

116 Acres, m/l, Buchanan County, IA

Parcel 1 - 73 Acres m/l

Parcel 2 - 43 Acres m/l

Joel Biggs Estate Farms

These Properties are Located 4 Miles Southeast of Winthrop, Iowa

Date: Friday, Sept. 29, 2017

Time: 10:00 a.m.

Auction Site:

Monti Community Center

Address:

2854 Washington Avenue

Coggon, IA 52218

(Located in Monti, IA)

Auction Information

Method of Sale

- Land will be offered by the **Choice and Privilege Method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase

the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Joel Biggs Estate

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 on or before November 17, 2017 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 expires March 1, 2018. Taxes will be prorated to date of closing.

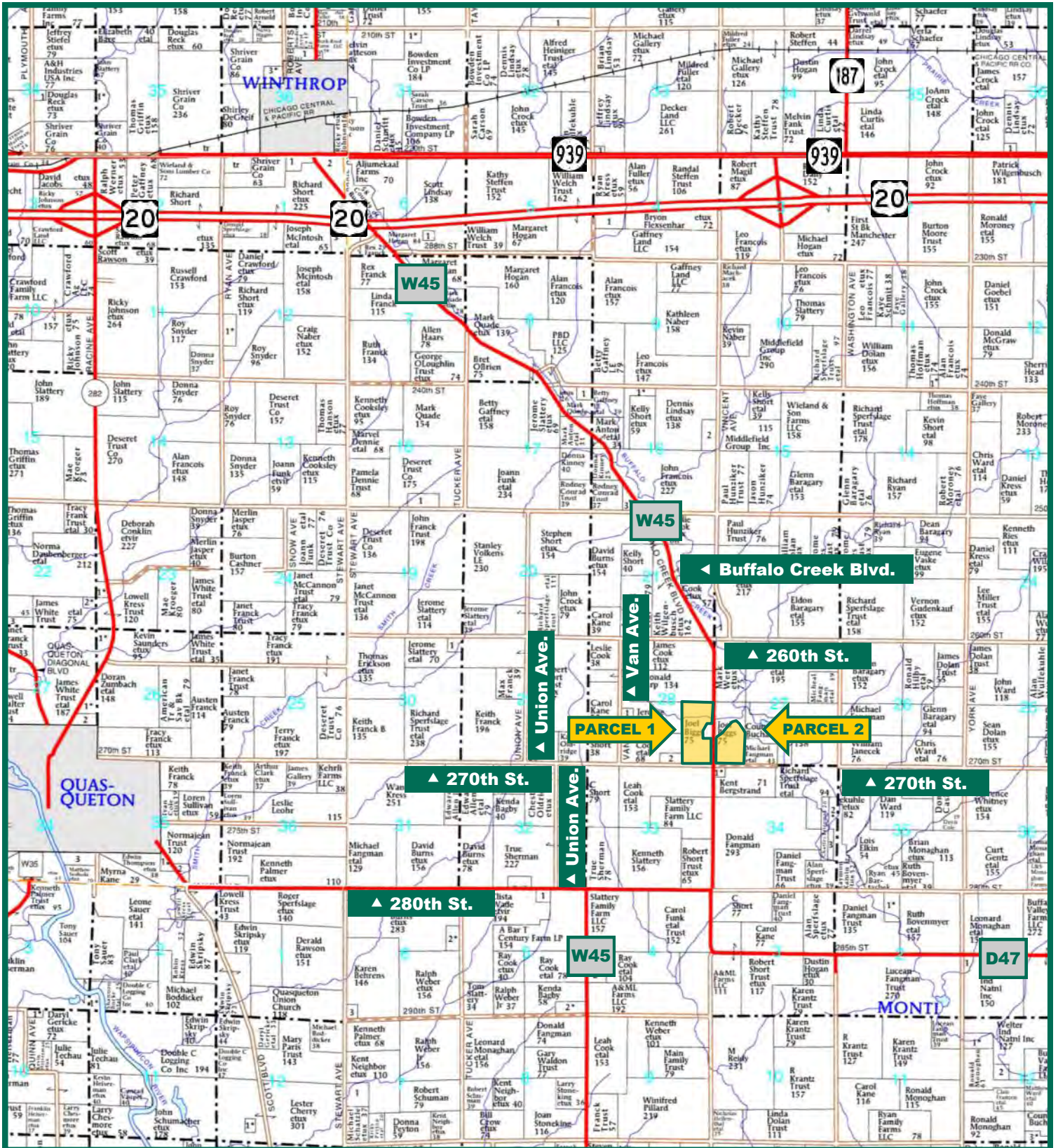
Announcements

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.

Troy R. Louwagie, ALC
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Plat Map: Buchanan County



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Aerial Photos: Parcels 1 & 2



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 73 Acres, m/l

Location

From Winthrop: Four miles southeast on Buffalo Creek Blvd. (W45).

Address

2677 Vincent Avenue
Masonville, IA 50654

Legal Description

The E½ of the SE¼ of Section 28,
Township 88 North, Range 7, West of the
5th P.M., Buchanan County, Iowa, except
the house, buildings and two acres.

Land Description

Level to gently rolling.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$1,888.00
Net Taxable Acres: 72.6
Tax per Net Taxable Acre: \$26.00

*Real Estate Taxes are estimated pending
survey of the farms. County Assessor/
Treasurer control final determination of
taxes.*

FSA Data

Farm Number 920, Tract 926
Crop Acres: 68.2
Corn Base: 38.0
Corn PLC Yield: 123 Bu.
Bean Base: 16.0
Bean PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon
and Saude. See soil map for detail.

- **CSR2:** 84.8 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 76.9 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 78.3 per County Assessor, based
on net taxable acres.

Comments

This is a nice Buchanan County farm
located along a hard surface road!

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Soil Map: Parcel 1



Measured Tillable Acres		68.2	Avg. CSR		76.9	Avg. CSR2		84.8
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
391B	Clyde-Floyd complex, 1 to 4 percent		76	87	50.1%	IIw	34.14	
83B	Kenyon loam, 2 to 5 percent slopes		86	90	33.3%	Ile	22.72	
83C2	Kenyon loam, 5 to 9 percent slopes,		69	84	5.7%	IIle	3.91	
177	Saude loam, 0 to 2 percent slopes		63	60	4.2%	IIs	2.87	
41	Sparta loamy fine sand, 0 to 2		45	44	3.1%	IVs	2.08	
408B	Olin fine sandy loam, 2 to 5 percent		67	74	2.0%	Ile	1.35	

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Aerial Photo: Parcel 2



© NAIP/Iowa Imagery: 2015

Property Information Parcel 2 –43 Acres, m/l

Location

From Winthrop: Four miles southeast on Buffalo Creek Blvd. (W45).

Address

2677 Vincent Avenue
Masonville, IA 50654

Legal Description

The south 43 acres of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27, Township 88 North, Range 7, West of the 5th P.M., Buchanan County, Iowa

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$1,102.00

Net Taxable Acres: 42.4

Tax per Net Taxable Acre: \$26.00

Real Estate Taxes are estimated pending survey of the farms. County Assessor/Treasurer control final determination of taxes.

FSA Data

Farm Number 920, Tract 926

Crop Acres: 42.0

Corn Base: 23.0

Corn PLC Yield: 123 Bu.

Bean Base: 10.0

Bean PLC Yield: 39 Bu.

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Bassett and Kenyon. See soil map for detail.

- **CSR2:** 83.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.3 per County Assessor, based on net taxable acres.

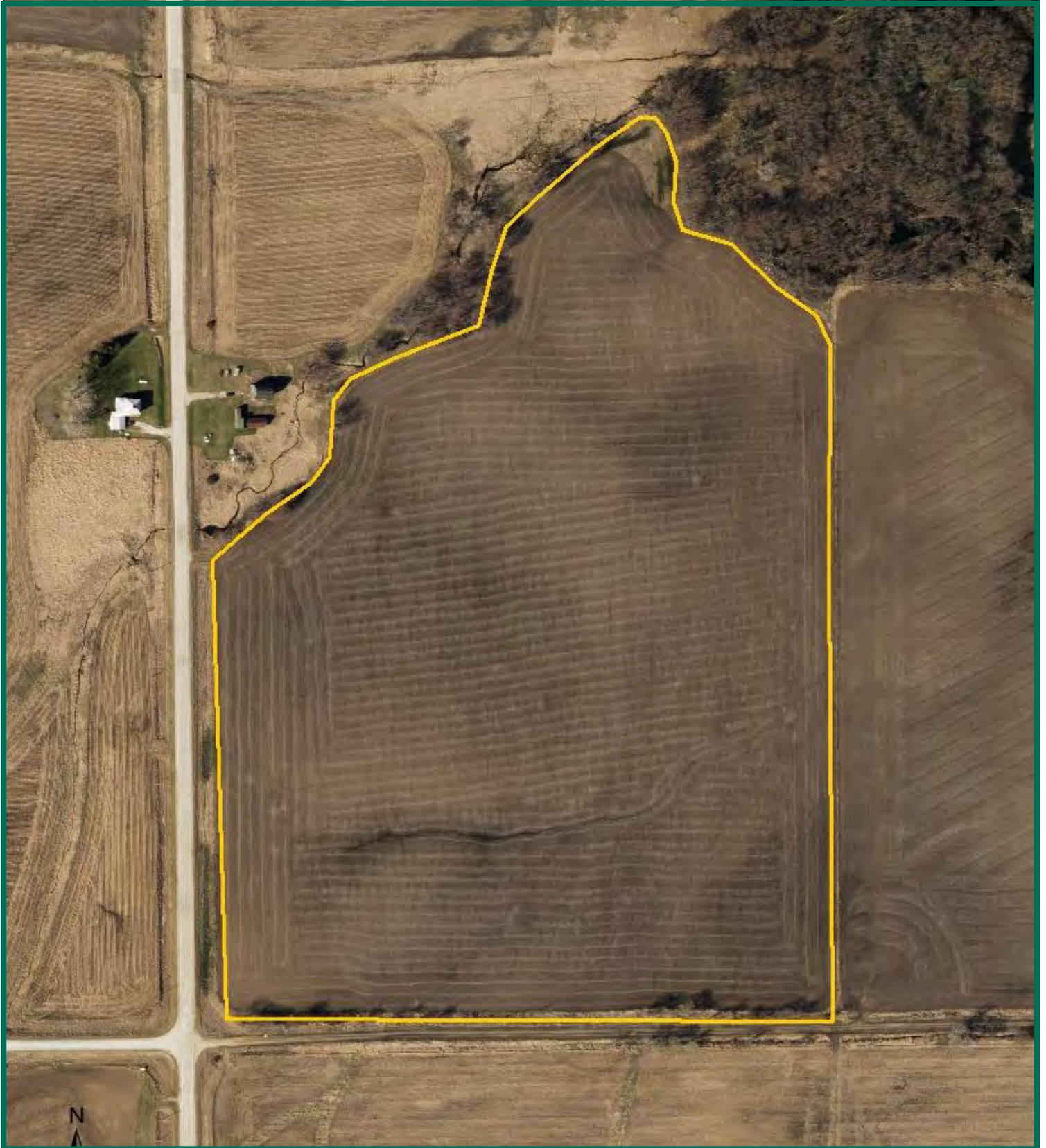
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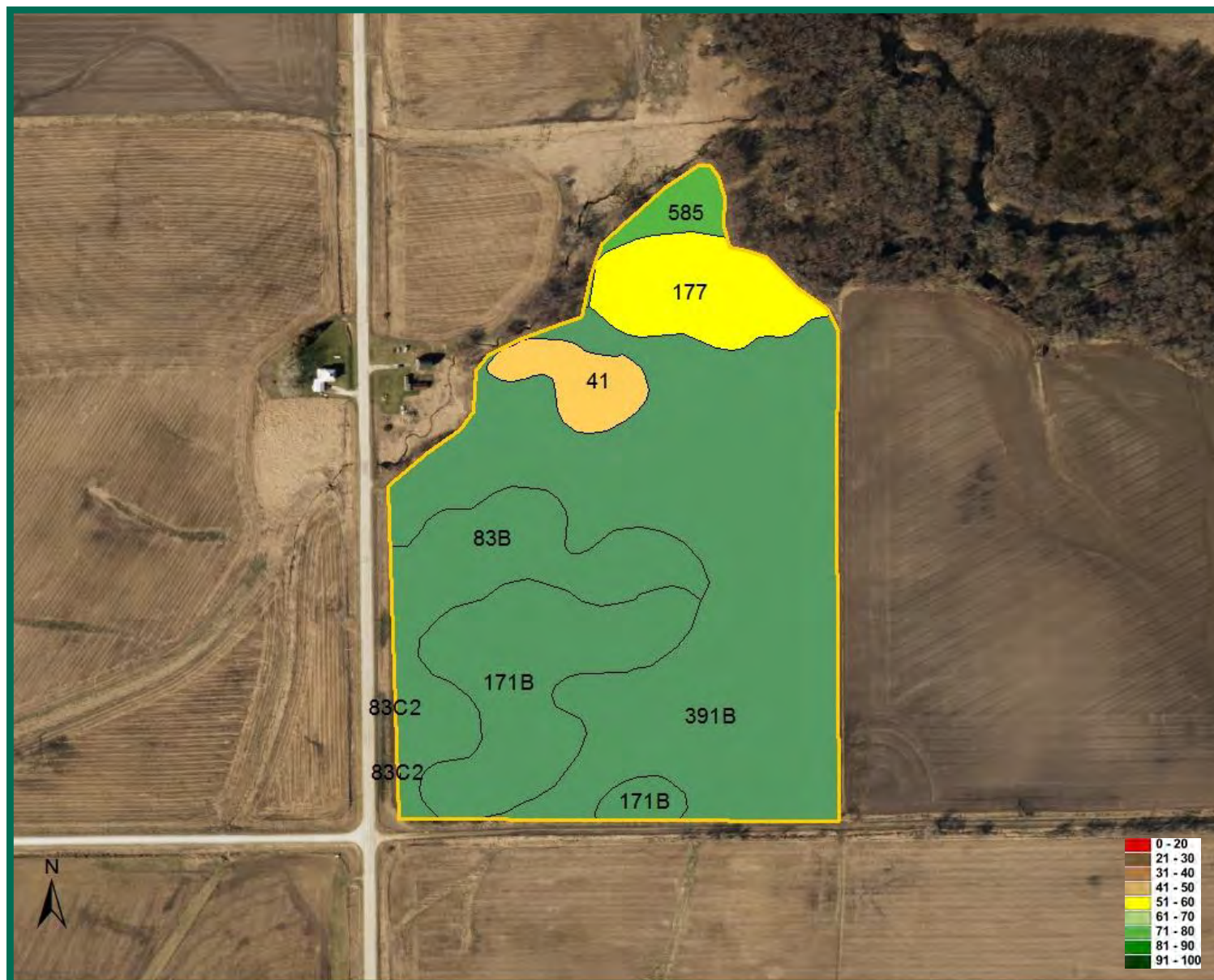
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Soil Map: Parcel 2



Measured Tillable Acres		42.0	Avg. CSR		76.1	Avg. CSR2		83.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	54.2%	llw	22.78		
171B	Bassett loam, 2 to 5 percent slopes	81	85	16.6%	lle	6.99		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	14.7%	lle	6.18		
177	Saude loam, 0 to 2 percent slopes	63	60	8.3%	lls	3.48		
41	Sparta loamy fine sand, 0 to 2	45	44	3.8%	IVs	1.60		
585	Spillville-Coland complex, 0 to 2	80	76	2.3%	llw	0.98		

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Aerial Photo: Combined Parcels



Property Information Combined Parcels

116 Acres, m/l

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5th P.M., Buchanan County, Iowa, except
the house, buildings and two acres.

And

The south 43 acres of the W½ of the SW¼
of Section 27, Township 88 North, Range
7, West of the 5th P.M., Buchanan
County, Iowa

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$2,990.00

Net Taxable Acres: 115.0

Tax per Net Taxable Acre: \$26.00

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survey of the farms. County Assessor/
Treasurer control final determination of
taxes.*

FSA Data

Farm Number 920, Tract 926

Crop Acres: 110.2

Corn Base: 61.0

Corn PLC Yield: 123 Bu.

Bean Base: 26.0

Bean PLC Yield: 39 Bu.

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Bassett and
Kenyon. See soil map for detail.

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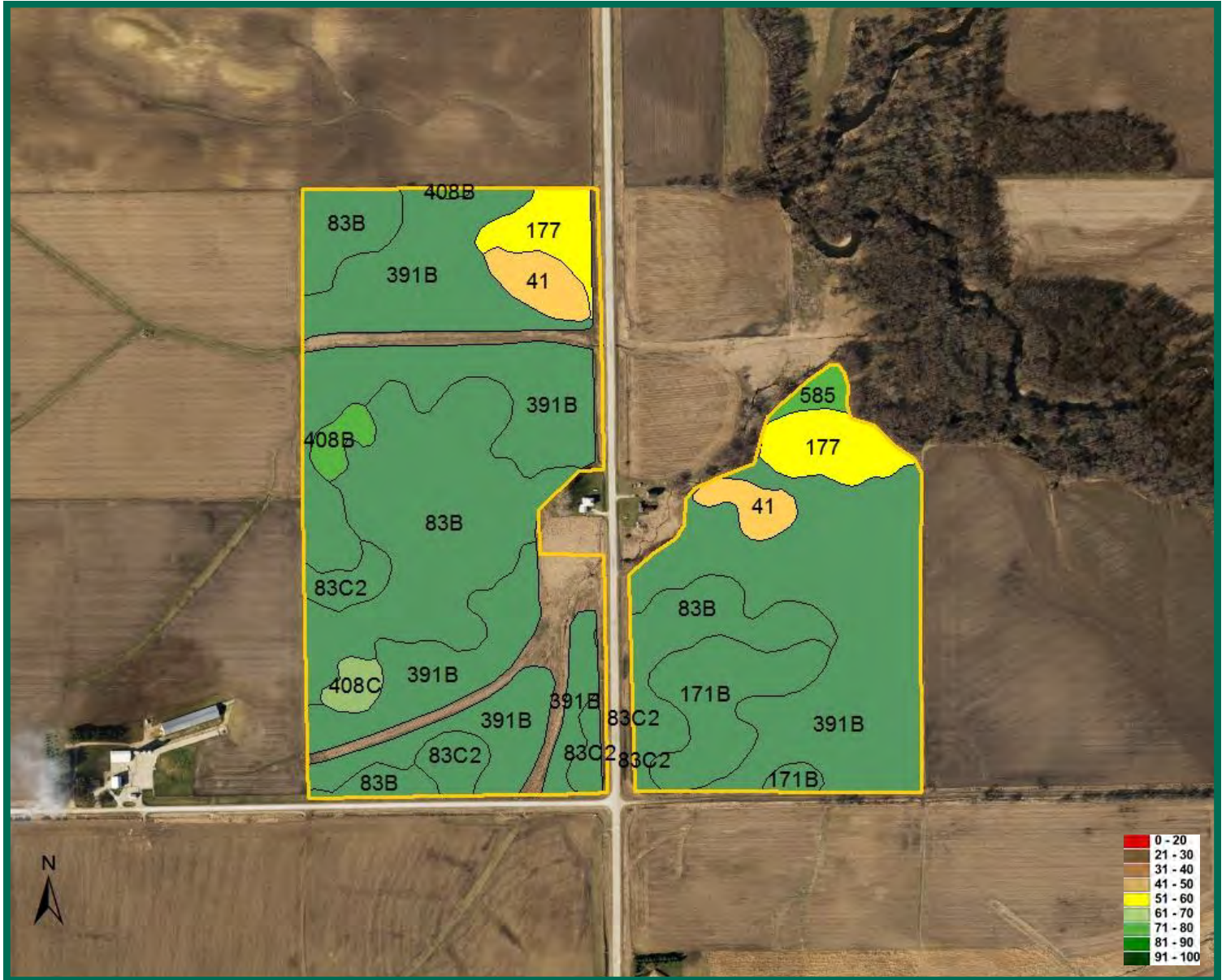
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41	Sparta loamy fine sand, 0 to 2	45	44	3.3%	IVs			
408B	Olin fine sandy loam, 2 to 5 percent	67	74	1.2%	Ile			

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