

Land Auction

ACREAGE:

77.00 Acres, m/l
Bremer County, IA

DATE:

Wednesday
August 25, 2021
10:00 a.m.

LOCATION:

Waverly Civic Center
Waverly, IA



Property Key Features

- Approximately 2½ Miles Southwest of Tripoli, Iowa
- CSR2 of 87.22 on 75.36 FSA/Eff. Crop Acres
- Located Just Off a Hard-Surface Road

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FSA/Eff. Crop Acres:	75.36
Corn Base Acres:	39.36
Bean Base Acres:	24.14
Soil Productivity:	87.22 CSR2

Property Information

77.00 Acres, m/l

Location

Approximately 2½ miles southwest of Tripoli, Iowa.

Legal Description

W½ SW¼ Section 21, Township 92 North, Range 12 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,732.00
Net Taxable Acres: 77.00

Lease Status

Land is currently leased for the 2021 crop year. Lease will be terminated prior to closing.

FSA Data

Farm Number 6126, Tract 1678
FSA/Eff. Crop Acres: 75.36
Corn Base Acres: 39.36
Corn PLC Yield: 141 Bu.
Bean Base Acres: 24.14
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Readlyn silt loam and Tripoli clay loam. CSR2 on the FSA/Eff. crop acres is 87.22. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

Drainage

Farm is partially pattern tiled on 80 foot spacing. Contact listing agent for details.

Dwelling

Dwelling on the property built in 1888 is in poor condition and uninhabitable.

Water & Well Information

There is a drilled well located on the property. Contact listing agent for details.

Elliott Siefert

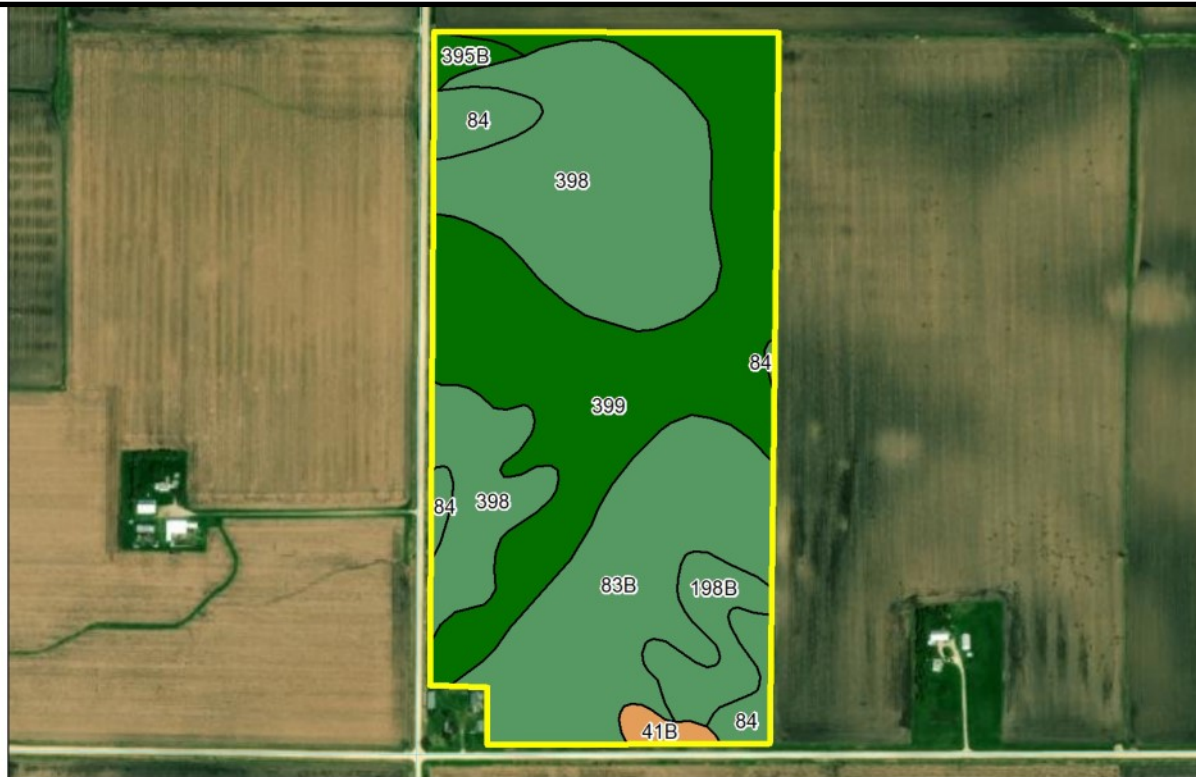
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
399	Readlyn silt loam, 1 to 3 percent slopes	27.08	35.94	1	91	
398	Tripoli clay loam, 0 to 2 percent slopes	23.07	30.61	2	82	
83B	Kenyon loam, 2 to 5 percent slopes	16.12	21.39	2	90	
84	Clyde silty clay loam, 0 to 3 percent slopes	3.83	5.08	2	88	
198B	Floyd loam, 1 to 4 percent slopes	3.62	4.81	2	89	
395B	Marquis loam, 2 to 5 percent slopes	0.83	1.10	2	91	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.81	1.08	4e	39	

Measured Tillable Acres: 75.36

Average CSR2: 87.22

Buildings/Improvements

- 24' x 46' Barn, with Lean-to, built in 1886
- 14' x 18' Milk House built in 1961
- 24' x 40' Utility Building built in 1933
- 24' x 60' Utility Building built in 1930
- One car garage

These buildings are all in poor condition.

Septic

Contact listing agent for details.

Comments

Approximately 2½ miles southwest of Tripoli, Iowa. Located just off a hard-surface road.

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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Looking southwest



Looking north



Looking northwest



Looking south



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Dwelling



Outbuilding



Outbuilding



Barn



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Date: **Wed., August 25, 2021**

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

Site: **Waverly Civic Center
200 1st St NE
Waverly, IA 50677**

Seller

Arnold H. and Dorothy M. Westendorf
Revocable Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

John Compton

Method of Sale

- This property 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 Sale

10% earnest funds required the day of sale. Successful bidders are purchasing with no financing or other contingencies and must be prepared for cash settlement of their purchase on or before November 30, 2021 or after any objections to title have been cleared. Property is being sold "As Is". Any personal property left after closing is possession of the Buyer. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2022. Taxes will be prorated to 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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