

ACREAGE:

117.91 Acres, m/l
Pottawattamie Co., IA

DATE:

Bid Deadline:
January 12, 2021
2:00 p.m., CST

RETURN BIDS TO:

Hertz Farm
Management, Inc.
Omaha, NE

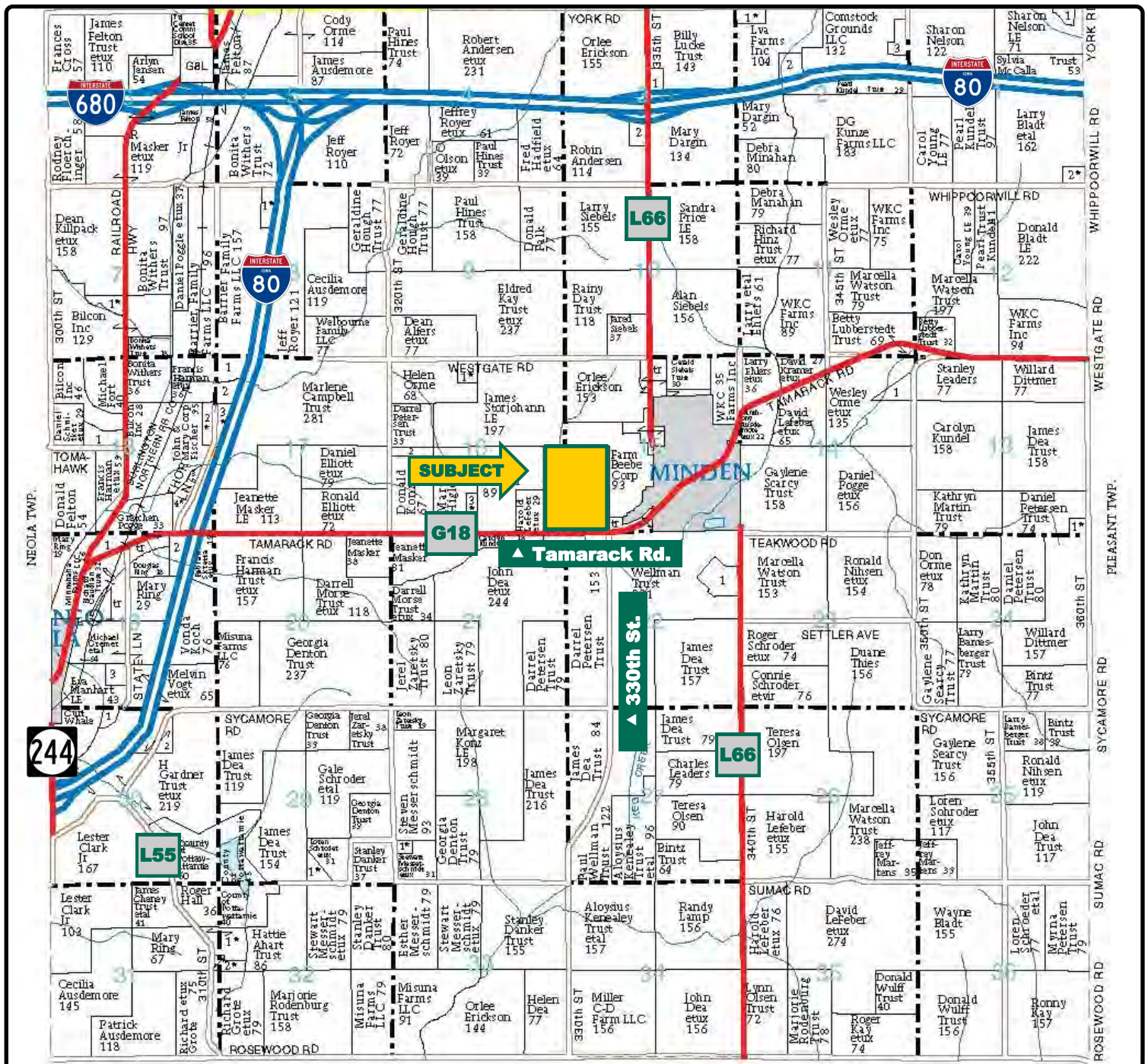


Property Key Features

- Multi-Use Property on Hard-Surfaced Road
- Close Proximity to Minden, IA and Numerous Grain Terminals
- 83.9% FSA Tillable Acres

Scott Henrichsen, AFM
Licensed Salesperson in NE & IA
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Omaha, NE 68137
www.Hertz.ag



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FSA/Eff. Crop Acres:	98.91
Corn Base Acres:	43.88
Bean Base Acres:	43.92
Soil Productivity:	64.80 CSR2

Property Information

117.91 Acres, m/l

Location

From Minden: ¼ mile west on G18/
Tamarack Rd. The property is on the
north side of Tamarack Rd.

Legal Description

E½ E½ SE¼ of Section 16 and W½ SW¼
of Section 15, all in Township 77 North,
Range 41 West of the 5th P.M., except
Public Highway.

Real Estate Tax

Taxes Payable 2020-2021: \$3,066
Net Taxable Acres: 117.91
Tax per Net Taxable Acre: \$26.00

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 2426, Tract 40
FSA/Eff. Crop Acres: 98.91
Corn Base Acres: 43.88
Corn PLC Yield: 180 Bu.
Bean Base Acres: 43.92
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Napier, Ida, Shelby and
Monona. CSR2 on the FSA/Eff. crop acres
is 64.80. See soil map for detail.

Mineral Rights

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

Land Description

Rolling.

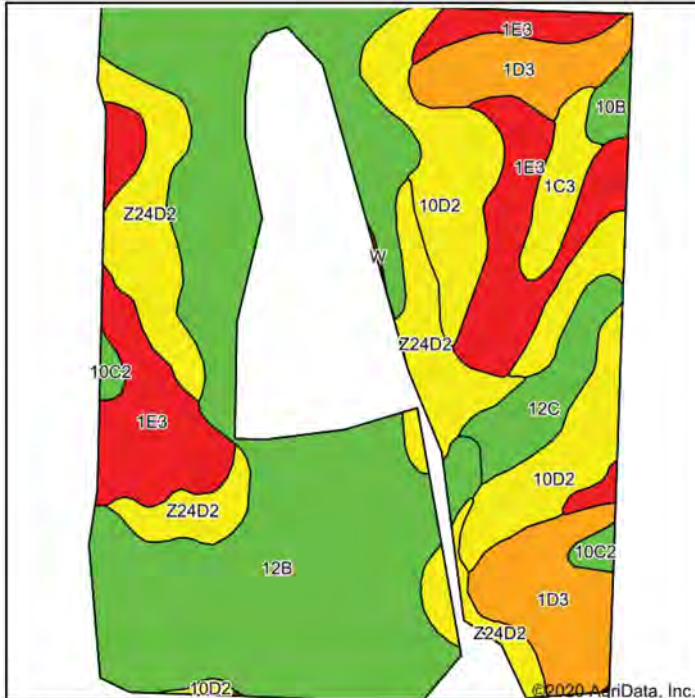
Drainage

Natural, plus some tile and terraces. No
maps available.

Buildings/Improvements

- 42' x 72' Steel Utility Building built in
2000 with a 32' x 70' Next to Above
Lean-To.
- 30' x 22' Grain Bin with drying floor
and 13,621 Bu. capacity.
- 40' x 74' Lean-To built in 2009.
- 40' x 60' Canvas Hoop Building built in
2015.
- 50' x 80' Aluminum Framing Hoop
Building built in 2017.

*All building measurements are
approximate and were obtained from the
Pottawattamie County Assessor's site.*



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **15-77N-41W**
Township: **Minden**
Acres: **98.91**
Date: **11/30/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA155, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class	CSR2**	CSR	*n NCCPI Overall
12B	Napier silt loam, 2 to 5 percent slopes	40.45	40.9%		Ile	93	77	90
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	15.00	15.2%		IVe	18	30	59
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	13.19	13.3%		IIle	52		76
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	12.78	12.9%		IIle	60	53	79
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	9.89	10.0%		IIle	32	40	62
12C	Napier silt loam, 5 to 9 percent slopes	3.56	3.6%		IIle	89	62	87
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.27	2.3%		IIle	58	50	65
10B	Monona silt loam, 2 to 5 percent slopes	0.89	0.9%		Ile	95	80	90
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	0.88	0.9%		IIle	86	63	83
Weighted Average						64.8	*-	*n 78.5

Water & Well Information

There is one capped well on this property but the location is not known. There is also a 17-acre, m/l, pond located on this property.

Comments

This is an excellent opportunity to pick up a highly improved farm capable of supporting many needs, including recreational enjoyment. The farm has

been tiled and terraced, and has several well-maintained covered buildings and a large utility shed with power and security cameras. The property is in close proximity to numerous grain terminals and is easily accessible from Tamarack Rd., just west of Minden, Iowa, and 40 minutes from Omaha/Council Bluffs metro area.

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. 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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Pond View Looking North



Pond View Looking Northwest



Utility Building & Grain Bin



Utility, Hoop Buildings & Grain Bin



Grain Bin, Front View



Hoop Building, Front View



Hoop Building, Front View



Hoop Building, Back View



Bid Deadline: **Tues., Jan. 12, 2021**

Time: **2:00 p.m., CST**

Mail To:

Hertz Farm Management, Inc.
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137

Seller

Estate of Philip L. Stroud

Agency

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

Attorney

William D. Kurth
Kurth Law Office

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 Hertz Farm Management 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, Scott Henrichsen at 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before January 12, 2021 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on January 14, 2021, 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 February 18, 2021, 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 February 28, 2021. Taxes will be prorated to day of closing.

Contract & Title

Upon acceptance of bid by Sellers, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Sellers 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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