

Land Auction

ACREAGE:

151.68 Acres, m/l
In 2 parcels
Johnson County, IA

DATE:

Wednesday
October 6, 2021
10:00 a.m.

LOCATION:

**Swisher American
Legion**
Swisher, IA



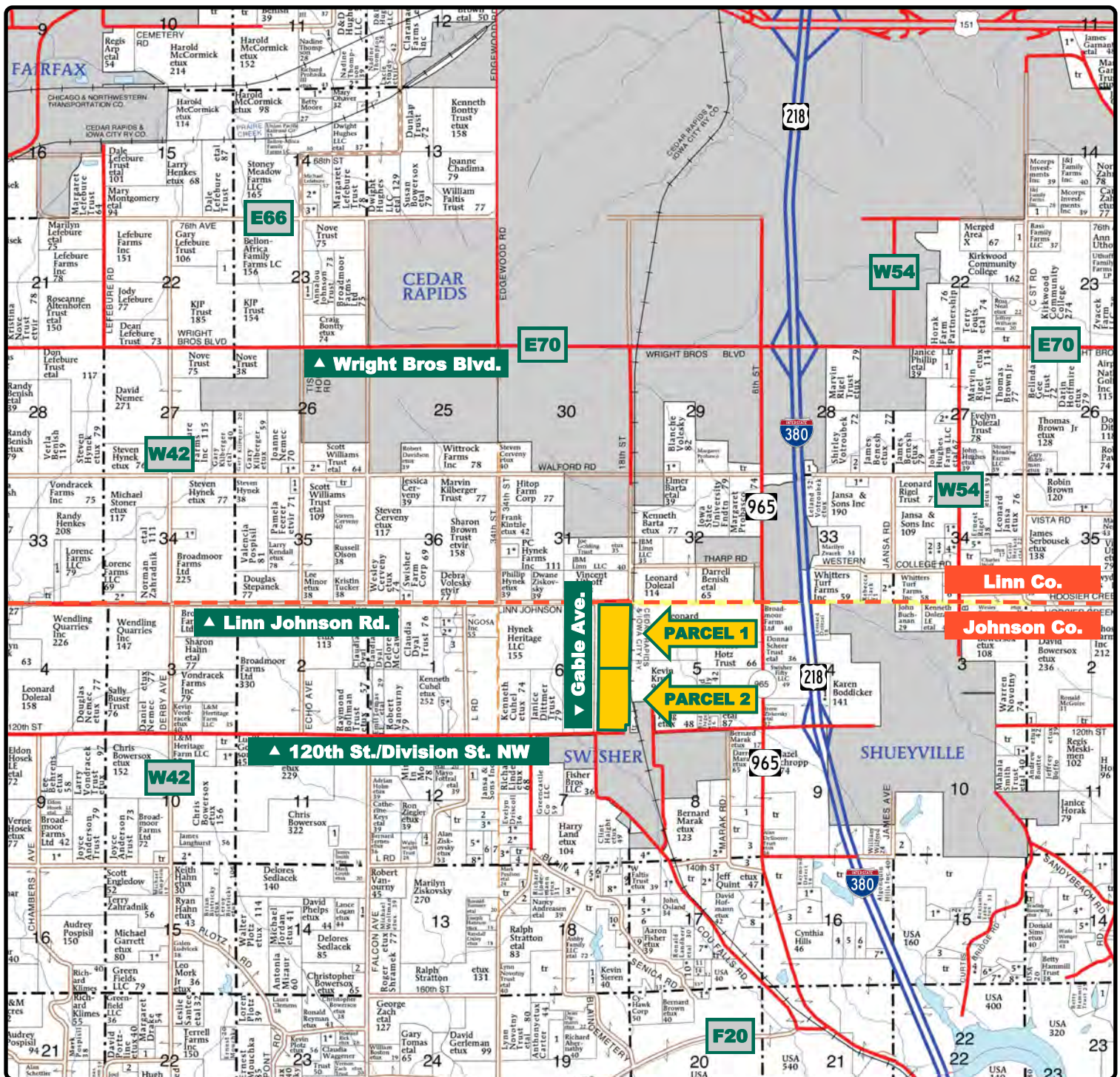
Property Key Features

- Located Partially within Swisher City Limits and ½ Mile South of Cedar Rapids
- Combined 152.57 FSA/Eff. Crop Acres with a 93.40 CSR2
- High-Quality Johnson County Farm on a Hard-Surface Road

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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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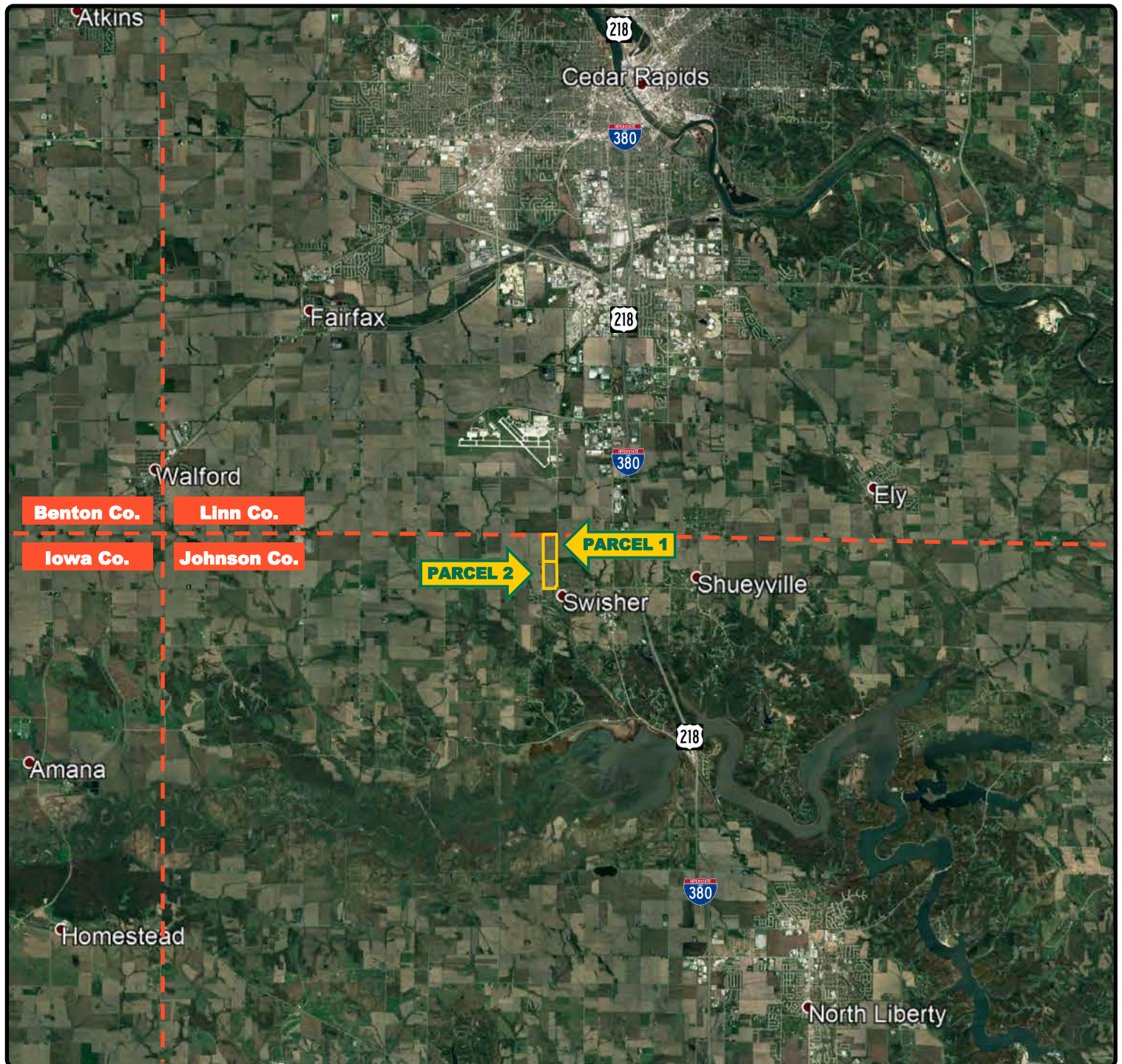
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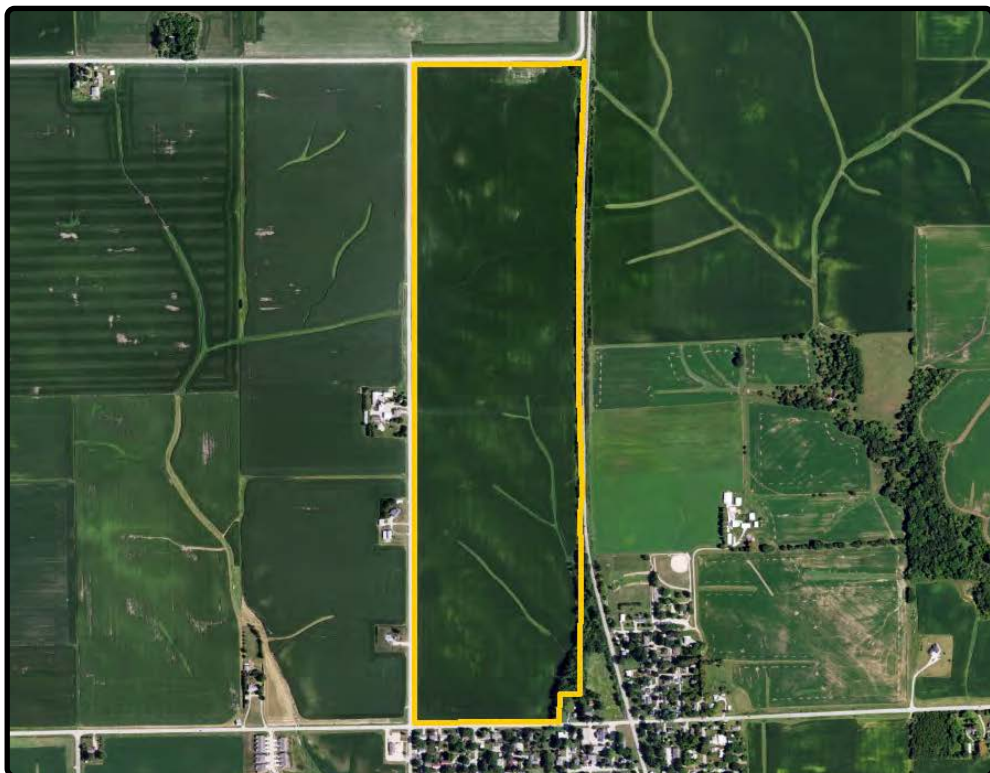
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Combined Parcels

FSA/Eff. Crop Acres:	152.57
Corn Base Acres:	85.38
Bean Base Acres:	67.19
Soil Productivity:	93.40 CSR2

Combined Parcels Property Information 151.68 Acres, m/l

Location

From Swisher: Located in the northwest corner of Swisher at the intersection of Gable Ave. and 120th St.

Legal Description

The E½ of the NE fractional ¼ and the E½ of the SE¼, excepting one acre in the SE corner thereof formerly used for school purposes, all in Section 6, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$6,072.00
Net Taxable Acres: 151.68
Tax per Net Taxable Acre: \$40.03

FSA Data

Part of Farm Number 7774, Tract 11256
FSA/Eff. Crop Acres: 152.57
Corn Base Acres: 85.38
Corn PLC Yield: 184 Bu.
Bean Base Acres: 67.19
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Klinger and Dinsdale.
CSR2 on the FSA/Eff. crop acres is 93.40.
See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Water & Well Information

None.

Comments

High-quality Johnson County farm that is partially located in the Swisher City Limits. This is a highly productive ridgetop farm that takes no water from the adjoining land.

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Measured Tillable Acres			Avg. CSR2		
152.57			93.40		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
184	Klinger silty clay loam, 1 to 4 percent	95	45.2%	Iw	68.90
377B	Dinsdale silty clay loam, 2 to 5 percent	94	41.5%	Ile	63.32
382	Maxfield silty clay loam, 0 to 2 percent	87	4.8%	IIw	7.36
761	Franklin silt loam, 1 to 3 percent	85	3.6%	Iw	5.45
171B	Bassett loam, 2 to 5 percent slopes	85	2.2%	Ile	3.41
377C2	Dinsdale silty clay loam, 5 to 9 percent	85	1.8%	IIle	2.70
83C2	Kenyon loam, 5 to 9 percent slopes,	84	0.7%	IIle	1.13
83B	Kenyon loam, 2 to 5 percent slopes	90	0.2%	Ile	0.3

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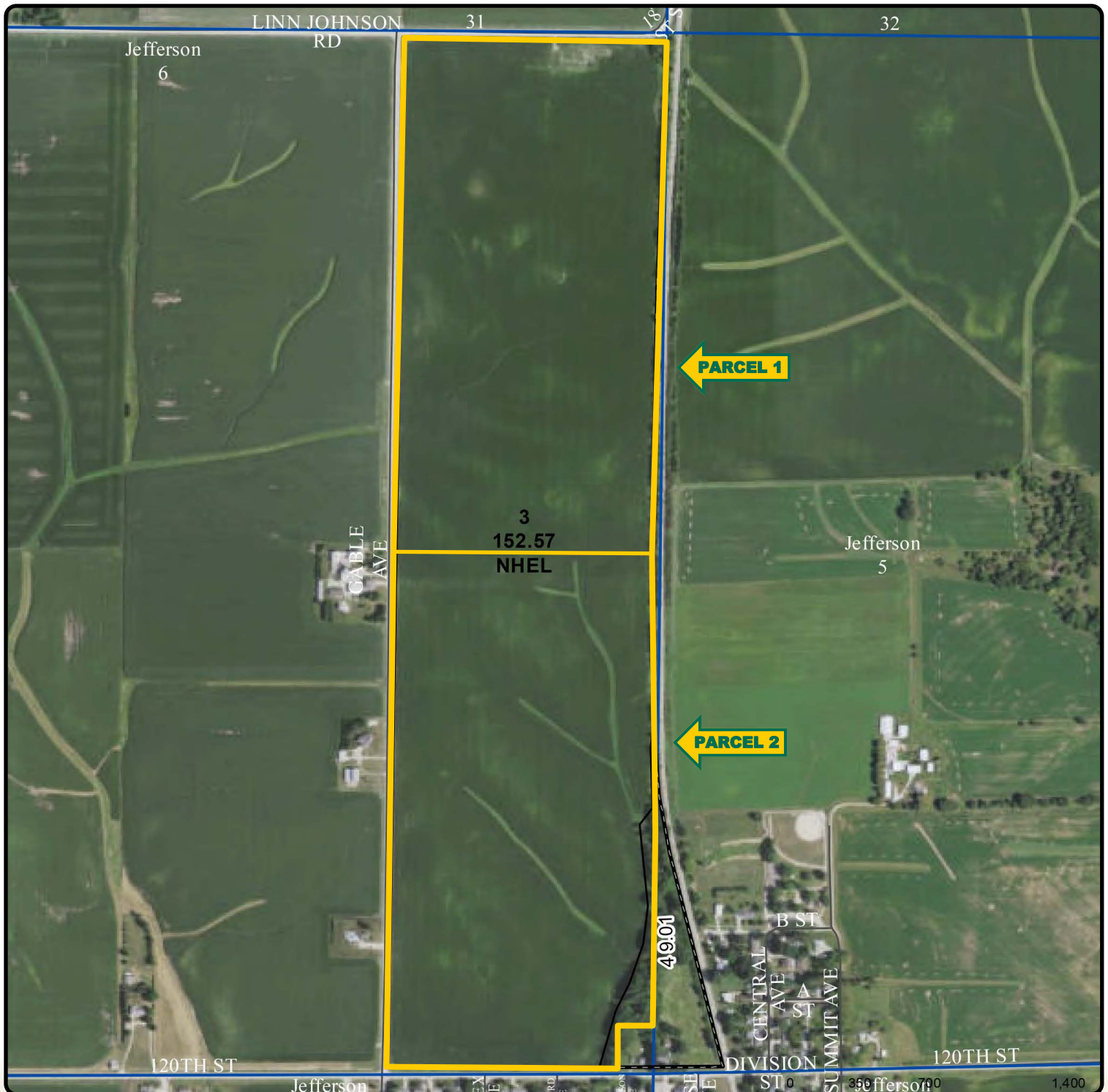
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Assessor's Map

Combined Parcels - 151.68 Acres, m/l



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Parcel 1

FSA/Eff. Crop Acres: 77.05*
Corn Base Acres: 43.12*
Bean Base Acres: 33.93*
Soil Productivity: 93.10 CSR2

**Acres are estimated.*

Parcel 1 Property Information 75.68 Acres, m/l

Location

From Swisher: ½ mile north on Gable Ave. The farm is located on the east side of the road.

Legal Description

The E½ of the NE fractional ¼ of Section 6, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,068.00
Net Taxable Acres: 75.68
Tax per Net Taxable Acre: \$40.54

FSA Data

Part of Farm Number 7774, Tract 11256
FSA/Eff. Crop Acres: 77.05*
Corn Base Acres: 43.12*
Corn PLC Yield: 184 Bu.
Bean Base Acres: 33.93*
Bean PLC Yield: 55 Bu.

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

Soil Types/Productivity

Primary soils are Klinger and Dinsdale. CSR2 on the estimated FSA/Eff. crop acres is 93.10. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Water & Well Information

None.

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Measured Tillable Acres		77.05	Avg. CSR2		93.10
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
184	Klinger silty clay loam, 1 to 4 percent	95	42.1%	Iw	32.47
377B	Dinsdale silty clay loam, 2 to 5 percent	94	41.5%	Ile	32.01
761	Franklin silt loam, 1 to 3 percent	85	7.1%	Iw	5.45
382	Maxfield silty clay loam, 0 to 2 percent	87	4.8%	IIw	3.70
171B	Bassett loam, 2 to 5 percent slopes	85	4.4%	Ile	3.41

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Parcel 1 - 75.68 Acres, m/l



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Parcel 2

FSA/Eff. Crop Acres: 75.52*
Corn Base Acres: 42.26*
Bean Base Acres: 33.26*
Soil Productivity: 93.70 CSR2

**Acres are estimated.*

Parcel 2 Property Information 76.00 Acres, m/l

Location

From Swisher: Located in the northwest corner of Swisher, on the north side of 120th Ave.

Legal Description

The E½ of the SE¼, excepting one acre in the SE corner thereof formerly used for school purposes, located in Section 6, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,004.00
Net Taxable Acres: 76.00
Tax per Net Taxable Acre: \$39.53

FSA Data

Part of Farm Number 7774, Tract 11256
FSA/Eff. Crop Acres: 75.52*
Corn Base Acres: 42.26*
Corn PLC Yield: 184 Bu.
Bean Base Acres: 33.26*
Bean PLC Yield: 55 Bu.

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

Soil Types/Productivity

Primary soils are Klinger and Dinsdale. CSR2 on the estimated FSA/Eff. crop acres is 93.70. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural with some tile.

Water & Well Information

None.

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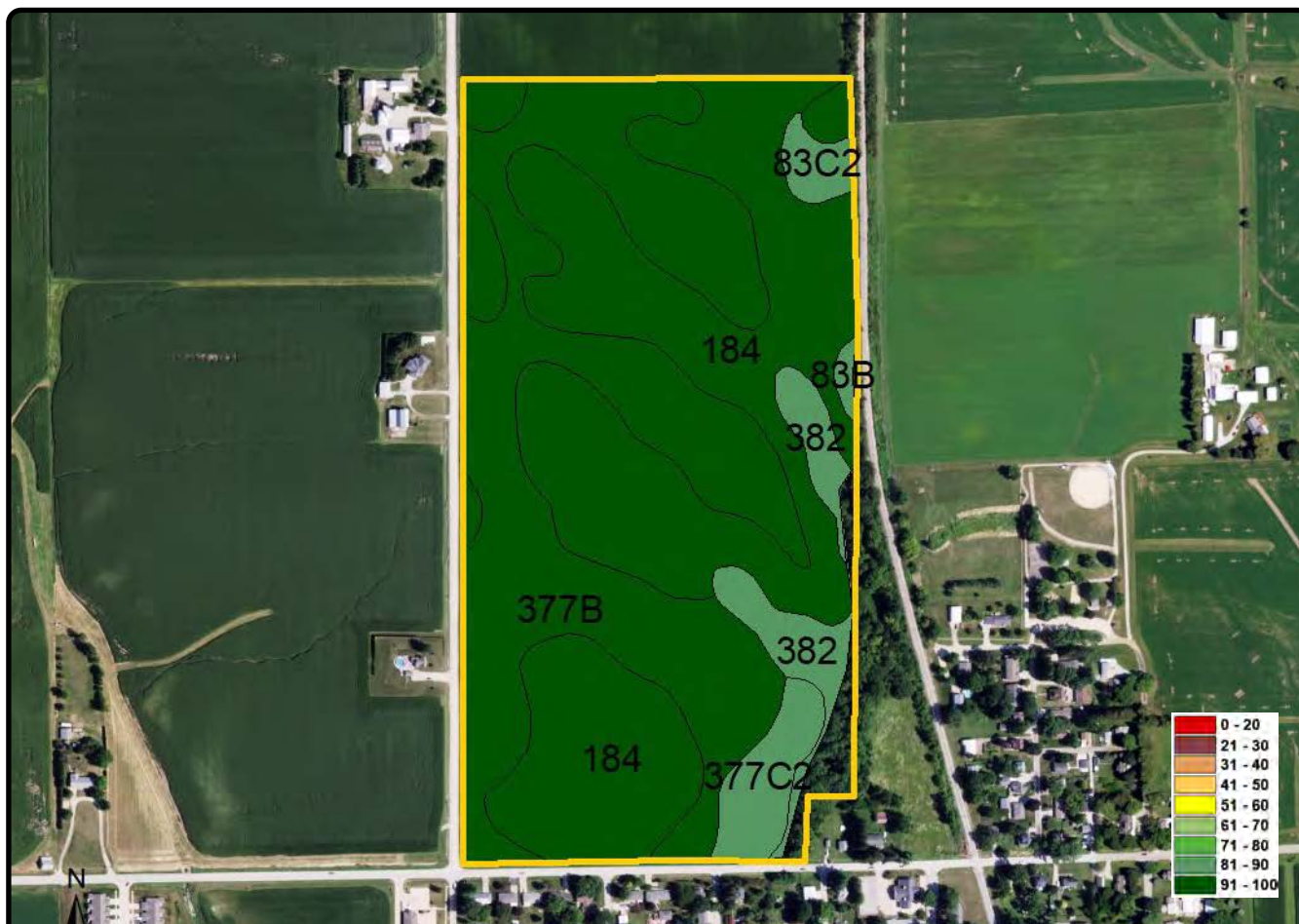
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Measured Tillable Acres		75.52	Avg. CSR2		93.70
			Percent	Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres
184	Klinger silty clay loam, 1 to 4 percent	95	48.2%	Iw	36.42
377B	Dinsdale silty clay loam, 2 to 5 percent	94	41.5%	Ile	31.31
382	Maxfield silty clay loam, 0 to 2 percent	87	4.8%	IIw	3.66
377C2	Dinsdale silty clay loam, 5 to 9 percent	85	3.6%	IIIe	2.70
83C2	Kenyon loam, 5 to 9 percent slopes,	84	1.5%	IIIe	1.13
83B	Kenyon loam, 2 to 5 percent slopes	90	0.4%	Ile	0.29

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 - 76.00 Acres, m/l



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Date: **Wed., October 6, 2021**

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

Site: **Swisher American Legion
683rd Street SE
Swisher, IA 52338**

Seller

R Rhinehart LC

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.
- 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 9, 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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