

ACREAGE:**326.10 Acres, m/l**

In 2 parcels

Cedar County, IA

DATE:

Thursday

September 9, 2021**10:00 a.m.****LOCATION:****Lowden American****Legion**

Lowden, IA

**Property Key Features**

- Located 2 miles Southwest of Lowden, Iowa
- Absolute Auction—Offered in Two Parcels
- Combined 285.50 FSA/Eff. Crop and CRP Acres with a 43.60 CSR2

Troy Louwagie, ALC

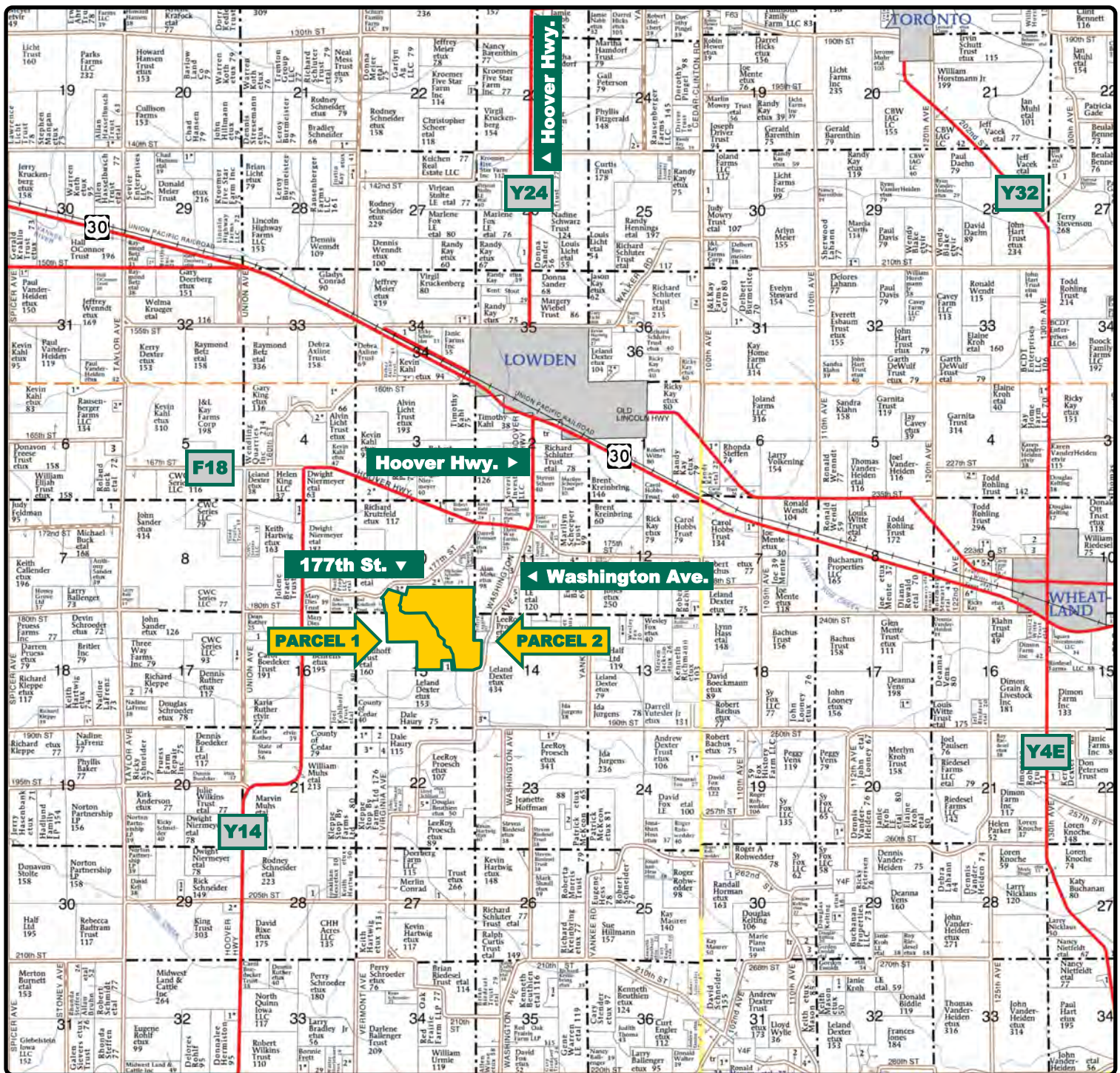
Licensed in IA & IL

319-721-4068**TroyL@Hertz.ag****319-895-8858**

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

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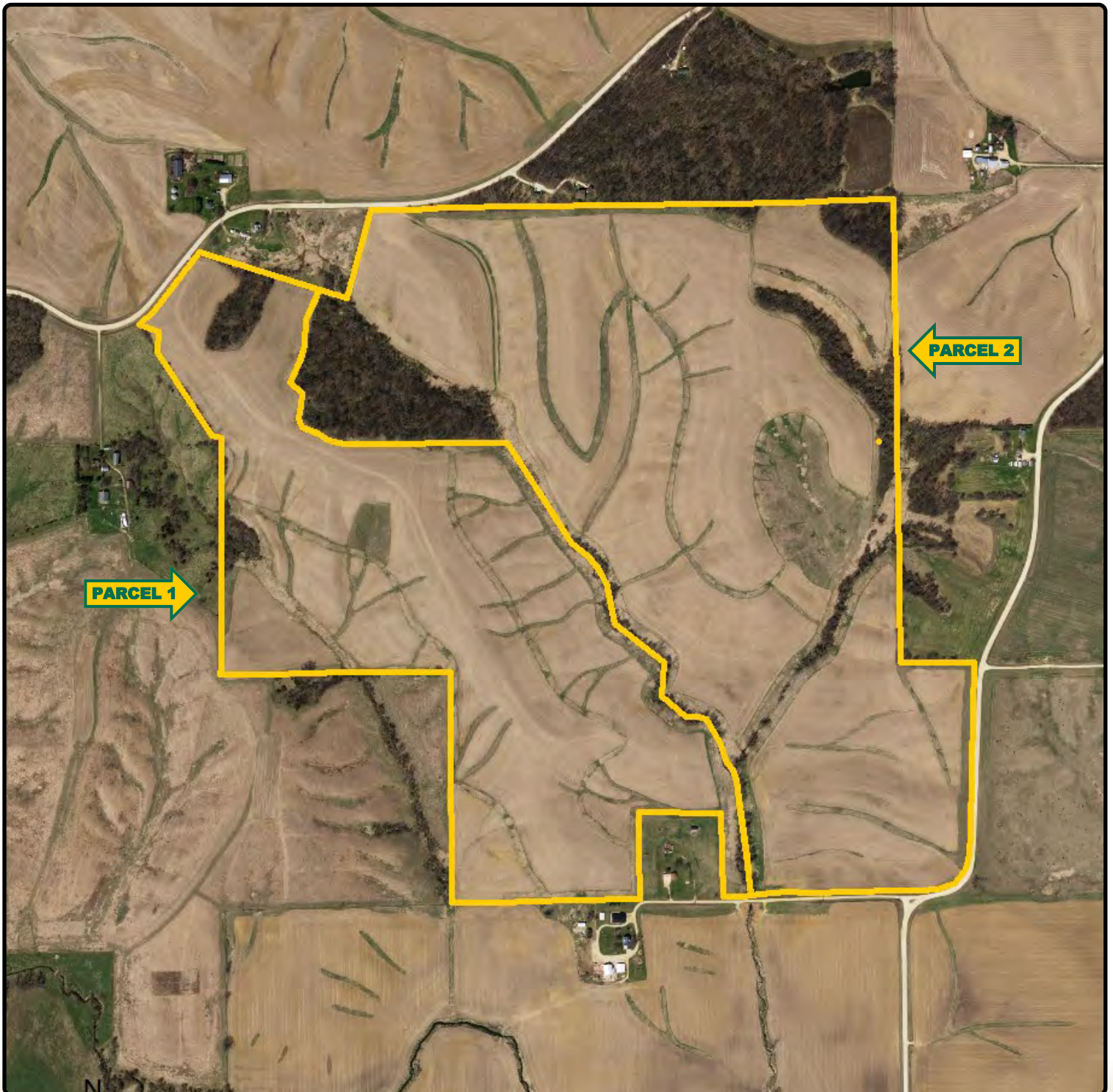
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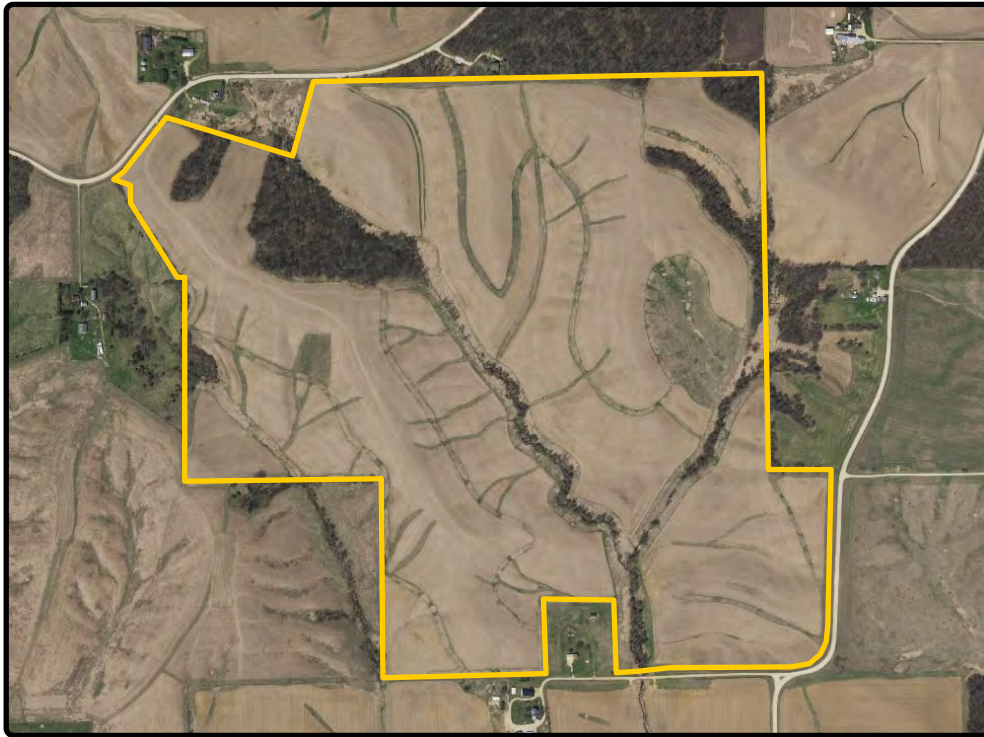
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Combined Parcels

FSA/Eff. Crop Acres:	237.44
CRP Acres:	48.06
Corn Base Acres:	226.60
Bean Base Acres:	5.60
Soil Productivity:	43.60 CSR2

Combined Parcels Property Information 326.10 Acres, m/l

Location

From Lowden - Intersection of U.S. Highway 30 and Hoover Highway: 1 mile south on Hoover Highway, continue west on Hoover Highway for ½ mile and ¾ mile southwest on 177th Street. The farm is located on the east/southeast side of the road.

Legal Description

That part of the SE¼ of the SW¼, and the S½ of the SE¼ excepting approximately 1.69 acres located in that part of the SE¼ of the SW¼ of the SW¼ of Section 10, all that part of the SW¼ of the NW¼ of Section 14 lying West of the public road, and that part of the NE¼ of the NW¼ and the NE¼, excepting Lot "A" containing

5.00 acres of Section 15; all located in Township 81 North, Range 1 West of the 5th P.M. Cedar County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2020 - 2021: \$5,708.00*
Gross Surveyed Acres: 326.10
Net Surveyed Taxable Acres: 324.57
Tax per Net Taxable Acre: \$17.59*
**Taxes are estimated based on recent survey. Cedar County Assessor/Treasurer will determine final tax figures.*

FSA Data

Farm Number 5528, Tract 8816
FSA/Eff. Crop Acres: 237.44
CRP Acres: 48.06
Corn Base Acres: 226.60
Corn PLC Yield: 165 Bu.
Bean Base Acres: 5.60
Bean PLC Yield: 46 Bu.

CRP Contracts

There are four CRP contracts on this farm:

- There are 9.80 acres enrolled in a CP-1 contract with a payment of \$138.76 per acre, for a total annual payment of \$1,360.00. This contract expires September 30, 2022.
- There are 1.40 acres enrolled in a CP-8A contract with a payment of \$180.08 per acre, for a total annual payment of \$252.00. This contract expires September 30, 2026.
- There are 13.90 acres enrolled in a CP-21 contract with a payment of \$263.77 per acre, for a total annual payment of \$3,666.00. This contract expires September 30, 2027.
- There are 22.96 acres enrolled in a CP-15A contract with a payment of \$172.25 per acre, for a total annual payment of \$3,955.00. This contract expires September 30, 2027.

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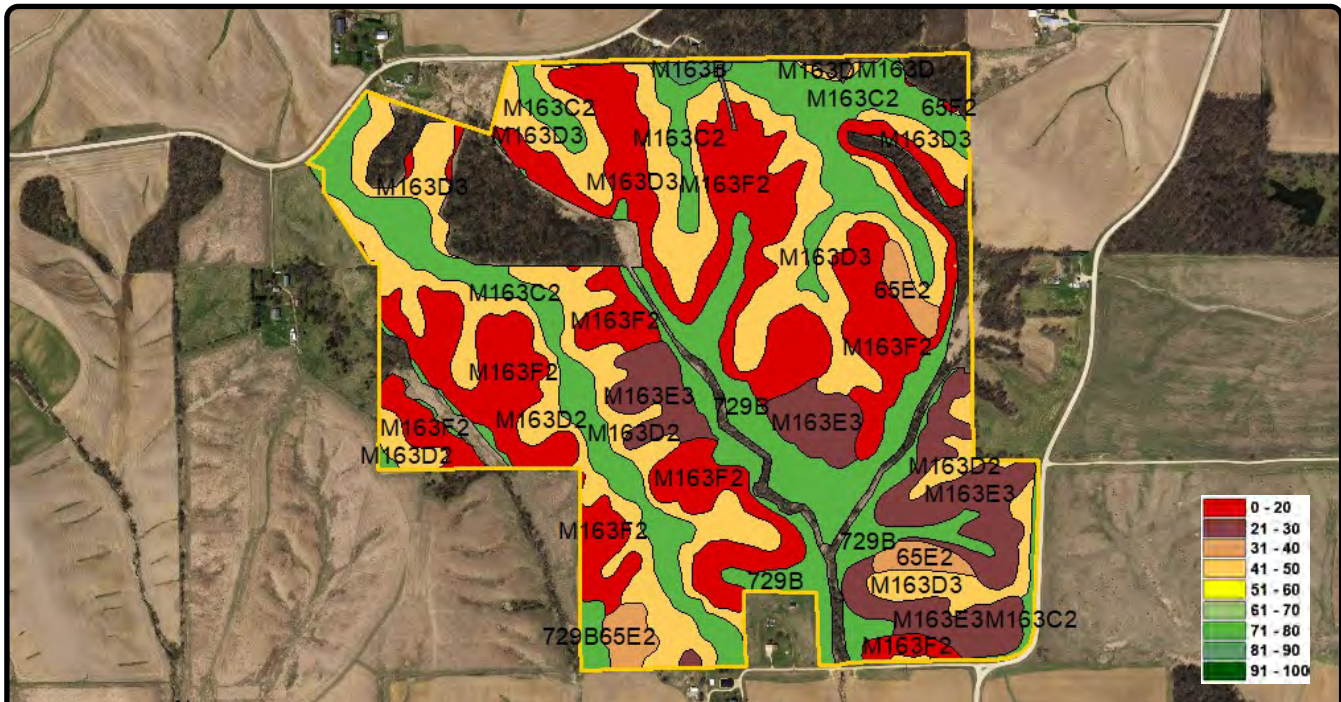
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Measured Tillable Acres		285.50	Avg. CSR2		43.6
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163F2	Fayette silt loam, till plain, 18 to 25	18	29.8%	Vle	84.98
M163D3	Fayette silty clay loam, till plain, 9 to	41	16.4%	IVe	46.74
M163C2	Fayette silt loam, till plain, 5 to 9	76	15.9%	IIle	45.46
729B	Ackmore-Nodaway complex, 2 to 5	80	11.9%	IIw	33.93
M163D2	Fayette silt loam, till plain, 9 to 14	47	11.7%	IIle	33.35
M163E3	Fayette silty clay loam, till plain, 14	29	11.2%	Vle	32.11
65E2	Lindley loam, 14 to 18 percent	31	2.6%	Vle	7.41
M163B	Fayette silt loam, till plain, 2 to 5	84	0.3%	Ile	1.0
M163D	Fayette silt loam, till plain, 9 to 14	50	0.1%	IIle	0.4
M163C	Fayette silt loam, till plain, 5 to 9	79	0.0%	IIle	0.1

Soil Types/Productivity

The soils are Fayette, Ackmore-Nodaway and Lindley. CSR2 on the FSA/Eff. crop and CRP acres is 43.60. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Comments

Nice Cedar County farm with a mixture of timber, CRP and income-producing farmland with recreational opportunities.

Land Description

Gently rolling to rolling.

Water & Well Information

None.

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Combined Parcels - 285.50 FSA/Eff. Crop and CRP Acres



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Parcel 1

FSA/Eff. Crop Acres: 100.26
CRP Acres: 14.60
Corn Base Acres: 95.68*
Bean Base Acres: 2.36*
Soil Productivity: 44.10 CSR2

**Acres are estimated.*

Parcel 1 Property Information 124.31 Acres, m/l

Legal Description

That part of the SE¼ of the SW¼, and the S½ of the SE¼ excepting approximately 1.69 acres located in that part of the SE¼ of the SW¼ of the SW¼ of Section 10, that part of the NE¼ of the NW¼ and the NE¼, excepting Lot "A" containing 5.00 acres of Section 15; all lying west of the creek, located in Township 81 North, Range 1 West of the 5th P.M. Cedar County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,268.00*
 Gross Surveyed Acres: 124.31
 Net Taxable Acres: 123.92
 Tax per Net Taxable Acre: \$18.30*
**Taxes are estimated based on recent survey. Cedar County Assessor/Treasurer will determine final tax figures.*

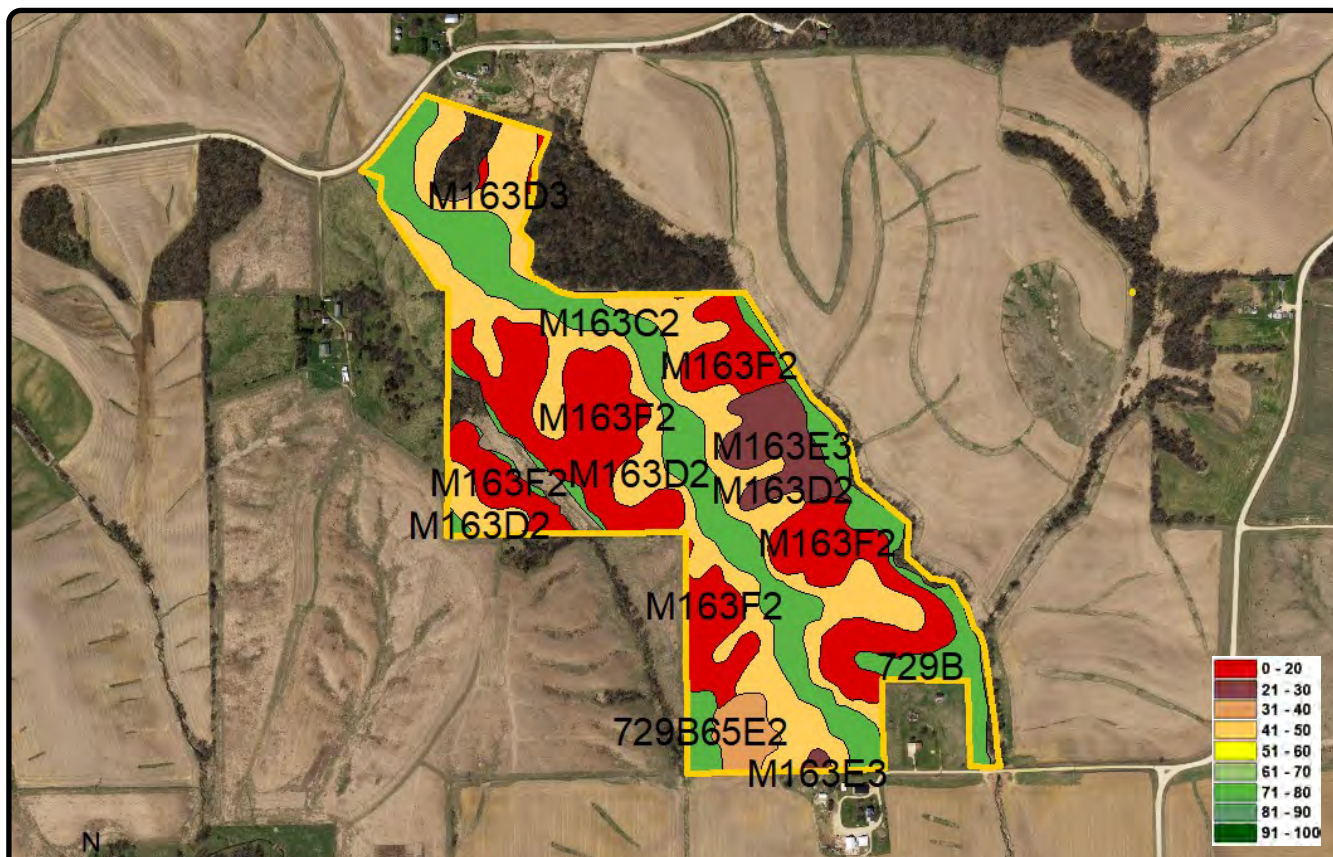
FSA Data

Part of Farm Number 5528, Tract 8816
 FSA/Eff. Crop Acres: 100.26
 CRP Acres: 14.60
 Corn Base Acres: 95.68*
 Corn PLC Yield: 165 Bu.
 Bean Base Acres: 2.36*
 Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

CRP Contracts

There are three CRP contracts on this farm:

- There are 1.40 acres enrolled in a CP-1 contract with a payment of \$138.76 per acre, for a total annual payment of \$194.00. This contract expires September 30, 2022.
- There are 4.90 acres enrolled in a CP-21 contract with a payment of \$263.77 per acre, for a total annual payment of \$1,292.00. This contract expires September 30, 2027.
- There are 8.30 acres enrolled in a CP-15A contract with a payment of \$172.25 per acre, for a total annual payment of \$1,430.00. This contract expires September 30, 2027.



Measured Tillable Acres		114.86	Avg. CSR2		44.10
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163F2	Fayette silt loam, till plain, 18 to 25	18	32.5%	Vle	37.27
M163D2	Fayette silt loam, till plain, 9 to 14	47	27.0%	IIle	30.90
M163C2	Fayette silt loam, till plain, 5 to 9	76	18.2%	IIle	20.87
729B	Ackmore-Nodaway complex, 2 to 5	80	9.1%	IIw	10.41
M163E3	Fayette silty clay loam, till plain, 14 to	29	5.7%	Vle	6.57
M163D3	Fayette silty clay loam, till plain, 9 to	41	5.1%	IVe	5.84
65E2	Lindley loam, 14 to 18 percent slopes,	31	2.4%	Vle	2.77

Soil Types/Productivity

The soils are Fayette, Ackmore-Nodaway and Lindley. CSR2 on the FSA/Eff. crop and CRP acres is 44.10. See soil map for detail.

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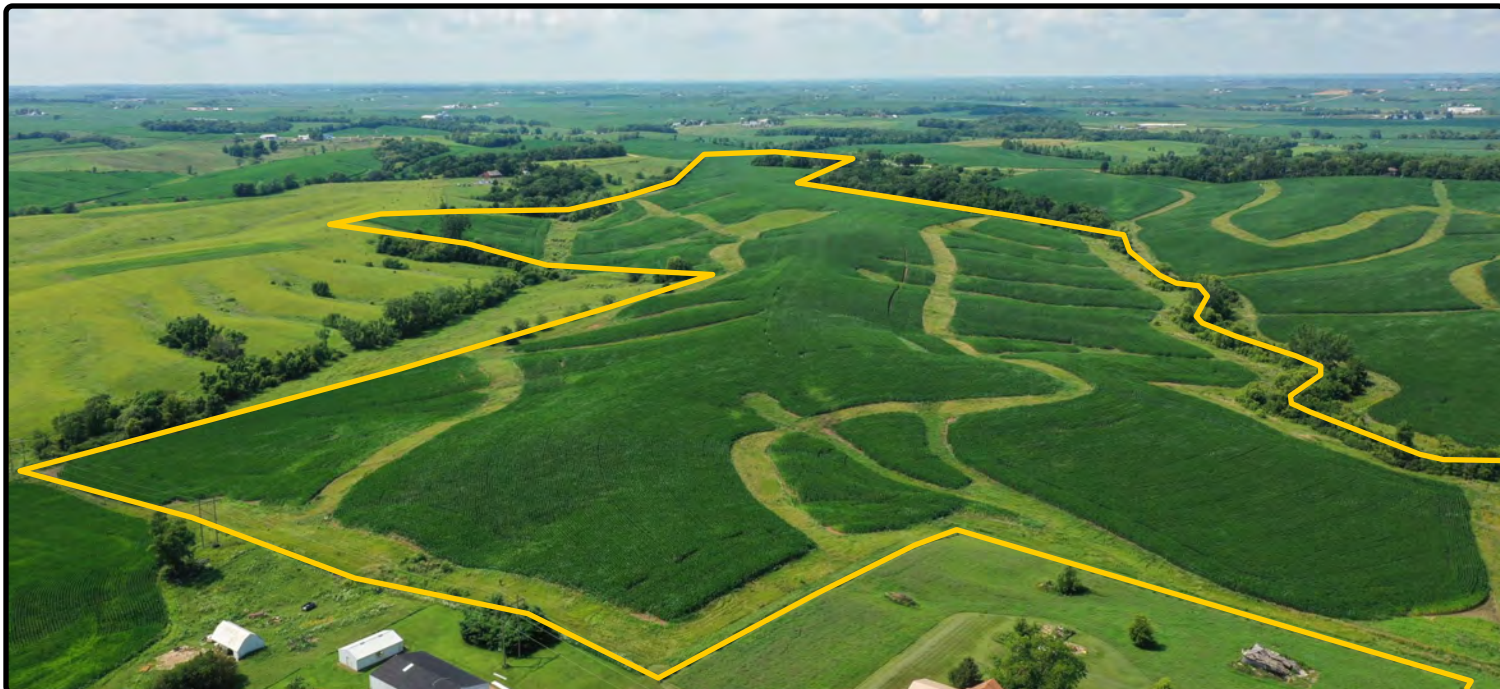
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Parcel 1 - 124.31 Acres, m/l



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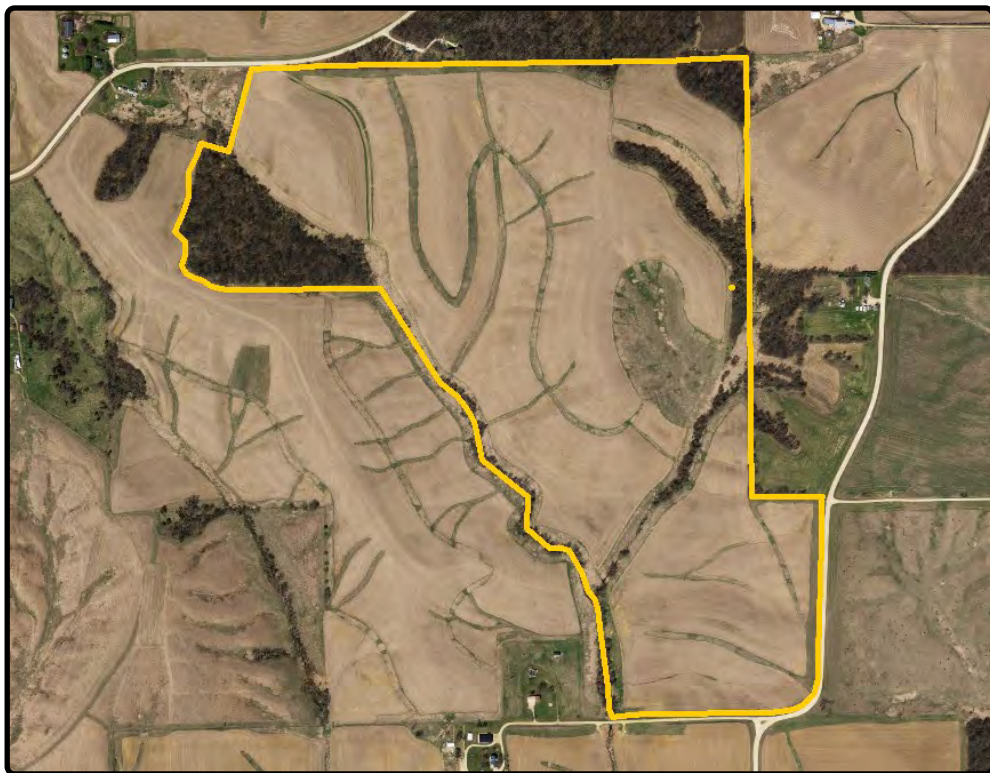
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Parcel 2

FSA/Eff. Crop Acres: 137.18
CRP Acres: 33.46
Corn Base Acres: 130.92*
Bean Base Acres: 3.24*
Soil Productivity: 43.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 201.79 Acres, m/l

Legal Description

That part of the SE¼ of the SW¼ and the S½ of the SE¼ of Section 10, all that part of the SW¼ of the NW¼ of Section 14 lying West of the public road, and that part of the NE¼ of Section 15; all lying east of the creek, located in Township 81 North, Range 1 West of the 5th P.M. Cedar County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,440.00*
 Gross Surveyed Acres: 201.79
 Net Taxable Surveyed Acres: 200.65
 Tax per Net Taxable Acre: \$17.14*

**Taxes are estimated based on recent survey. Cedar County Assessor/Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 5528, Tract 8816
 FSA/Eff. Crop Acres: 137.18
 CRP Acres: 33.46
 Corn Base Acres: 130.92*
 Corn PLC Yield: 165 Bu.
 Bean Base Acres: 3.24*
 Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

CRP Contracts

There are four CRP contracts on this farm:

- There are 8.40 acres enrolled in a CP-1 contract with a payment of \$138.76 per

acre, for a total annual payment of \$1,149.00. This contract expires September 30, 2022.

- There are 1.40 acres enrolled in a CP-8A contract with a payment of \$180.08 per acre, for a total annual payment of \$252.00. This contract expires September 30, 2026.
- There are 9.0 acres enrolled in a CP-21 contract with a payment of \$263.77 per acre, for a total annual payment of \$2,374.00. This contract expires September 30, 2027.
- There are 14.66 acres enrolled in a CP-15A contract with a payment of \$172.25 per acre, for a total annual payment of \$2,525.00. This contract expires September 30, 2027.

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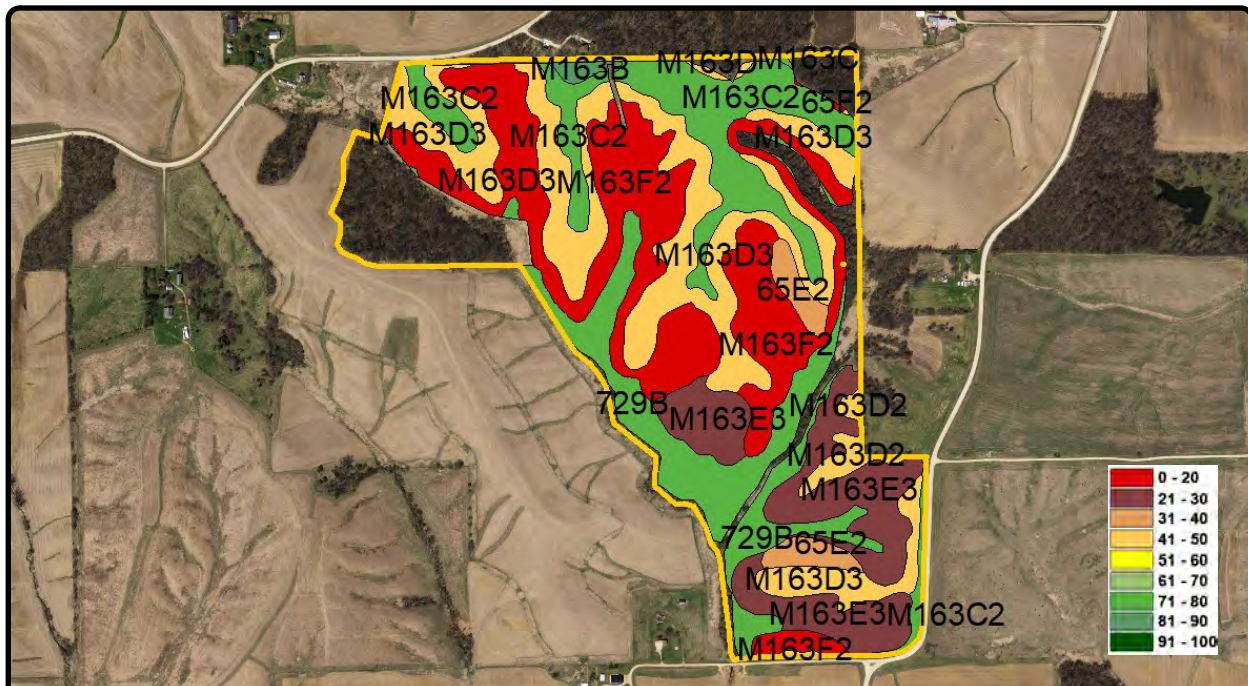
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Measured Tillable Acres		170.64	Avg. CSR2		43.30
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
M163F2	Fayette silt loam, till plain, 18 to 25	18	28.0%	Vle	47.65
M163D3	Fayette silty clay loam, till plain, 9 to 14	41	23.8%	IVe	40.56
M163E3	Fayette silty clay loam, till plain, 14 to	29	15.0%	Vle	25.55
M163C2	Fayette silt loam, till plain, 5 to 9	76	14.4%	IIIe	24.55
729B	Ackmore-Nodaway complex, 2 to 5	80	13.8%	IIw	23.53
65E2	Lindley loam, 14 to 18 percent slopes,	31	2.7%	Vle	4.64
M163D2	Fayette silt loam, till plain, 9 to 14	47	1.4%	IIIe	2.45
M163B	Fayette silt loam, till plain, 2 to 5	84	0.6%	Ile	1.0
M163D	Fayette silt loam, till plain, 9 to 14	50	0.2%	IIIe	0.4
M163C	Fayette silt loam, till plain, 5 to 9	79	0.1%	IIIe	0.1
65F2	Lindley loam, 18 to 25 percent slopes,	10	0.1%	VIIe	0.1

Soil Types/Productivity

The soils are Fayette, Ackmore-Nodaway and Lindley. CSR2 on the FSA/Eff. crop and CRP acres is 43.30. See soil map for detail.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Parcel 2 - 201.79 Acres, m/l



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Date: **Thurs., September 9, 2021**

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

Site: **Lowden American Legion
606 Main Street
Lowden, IA 52255**

Seller

Jean P. Smith Trust

Agency

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

Auctioneer

Troy Louwagie

Method of Sale

- This land 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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Sale is not contingent on a reserve price.

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 10, 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, 2024. 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.

Survey

This property was recently surveyed. The survey determined there are 1.69 acres located west of the fence on Parcel 1. These 1.69 acres are subtracted from the acres being represented and sold. Contact the listing agent for a copy of the survey or if you have any further questions.

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