



86.5 CSR - Located West of Prairieburg

Date: Fri., Sept. 9, 2016

Time: 10:00 a.m.

Auction Site:

Central City American Legion

Address:

6 Central City Road
Central City, IA 52214

Property Information

Location

From Prairieburg - Intersection of County Highway X20 and W Main Street: 3/4 mile west on W Main Street, located at the SE corner of intersection Wagner Road and W Main Street.

Address

600 W Main Street
Prairieburg, IA 52219

Legal Description

The SW ¼ SE ¼, Excepting therefrom 5 ½ acres in the Southeast corner of the said SW ¼ SE ¼ described as follows: Beginning at the Southeast corner thereof; thence West 33 rods; thence North 26 2/3 rods; thence East 33 rods; thence South to the place of beginning; all in Section 21, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,016.00
Net Taxable Acres: 33.75

FSA Data

Farm Number 61, Tract 1777
Crop Acres: 31.8
Corn Base: 26.2
Corn PLC Yield: 137 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Ostrander. See soil maps for detail.

- **CSR2:** 86.5 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 73.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 84.4 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

House

1½ story home that was built around 1890.

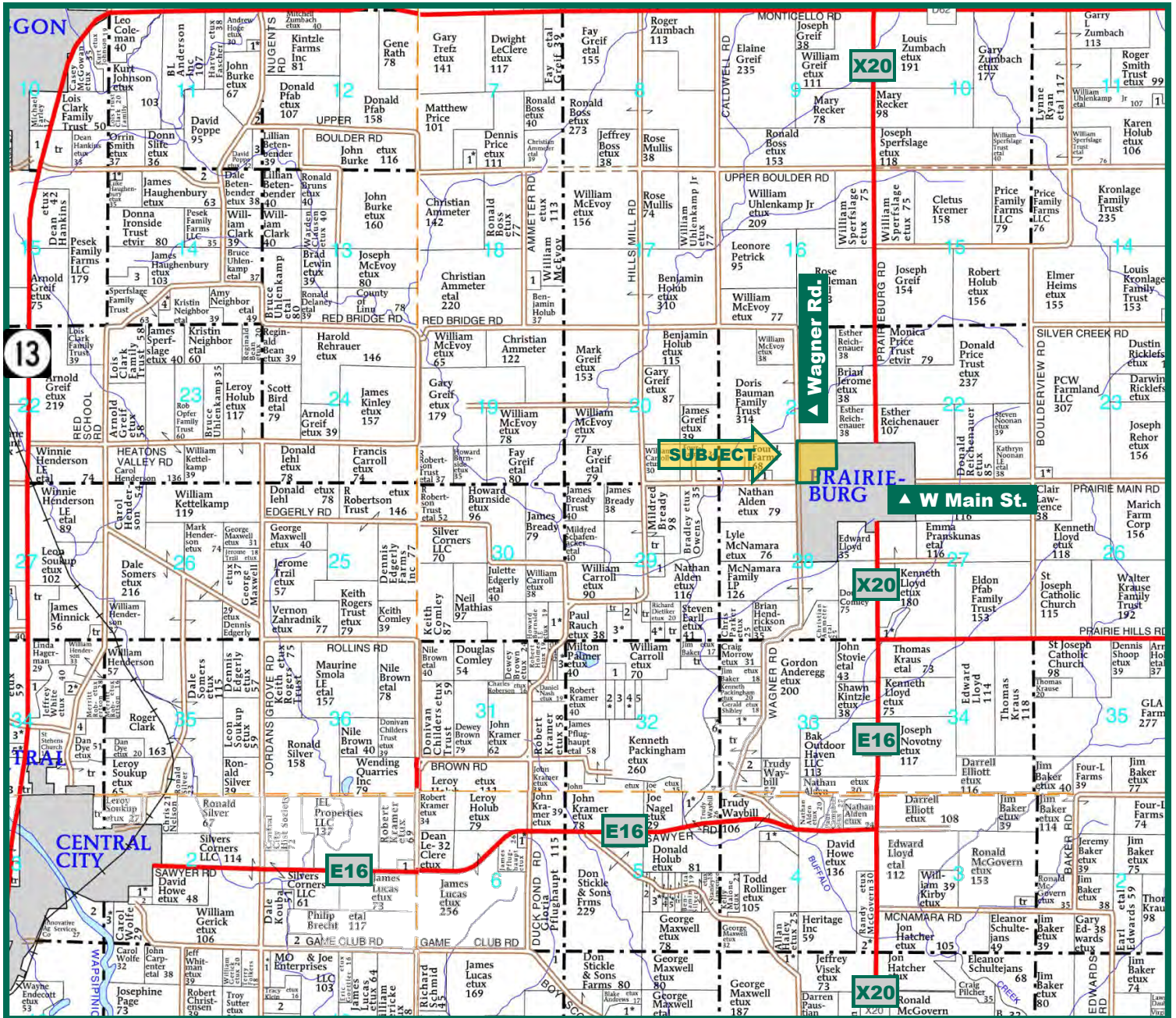
Water and Well

The house and buildings are supplied with city water from Prairieburg.

Troy R. Louwagie, ALC
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Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Septic System/Sewer

The house has city sewer.

Garage

22' x 30', Detached.

Outbuildings

There are a couple older livestock buildings.

Grain Bin

20' x 13', Storage bin.

Comments

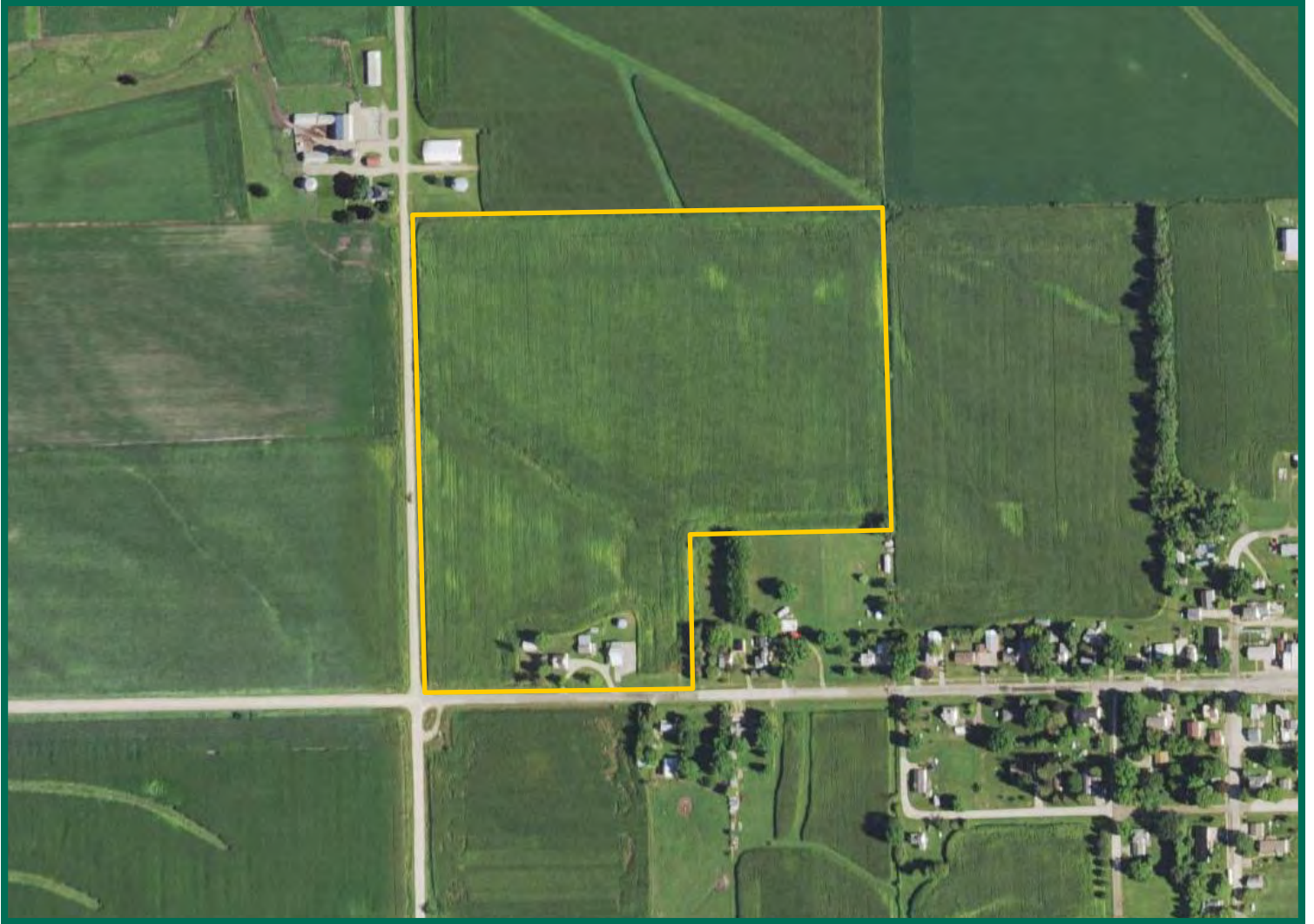
This is a high quality Linn County farm located in a strong area.

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.

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Aerial Photo



Auction Information

Method of Sale

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

Seller

Carol M. Kula and Wright Joint Revocable Trust.

Agency

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

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 4, 2016 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, 2017. Taxes will be prorated to date of closing.

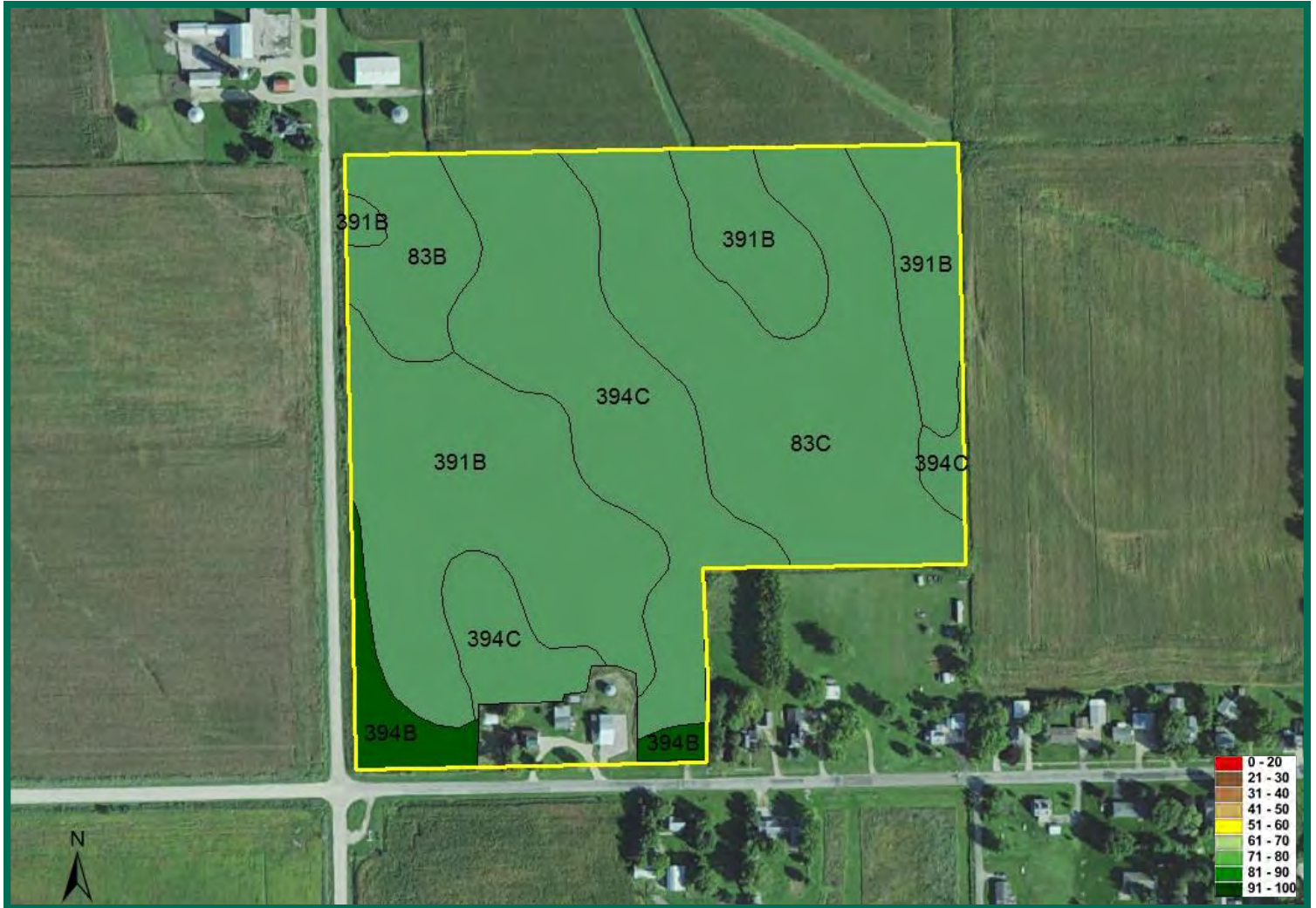
Announcements

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.

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Soil Map

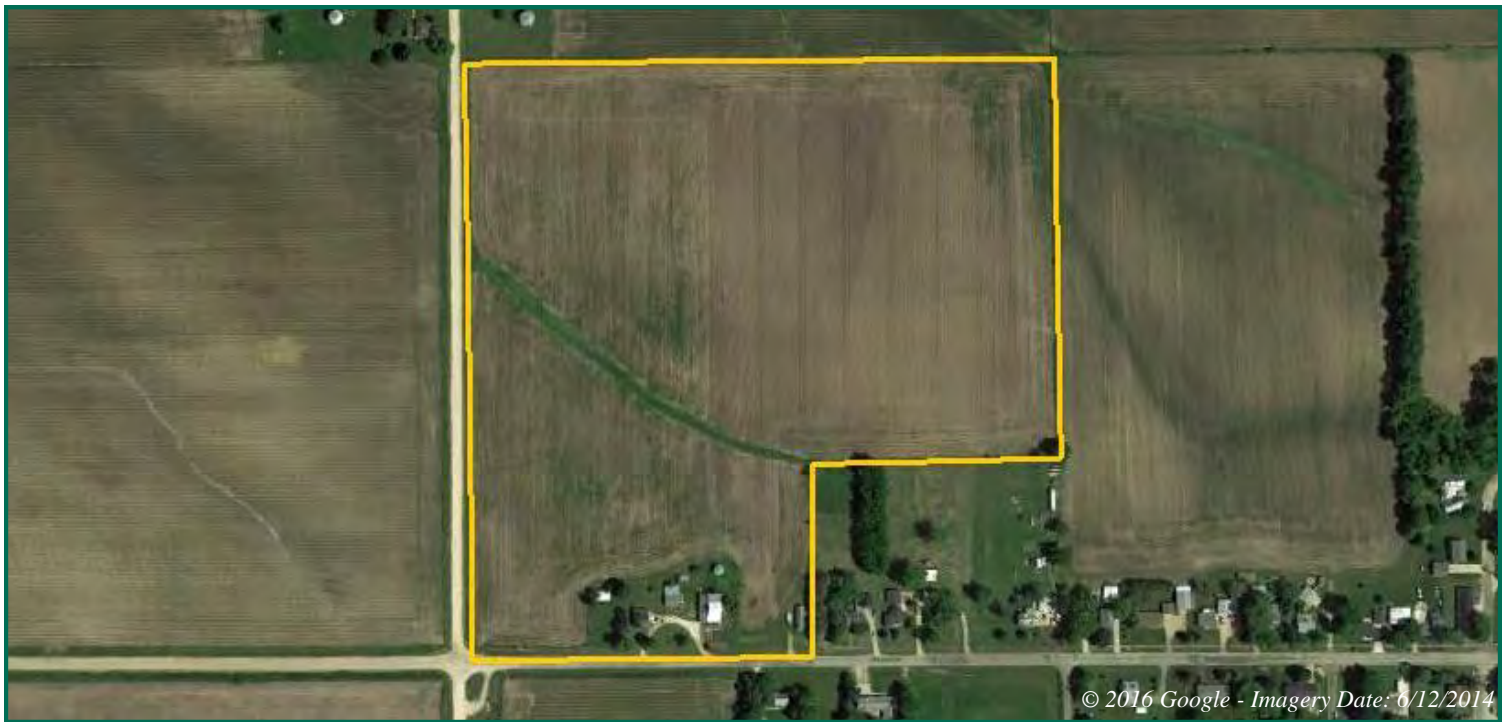
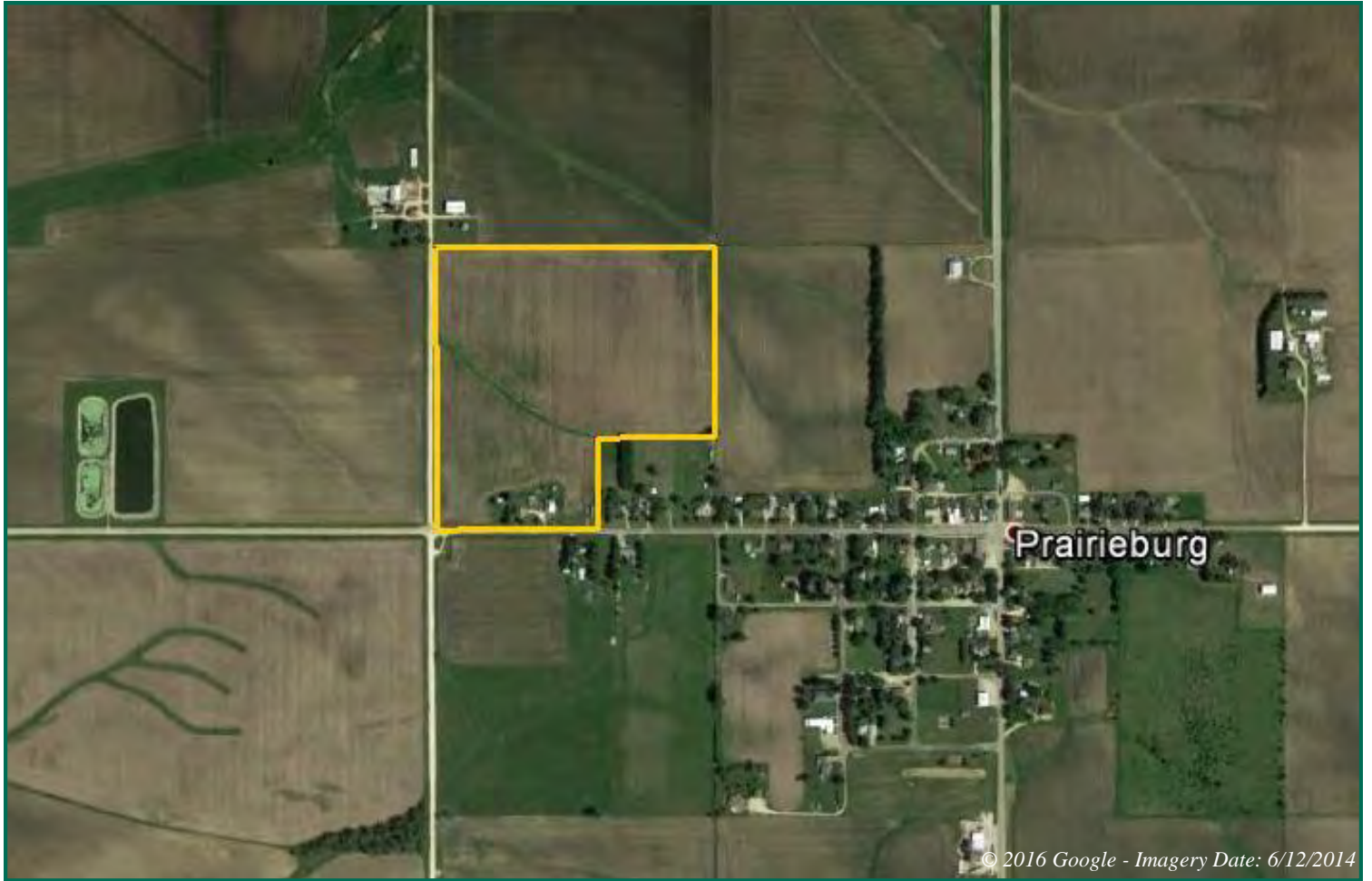


Measured Tillable Acres		31.8		Avg. CSR2*		86.5	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	87	35.3%	IIw	11.24		
394B	Ostrander loam, 2 to 5 percent slopes	91	4.0%	Ile	1.26		
394C	Ostrander loam, 5 to 9 percent slopes	86	26.5%	IIIe	8.45		
83B	Kenyon loam, 2 to 5 percent slopes	90	6.5%	Ile	2.08		
83C	Kenyon loam, 5 to 9 percent slopes	85	27.7%	IIIe	8.81		

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Google Earth Photos: 34 Acres m/l, Linn County, IA



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