

ACREAGE:

177.96 Acres, m/l
Boone County, IA

DATE:

Bid Deadline:
July 16, 2020
12:00 p.m., CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA



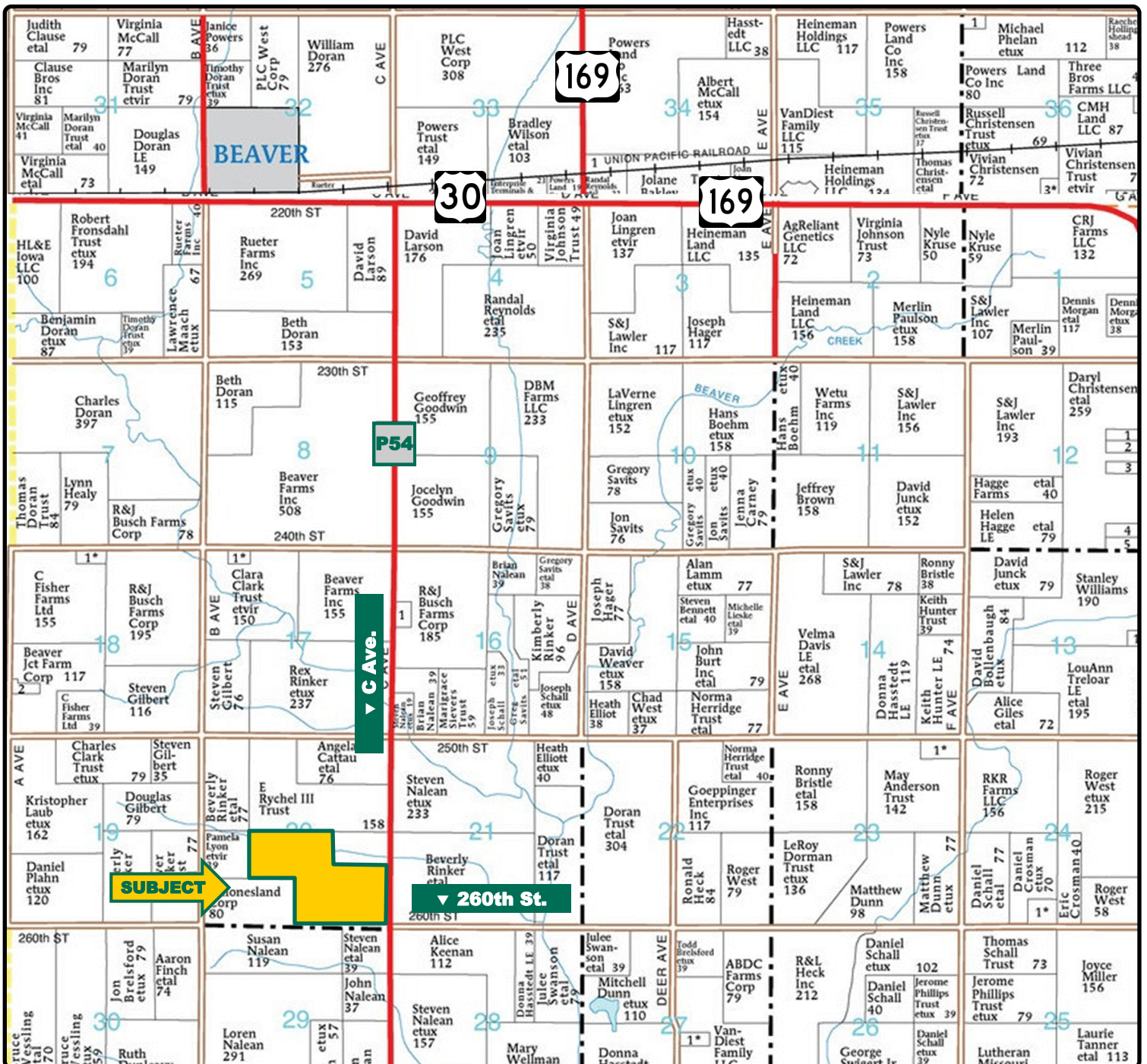
Property Key Features

- Four Miles South of Beaver
- 173.35 FSA/Eff. Est. Crop Acres with an 85.20 CSR2
- High-Quality Soils on this Boone County Farm

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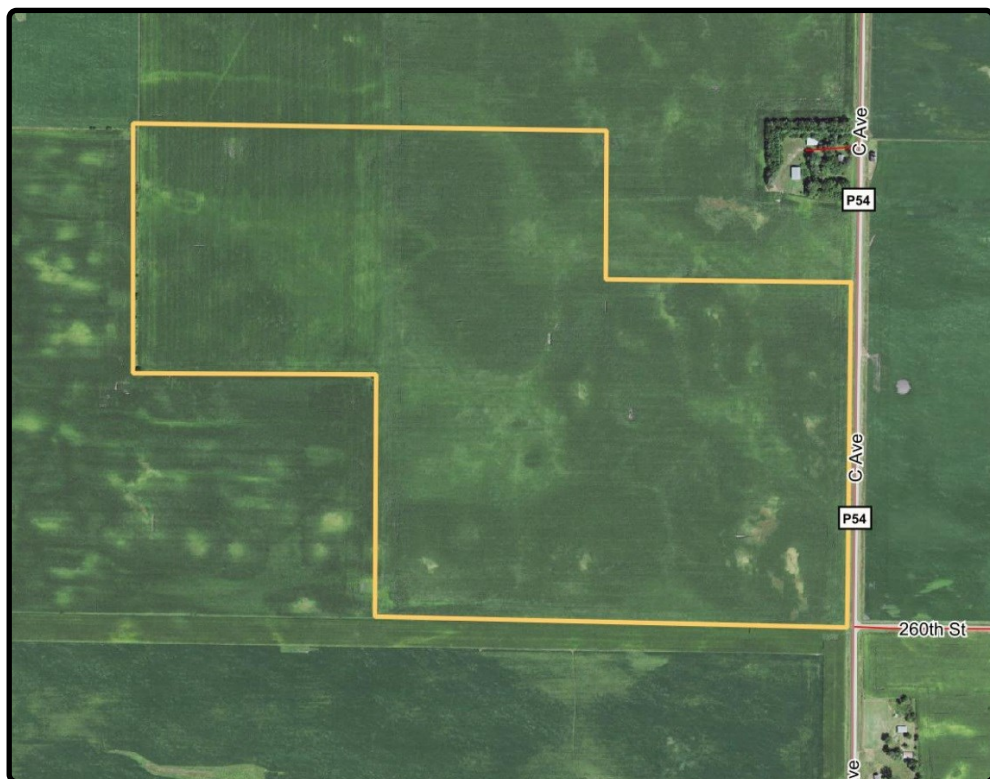


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FSA/Eff. Crop Acres: 173.35*

Corn Base Acres: 172.55*

Soil Productivity: 85.20 CSR2

**Acres are estimated.*

Property Information

177.96 Acres, m/l

Location

From Beaver: Go east on Highway 30 for one mile, then head south on Co. Rd. P54/ C Ave. for four miles. Property is on the west side of the road, near the intersection of Co. Rd. P54/C Ave. and 260th Street.

Legal Description

NE¼ SW¼, W½ SE¼, SE ¼ SE¼ and S½ NE¼ SE¼ all in Section 20, Township 83 North, Range 28 West of the 5th P.M. (Beaver Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$5,134.93*

Taxable Acres: 177.96*

Tax per Taxable Acre: \$28.85

**Taxes estimated pending survey of property. County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 4595, Tracts 141 & 142

FSA/Eff. Crop Acres: 173.35*

Corn Base Acres: 172.55*

Corn PLC Yield: 138 Bu.

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

Land Description

Level to gently sloping.

Soil Types/Productivity

Main soil types are Canisteo, Clarion and Harps. CSR2 based on the estimated FSA/ Eff. Crop Acres is 85.20, per AgriData Inc. See soil map for details.

Buildings/Improvements

None

Drainage

Part of Drainage District 77 & 15.

Water & Well Information

None known

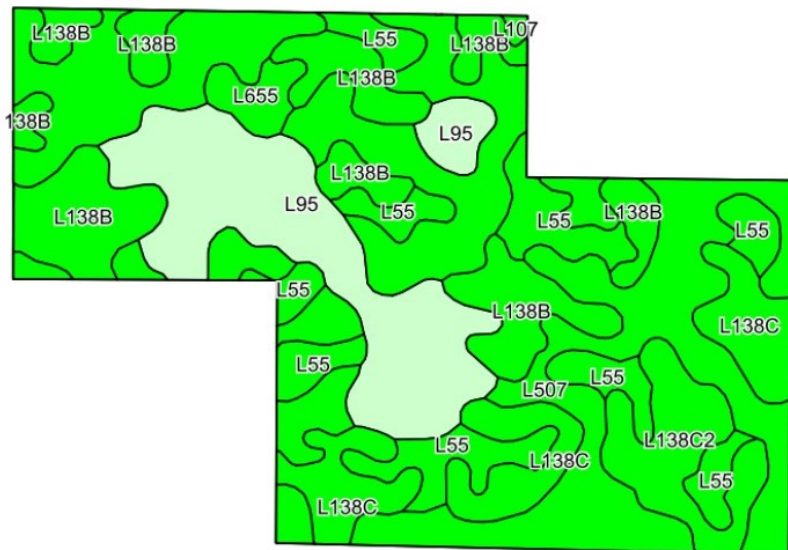
Comments

Quality soils on this nice-laying Boone County farm.

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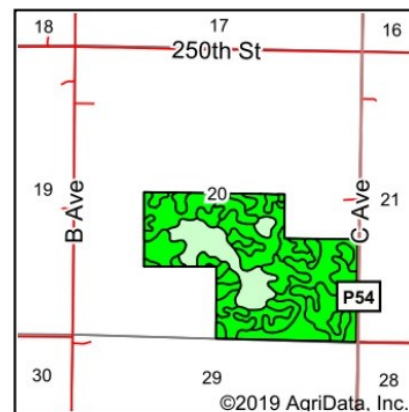
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Boone**
Location: **20-83N-28W**
Township: **Beaver**
Acres: **173.35**
Date: **5/4/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA015, Soil Area Version: 27

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|------------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|
| L507 | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes | 67.27 | 38.8% | | IIw | 87 |
| L95 | Harps clay loam, Bemis moraine, 0 to 2 percent slopes | 28.74 | 16.6% | | IIw | 75 |
| L138B | Clarion loam, Bemis moraine, 2 to 6 percent slopes | 27.05 | 15.6% | | Ile | 88 |
| L55 | Nicollet loam, 1 to 3 percent slopes | 21.74 | 12.5% | | Ie | 91 |
| L138C | Clarion loam, Bemis moraine, 6 to 10 percent slopes | 15.54 | 9.0% | | IIIe | 84 |
| L138C2 | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 9.85 | 5.7% | | IIIe | 83 |
| L655 | Crippin loam, Bemis moraine, 1 to 3 percent slopes | 2.81 | 1.6% | | Ie | 91 |
| L107 | Webster clay loam, Bemis moraine, 0 to 2 percent slopes | 0.35 | 0.2% | | IIw | 88 |
| Weighted Average | | | | | | 85.2 |

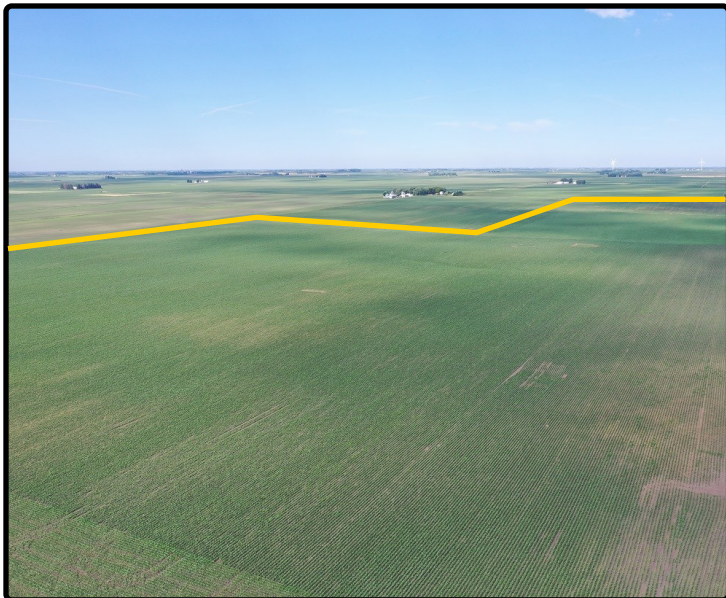
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



Southeast Looking Northwest



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Bid Deadline: Thurs., July 16, 2020

Time: 12:00 p.m., CST

Mail To:

**Hertz Real Estate Services
PO Box 500
Nevada, IA 50201-0500**

Seller

Elizabeth Rychel Trust

Agency

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

Method of Sale

- This property 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 Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before July 16, 2020 by 12:00 P.M. CST. The Seller will accept or reject all bids by 5:00 P.M. CST on July 17, 2020, and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 22, 2020 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease, which expires March 1, 2021. Taxes will be prorated to September 22, 2020.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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