

Land Auction

ACREAGE:

40.08 Acres, m/l
Hancock County, IA

DATE:

Wednesday
Sept. 16, 2020
10:00 a.m.

LOCATION:

Britt Municipal Hall
Britt, IA

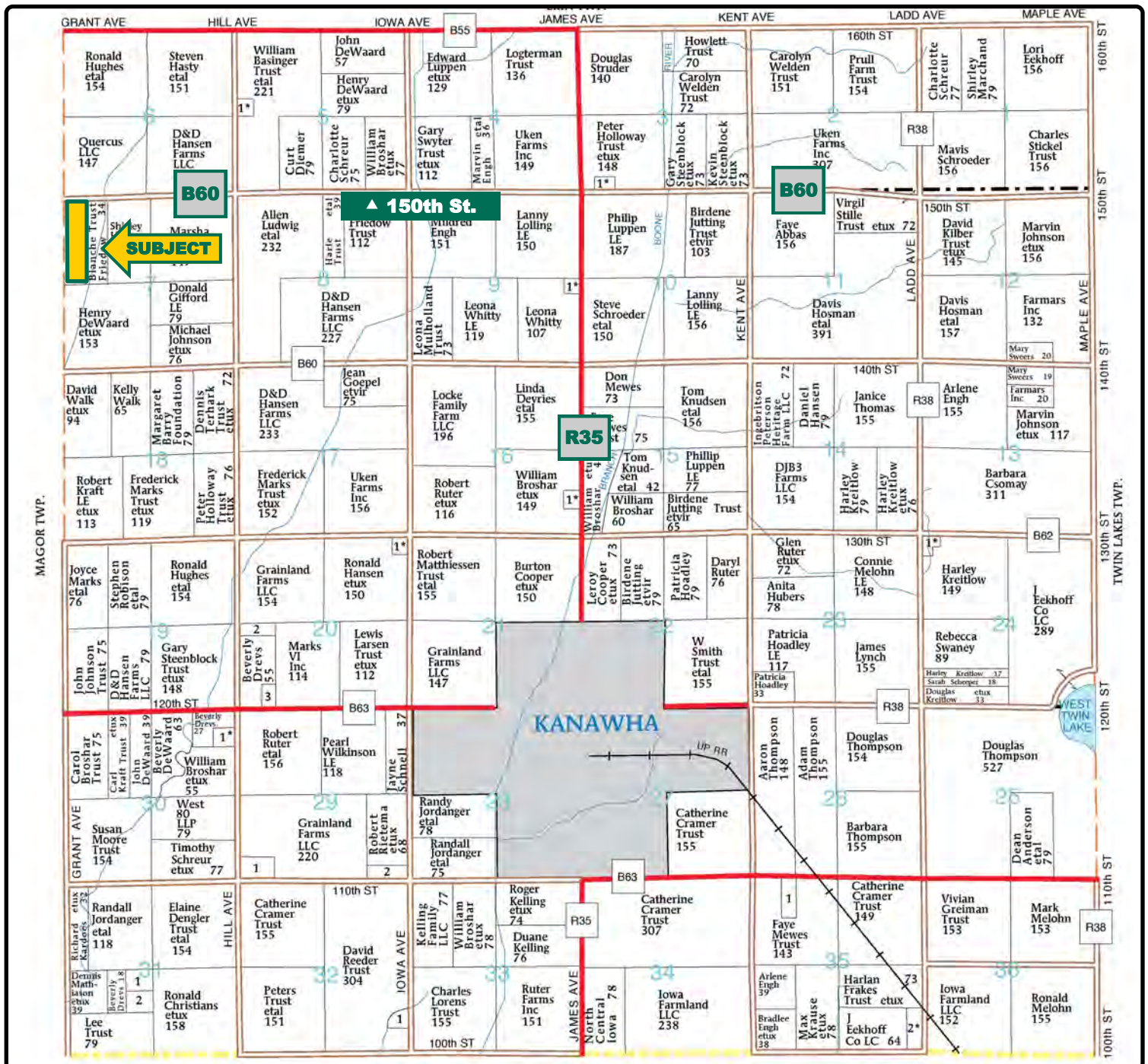


Property Key Features

- **Highly Productive Soils**
- **Competitive Grain Markets Nearby**
- **Good Field Efficiency**

Sterling Young
Licensed Broker in IA & MN
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FSA/Eff. Crop Acres:	38.96
CRP Acres:	0.80
Corn Base Acres:	27.21
Bean Base Acres:	11.21
Soil Productivity:	87.70 CSR2

Property Information

40.08 Acres, m/l

Location

From Kanawha: 2½ miles north on R35, turn west on B60 and travel 2¾ miles. The farm is on the south side of B60 (150th St.).

Legal Description

W½ W½ NW¼, Section 7, Township 94 North, Range 25 West of the 5th P.M. (Amsterdam Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$1,078.00
Net Taxable Acres: 40.08
Tax per Net Taxable Acre: \$26.90

Lease Status

Leased through 2020 crop year.

FSA Data

Farm Number 6886, Tract 9741
FSA/Eff. Crop Acres: 38.96
CRP Acres: 0.80
Corn Base Acres: 27.21
Corn PLC Yield: 157 Bu.
Bean Base Acres: 11.21
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 0.80 acres enrolled in a CP-8A contract that pays \$162.40 annually and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 87.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

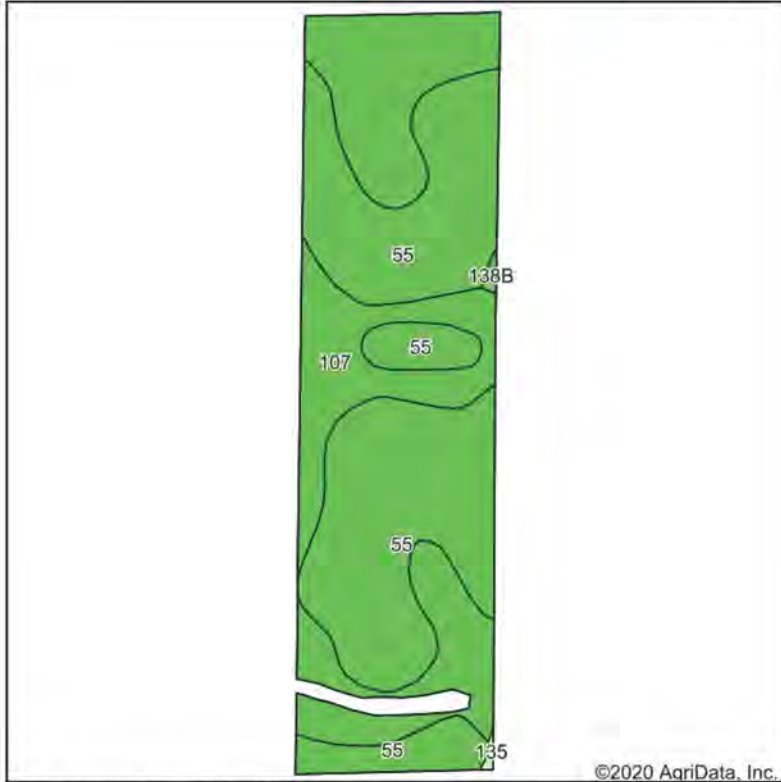
Tested in 2017 by Gold-Eagle Cooperative.
pH: 5.88
K: 230.94
P: 36.88

Yield History

Available upon request.

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State: **Iowa**
 County: **Hancock**
 Location: **7-94N-25W**
 Township: **Amsterdam**
 Acres: **38.96**
 Date: **7/20/2020**



Area Symbol: IA081, Soil Area Version: 30								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	22.77	58.4%		lw	89	88	78
107	Webster clay loam, 0 to 2 percent slopes	16.03	41.1%		llw	86	83	80
138B	Clarion loam, 2 to 6 percent slopes	0.10	0.3%		lle	89	80	83
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.2%		llw	76	78	78
Weighted Average						87.7	85.9	*n 78.8

Land Description

Level to gently sloping.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Highly productive Hancock County farm in a strong farming community.

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.

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Near NW Corner Looking South



NE Corner Looking SW



South Looking North



North Looking South



Date: **Wed., Sept. 16, 2020**

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

Site: **Britt Municipal Hall
170 Main Ave. S.
Britt, IA 50423**

Seller

Jerald F. Clark Revocable Trust.

Agency

Hertz Real Estate Services 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 bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 18, 2020 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, 2021. Taxes will be prorated to November 18, 2020.

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.

Make the Most of Your Farmland Investment

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