

Land Auction

ACREAGE:**320 Acres, m/l**

In 3 parcels

Iowa County, IA

DATE:

Friday

Sept. 14, 2018**10:00 a.m.****LOCATION:****Knoll Ridge****Country Club**

North English, IA

Parcel

1.....
72 Ac.

Parcel

3.....
120 Ac.**Property Key Features**

- Productive Iowa County Farmland
- Well-Cared-For Pasture
- Nice Contiguous 320 Acre Iowa County Farm

Troy R. Louwagie, ALC

Licensed in IA & IL

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

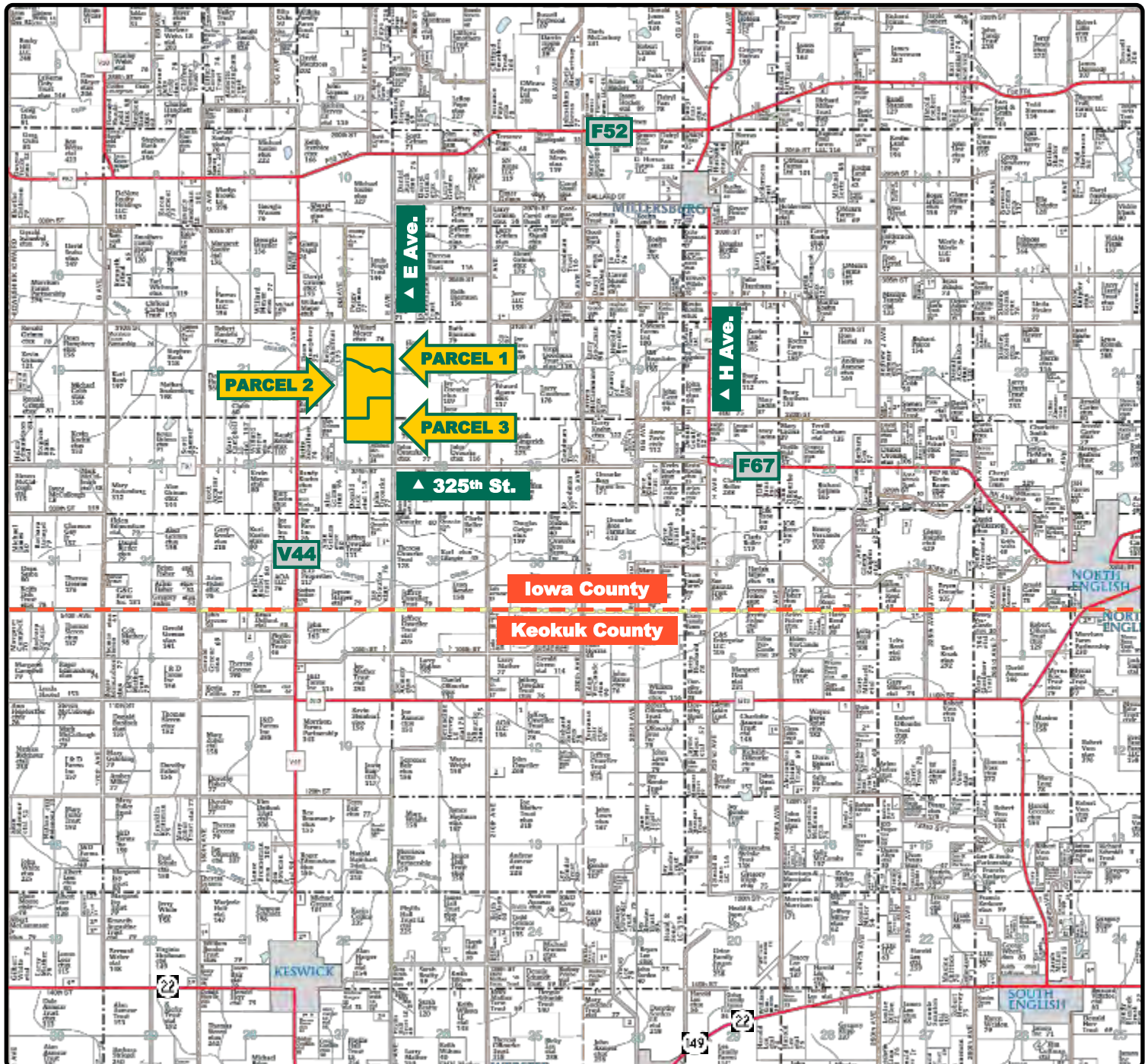
102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag**Matthew A. Clarahan, AFM**

Licensed in IA

MattC@Hertz.ag

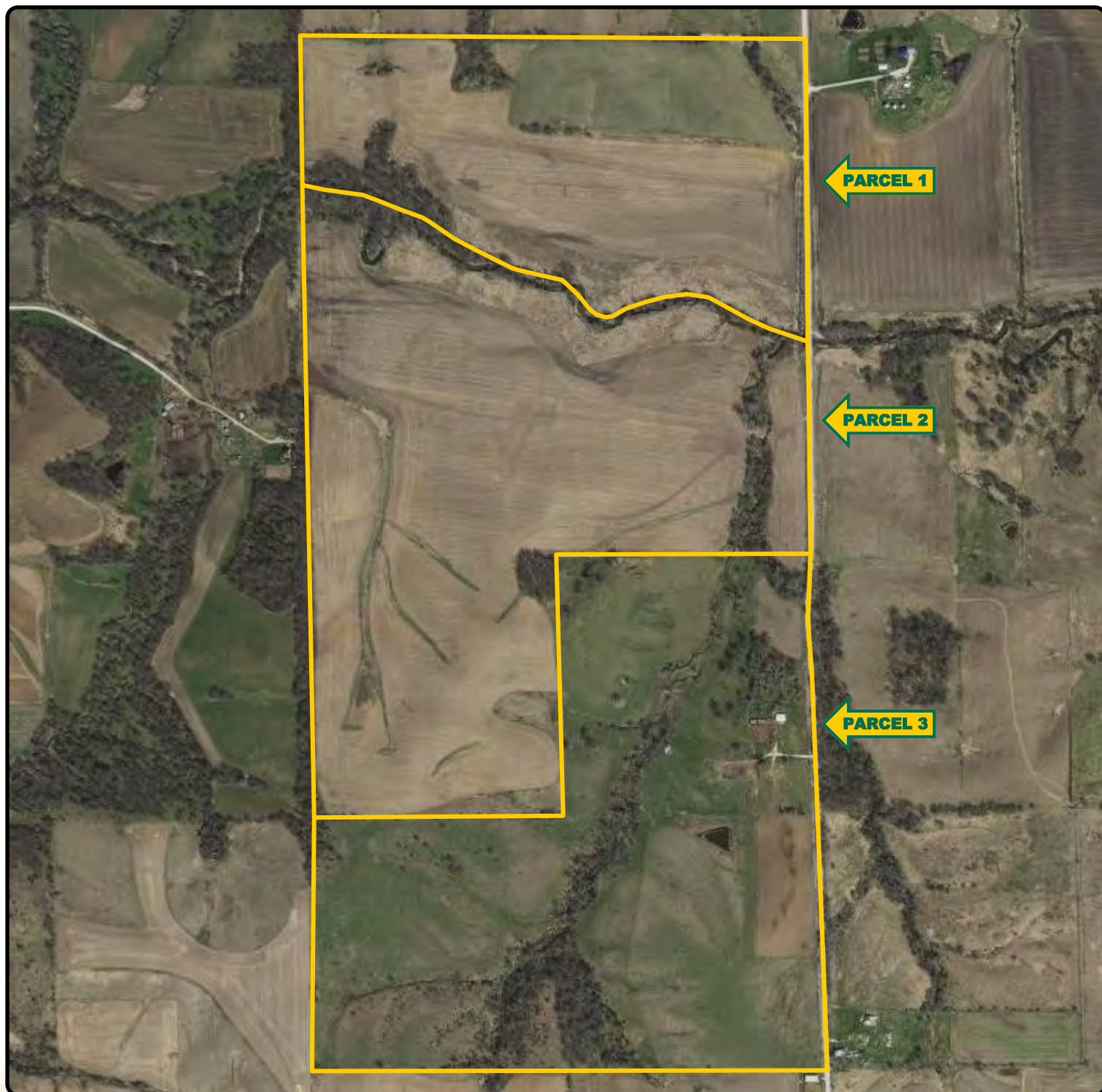


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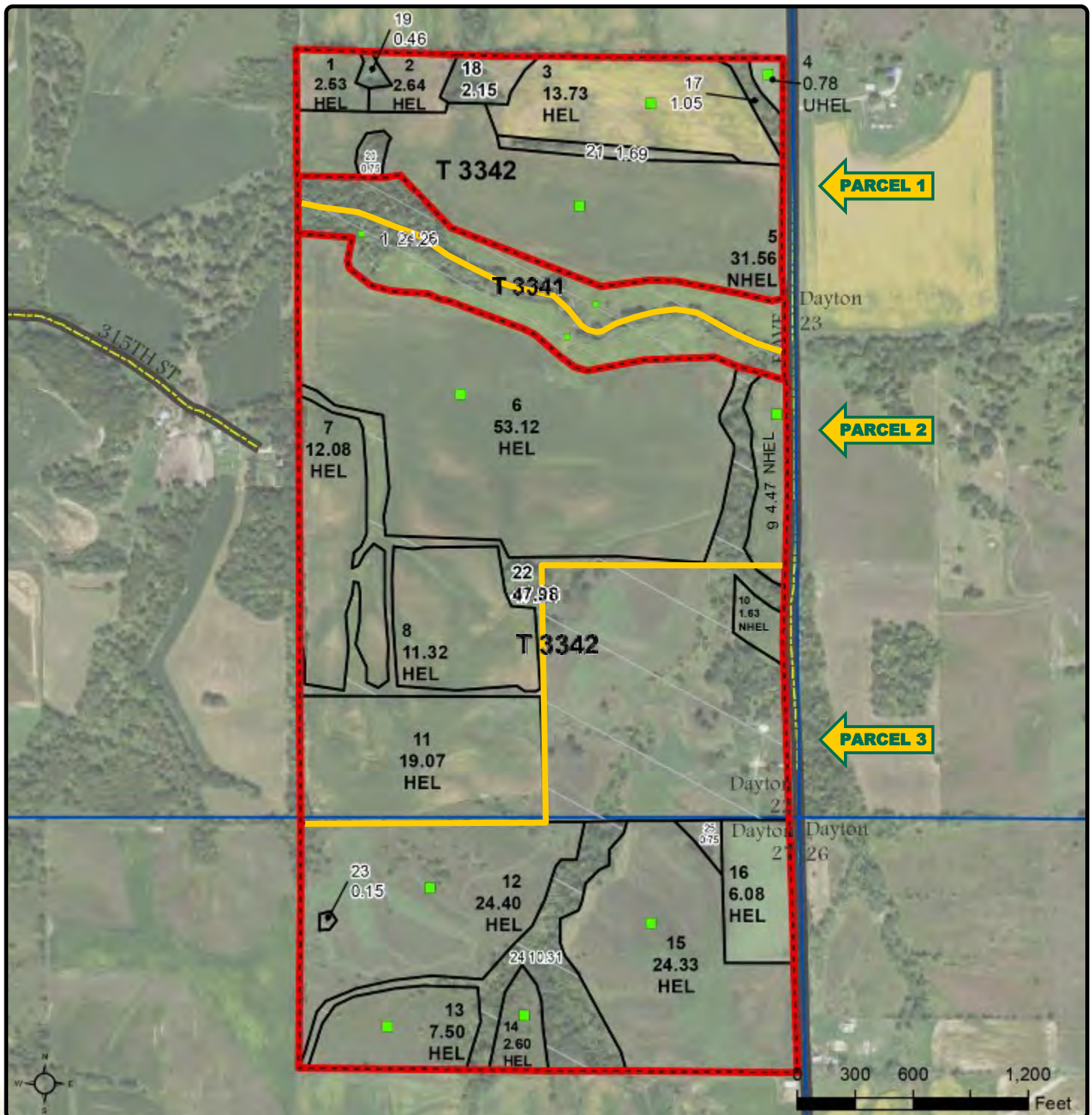
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Parcel 1

Total Acres:	72.00
Crop Acres:	51.24
Corn Base Acres:	51.24*
Soil Productivity:	58.95 CSR2

Parcel 1 Property Information 72 Acres, m/l

Location

From Millersburg: ½ mile north on H Avenue, 3 ½ miles west on F52, and 2 ½ miles south on E Avenue.

From Keswick: 5 ½ miles north on V44, 1 mile east on 325th Street, and 1 mile north on E Avenue.

Legal Description

All that part of the S½ of the NE¼ and the N½ of the SE¼ lying north of the centerline of the English River, located in Section 22, Township 78 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2018 - 2019*: \$1,493.00
Net Taxable Acres*: 69.6
Tax per Net Taxable Acre*: \$21.45
**Taxes estimated due to survey of property.*

FSA Data - Estimated

Part of Farm Number 6895
Tracts 3341 & 3342
Crop Acres: 51.24
Corn Base Acres*: 51.24
Corn PLC Yield: 151 Bu.
**Base is estimated pending parcel split.*

Soil Types/Productivity

Primary soils are Ely, Colo, and Gara-Armstrong. CSR2 on the FSA crop acres is 58.95 per Hertz GIS. See soil map for detail.

Survey/Reconstitution

If Parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price adjusted up/down based on final surveyed gross acres. The division line will be similar to the proposed line on the map. Similarly, FSA/NRCS will reconstitute farms and determine final FSA Farm Number and Acres if sold to different buyers. These figures have been estimated for this brochure.

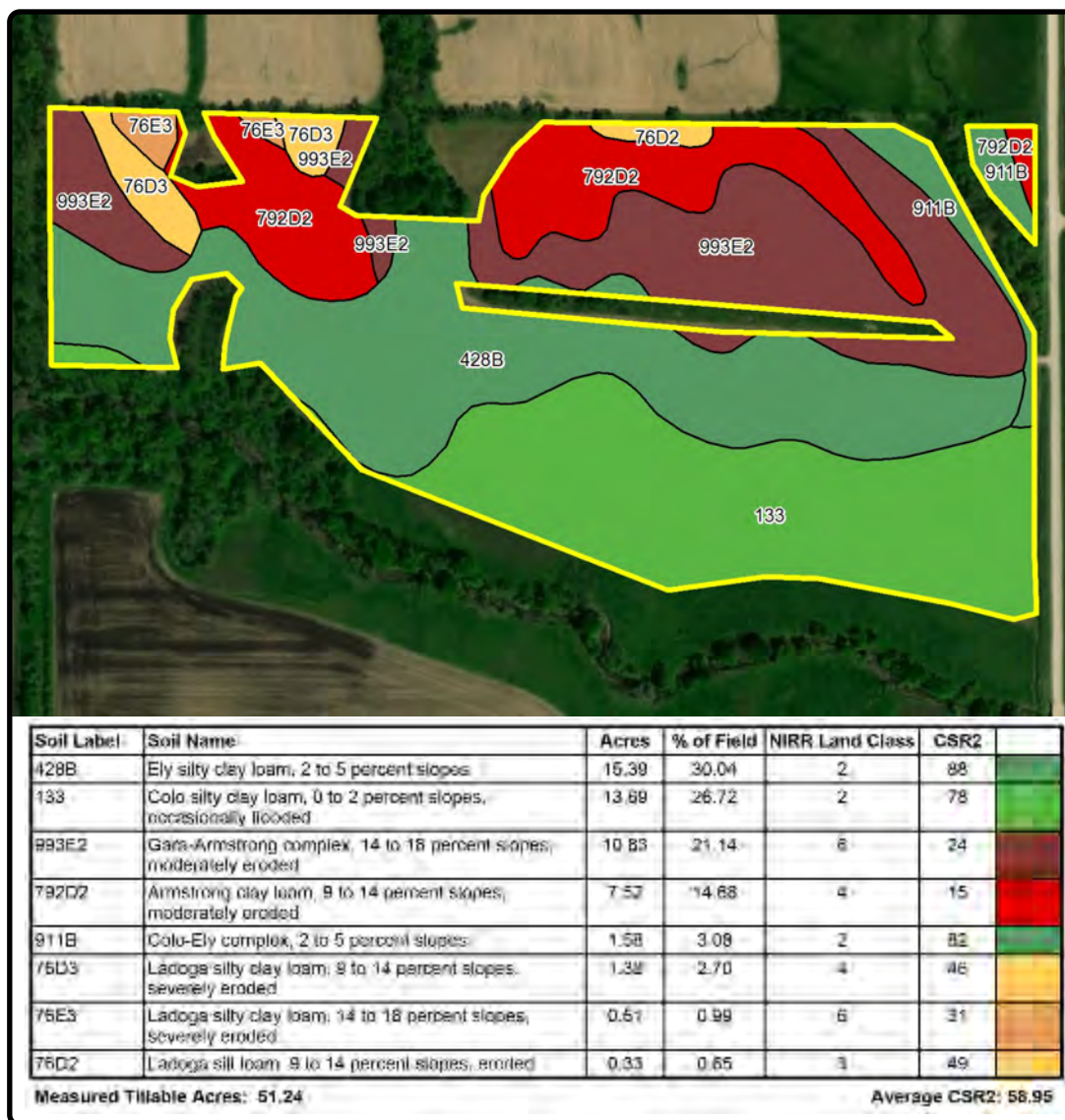
Emergency Wetlands Reserve Program

There are approximately 12 acres enrolled in the Emergency Wetlands Reserve Program (EWRP). These acres are located along north edge of the English River. The primary purpose of this easement is for the

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restoration of wetlands for flood storage, water quality protection, wildlife habitat, and esthetic quality. The easement will allow managed timber harvesting, managed cutting of hay, and managed grazing. Hunting, fishing, and trapping is also permitted. This is a perpetual easement with the USDA. Contact the auctioneer for a full copy of the easement.

Land Description

Level to rolling.

Drainage

Natural, plus drainage tile. No maps available.

Comments

This is a nice Iowa County farm and would work well for a farmer or investor.

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Parcel 2

Total Acres:	128.00
Crop Acres:	99.60
Corn Base Acres:	99.60*
Soil Productivity:	58.49 CSR2

Parcel 2 Property Information 128 Acres, m/l

Location

From Millersburg: ½ mile north on H Avenue, 3½ miles west on F52, and 2½ miles south on E Avenue.

From Keswick: 5½ miles north on V44, 1 mile east on 325th Street, and ⅓ mile north on E Avenue.

Legal Description

All that part of the S½ of the NE¼ and N½ of the SE¼ lying south of the centerline of the English River, and the SW¼ SE¼, all located in Section 22, Township 78 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2018 - 2019*: \$2,745.00

Net Taxable Acres*: 127.3

Tax per Net Taxable Acre*: \$21.56

**Taxes estimated due to survey of property.*

FSA Data

Part of Farm Number 6895

Tracts 3341 & 3342

Crop Acres: 99.6

Corn Base Acres*: 99.6

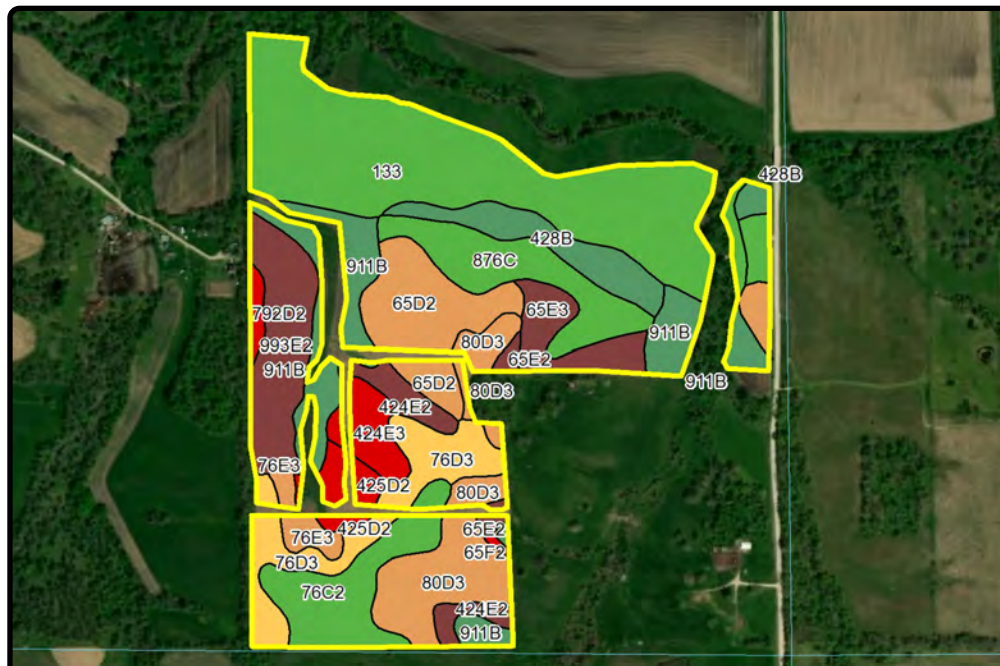
Corn PLC Yield: 151 Bu.

**Base is estimated pending parcel split.*

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	26.81	26.91	2	78	
911B	Colo-Ely complex, 2 to 5 percent slopes	9.01	9.05	2	82	
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	8.18	8.22	4	39	
876C	Ladoga silt loam, terrace, 5 to 9 percent slopes	7.84	7.87	3	80	
65D2	Lindley loam, 9 to 14 percent slopes, moderately eroded	7.50	7.53	4	39	
76D3	Ladoga silty clay loam, 9 to 14 percent slopes, severely eroded	7.32	7.35	4	46	
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately eroded	6.94	6.97	6	24	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	6.57	6.59	3	75	
428B	Ely silty clay loam, 2 to 5 percent slopes	4.99	5.01	2	88	
65E3	Lindley clay loam, 14 to 18 percent slopes, severely eroded	3.44	3.46	7	26	
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	2.62	2.63	6	21	
424E3	Lindley-Keswick complex, 14 to 18 percent slopes, severely eroded	2.51	2.52	7	19	
425D2	Keswick silty clay loam, 9 to 14 percent slopes, moderately eroded	1.80	1.81	4	9	
76E3	Ladoga silty clay loam, 14 to 18 percent slopes, severely eroded	1.49	1.50	6	31	
1442D2	Tama-Sparla-Pilot complex, 9 to 14 percent slopes, moderately eroded	0.87	0.87	3	32	
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.71	0.71	6	30	
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.65	0.65	4	15	
80E2	Clinton silty clay loam, 14 to 18 percent slopes, moderately eroded	0.21	0.21	4	36	
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.14	0.14	7	10	
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	0.01	0.01	3	46	

Measured Tillable Acres: 99.60

Average CSR2: 58.49

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Soil Types/Productivity

Primary soils are Colo, Colo-Ely, and Clinton. CSR2 on the FSA crop acres is 58.49 per Hertz GIS. See soil map for detail.

Survey/Reconstitution

If Parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price adjusted up/down based on final surveyed gross acres. The division line will be similar to the proposed line on the map. Similarly, FSA/NRCS will reconstitute farms and determine final FSA Farm Number and Acres if sold to different buyers. These figures have been estimated for this brochure.

Land Description

Level to rolling.

Drainage

Natural, plus drainage tile. No maps available.

Emergency Wetlands Reserve Program

There are approximately 12 acres enrolled in the Emergency Wetlands Reserve Program (EWRP). These acres are located along south edge of the English River. The primary purpose of this easement is for the restoration of wetlands for flood storage, water quality protection, wildlife habitat, and esthetic quality. The easement will allow managed timber harvesting,

managed cutting of hay, and managed grazing. Hunting, fishing, and trapping is also permitted. This is a perpetual easement with the USDA. Contact the auctioneer for a full copy of the easement.

Comments

This is a productive Iowa County farm that lays nice with good eye appeal.

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Parcel 3

Total Acres:	120.00
Crop Acres:	67.00
Corn Base Acres:	7.66*
Wheat Base Acres:	4.10
Soil Productivity:	46.27 CSR2
Address:	
	3197 E Avenue
	North English, IA 52316

Parcel 3 Property Information 120 Acres, m/l

Location

From Millersburg: ½ mile north on H Avenue, 3½ miles west on F52, and 2½ miles south on E Avenue.

From Keswick: 5 miles north on V44, 1 mile east on 325th Street, and ¼ mile north on E Avenue.

Legal Description

The SE¼ of the SE¼ of Section 22 and the N½ of the NE¼ of Section 27, all located in Township 78 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,960.00
Net Taxable Acres: 118.0
Tax per Net Taxable Acre: \$16.61

FSA Data

Part of Farm Number 6895, Tract 3342
Crop Acres*: 67.00
Corn Base Acres**: 7.66
Corn PLC Yield: 151 Bu.
Wheat Base Acres: 4.10
Wheat PLC Yield: 38 Bu.

**Most of these cropland acres have been used as pasture in years past.*

***Base is estimated pending parcel split.*

Soil Types/Productivity

Primary soils are Ladoga, Gara-Armstrong, and Colo-Ely. CSR2 on the FSA crop acres is 46.27 per Hertz GIS. See soil map for detail.

Land Description

Level to rolling.

Buildings/Improvements

Cattle Pole Shed - 30' x 40'
Storage Shed - 10' x 16'

Drainage

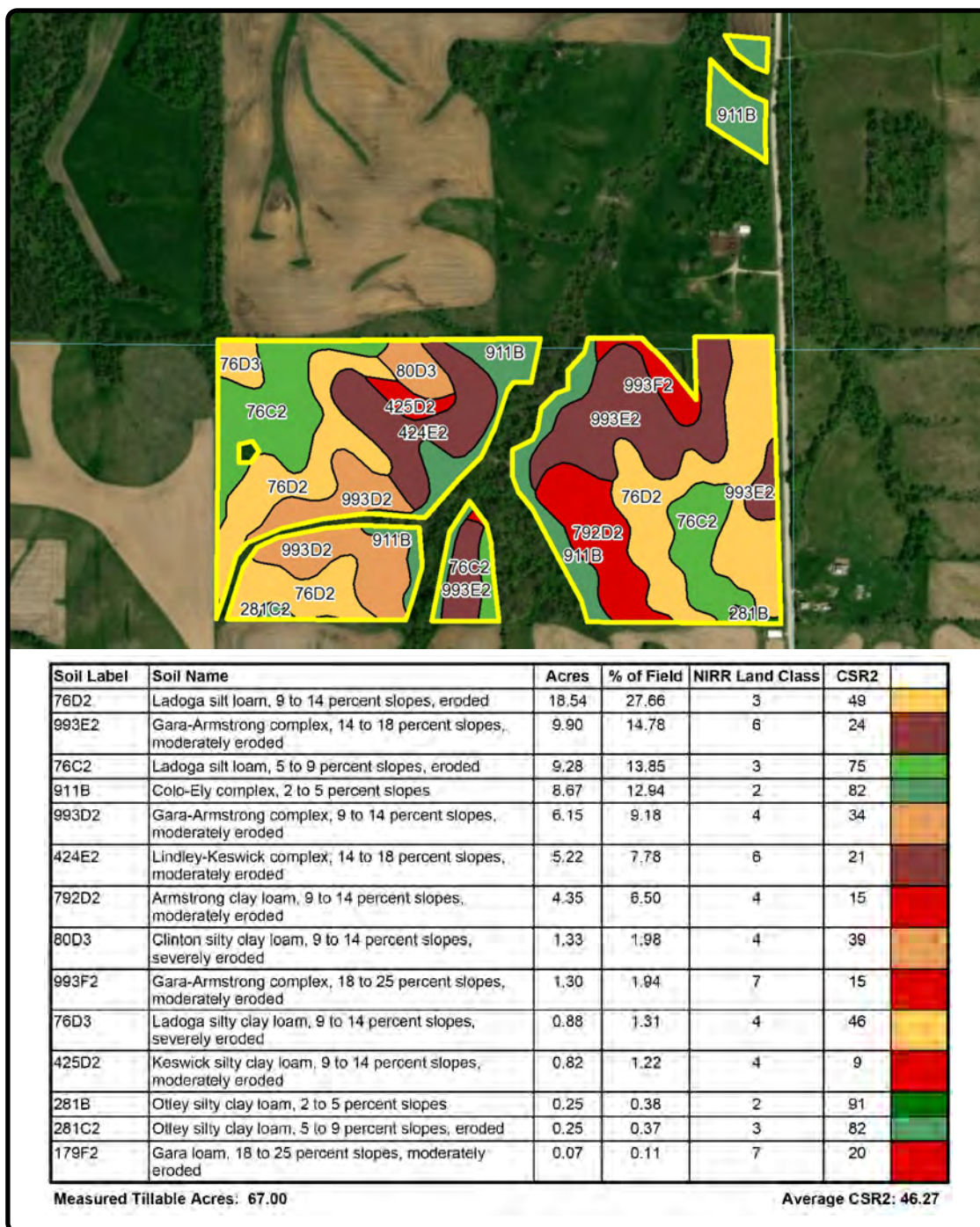
Natural.

Water & Well Information

There is rural water along the road. There is a well located south of the building site. The status of the well is unknown.

Comments

This is a rare opportunity to buy a well-cared-for pasture.



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: **Fri., September 14, 2018**

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

Site: **Knoll Ridge
Country Club
746 W Washington St.
North English, IA 52316**

Seller

Mary G. Agnew Estate and
Harry Agnew Trust

Agency

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

Auctioneer

Troy R. Louwagie, ALC

Attorney

Lewis C. McMeen
Harned & McMeen Attorneys

Method of Sale

- Parcel 1 and Parcel 2 will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Parcel 3 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 November 15, 2018 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, 2019. Taxes will be prorated to date of closing. Should Parcels 1 and 2 sell to different buyers, a survey will be completed at Seller's expense and the final sale price of each Parcel will be adjusted up/down based on final surveyed gross acres.