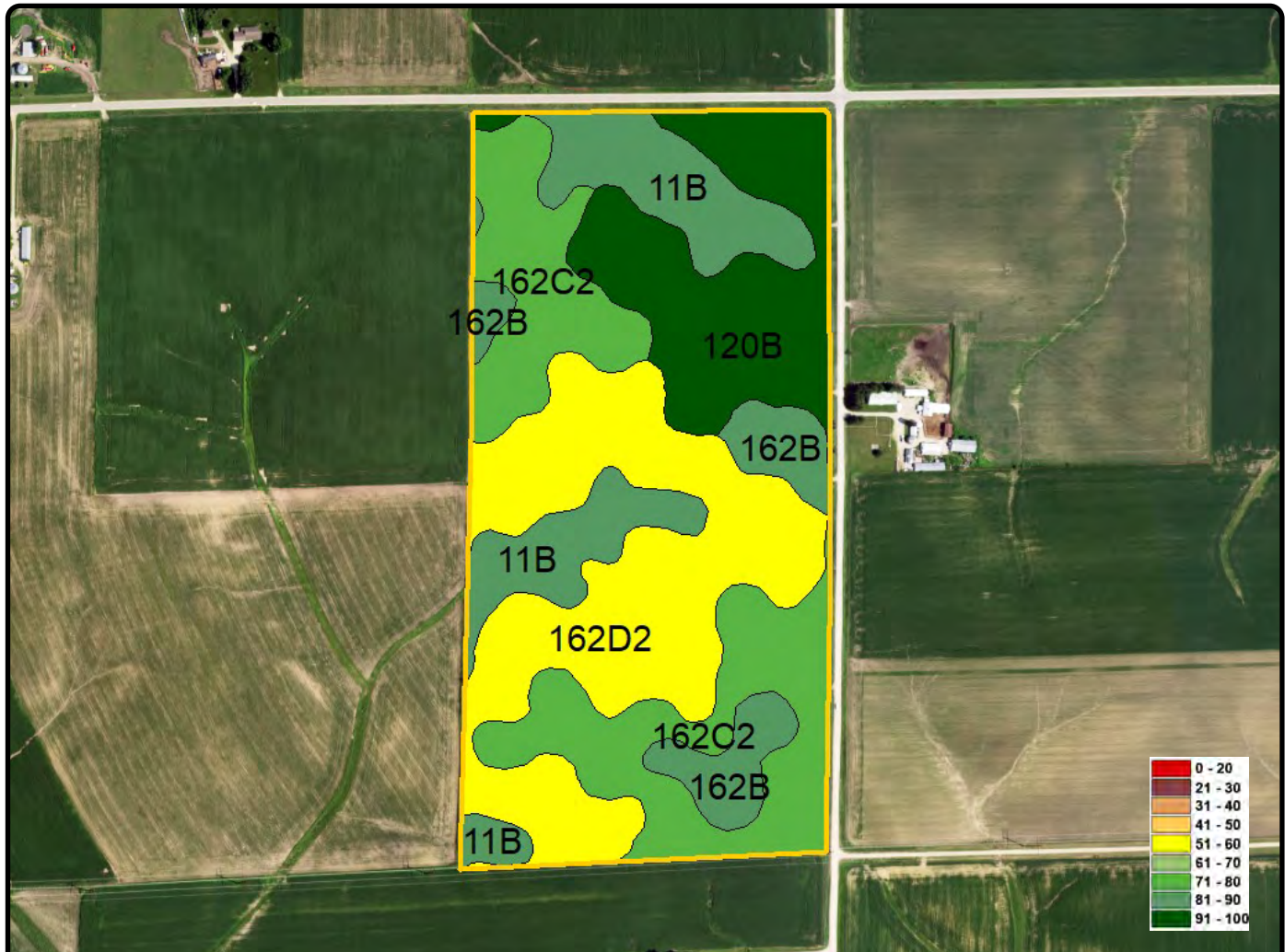
### Water & Well Information

None.

### Comments

This is a highly productive Delaware  
 County farm located just east of  
 Petersburg along a hard-surface road.





Measured Tillable Acres		80.09	Avg. CSR2		76.20
			Percent	Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres
162D2	Downs silt loam, 9 to 14 percent	54	31.9%	IIIe	25.53
162C2	Downs silt loam, 5 to 9 percent	80	26.9%	IIIe	21.54
120B	Tama silt loam, driftless, 2 to 6	95	18.4%	IIe	14.76
11B	Colo-Ely complex, 0 to 5 percent	86	15.3%	IIw	12.26
162B	Downs silt loam, 2 to 6 percent	90	7.5%	IIe	6.02



## Parcel 3

FSA/Eff. Crop Acres:	<b>33.63</b>
Corn Base Acres:	<b>22.59*</b>
Bean Base Acres:	<b>1.80*</b>
Oat Base Acres:	<b>1.51*</b>
Soil Productivity:	<b>92.80 CSR2</b>

*\*Acres are estimated.*

### Parcel 3 Property Information 37.64 Acres, m/l

#### Location

**From Petersburg:** 1¼ mile east on County Road C64. The farm is located on the south side of the road.

#### Legal Description

The SW¼ of the NW¼ of Section 3, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa.

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,558.00  
Net Taxable Acres: 37.64  
Tax per Net Taxable Acre: \$41.39

#### FSA Data

Part of Farm Number 2669, Tract 1546  
FSA/Eff. Crop Acres: 33.63  
Corn Base Acres: 22.59\*  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 1.80\*  
Bean PLC Yield: 49 Bu.  
Oat Base Acres: 1.51\*  
Oat PLC Yield: 59 Bu.

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

#### Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Muscatine. CSR2 on the FSA/Eff. crop acres is 92.80. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

This farm has some tile along the waterways.

#### Buildings/Improvements

This parcel is highly improved with various livestock buildings. The buildings consist of a machine shed, livestock barn, grain bin and other various buildings.

#### Water & Well Information

A drilled well is located southwest of the grain bin.





Measured Tillable Acres		33.63	Avg. CSR2		92.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silt loam, driftless, 2 to 6	95	62.2%	Ile	20.92
120C	Tama silt loam, driftless, 5 to 9	90	16.3%	IIle	5.48
11B	Colo-Ely complex, 0 to 5 percent	86	15.3%	IIlw	5.13
119	Muscataine silt loam, 1 to 3 percent	95	6.2%	Iw	2.10
162B	Downs silt loam, 2 to 6 percent slopes	90	0.0%	Ile	

## Reserved Items

The tenant and the Donna T. Kruse Trust reserve the right to any and all unattached personal property which includes but not limited to L.P. tanks, any loose bunks, for-most portable gates in dairy barn, head gate, calf condo and the electric hammermill and augers in the grainery.

## Comments

This is a high-quality Delaware County farm with a 92.80 CSR2. It is located just east of Petersburg along a hard-surface road. The buildings would work well for storage or livestock.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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 1** - 128.64 Acres, m/l



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**Parcel 2** - 81.12 Acres, m/l



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**Parcel 3** - 37.64 Acres, m/l



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**Parcel 3** - 37.64 Acres, m/l



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Site: **Virtual Live Auction  
\*\*Online Only\*\*  
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### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to [www.Hertz.ag](http://www.Hertz.ag). Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Delaware County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 with questions.

### 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.

### Seller

Donna T. Kruse Trust

### Agency

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

### Auctioneer

Doug Hensley

### Attorney

Brian Kane  
Kane, Norby & Reddick, P.C.

### 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 date of closing or after any objections to title have been cleared. Closing to be January 15, 2021 for Parcel 1 and Parcel 2, Closing to be March 3, 2021 for Parcel 3. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2021. 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.