

# Land Auction

**ACREAGE:**

**40.0 Acres, m/l**  
Fayette County, IA

**DATE:**

Thursday  
**February 22, 2018**  
**10:00 a.m.**

**LOCATION:**

**West Union  
Community Library**  
West Union, IA

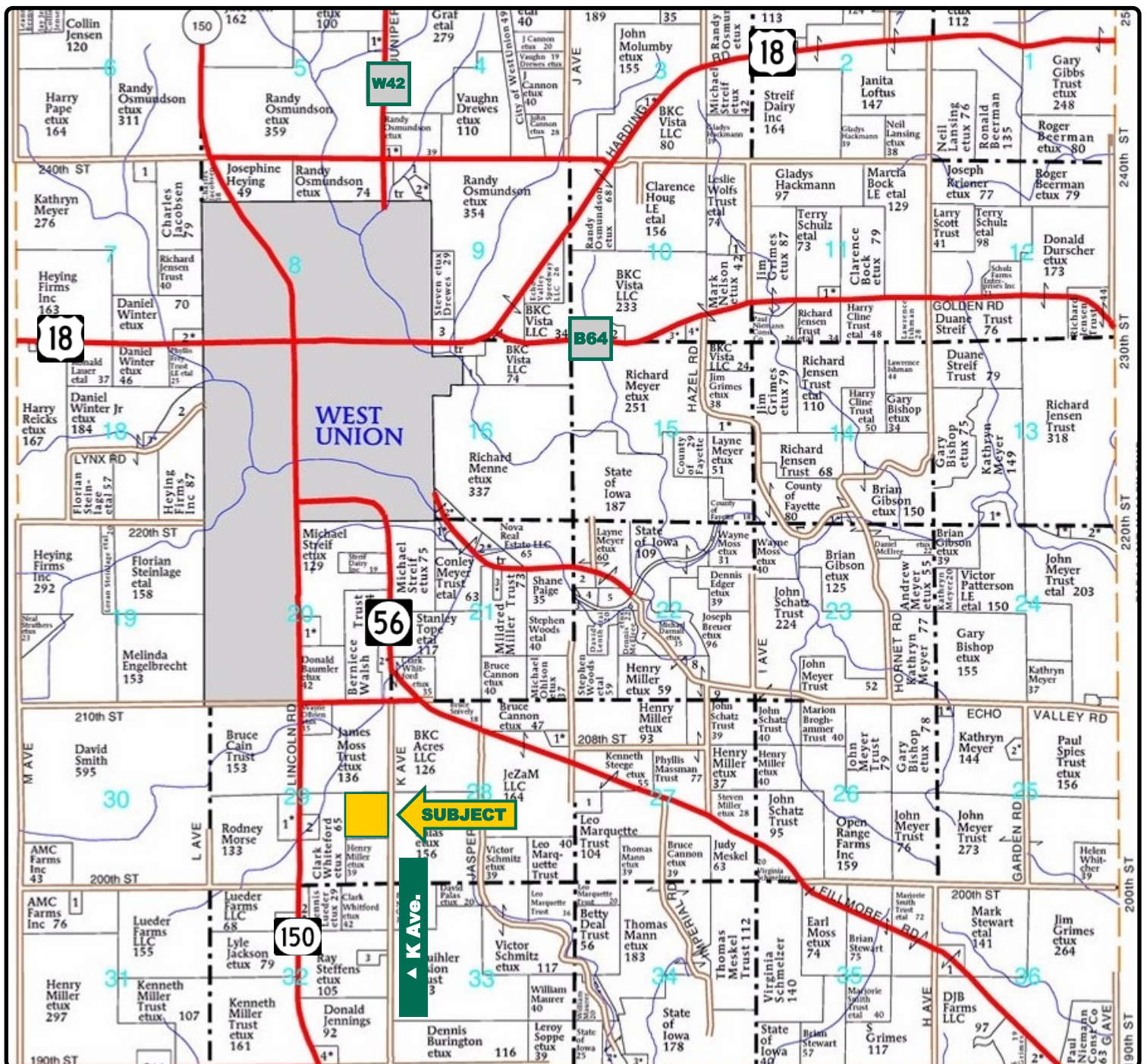


## Property Key Features

- Long-term tenant utilized field for manure application
- Open lease for 2018
- 1 1/2 miles south of West Union

**Cal E. Wilson**  
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<b>Total Taxable Acres:</b>	<b>39.00</b>
<b>Crop Acres:</b>	<b>39.46</b>
<b>Corn Base Acres:</b>	<b>29.62</b>
<b>Bean Base Acres:</b>	<b>1.25</b>
<b>Soil Productivity:</b>	<b>87.2 CSR2</b>

## Property Information

### 40 Acres, m/l

#### Location

Approximately 1 1/2 miles south of West Union on K Ave. just east of Highway 150.

#### Legal Description

NE 1/4 SE 1/4 Section 29, Township 94 North, Range 8 West of the 5th P.M., Fayette County, IA. Union Township.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$1,236  
Net Taxable Acres: 39  
Tax per Net Taxable Acre: \$31.69

#### FSA Data

Farm Number 5581, Tract 8138  
Crop Acres: 39.46  
Corn Base Acres: 29.62  
Corn PLC Yield: 136 Bu.  
Bean Base Acres: 1.25  
Bean PLC Yield: 43 Bu.

#### CRP Contracts

None

#### Soil Types/Productivity

Primary soil is Kenyon loam. See soil map for detail.

- **CSR2:** 87.24 per 2017 Hertz GIS, based on FSA crop acres.

#### Buildings/Improvements

None

#### Drainage

None known.

#### Water & Well Information

None

#### Comments

This is a quality farm with a long-term tenant that is a dairyman. Tenant used this farm for manure application. The lease has been terminated; therefore, this cropland is available to farm for the 2018 crop year.

*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.*

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	32.14	80.34	2	90	
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	4.24	10.61	3	74	
83C	Kenyon loam, 5 to 9 percent slopes	1.90	4.75	3	85	
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	1.72	4.30	3	69	

Measured Tillable Acres: 40.00

Average CSR2: 87.16

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	31.77	80.51	2	90	
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes	4.10	10.40	3	74	
83C	Kenyon loam, 5 to 9 percent slopes	1.90	4.82	3	85	
409C	Dickinson fine sandy loam, till substratum, 5 to 9 percent slopes	1.69	4.28	3	69	

Measured Tillable Acres: 39.46

Average CSR2: 87.20

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Date: **Thurs., Feb. 22, 2018**

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

Site: **West Union Community  
Library  
201 North Vine St.  
West Union, IA 52175**

#### **Seller**

Berniece E. Walsh Trust

#### **Agency**

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

#### **Auctioneer**

Spencer A. Smith

#### **Attorney**

Steven Hunter  
Stanley, Lande and Hunter  
Bettendorf, IA

#### **Method of Sale**

- Parcel will be offered as a single parcel 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 March 29, 2018 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 March 29, 2018.

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