

Land Auction

ACREAGE:**225 Acres, m/l**

In 2 parcels

Cedar County, IA

DATE:

Thursday

November 30, 2017**10:00 a.m.****LOCATION:****West Liberty****Community Center**

West Liberty, IA



Property Key Features

- Nichols-Youngberg Farms, Inc.
- Parcel 1 - 218 Acres, 200.3 Cropland Acres with an 80.5 CSR2
- Parcel 2 - 7 Acres, House and Buildings

Michael C. Downey, AFM, ALC

Licensed in IA & IL

MikeD@Hertz.ag**319-895-8858**

102 Palisades Road & Hwy. 1

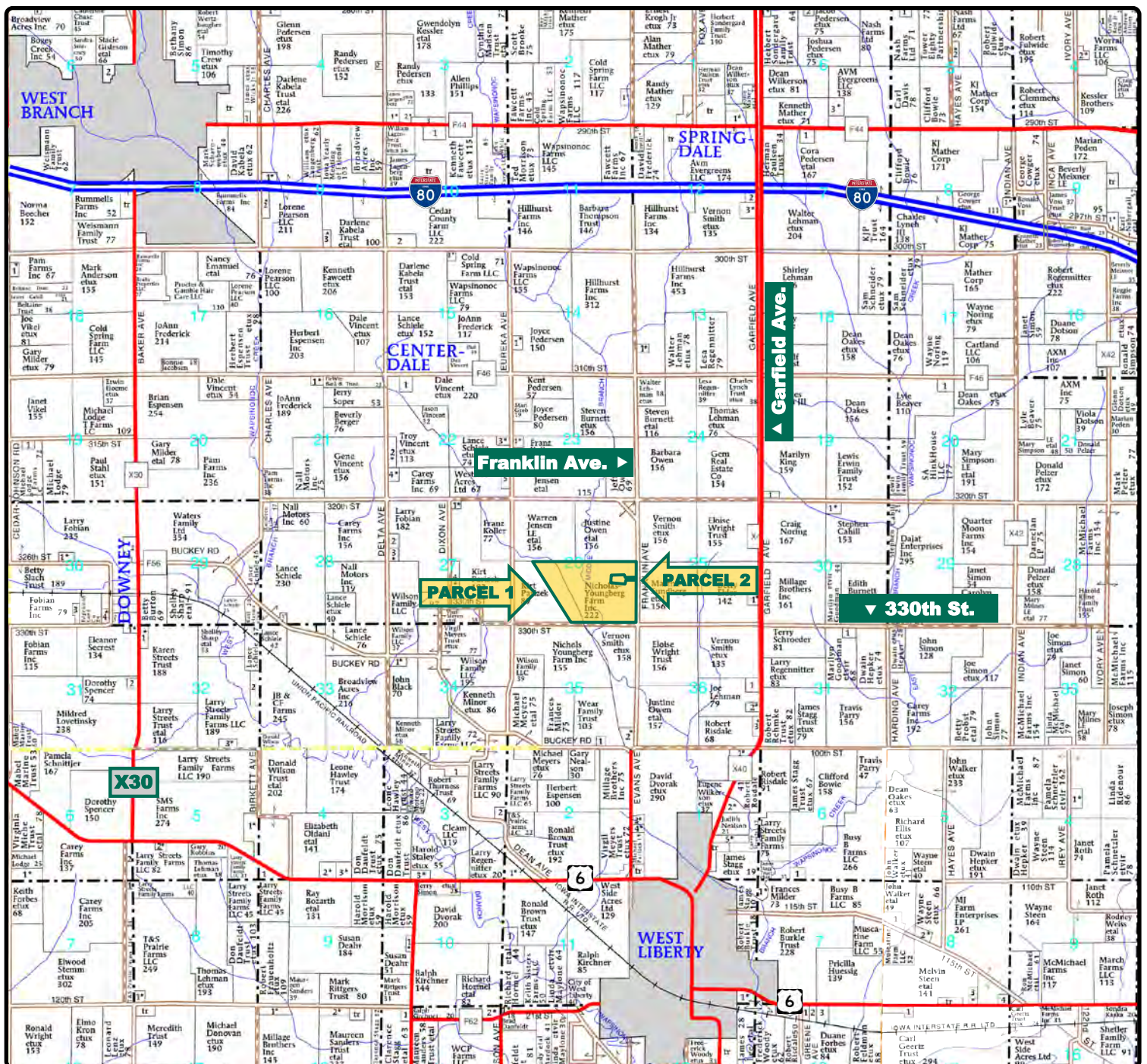
Mount Vernon, IA 52314

www.Hertz.ag**Troy R. Louwagie, ALC**

Licensed in IA & IL

TroyL@Hertz.ag

225 Acres, m/l, in 2 parcels, Cedar County, IA

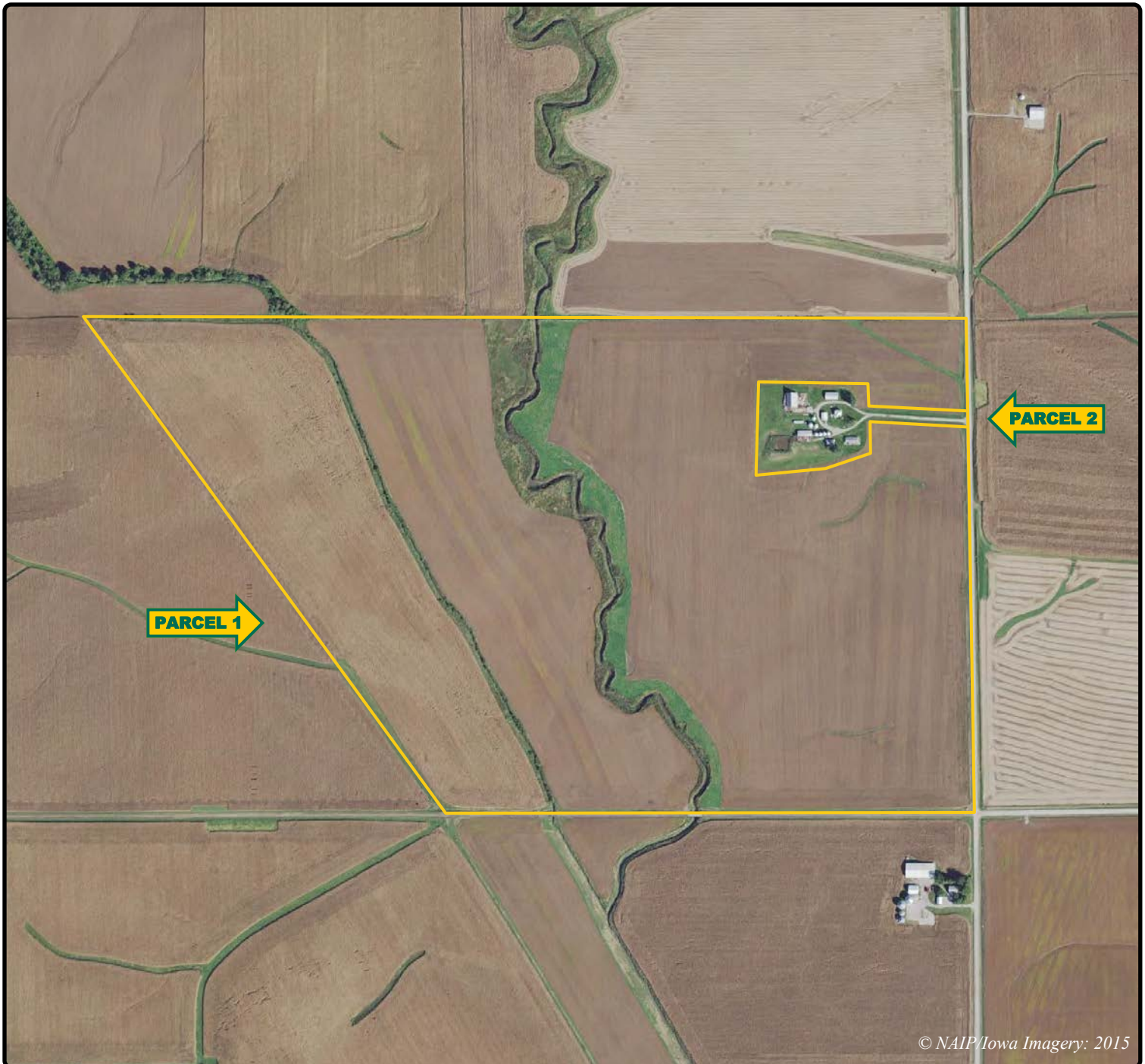


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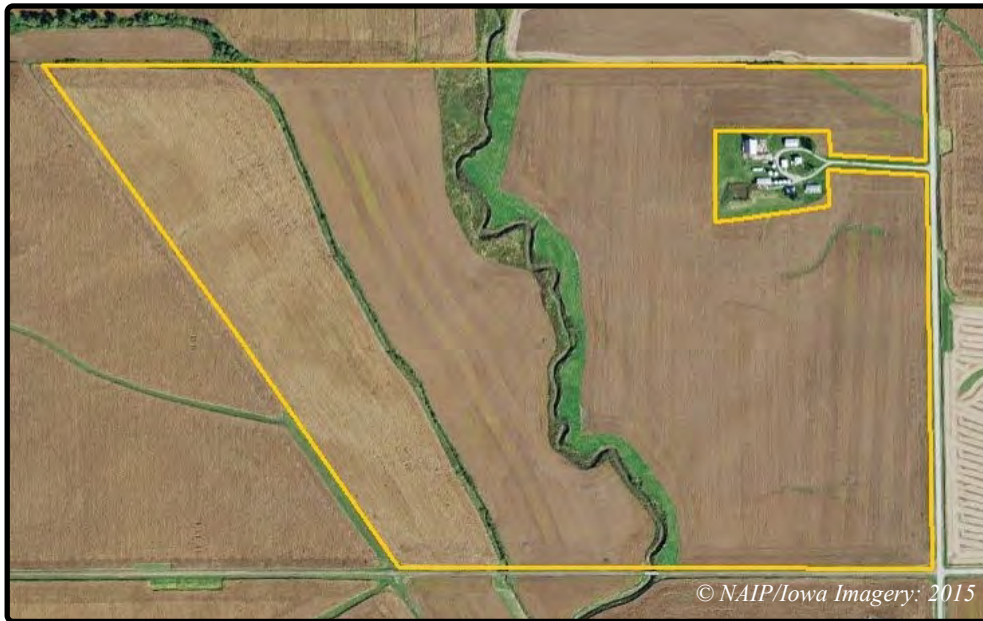
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© NAIP/Iowa Imagery: 2015

Parcel 1 Property Information 218 Acres, m/l

Location

From West Branch: 4½ miles east on Interstate 80, take Exit 259 towards West Liberty, 3½ miles south on Garfield Ave., and 1 mile west on 330th St. Turn north onto Franklin Ave. Farm is located immediately west of road.

From West Liberty: 2 miles north on Garfield Ave. and 1 mile west on 330th St. Turn north onto Franklin Ave. Farm is located immediately west of road.

Legal Description

That part of the SE¼ and part of the E½ of the SW¼; all in Section 26 of Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, except the house, buildings and approximately 7 acres.

Real Estate Tax—Estimated

Taxes Payable 2017 - 2018: \$7,264.00

Net Taxable Acres: 214.5

Tax per Net Taxable Acre: \$33.86

Taxes estimated due to potential survey of property if this parcel sells separately from Parcel 2.

FSA Data - Estimated

Part of Farm Number 1640, Tract 814

Crop Acres: 200.3*

Corn Base: 119.0**

Corn PLC Yield: 189 Bu.

Bean Base: 67.0**

Bean PLC Yield: 54 Bu.

**This includes 8.2 acres of CRP.*

***The FSA Bases are estimated as this parcel is part of a larger farm. Cedar County FSA will determine final Bases.*

CRP Contracts

There are 8.2 acres enrolled in the Conservation Reserve Program (CRP) at \$250.66 per acre for a total annual payment of \$2,055. This contract expires September 30, 2019.

Parcel 1

Total Acres:.	218.00
Crop Acres*:	200.30
Corn Base*:	119.00
Bean Base*:	67.00
Soil Productivity:	80.5 CSR2

Soil Types/Productivity

Primary soils are Colo, Ely and Downs. See soil map for detail.

• **CSR2:** 80.5 per 2017 AgriData, Inc., based on non-CRP cropland acres.

Yield History

The 5 year average yields are as follows:

Corn: 220.3 Bu./Ac.

Beans: 57.9 Bu./Ac.

Yield information is reported by Farm Manager.

Land Description

Level to gently rolling.

Drainage

Good natural drainage. There have been drainage tile improvements made, as well.

Buildings/Improvements

None.

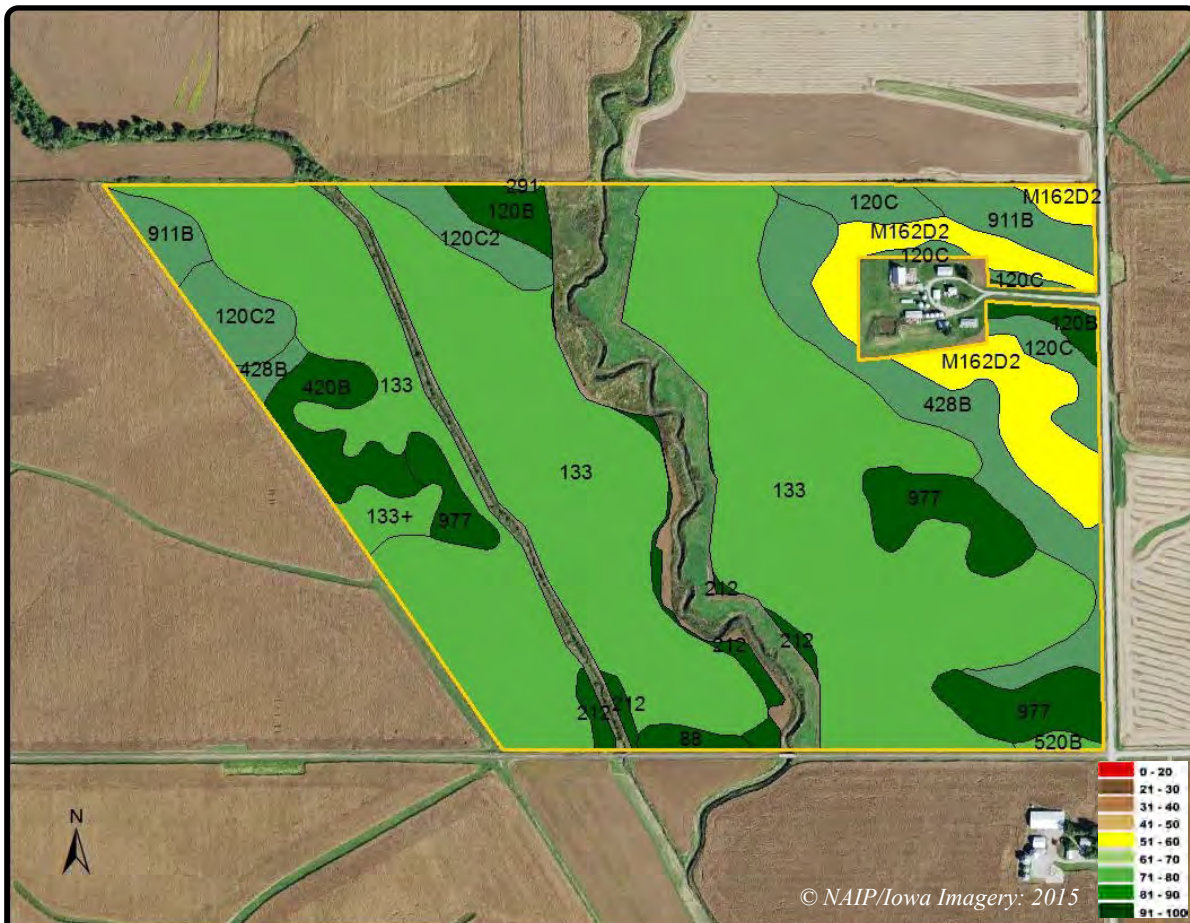
Comments

This is a high-quality Cedar County farm located in a strong area with good soils.

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Measured Tillable Acres		192.1	Avg. CSR: 81.8		Avg. CSR2: 80.5	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	95	2.0%	Ile	3.77
120C	Tama silty clay loam, 5 to 9 percent	80	90	3.2%	Ile	6.16
120C2	Tama silty clay loam, 5 to 9 percent	78	87	3.5%	Ile	6.64
133	Colo silty clay loam, 0 to 2 percent	80	78	61.4%	Ilw	116.87
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	1.2%	Ilw	2.20
212	Kennebec silt loam, 0 to 2 percent	94	92	1.8%	Iw	3.50
291	Atterberry silt loam, 0 to 2 percent	90	90	0.1%	Iw	0.11
420B	Tama silty clay loam, terrace, 2 to 5	94	95	2.7%	Ile	5.1
428B	Ely silty clay loam, 2 to 5 percent slopes	93	88	7.2%	Ile	13.7
520B	Coppock silt loam, 2 to 5 percent slopes	60	80	0.3%	Ilw	0.6
88	Nevin silty clay loam, 0 to 2 percent	92	94	0.6%	Iw	1.1
911B	Colo-Ely complex, 0 to 5 percent slopes	85	83	3.0%	Ilw	5.7
977	Richwood silt loam, 0 to 2 percent	95	99	6.2%	I	11.7
M162D2	Dow ns silt loam, till plain, 9 to 14 percent	0	57	6.9%	Ive	13.2

Parcel 1 - 218 Acres



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Parcel 2

Total Acres:	7.00
Finished Sq. Ft.:	1,736
Bedrooms:	3
Bathrooms:	1³/₄
Outbuildings:	4
Grain Bins:	7

Parcel 2 Property Information 7 Acres, m/l

Location

From West Branch: 4½ miles east on Interstate 80, take Exit 259 towards West Liberty, 3½ miles south on Garfield Ave., 1 mile west on 330th St. and ½ mile north on Franklin Ave. House is located on the west side of the road.

From West Liberty: 2 miles north on Garfield Ave. 1 mile west on 330th St. and ½ mile north on Franklin Ave. House is located on the west side of the road.

Address

2259 Franklin Avenue
West Liberty, Iowa 52776

Legal Description

The house, buildings and approximately 7 acres located in the NE¼ of the SE¼ of Section 26, Township 79 North, Range 4 West of the 5th p.m., Cedar County, Iowa. If this parcel sells separately, the exact legal description and boundary will be determined by a survey.

Real Estate Tax—Estimated

Taxes Payable 2017 - 2018: \$1,800.00

Net Taxable Acres: 7

Taxes estimated due to potential survey of property if this parcel sells separately from Parcel 1.

House

This is a nice three-bedroom farmhouse that was built around 1900, consisting of 1,736 finished square feet. The main level includes a kitchen, ¾ bath, living room and dining room. There are three bedrooms and a full bath on the second level. The home includes some newer windows and a metal roof. The basement is a block foundation.

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Parcel 2 - 7 Acres



Outbuildings

Shop/Garage: 27' x 40', concrete floor with overhead door and an electric opener.

North Machine Shed: 36' x 60', dirt floor.

Grain Bins: 7 grain bins with a total capacity of 28,000 bushels.

Other: There are 3 other outbuildings that would work well for storage or livestock.

Reserved Items

Tenants reserve all personal property. Seller reserves the use of the grain bins until July 1, 2018.

Water & Well Information

The drilled well is located east of the house. There is an older hand well east of the barn.

Septic System

The septic system is located north of the house. The septic system currently does not meet county code. At closing, the Buyer will sign a binding agreement with the County to install a new septic system. The Seller will credit the Buyer \$6,000 towards a new septic system, at closing.

Showings

Showings are by appointment only. Please contact one of the listing agents for a private tour.

Comments

This is an excellent quality Cedar County property located in a strong area! There is a strong demand for rural residential sites and this is located in a central location to Iowa City, Muscatine and the Quad Cities.

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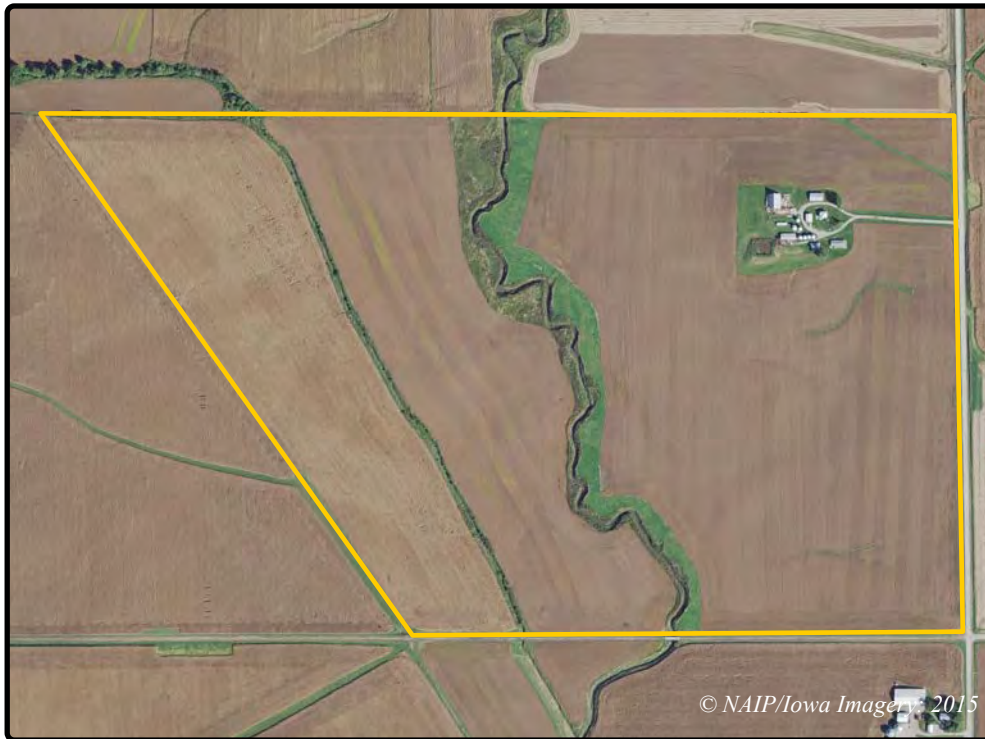
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Combined Parcels

Total Acres:	225.00
Crop Acres*:	200.30
Corn Base*:	119.00
Bean Base*:	67.00
Soil Productivity:	80.5 CSR2
Finished Sq. Ft.:	1,736
Bedrooms:	3
Bathrooms:	1³/₄
Outbuildings:	4
Grain Bins:	7

Combined Parcels Property Information 225 Acres, m/l

Location

From West Branch: 4¹/₂ miles east on Interstate 80, take Exit 259 towards West Liberty, 3¹/₂ miles south on Garfield Ave., and 1 mile west on 330th St. Turn north onto Franklin Ave. Farm is located immediately west of road.

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Address

2259 Franklin Avenue
West Liberty, Iowa 52776

Legal Description

That part of the SE¹/₄ and part of the E¹/₂ of the SW¹/₄; all in Section 26 of Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$8,268.00
Net Taxable Acres: 221.51

FSA Data - Estimated

Part of Farm Number 1640, Tract 814
Crop Acres: 200.3*
Corn Base: 119.0**
Corn PLC Yield: 189 Bu.
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The 5 year average yields are as follows:
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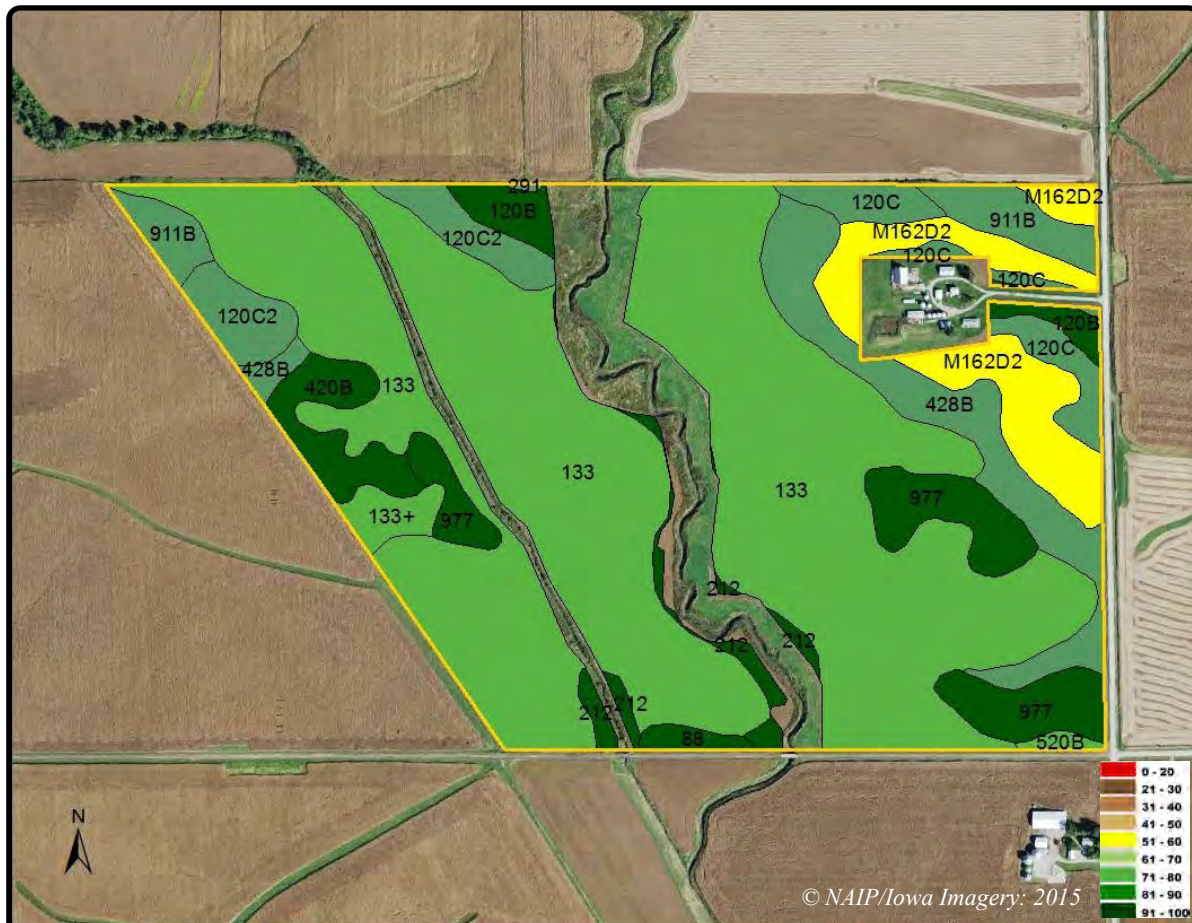
This farm has a proven record of strong yields and income. Please contact the farm manager for any records for this well managed Cedar County farm.

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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Date: **Thurs., Nov. 30, 2017**

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

Site: **West Liberty
Community Center
1204 N. Calhoun Street
West Liberty, Iowa**

Seller

Nichols-Youngberg Farms, Inc.

Agency

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

Auctioneer

Troy R. Louwagie

Method of Sale

- Parcels 1 and 2 will be offered individually and then combined. The farm will sell in the manner resulting in the highest price.
- Bids will be \$/acre x 218 acres on Parcel 1; Total dollars on Parcel 2; and \$/acre x 225 acres on Combined Parcels.
- Seller reserves the right to repeat the above process multiple times, if needed.
- 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 1, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland will be December 1, 2017. Possession of the house, building and 7 acres will be March 1, 2018. Possession of grain bins will be July 1, 2018. Taxes will be prorated to closing.

Make the Most of Your Farmland Investment

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