



162 Acres m/l, Scott County, IA

Stede Well Farms, Inc.

“The Robert H. Lage Farm”

78.8 CSR2 - Located on the East Side of Eldridge, Iowa; Just Outside City Limits

Date: Friday, Dec. 16, 2016

Time: 10:00 a.m.

Auction Site:

Scott County Farm Bureau

Address:

1721 East LeClaire Road
Eldridge, IA 52748

Property Information

Location

From Eldridge: Take Exit 225 off of Highway 61 and 1 ½ miles east on Blackhawk Trail Rd. (County Rd. F51)

Address

22209 180th Ave.
Davenport, IA 52807

Legal Description

The SW ¼ of Section 19, Township 79 North, Range 4 East of the 5th P.M., Scott County, Iowa, except the house and 4 acres.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,988.00
Net Taxable Acres: 158.10
Tax per Net Taxable Acre: \$25.22

FSA Data

Farm #1076, Tract #1312

Crop Acres: 145.1*

Corn Base: 118.3

Corn PLC Yield: 173 Bu.

Bean Base: 22.8

Bean PLC Yield: 52 Bu.

**There are 4 acres cropland currently being certified as grass waterways.*

Soil Types/Productivity

Primary soils are Tama, Killduff and Dockery. See soil map for detail.

- **CSR2:** 78.8 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 77.7 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 80.91 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

Improvements include a 40' x 60' open-front pole barn, a 33' x 40' corn crib and a 17' x 22' steel grain bin. Tenant reserves the use of grain bin until April 1, 2017.

Water & Well Information

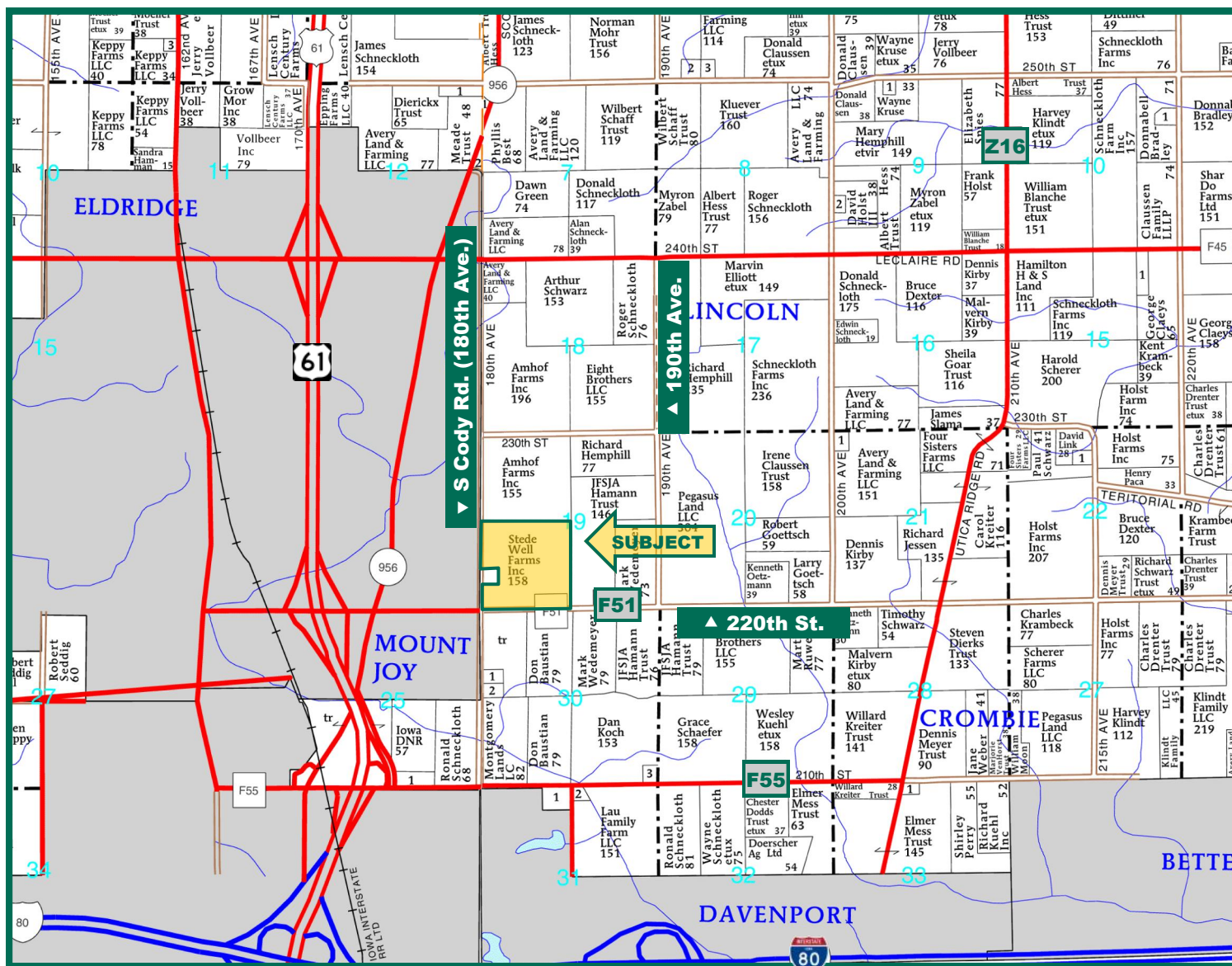
There is a well located south of the main driveway.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

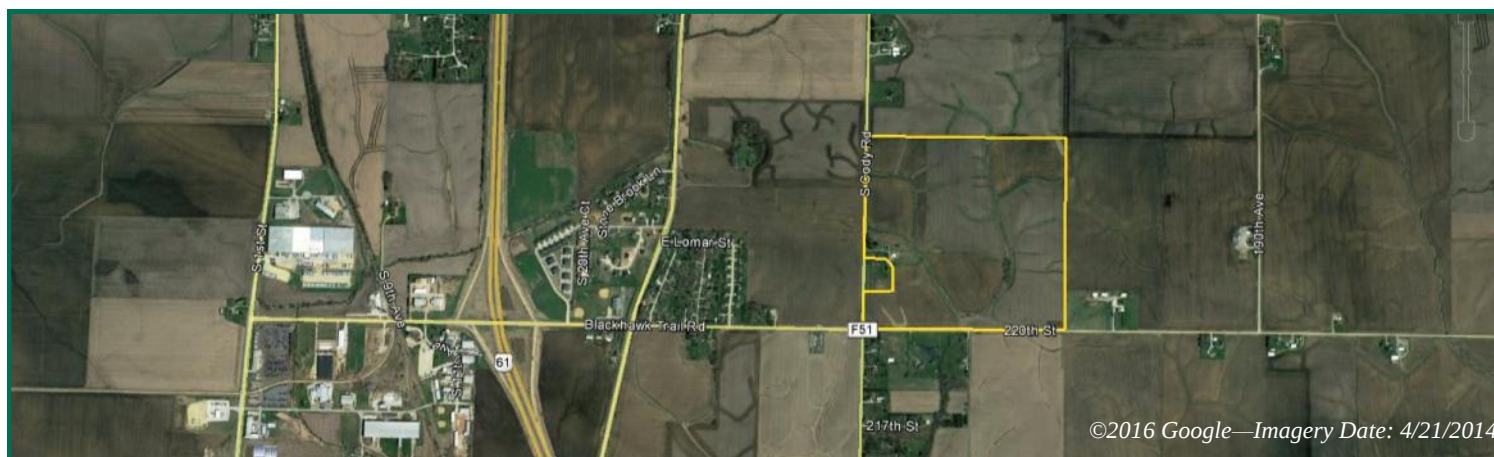
319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Aerial Photo



Septic Easement

The owner of the adjacent house has a sand septic system on their property. A portion of their drain field extends easterly onto the Stede Well farm. There is an easement recorded providing them rights to do so.

Power Line

Power line to the bin and buildings currently crosses overhead through the adjacent house acreage. The Buyer of this farm may be required to provide a new power line to the bin and shed.

Easements/Right of Refusal

Buyer takes property subject to all easements of record and a Right of First Refusal on the old homestead property located immediately north of 22185 - 180th Avenue, Davenport, Iowa 52807, which is recorded as document 31083-99 and extended by an Extension of Right of First Refusal recorded as document 2005-00015028 both in the office of the Scott County Recorder's Office. Copies of the Right of First Refusal and the Extension are available upon request.

Comments

This is a good quality Scott County farm located in a strong area!

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Sellers

Stede Well Farms, Inc.

Agency

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

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 at closing. The closing date is flexible and tentatively set for January 25, 2017, or after any objections to title have been cleared, but closing must occur no later than February 28, 2017. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. Taxes will be prorated to date of closing.

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.

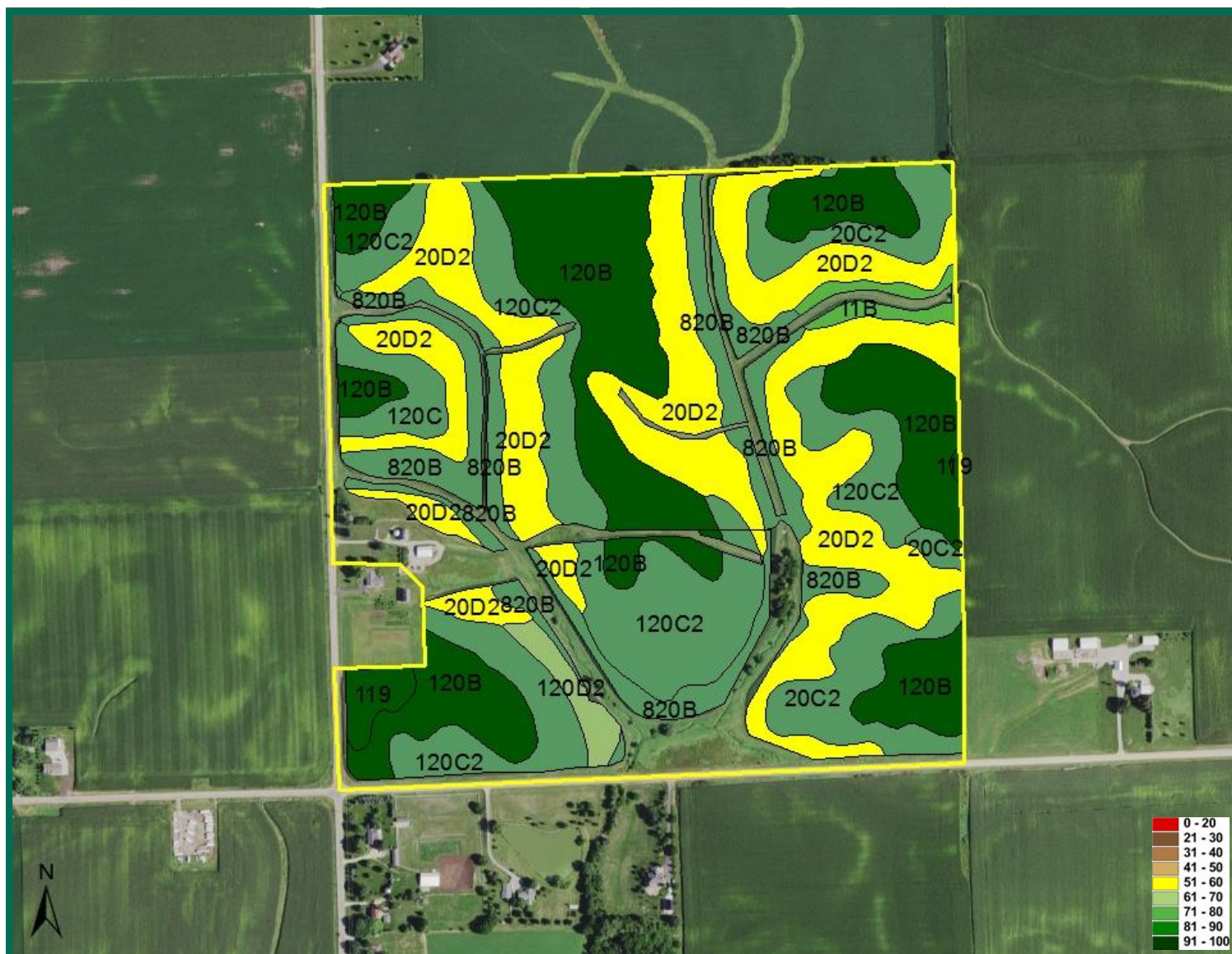
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Soil Map



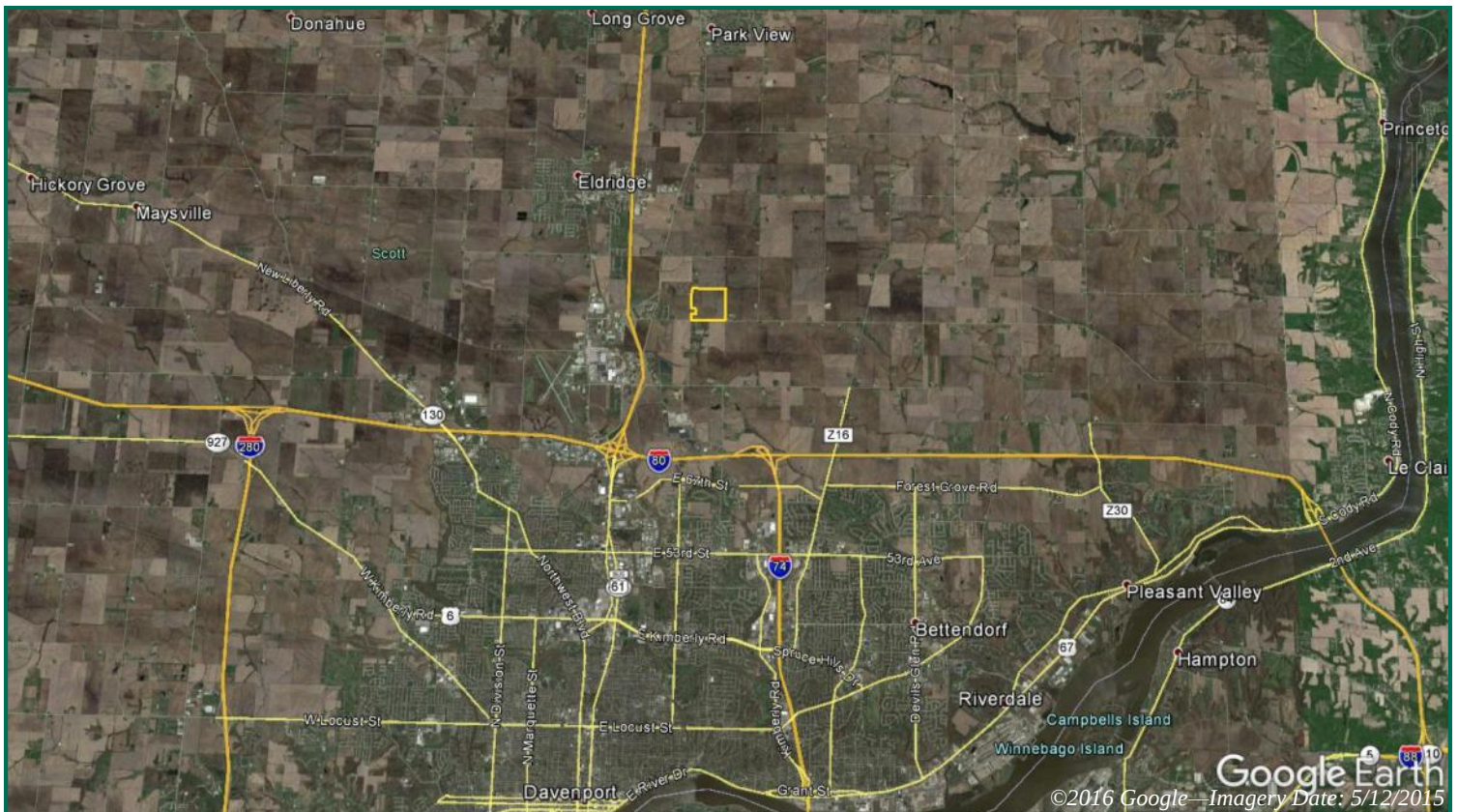
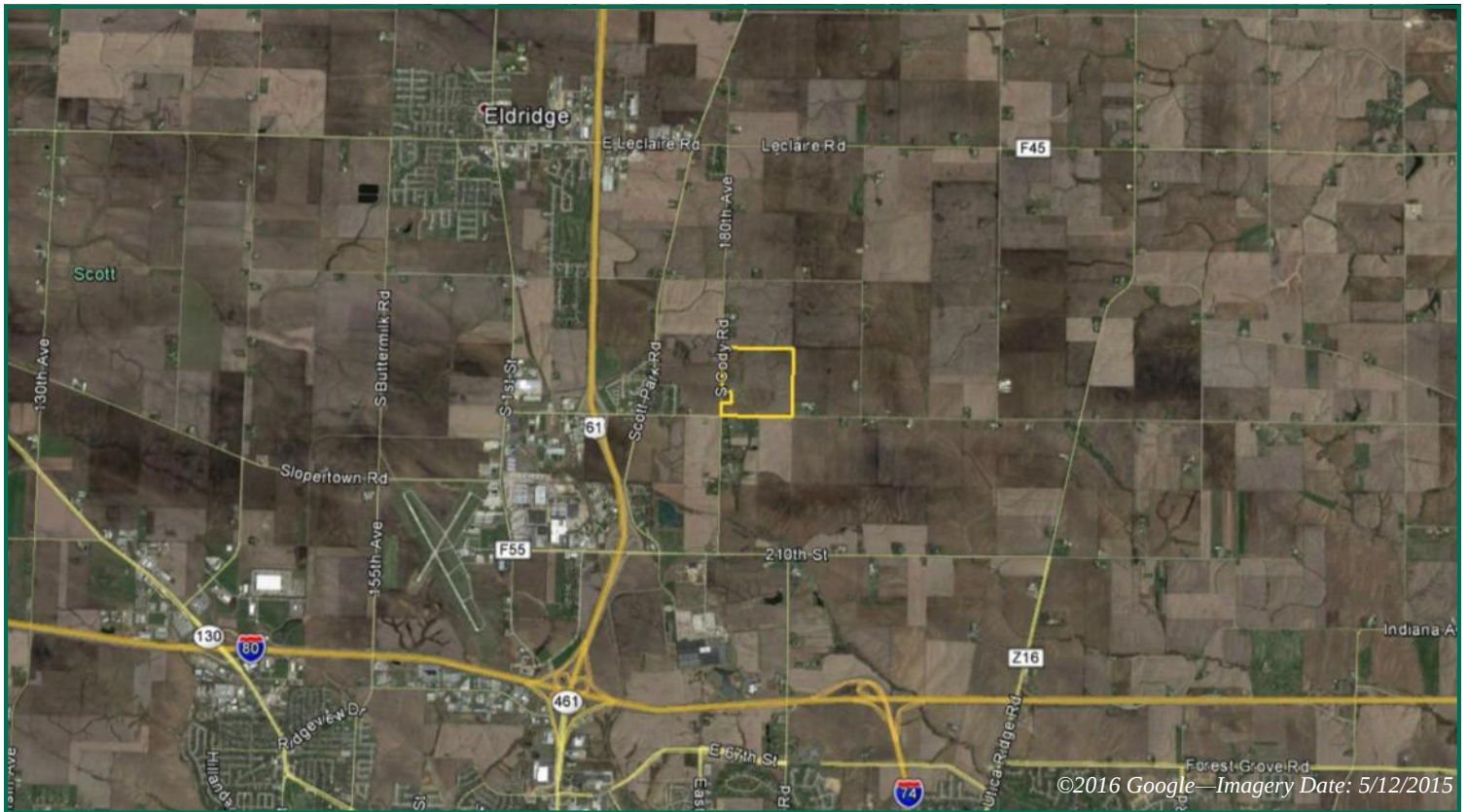
Measured Tillable Acres		141.1	Avg. CSR		77.7	Avg. CSR2		78.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	100	1.2%	Iw	1.75		
11B	Colo-Ely complex, 0 to 5 percent	68	79	1.3%	IIw	1.82		
120B	Tama silty clay loam, 2 to 5 percent	95	95	27.4%	Ile	38.59		
120C	Tama silty clay loam, 5 to 9 percent	80	90	2.0%	IIle	2.88		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	18.8%	IIle	26.41		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	1.4%	IIle	1.90		
20C2	Killduff silty clay loam, 5 to 9 percent	73	81	7.3%	IIle	10.33		
20D2	Killduff silty clay loam, 9 to 14	63	55	28.9%	IIle	40.7		
820B	Dockery silt loam, 2 to 5 percent	75	83	11.6%	IIw	16.4		

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Google Earth Photos

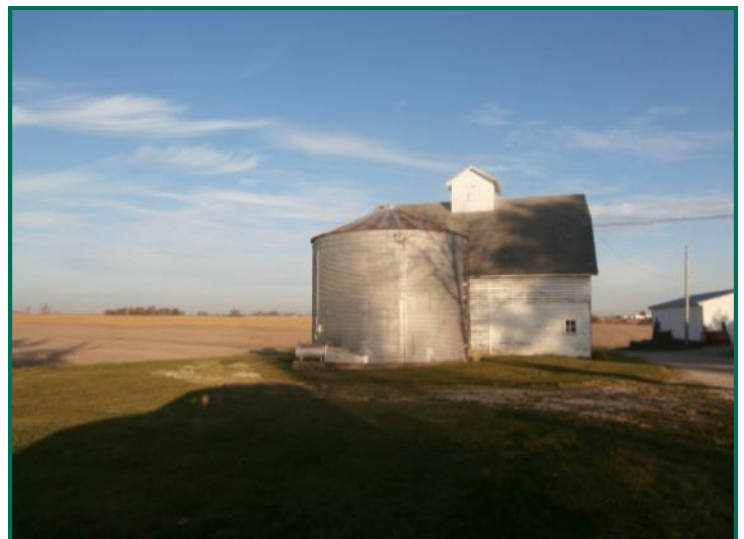


Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Photos: 162 Acres m/l, Scott County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag