



Francis "Pat" & Elva Wolrab Family Farm

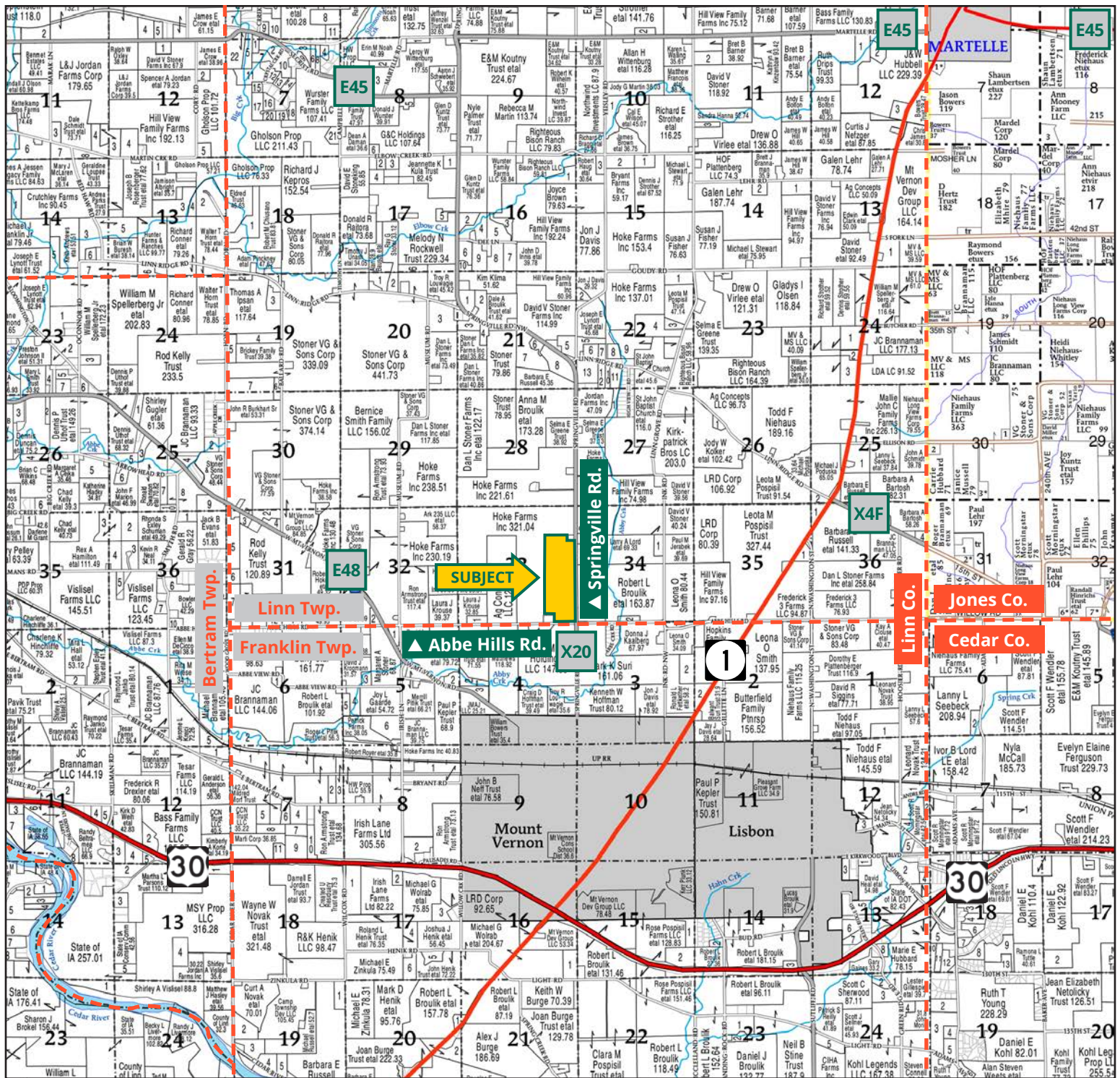
AUCTION

Hybrid
Friday
July 18, 2025
10:00 a.m. CDT
Lisbon, IA &
bid.hertz.ag

115.89 Acres, m/l
Single Parcel
Linn County, IA



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

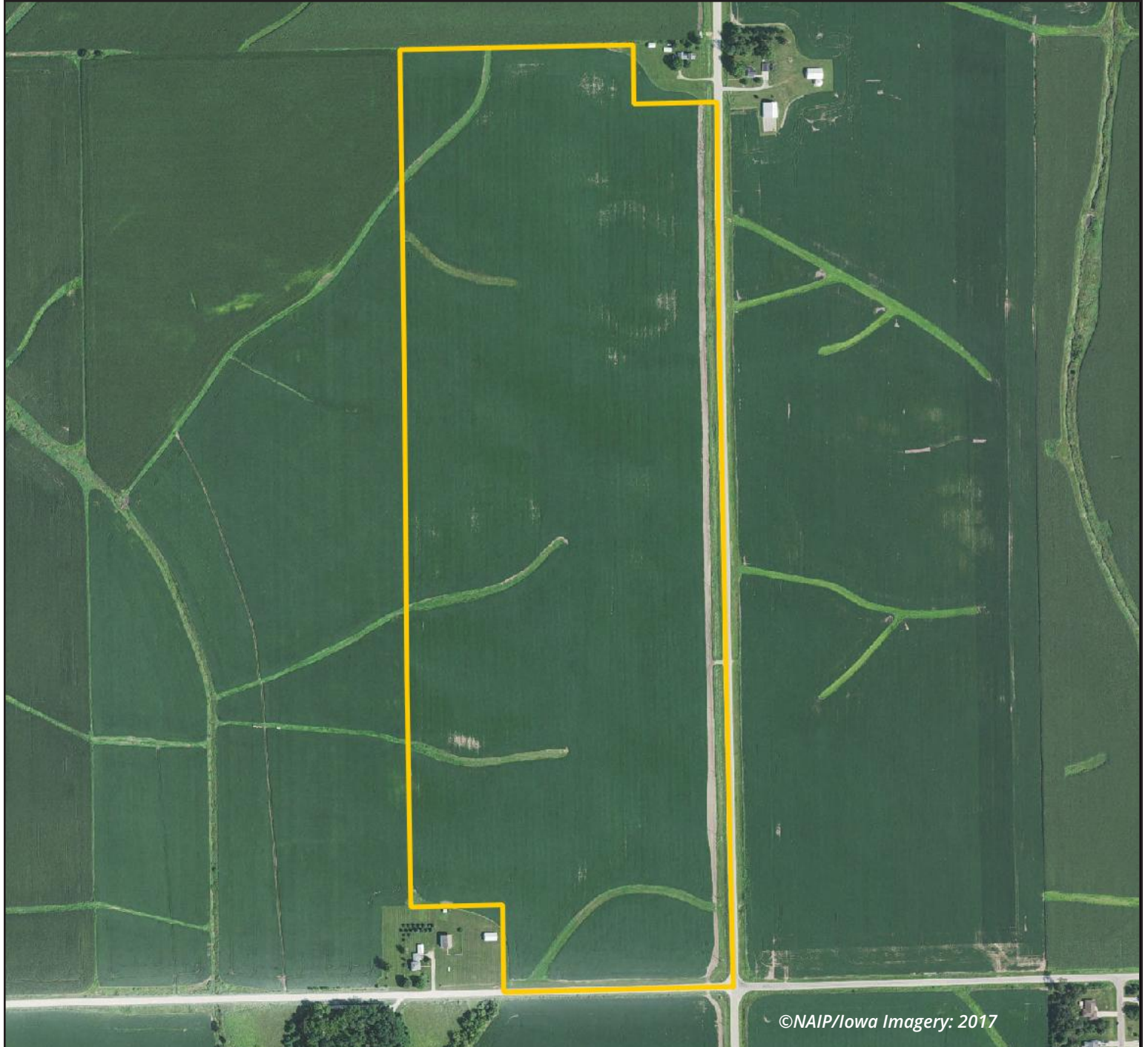


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Est. FSA/Eff. Crop Acres: 109.03 | Soil Productivity: 93.80 CSR2

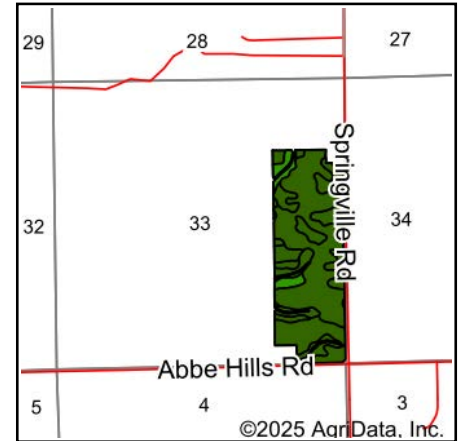


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Linn**
 Location: **33-83N-5W**
 Township: **Linn**
 Acres: **109.03**
 Date: **6/13/2025**



Maps Provided By:



Area Symbol: IA113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	52.80	48.4%		Ile	94
184A	Klinger silty clay loam, 1 to 4 percent slopes	22.69	20.8%		Iw	95
120B	Tama silty clay loam, 2 to 5 percent slopes	18.34	16.8%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	3.35	3.1%		IIw	86
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	3.31	3.0%		Ile	95
394B	Ostrander loam, 2 to 5 percent slopes	2.88	2.6%		Ile	91
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.37	2.2%		IIIe	85
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.80	1.7%		IIIe	90
120C	Tama silty clay loam, 5 to 9 percent slopes	1.37	1.3%		IIIe	90
291A	Atterberry silt loam, 1 to 3 percent slopes	0.12	0.1%		Iw	85
Weighted Average					1.84	93.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mount Vernon: ¾ mile north on Springville Rd. The property is northwest of the intersection of Springville Rd. and Abbe Hills Rd.

Simple Legal

The SE¼ NE¼ and the East 130 feet of the South 367 feet of the SE¼ in Section 33, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa, excepting Lot 1 and Parcel A. *Final abstract/title documents to govern legal description.*

Possession

Possession will be at closing, subject to the 2025 cash-rent lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,800.00*
 Surveyed Acres: 115.89
 Net Taxable Acres: 111.12
 Tax per Net Taxable Acre: \$52.20*

**Taxes estimated due to recent survey of property. Linn County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm Number 3512, Tract 9131
 FSA/Eff. Crop Acres: 109.03*
 Corn Base Acres: 109.03*
 Corn PLC Yield: 150 Bu.
**Acres are estimated pending reconstitution of farm by the Linn County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Tama. CSR2 on the estimated FSA/Eff. crop acres is 93.80. 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

The land is level to gently rolling.

Drainage

Drainage tile has been installed on this farm. Contact the sale manager for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is one of the nicest farms in Linn County. It is located north of Mount Vernon, along Springville Road, with a CSR2 of 93.80.



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.

Northwest Corner Looking Southeast



North Side Looking South



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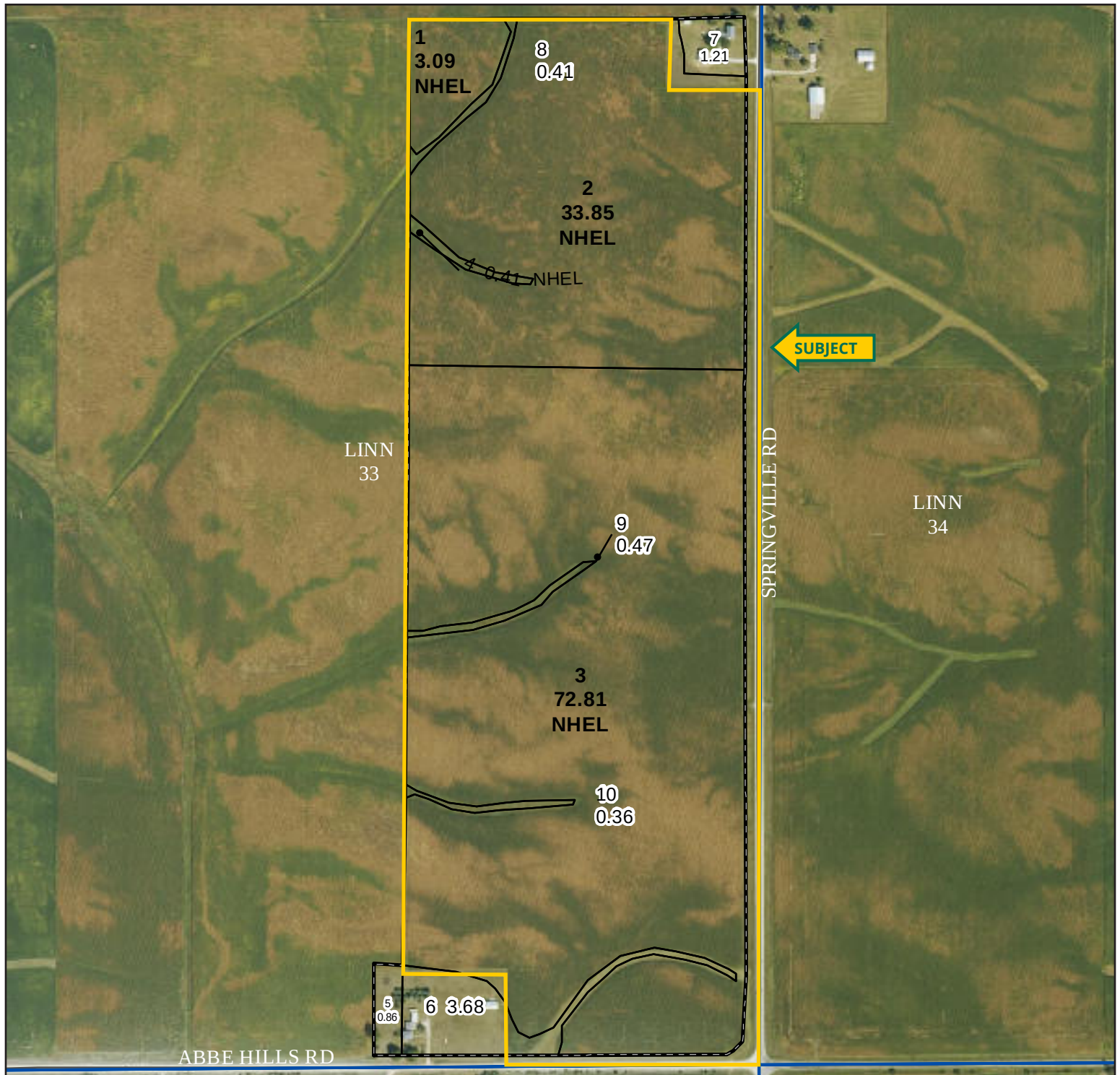
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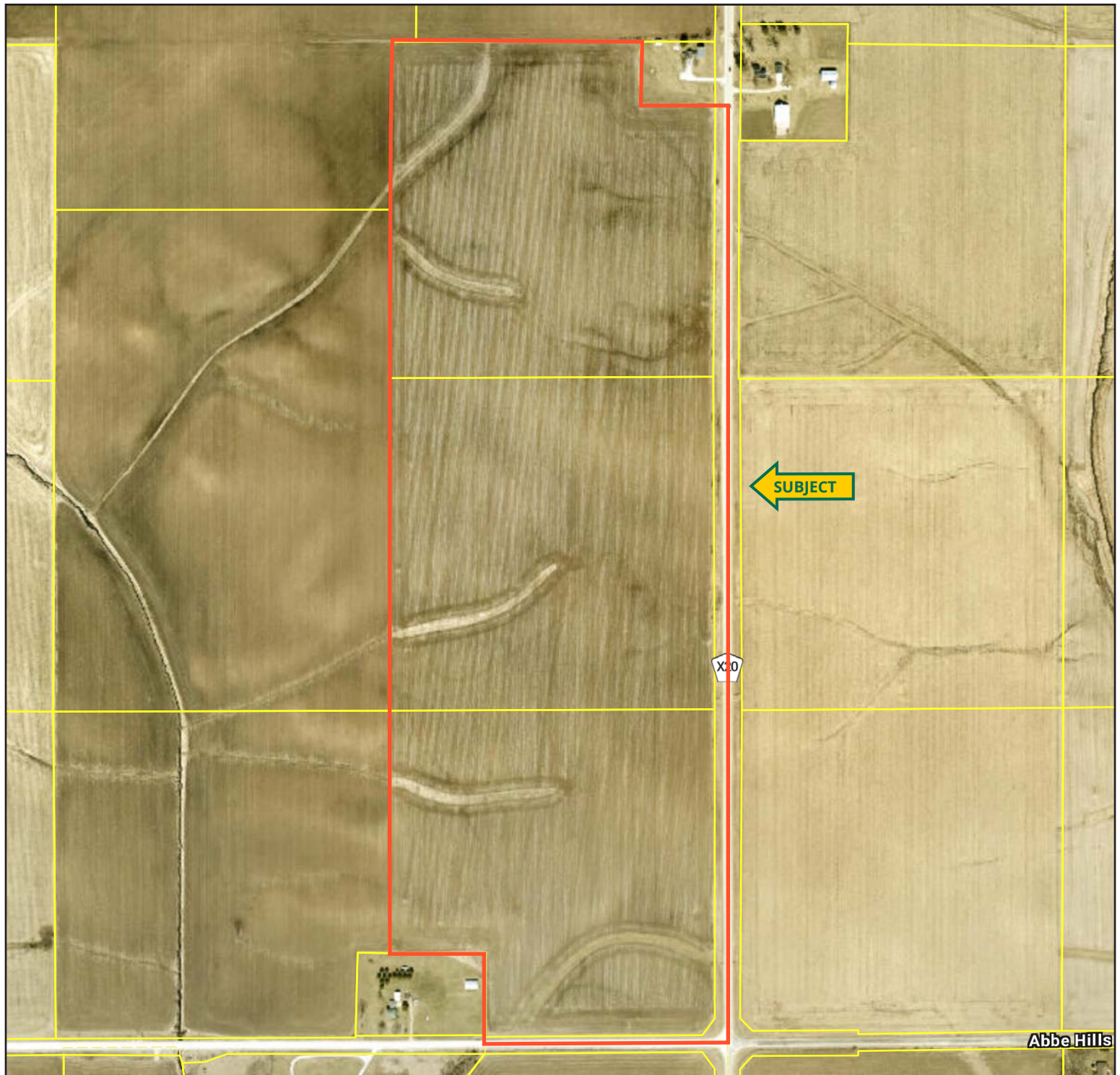
Southwest Corner Looking Northeast



Southeast Corner Looking Northwest







Date: Friday, July 18, 2025

Time: 10:00 a.m.

Site: Tin Roof Event Center
1003 N Washington St.
Lisbon, IA 52253

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-4068 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

The Family of Francis "Pat" & Elva Wolrab

Agency

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

Auctioneer

Troy Louwagie

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.

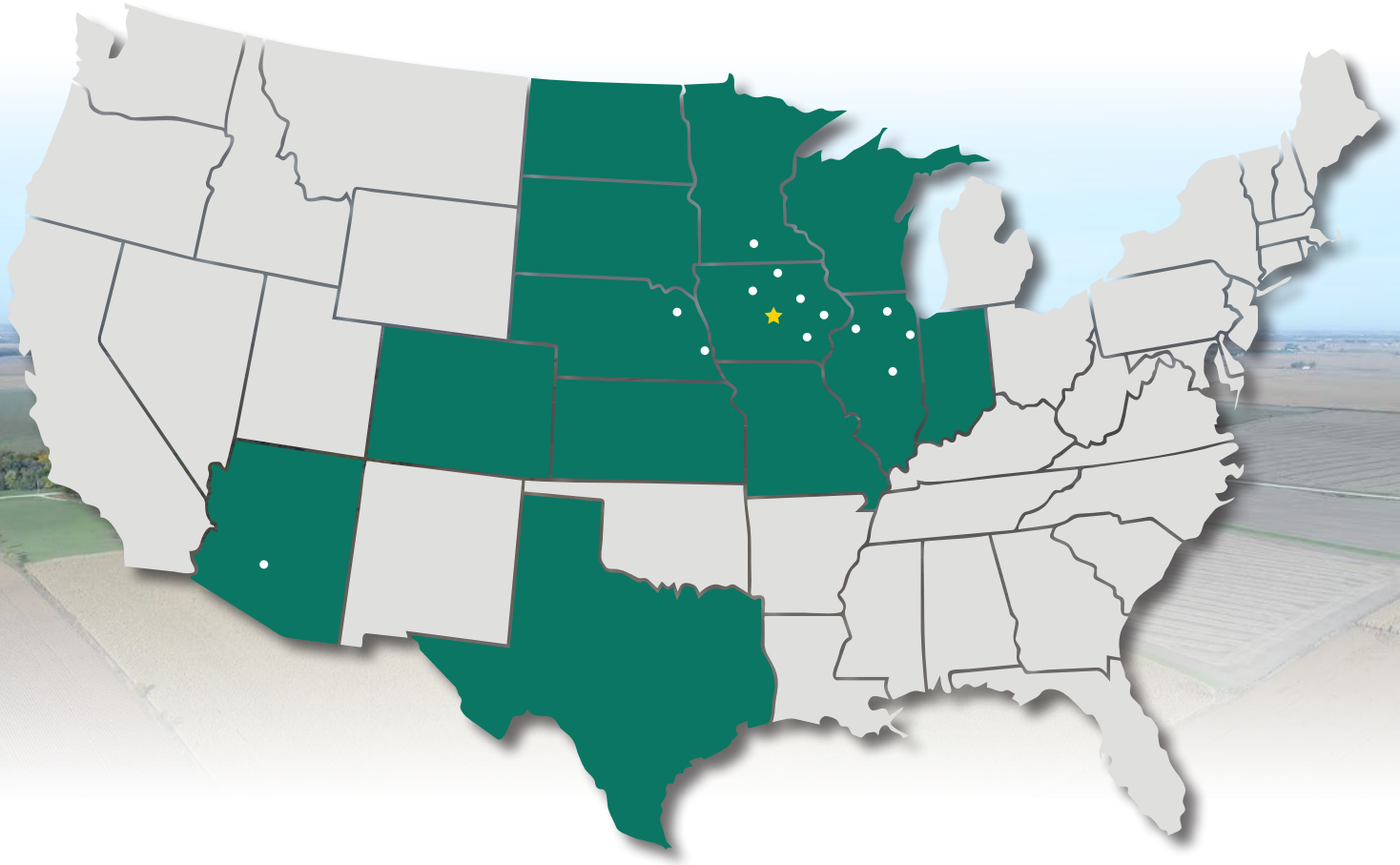
Terms of Possession

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 October 31, 2025, 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, 2026. Seller to retain 100% of 2025 cash rent. 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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