

Land Auction

ACREAGE:

126.66 Acres, m/l
Pocahontas County, IA

DATE:

Wednesday
December 4, 2019
10:00 a.m.

LOCATION:

**Laurens Golf and
Country Club**
Laurens, IA

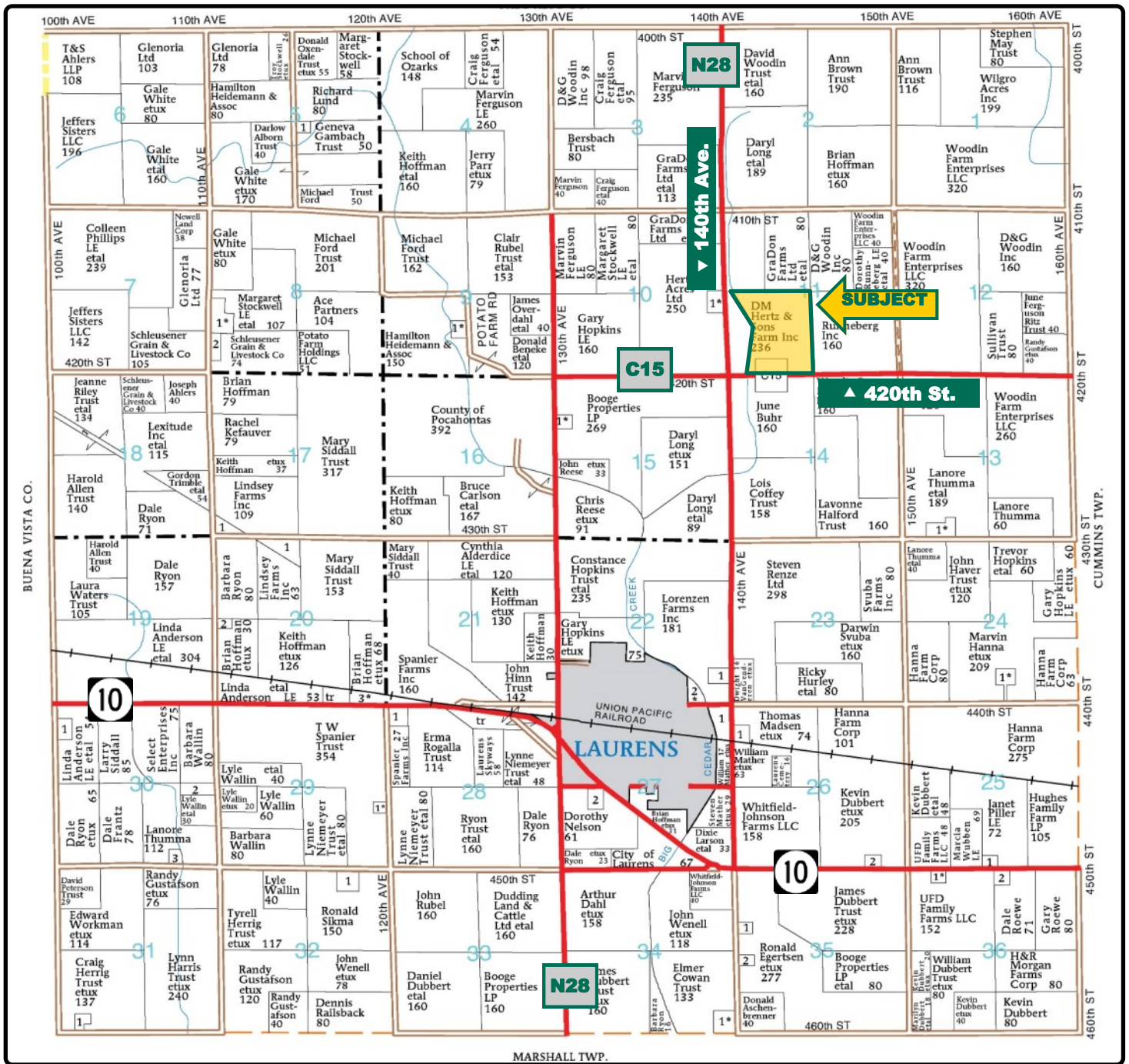


Property Key Features

- **Productive Soils**
- **Open Lease for 2020**
- **121.61 Acres, m/l, of Income-Producing Farmland**

Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2, PO Box 503
Humboldt, IA 50545
www.Hertz.ag



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

Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2, PO Box 503
Humboldt, IA 50545
www.Hertz.ag



FSA/Eff. Crop Acres: 115.38*
CRP Acres: 6.23*
Corn Base Acres: 58.70*
Bean Base Acres: 56.04*
Soil Productivity: 85.40 CSR2

**FSA/Eff. Crop and Base Acres are estimated.*

Property Information

126.66 Acres, m/l

Location

From Laurens, go 2 miles north on N28 (140th Ave.), then 1/4 mile east on C15 (420th St.). Property is on the north side of the road.

Legal Description

Part of the SW 1/4, lying east of the drainage ditch, in Section 11, T-93-N, R-34-W of the 5th p.m., Swan Lake Township.

Real Estate Tax*

Taxes Payable 2019 - 2020: \$3,325
 Net Taxable Acres: 124.27
 Tax per Net Taxable Acre: \$26.76

**Taxes are estimated post-survey of farm.*

Lease

Open lease for 2020.

FSA Data

Farm Number 7172, Tract 13801

FSA/Eff. Crop Acres: 115.38*

CRP Acres: 6.23*

Corn Base Acres: 58.70*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 56.04*

Bean PLC Yield: 48 Bu.

**Acres and bases are estimated pending reconstitution of farm by the local FSA office.*

CRP Contracts

There are 6.23 acres enrolled in a CP-21 contract that pays \$2,212 annually and expires September 30, 2025.*

**Acres and payments subject to FSA reconstitution of farm.*

Soil Types/Productivity

Primary soils are Webster, Canisteo and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 85.40. See soil map for detail.

Land Description

Level to gently sloping.

Buildings/Improvements

27' Diameter grain bin with drying floor: Burner and LP tank excluded.

Drainage

Natural plus tile. Open ditch branch 6 serves as part of the farm's west boundary.

Water & Well Information

No known well.

Comments

Outstanding soils in a strong farming area.

Tom Carlson, AFM

Licensed in IA

TomC@Hertz.ag

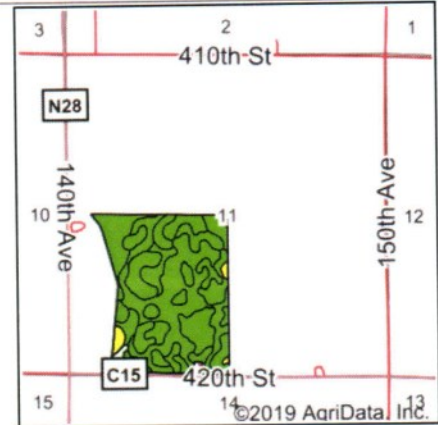
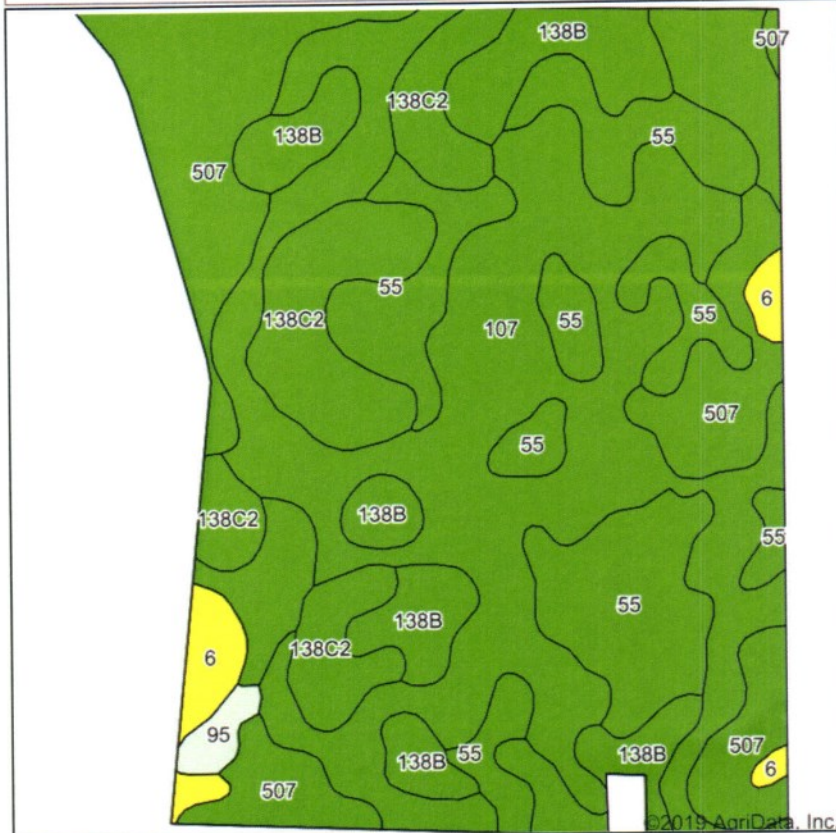
515-332-1406

1101 13th St. N. Suite 2, PO Box 503

Humboldt, IA 50545

www.Hertz.ag

Soils Map



State: **Iowa**
 County: **Pocahontas**
 Location: **11-93N-34W**
 Township: **Swan Lake**
 Acres: **115.38**
 Date: **9/24/2019**










Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
107	Webster clay loam, 0 to 2 percent slopes	42.77	37.1%		llw	86	81	80
507	Canisteo clay loam, 0 to 2 percent slopes	21.70	18.8%		llw	84	76	79
55	Nicollet clay loam, 1 to 3 percent slopes	20.98	18.2%		lw	89	86	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	13.14	11.4%		llle	83	62	65
138B	Clarion loam, 2 to 6 percent slopes	13.10	11.4%		lle	89	78	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.75	2.4%		lllw	59	55	77
95	Harps clay loam, 0 to 2 percent slopes	0.94	0.8%		llw	72	60	77
Weighted Average						85.4	77.7	*n 78

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Tom Carlson, AFM
 Licensed in IA
TomC@Hertz.ag

515-332-1406
 1101 13th St. N. Suite 2, PO Box 503
 Humboldt, IA 50545
www.Hertz.ag

Looking North



Looking South



Looking Southeast from Northwest Corner



Grain Bin



Tom Carlson, AFM
Licensed in IA
TomC@Hertz.ag

515-332-1406
1101 13th St. N. Suite 2, PO Box 503
Humboldt, IA 50545
www.Hertz.ag

Date: **Wed., December 4, 2019**

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

Site: **Laurens Golf and
Country Club
12582 Highway 10
Laurens, IA 50554**

Seller

DM Hertz & Sons Farm, Inc.

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Auctioneer

Marv Huntrods

Method of Sale

- Parcel 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 Possession

10% down payment required the day of sale. Successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 15, 2020 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2020. Taxes will be prorated to January 1, 2020.

Survey

Farm was surveyed to the center of the drainage ditch prior to auction to determine exact acres.

Tom Carlson, AFM

Licensed in IA

TomC@Hertz.ag

515-332-1406

1101 13th St. N. Suite 2, PO Box 503

Humboldt, IA 50545

www.Hertz.ag