

Land Auction

ACREAGE:**160 Acres, m/l**

In 2 parcels

Linn County, IA

DATE:

Friday

June 22, 2018**10:00 a.m.****LOCATION:****Springville****American Legion**

Springville, IA

Parcel

1.....
155 Ac.

Parcel

2.....
5 Ac.**Property Key Features**

- High Quality Linn County Farm
- Well-Cared For House and Outbuildings
- Located East of Springville, Iowa

Troy R. Louwagie, ALC

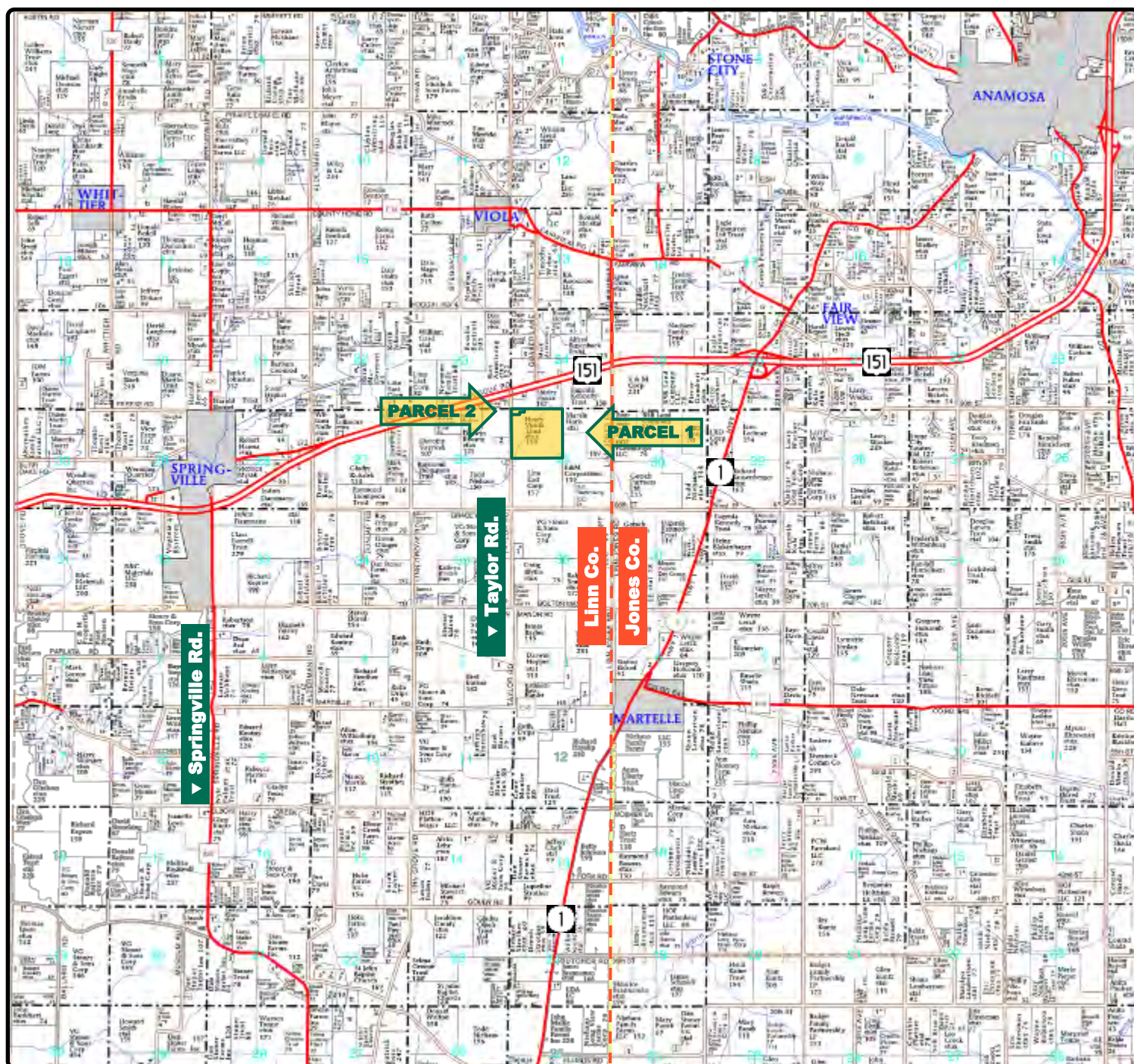
Licensed in IA & IL

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

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

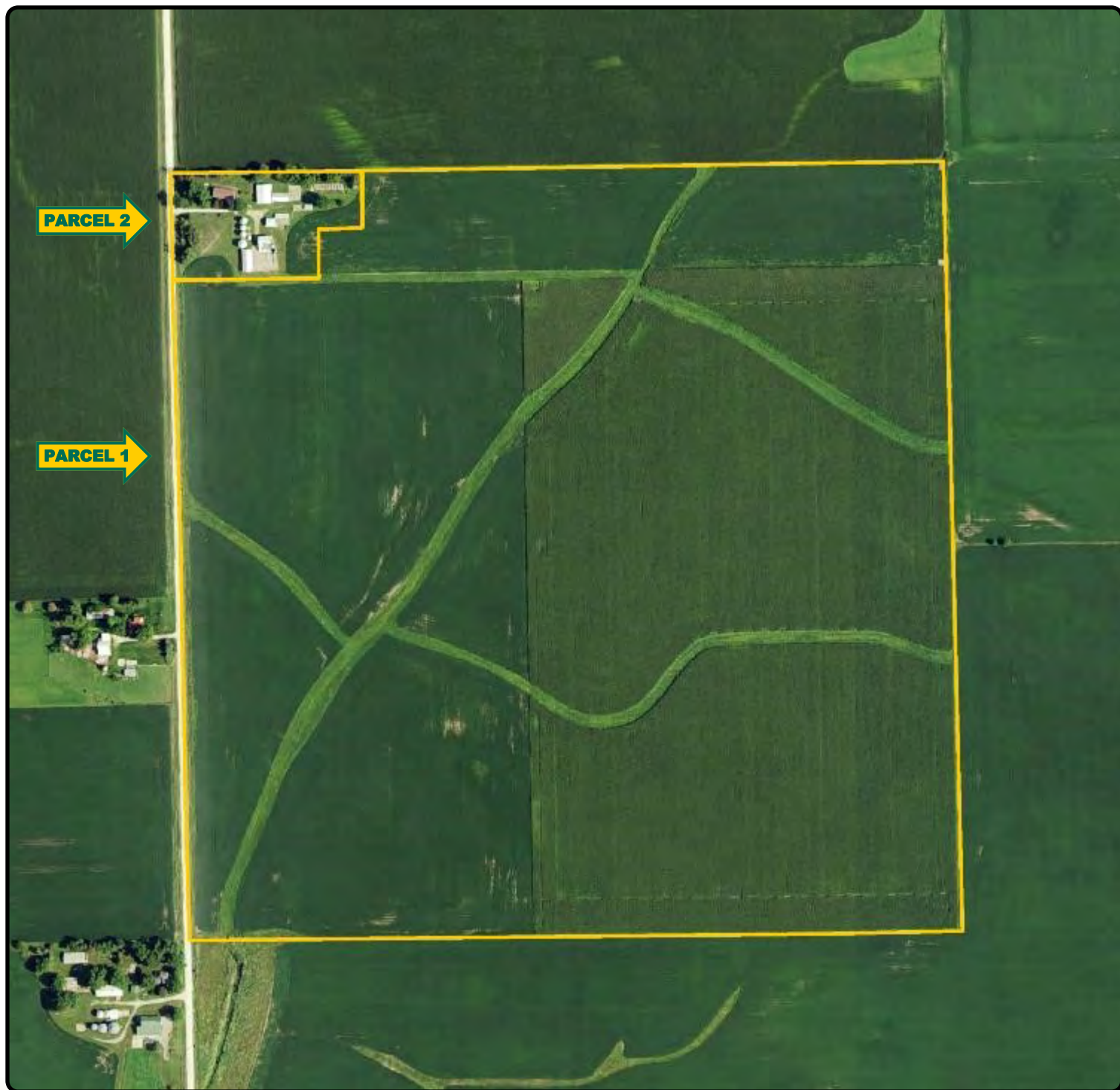
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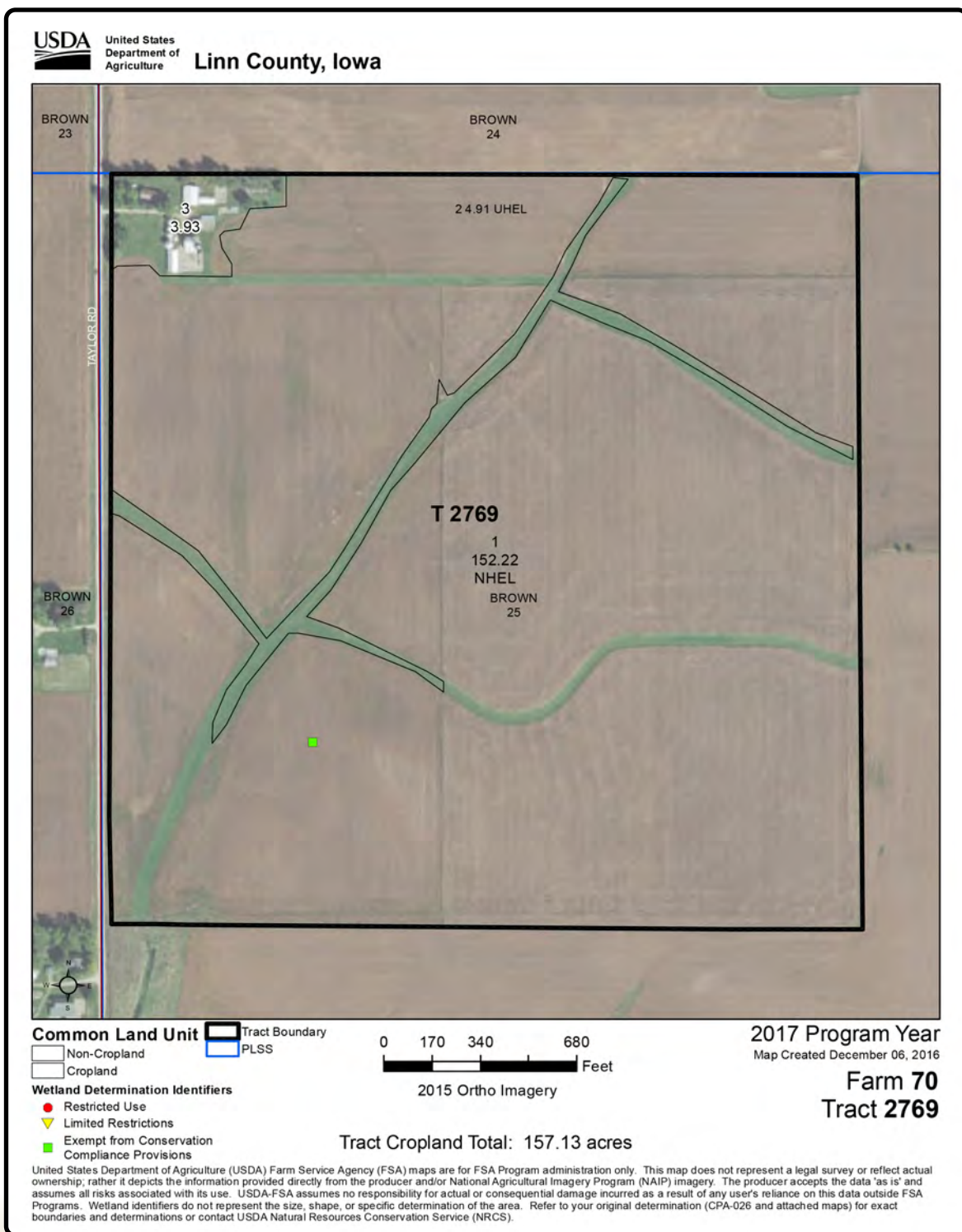


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Parcel 1

Total Acres:	155.00
Crop Acres:	155.00*
Corn Base Acres:	85.30*
Bean Base Acres:	68.70*
Soil Productivity:	79.9 CSR2

Parcel 1 Property Information 155 Acres, m/l

Location

From Springville - Intersection of Springville Rd. and Highway 151: 3½ miles east on Highway 151 N and ¼ mile south on Taylor Road. Farm is located on the east side of the road.

From Anamosa: 6 miles southwest on Highway 151 N and ¼ mile south on Taylor Road. Farm is located on the east side of the road.

Legal Description

The NW ¼ of Section 25, Township 84 North, Range 5 West of the 5th P.M., Linn County, Iowa. Except the 5 acres in the northwest corner.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$4,922.00
Net Taxable Acres: 153.8
Tax per Net Taxable Acre: \$32.00
Taxes estimated as they are currently combined with Parcel 2. A new assessment will be made once a new buyer obtains ownership.

FSA Data

Farm Number 70, Tract 2769
Crop Acres: 155* with 5.5 acres of cropland currently being certified as grass.
Corn Base Acres: 85.3*
Corn PLC Yield: 170 Bu.
Bean Base Acres: 68.7*
Bean PLC Yield: 49 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Bolan, Dinsdale and Maxfield. CSR2 on the currently cropped acres is 79.9 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Farm includes areas of patterned tile. Aerial maps provided show these areas of tile along with some tile maps.

Comments

This is a well-cared for Linn County farm with good soils. Located east of Springville, just off Highway 151.

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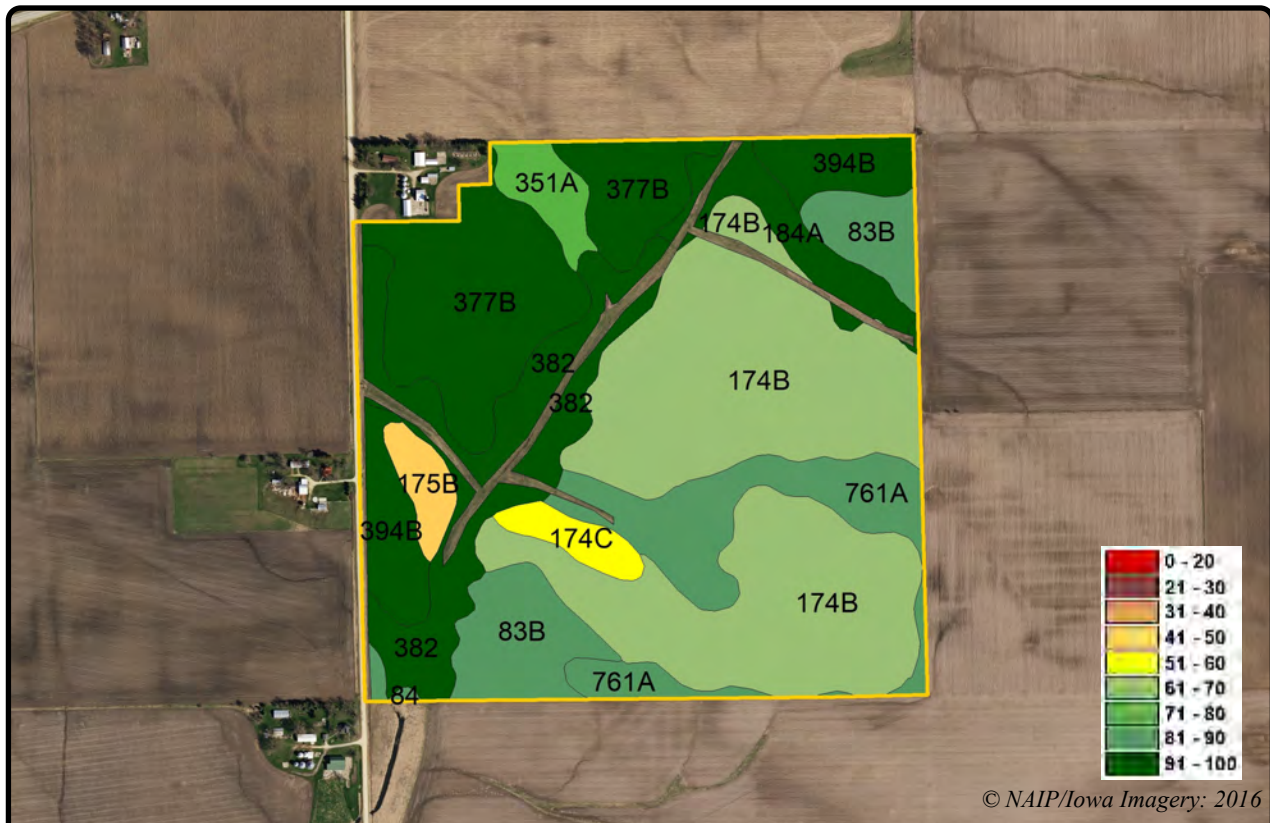
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Measured Tillable Acres		149.5	Avg. CSR		81.9	Avg. CSR2		79.9
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
174B	Bolan loam, 2 to 5 percent slopes		0	64	38.2%	Ils	57.92	
377B	Dinsdale silty clay loam, 2 to 5		90	94	16.0%	Ile	24.17	
382	Maxfield silty clay loam, 0 to 2		90	94	11.2%	Ilw	16.99	
761A	Franklin silt loam, 0 to 2 percent		90	90	10.5%	Iw	15.87	
83B	Kenyon loam, 2 to 5 percent slopes		87	90	8.0%	Ile	12.19	
394B	Ostrander loam, 2 to 5 percent		0	91	6.1%	Ile	9.22	
184A	Klinger silty clay loam, 1 to 4 percent		95	95	4.0%	Iw	6.06	
351A	Atterberry silt loam, sandy		73	80	2.3%	Iw	3.5	
174C	Bolan loam, 5 to 9 percent slopes		0	59	1.8%	Ille	2.7	
175B	Dickinson fine sandy loam, 2 to 5		55	50	1.8%	Ille	2.7	
84	Clyde silty clay loam, 0 to 3 percent		77	88	0.1%	Ilw	0.2	

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Parcel 2

Total Acres:	5.00
Total Finished SF:	1,460 Ft
Bedrooms:	3*
Bathrooms:	2
Outbuildings:	7
Grain Bins:	4

Open House

Wednesday, May 30, 4pm - 6pm
Tuesday, June 5, 4pm - 6pm

Parcel 2 Property Information House, Buildings, and 5 Acres, m/l

Location

From Springville - Intersection of Springville Rd. and Highway 151: 3½ miles east on Highway 151 N and ¼ mile south on Taylor Road. Property is located on the east side of the road.

From Anamosa: 6 miles southwest on Highway 151 N and ¼ mile south on Taylor Road. Property is located on the east side of the road.

Address

2797 Taylor Road
Springville, IA 52336

Legal Description

5 Acres more or less, located in the NW corner of the farm. The legal description was split off in 1979, so we are not required to complete the farmstead split process to split this from the larger farm.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$2,000.00

Net Taxable Acres: 4.7

Taxes estimated as they are currently combined with Parcel 1. A new assessment will be made once a new buyer obtains ownership.

House

This is a nice ranch home that was built in 1979 and consists of 1,460 finished square feet. There are two bedrooms on the main level and a non-conforming bedroom in

the lower level. There is a full bath on the main level and a ¾ bath in the lower level.

The open floor plan provides for a large living room, dining room and a nice kitchen with oak cabinets. The home includes a steel roof and Anderson windows throughout.

There are some very nice outbuildings that would work well for storage or livestock.

Main Level

Kitchen: 10' x 16' - oak cabinets, dishwasher, Whirlpool stove/oven, Kenmore refrigerator, vinyl floor.

Utility/Laundry Room: 7' x 7' 6" - cabinets, sink, vinyl floor.

Dining Room: 11' x 20' - coat closet, carpet floor.

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Living Room: 14' 6" x 23' - ceiling fan, carpet floor.
NW Bedroom: 12' x 14' - large closet, carpet floor.
NE Bedroom: 9' x 13' 6" - large closet, carpet floor.
Bathroom: 8' x 8' 6" - newer shower, stool, sink, utility, linen closet, vinyl floor.

Lower Level

Non-conforming Bedroom: 12' 9" x 15' - closet, concrete floor.
Bathroom: 8' x 9' - Shower, stool, sink.
Breaker Box - 200 amp.
Hot Water Heater - 50 gallon, electric. Installed July 2014.
Furnace/Central Air - Heil forced air furnace installed in May 2015.
Sump Pit - Includes pump with battery backup.

The basement has a poured foundation and includes a large unfinished rec room area. The basement has always been dry.

Utilities

The electric provider is Linn County REC and the telephone and internet is the Springville Telephone Co-op.

Garage

Two-stall garage with electric openers.

Septic System

Septic system located southwest of the house. Includes a 1,000 gallon concrete tank with a leach field. Septic system will be sold "As Is, Where Is."

Well

The drilled well is located east of the house. A new well pump was installed in 2015.

Outbuildings

Machine Shed: 48' x 64' -14' sidewalls, built in 1980, partial concrete.
Old Machine Shed: 24' x 50' - dirt floor.
Corn Crib: 24' x 30' - steel roof.
Livestock Barn: 36' x 48' - steel roof.
Cattle Shed: 28' x 75' - steel roof, partial concrete.
Livestock Shed: 12' x 42' - steel roof, concrete floor.
Livestock Shed: 12' x 24' - steel roof, concrete floor.

Grain Bins

There are four grain bins that total 21,000 bushels of storage.

Tenant reserves use of grain bins until June 1, 2019.

LP Tank

There is a 1,000 gallon LP tank by the house and a 1,000 gallon LP tank by the bins.

School District

Springville Community School

Comments

This is a very nice, well-maintained ranch home and outbuildings. Located east of Springville, just off of Highway 151. This would work well for anyone wanting to live in the country and use the outbuildings for storage or livestock.

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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Property Photos

Parcel 2 - House, Buildings, and 5 Acres



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Auction Information

Date: **Friday, June 22, 2018**

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

Site: **Springville
American Legion
252 Broadway Street
Springville, IA 52336**

Seller

Henry E. Vincik and Janet G. Vincik Trust

Agency

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

Auctioneer

Troy R. Louwagie, ALC

Attorney

William S. Hochstetler
Shuttleworth & Ingersoll, P.L.C.

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 July 27, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of cropland will be given at settlement subject to the existing lease which expires March 1, 2019. Possession of house and outbuildings will be at closing. Possession of the grain bins will be given on June 1, 2019. Taxes will be prorated to date of closing.

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