

# One-Chance Sealed Bid Sale

**ACREAGE:**

**303.90 Acres, m/l**  
In 3 Parcels  
Benton County, IA

**DATE:**

Bid Deadline:  
**October 2, 2020**  
**12:00 Noon, CST**

**RETURN BIDS TO:**

**Hertz Real Estate**  
**Services**  
Washington, IA



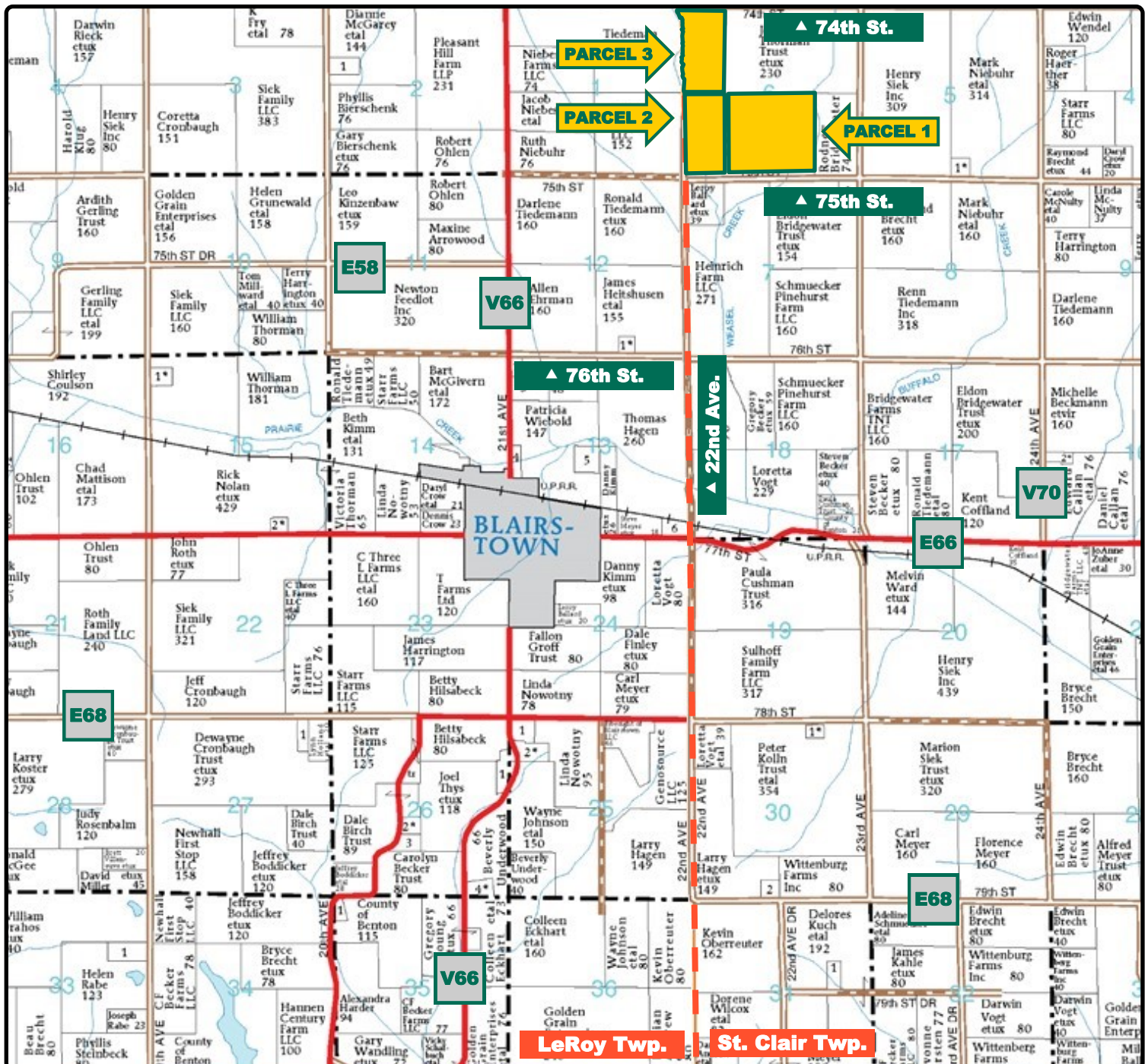
## Property Key Features

- Highly Productive Benton County Farms
- History of Seed Corn Production
- Outstanding Fertility

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**Rachelle Heller, ALC**  
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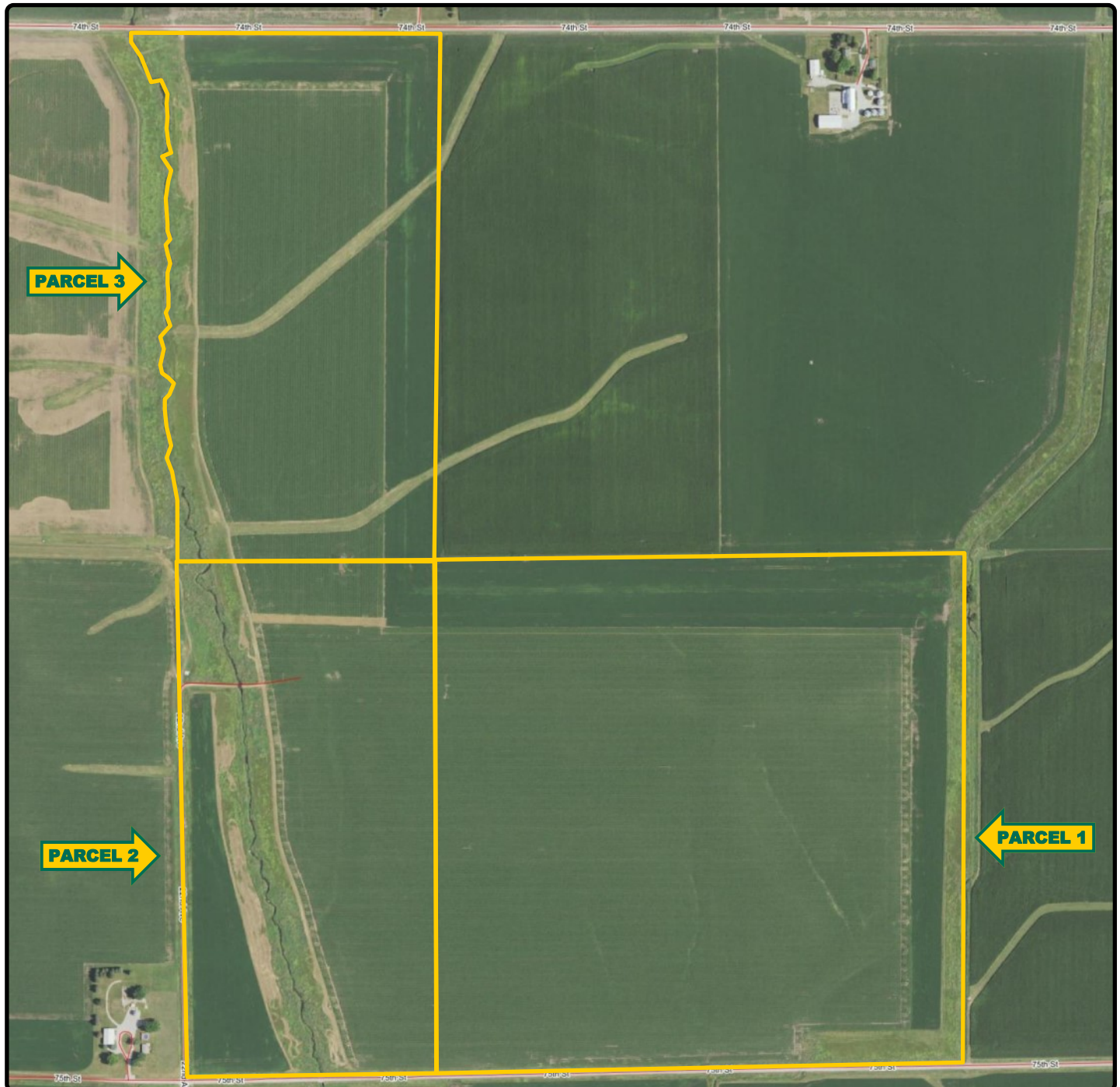
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## Parcel 1

**FSA/Eff. Crop Acres:** 136.48\*  
**CRP Acres:** 7.59\*  
**Corn Base Acres:** 110.71\*  
**Bean Base Acres:** 22.77\*  
**Soil Productivity:** 90.70 CSR2

*\*Acres are estimated*

## Parcel 1 Property Information 151.13 Acres, m/l

### Location

From Blairstown: 1 mile north on Co. Rd. V66, then 1 mile east on 76th St., then 1 mile north on 22nd Ave. and ½ mile east on 75th St. The property is on the north side of the road.

### Legal Description

E½ SW¼ and W¼ SE¼ of Section 6, Township 82 North, Range 10 West of the 5th p.m. (St. Clair Township).

### Lease Status

Open lease for 2021.

### Real Estate Tax\*

Taxes Payable 2020-2021: \$4,365.62

Gross Acres: 151.13

Net Taxable Acres: 149.15

Tax per Net Taxable Acre: \$29.27

*\*Taxes estimated pending potential parcel split. Benton Co. Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 8553, Tract 11816

FSA/Eff. Crop Acres: 136.48\*

CRP Acres: 7.59\*

Corn Base Acres: 110.71\*

Corn PLC Yield: 172.00 Bu.

Bean Base Acres: 22.77\*

Bean PLC Yield: 51.00 Bu.

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

### CRP Contracts\*

There are 7.59 acres enrolled in a CP-21 contract that pays \$1,907.75 annually and expires 9/30/2022.

*\*Acres and payments are estimated pending reconstitution of farm.*

### Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Colo-Ely complex. CSR2 on the est. FSA/Eff. crop acres is 90.70. See soil map for detail.

### Land Description

Nearly level to gently sloping.

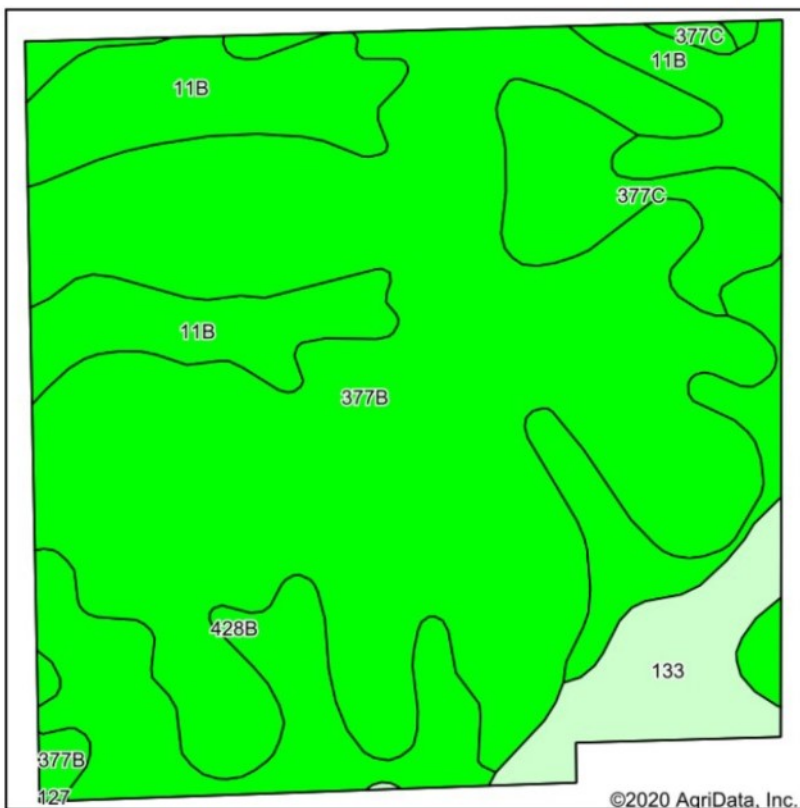
### Fertility Data

Contact agent for details.

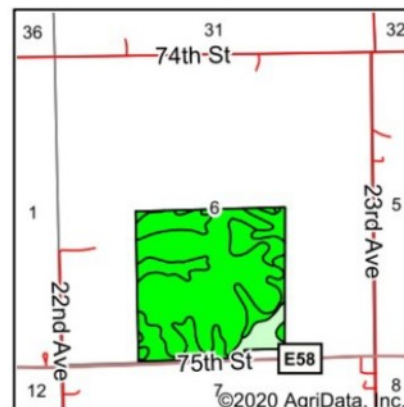
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Benton  
Location: 6-82N-10W  
Township: St. Clair  
Acres: 136.48  
Date: 7/29/2020



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	81.41	59.6%		Ile	94	90	89
11B	Colo-Ely complex, 0 to 5 percent slopes	26.53	19.4%		Ilw	86	68	92
428B	Ely silty clay loam, 2 to 5 percent slopes	12.58	9.2%		Ile	88	88	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	8.03	5.9%		IIIle	90	75	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.93	5.8%		Ilw	78	80	77
Weighted Average						90.7	84.1	*n 88.9

## Drainage

Natural with some tile.

## Comments

High-quality Benton County farm with seed corn production history.

## Water & Well Information

None.

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**Parcel 1** - Looking Northwest



**Parcel 1** - Looking West



**Parcel 1** - Looking North



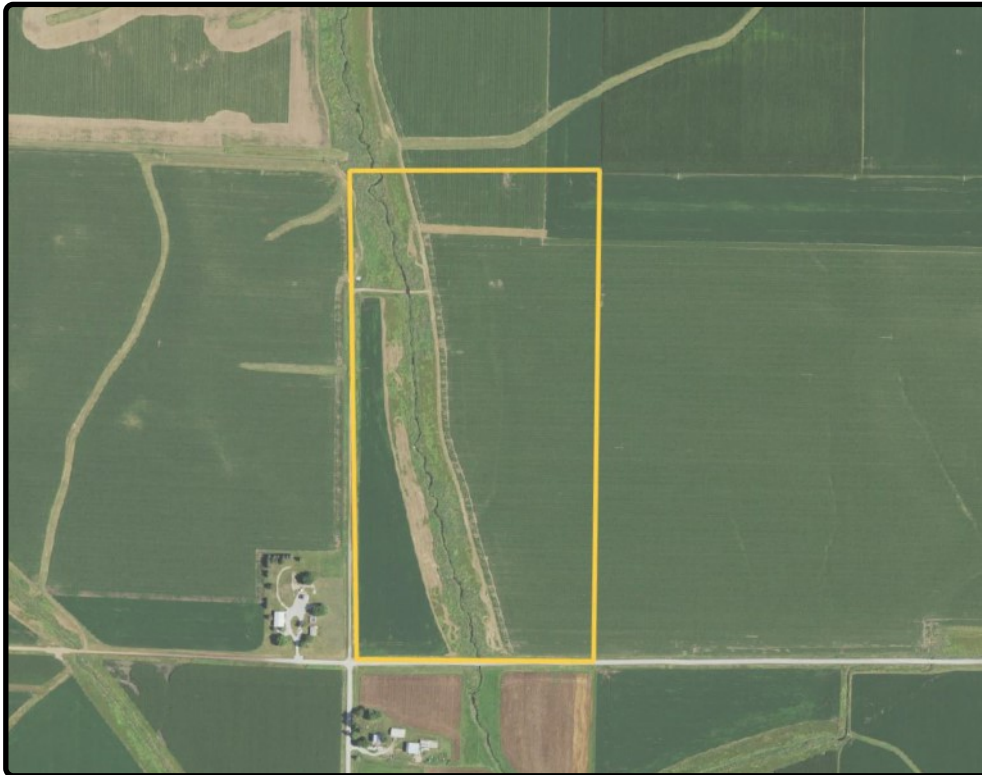
**Parcel 1** - Looking Northeast



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## Parcel 2

**FSA/Eff. Crop Acres:** 53.73\*  
**CRP Acres:** 12.92\*  
**Corn Base Acres:** 52.60\*  
**Bean Base Acres:** 10.80\*  
**Soil Productivity:** 81.10 CSR2

*\*Acres are estimated*

## Parcel 2 Property Information 73.11 Acres, m/l

### Location

From Blairstown: 1 mile north on Co. Rd. V66, then 1 mile east on 76th St., then 1 mile north on 22nd Ave. The property is on the east side of the road.

### Legal Description

W½ SW¼ of Section 6, Township 82 North, Range 10 West of the 5th p.m. (St. Clair Township).

### Lease Status

Open lease for 2021.

### Real Estate Tax\*

Taxes Payable 2020-2021: \$2,069.68

Gross Acres: 73.11

Net Taxable Acres: 70.71

Tax per Net Taxable Acre: \$29.27

*\*Taxes estimated pending potential parcel split. Benton Co. Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 8553, Tract 11816

FSA/Eff. Crop Acres: 53.73\*

CRP Acres: 12.92\*

Corn Base Acres: 52.60\*

Corn PLC Yield: 172.00 Bu.

Bean Base Acres: 10.80\*

Bean PLC Yield: 51.00 Bu.

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

### CRP Contracts\*

There are 12.92 acres enrolled in a CP-21 contract that pays \$3,247.44 annually and expires 9/20/2022.

*\*Acres and payments are estimated pending reconstitution of farm.*

### Soil Types/Productivity

Primary soils are Colo-Ely complex and Dinsdale silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 81.10 See soil map for detail.

### Land Description

Nearly level to gently sloping.

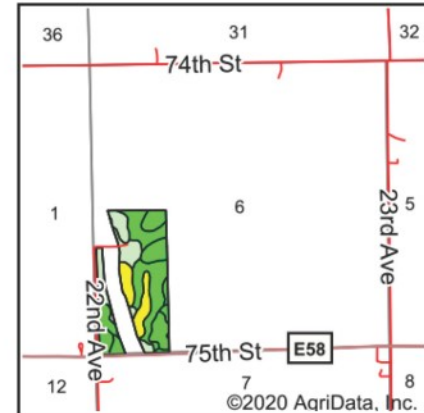
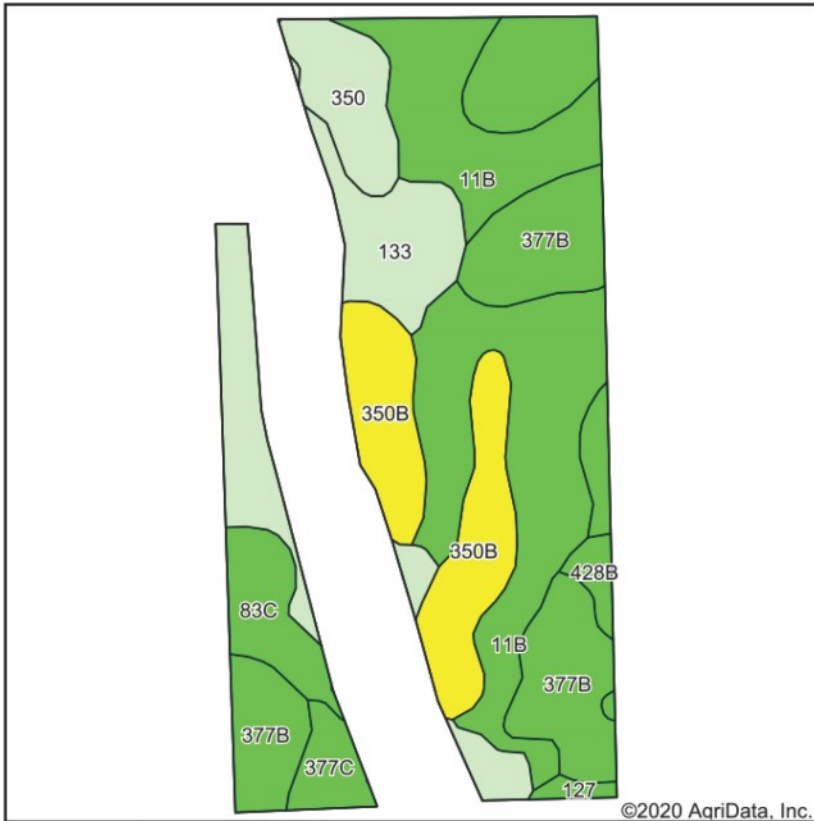
### Fertility Data

Contact agent for details.

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State: **Iowa**  
County: **Benton**  
Location: **6-82N-10W**  
Township: **St. Clair**  
Acres: **53.73**  
Date: **8/14/2020**



Maps Provided By:



Area Symbol: IA011 Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	16.69	31.1%		Ilw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.14	24.5%		Ile	94
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	8.36	15.6%		Ilw	78
350B	Waukegan silt loam, 2 to 5 percent slopes	7.50	14.0%		Ile	55
350	Waukegan silt loam, 0 to 2 percent slopes	3.00	5.6%		Ils	60
83C	Kenyon loam, 5 to 9 percent slopes	2.58	4.8%		Ille	85
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.39	2.6%		Ille	90
428B	Ely silty clay loam, 2 to 5 percent slopes	0.73	1.4%		Ile	88
127	Wiota silt loam, loamy substratum, 1 to 3 percent slopes	0.34	0.6%		Ile	95
Weighted Average						81.1

## Drainage

Natural with some tile.

## Comments

Good-quality Benton County farm with seed corn history.

## Water & Well Information

None.

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**Parcel 2** - Looking North



**Parcel 2** - Looking Northwest



**Parcel 2** - Looking South



**Parcel 2** - Looking Southwest



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## Parcel 3

**FSA/Eff. Crop Acres:** 68.93\*  
**CRP Acres:** 6.74\*  
**Corn Base Acres:** 55.91\*  
**Bean Base Acres:** 11.50\*  
**Soil Productivity:** 83.30 CSR2

*\*Acres are estimated*

## Parcel 3 Property Information 79.66 Acres, m/l

### Location

From Blairstown: 3 miles north on Co. Rd. V66, then 1 mile east on 74th St. The property is on the south side of the road.

### Legal Description

Parcel A of that part of the NE¼ of Section 1, Township 82 North, Range 11 West of the 5th p.m. and W½ NW¼ of Section 6, Township 82 North, Range 10 West of the 5th p.m. (St. Clair and LeRoy Twps.)

### Lease Status

Open lease for 2021.

### Real Estate Tax\*

Taxes Payable 2020-2021: \$2,227.98

Gross Acres: 79.66

Net Taxable Acres: 78.52

Tax per Net Taxable Acre: \$28.90

*\*Taxes estimated pending potential parcel split. Benton Co. Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 8553, Tract 11816

FSA/Eff. Crop Acres: 68.93\*

CRP Acres: 6.74\*

Corn Base Acres: 55.91\*

Corn PLC Yield: 172.00 Bu.

Bean Base Acres: 11.50\*

Bean PLC Yield: 51.00 Bu.

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

### CRP Contracts\*

There are 6.13 acres enrolled in a CP-21 contract that pays \$1,540.76 annually and expires 9/30/2022.

There are 0.61 acres enrolled in a CP-21 contract that pays \$156.00 annually and expires 9/30/2022.

*\*Acres and payments are estimated pending reconstitution of farm.*

### Soil Types/Productivity

Primary soils are Colo-Ely Complex and Waukegan silt loam. CSR2 on the estimated FSA/Eff. crop acres is 83.30. See soil map for detail.

### Fertility Data

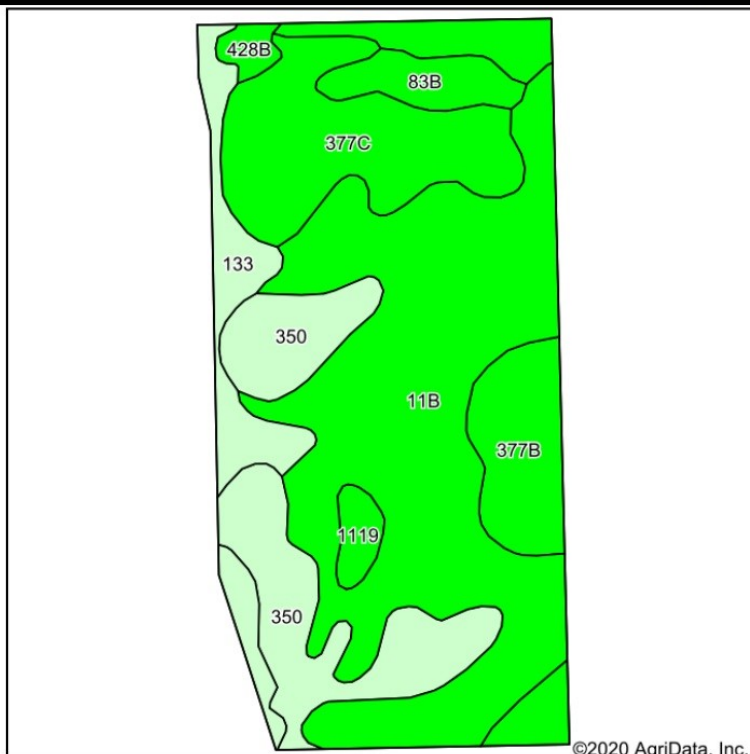
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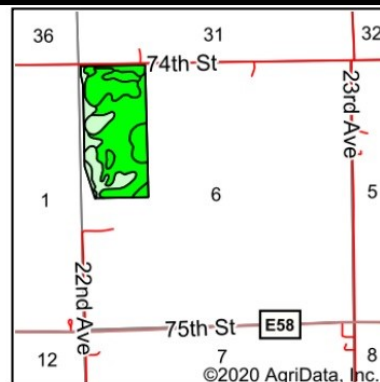
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Benton**  
Location: **6-82N-10W**  
Township: **St. Clair & LeRoy**  
Acres: **68.93**  
Date: **7/29/2020**



Area Symbol: IA011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
11B	Colo-Ely complex, 0 to 5 percent slopes	30.56	44.3%		IIw	86	68	92
350	Waukegan silt loam, 0 to 2 percent slopes	10.65	15.5%		IIIs	60	73	82
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	9.97	14.5%		IIIe	90	75	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.36	12.1%		IIe	94	90	89
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.20	7.5%		IIw	78	80	77
83B	Kenyon loam, 2 to 5 percent slopes	2.43	3.5%		IIe	90	87	90
1119	Muscataine silty clay loam, terrace, 0 to 2 percent slopes	1.03	1.5%		Iw	100	100	96
428B	Ely silty clay loam, 2 to 5 percent slopes	0.73	1.1%		IIe	88	88	90
<b>Weighted Average</b>						<b>83.3</b>	<b>74.7</b>	<b>*n 88.2</b>

## Land Description

Nearly level to gently sloping.

## Drainage

Natural with some tile.

## Water & Well Information

None.

## Comments

Good-quality Benton County farm with seed corn history.

*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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**Parcel 3** - Looking Northwest



**Parcel 3** - Looking North



**Parcel 3** - Looking Northwest



**Parcel 3** - Looking North



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**Bid Deadline:**

**October 2, 2020**

**Time: 12:00 Noon, CST**

**Mail To:**

**Hertz Real Estate Services  
ATTN: Adam Sylvester  
PO Box 914  
Washington, IA 52353**

**Seller**

Pleasant Hill Farm, LLP

**Agency**

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

**Attorney**

Jennifer L. Zahradnik  
Kollmorgen, Schlue & Zahradnik, P.C.

**Method of Sale**

- Parcels will be offered individually and/or in combination.
- Combination offers will require allocations by parcel.
- 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, Adam Sylvester, at 319-382-3343.

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 Washington, Iowa Hertz office, on or before Friday, October 2, 2020 by 12:00 Noon, CST. The Seller will accept or reject all bids by 5:00 p.m., CST on Friday, October 9, 2020, and all bidders will be notified shortly thereafter.

**Surveyed Acres**

Should parcels sell to different buyers, parcels will be surveyed at Seller's expense and final purchase price adjusted up/down based on final surveyed gross acres.

**Terms of Possession**

Winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 12, 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 any existing leases. Taxes will be prorated to date of closing.

**Contract & Title**

Upon acceptance of bid by Seller, the successful bidder(s) 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**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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