

Land Auction

ACREAGE:

81.48 Acres, m/l
Washington County, IA

DATE:

Wednesday
November 3, 2021
10:00 a.m.

LOCATION:

Washington County
Fairgrounds
Washington, IA



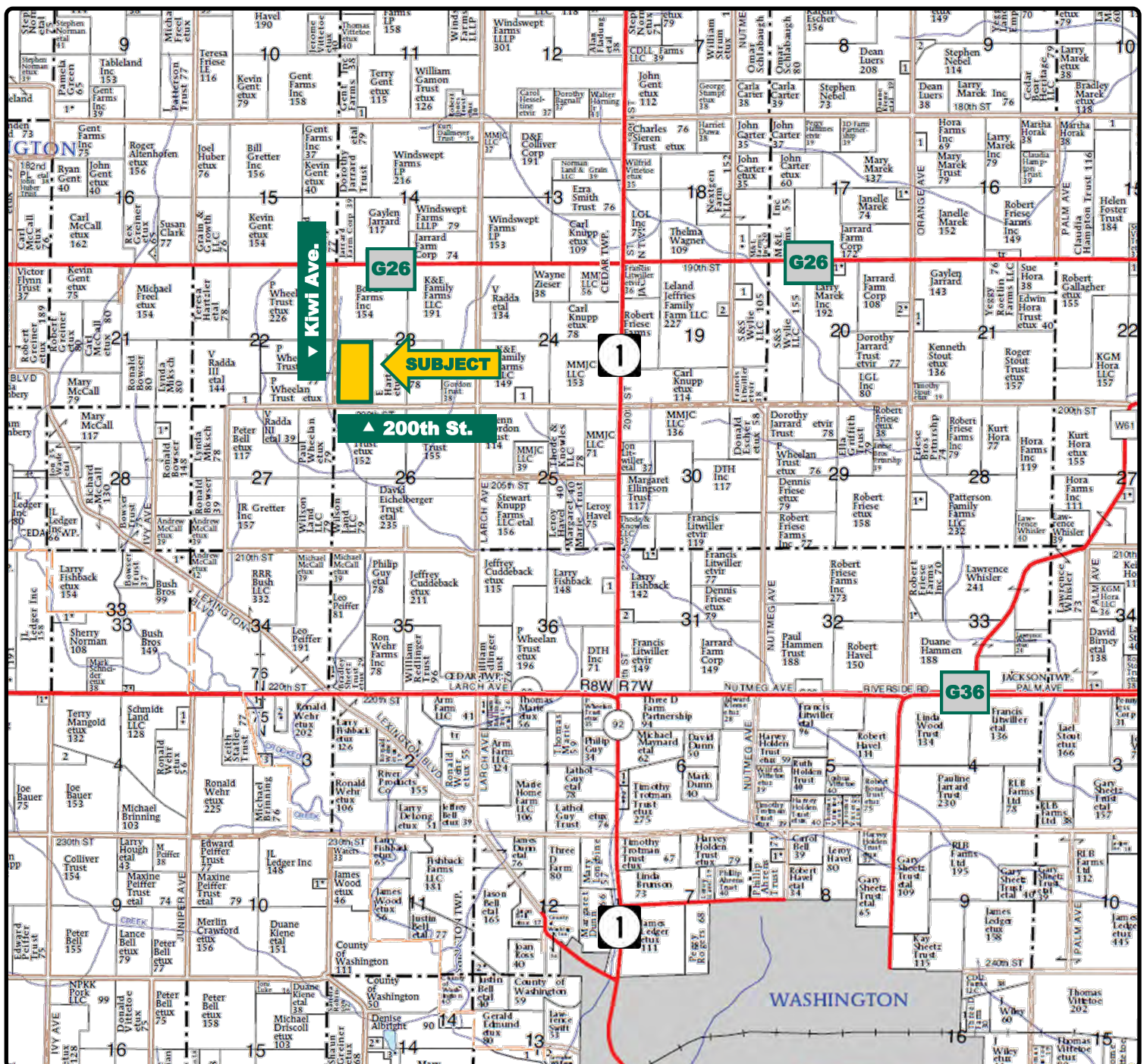
Property Key Features

- High-Quality Farm Located 1¾ Miles West of Highway 1
- 78.20 FSA/Eff. Crop Acres with a CSR2 of 91.80
- Open Lease for the 2022 Crop Year

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FSA/Eff. Crop Acres: 78.20
Corn Base Acres: 39.20
Bean Base Acres: 39.00
Soil Productivity: 91.80 CSR2

Property Information

81.48 Acres, m/l

Location

From Washington: north on Hwy 1 for 4 miles, then west on 200th St. for 1¾ miles. The farm is on the north side of the road.

Legal Description

W½ SW¼, Section 23, Township 76 North, Range 8 West of the 5th P.M., Washington Co., IA.

Survey

Property was surveyed in 2014.

Real Estate Tax

Taxes Payable 2021-2022: \$3,196.00
Gross Acres: 81.48
Net Taxable Acres: 77.89
Tax per Net Taxable Acre: \$41.03

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 6264, Tract 11416
FSA/Eff. Crop Acres: 78.20
Corn Base Acres: 39.20
Corn PLC Yield: 175 Bu.
Bean Base Acres: 39.00
Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Mahaska and Otley.
CSR2 on the FSA/Eff. crop acres is 91.80.
See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently sloping.

Drainage

Natural, some tile. No maps available.

Buildings/Improvements

There are two, 21' x 12' grain bins on this property that were built in 1968.

Water & Well Information

None known.

Comments

Excellent-quality Washington County farm.

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State: **Iowa**
County: **Washington**
Location: **23-76N-8W**
Township: **Cedar**
Acres: **78.2**
Date: **9/22/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA183, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
280	Mahaska silty clay loam, 0 to 2 percent slopes	49.84	63.7%		Iw	94	95
281B	Otley silty clay loam, 2 to 5 percent slopes	21.94	28.1%		Ile	91	90
279	Taintor silty clay loam, 0 to 2 percent slopes	3.73	4.8%		Ilw	83	88
570C3	Nira silty clay loam, 5 to 9 percent slopes, severely eroded	1.15	1.5%		IVe	64	62
87B	Colo-Zook silty clay loams, 0 to 3 percent slopes	0.92	1.2%		Ilw	68	60
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	0.62	0.8%		Ille	82	70
Weighted Average						91.8	92.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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View Looking North



View Looking Northeast



View Looking Southwest



View Looking Northwest



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Date: **Wed., November 3, 2021**

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

Site: **Washington County
Fairgrounds
611 IA-1
Washington, IA 52353**

Seller

Luers, LLC

Agency

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

Auctioneer

Rachelle Heller, ALC

Attorney

Craig A. Davis

Lloyd, McConnell, Davis & Lujan, L.L.P.

Method of Sale

- This parcel will be offered as a single tract 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 December 15, 2021 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, 2022. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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