

Land Auction

ACREAGE:

740.51 Acres, m/l
In 9 parcels
Jefferson County, IA

DATE:

Wednesday
February 10, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



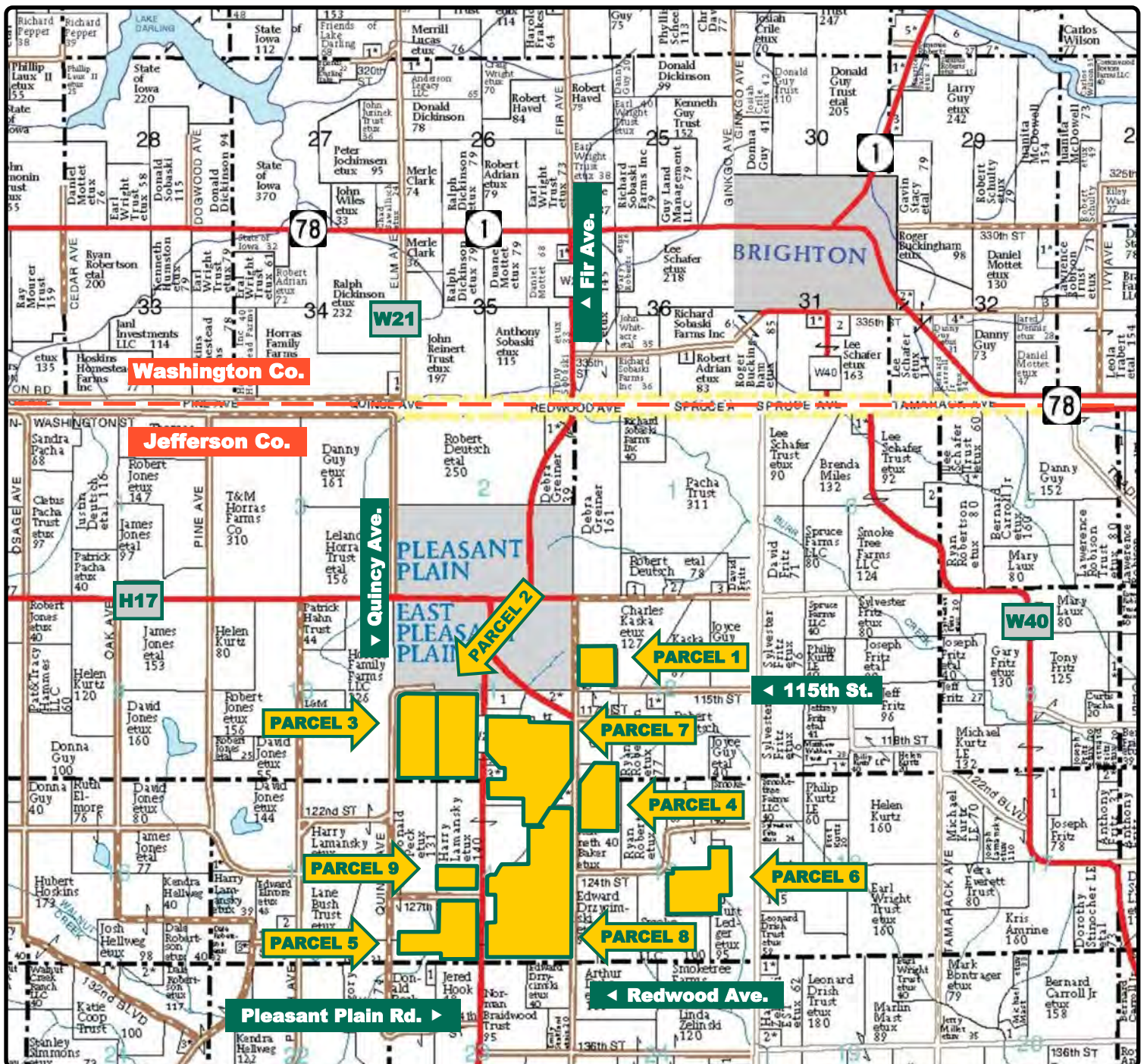
Property Key Features

- Located Near Pleasant Plain, Iowa
- Open Leases for 2021 Crop Year
- Good-Quality Jefferson County Farms

Rachelle Heller, ALC
Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

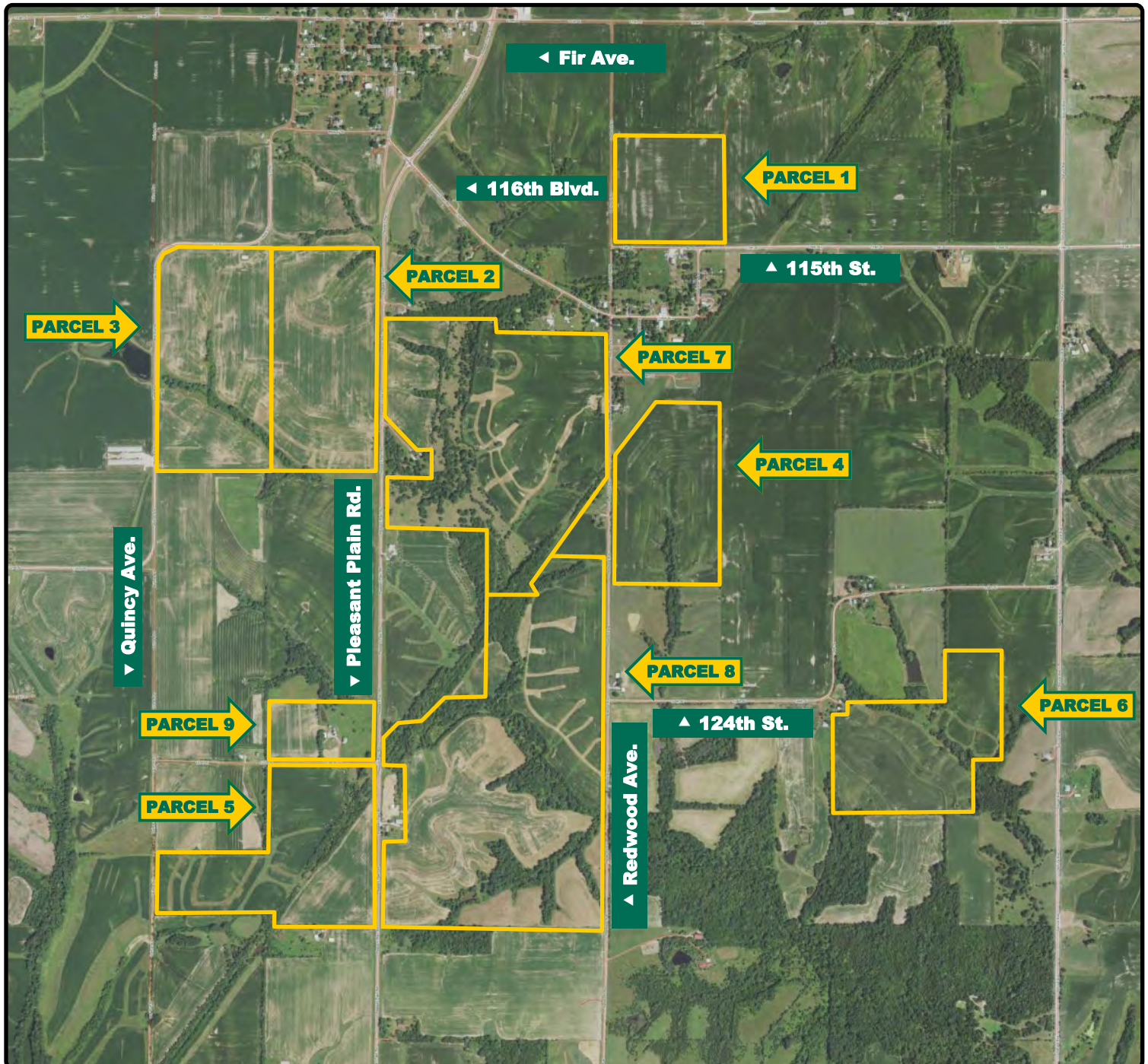
Adam Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag



Rachelle Heller, ALC
Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
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Licensed in IA
Adams@Hertz.ag



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Parcel 1

FSA/Eff. Crop Acres:	38.21
Corn Base Acres:	17.80
Bean Base Acres:	15.10
Oats Base Acres:	1.20
Soil Productivity:	85.00 CSR2

Parcel 1 Property Information 38.66 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 2½ miles south on Fir Ave., then ½ mile east on 116th Blvd. and ¼ mile north on Redwood Ave. The property is on the east side of Redwood Ave and north side of 115th St.

Legal Description

SW¼ NW¼, Section 12, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$1,206.00
Net Taxable Acres: 38.66
Tax per Net Taxable Acre: \$31.20

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 717
FSA/Eff. Crop Acres: 38.21
Corn Base Acres: 17.80
Corn PLC Yield: 111 Bu.
Bean Base Acres: 15.10
Bean PLC Yield: 36 Bu.
Oats Base Acres: 1.20
Oats PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Taintor & Mahaska.
CSR2 on the FSA/Eff. crop acres is 85.00.
See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

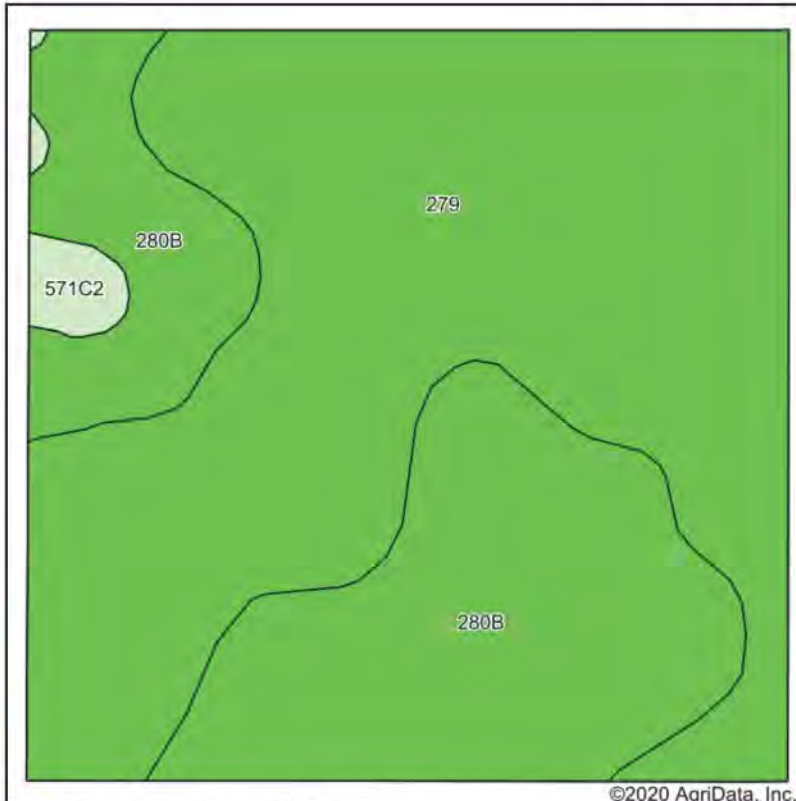
Natural, with tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **11-73N-9W**
Township: **Penn**
Acres: **38.21**
Date: **12/23/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
279	Taintor silty clay loam, 0 to 2 percent slopes	23.86	62.4%		IIw	83
280B	Mahaska silty clay loam, 2 to 5 percent slopes	13.73	35.9%		IIe	89
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	0.62	1.6%		IIIe	74
Weighted Average						85

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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AdamS@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres:	72.59
Certified Grass Acres:	1.76
Corn Base Acres:	34.20
Bean Base Acres:	28.90
Oats Base Acres:	2.30
Wheat Base Acres:	0.10
Soil Productivity:	76.70 CSR2

Parcel 2 Property Information 76.88 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 3 miles south on Fir Ave. The property is on the west side of Fir Ave.

Legal Description

E½ SW¼, Section 11, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$2,110.00
Net Taxable Acres: 76.88
Tax per Net Taxable Acre: \$27.45

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 711
FSA/Eff. Crop Acres: 72.59
Certified Grass Acres: 1.76
Corn Base Acres: 34.20
Corn PLC Yield: 111 Bu.
Bean Base Acres: 28.90
Bean PLC Yield: 36 Bu.
Oats Base Acres: 2.30
Oats PLC Yield: 44 Bu.
Wheat Base Acres: 0.10
Wheat PLC Yield: 36 Bu.

Soil Types/Productivity

Primary soils are Mahaska, Ladoga & Hedrick. CSR2 on the FSA/Eff. crop acres is 76.70. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

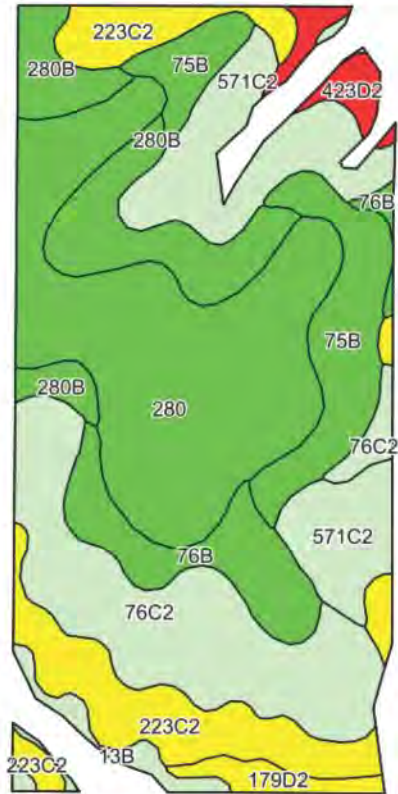
Natural, with tile and terraces. No maps available.

Buildings/Improvements

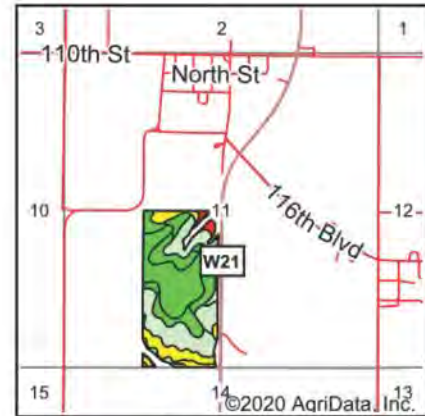
None.

Water & Well Information

There is a capped well in the northeast corner of the property. Age and status not known.



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State: **Iowa**
County: **Jefferson**
Location: **11-73N-9W**
Township: **Penn**
Acres: **72.58**
Date: **12/23/2020**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	18.74	25.8%		Iw	94
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	12.45	17.2%		IIle	75
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	9.29	12.8%		IIle	74
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	9.08	12.5%		IVw	45
280B	Mahaska silty clay loam, 2 to 5 percent slopes	7.24	10.0%		Ile	89
75B	Givin silt loam, 2 to 5 percent slopes	7.01	9.7%		Ile	80
76B	Ladoga silt loam, 2 to 5 percent slopes	4.86	6.7%		Ile	86
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.46	2.0%		IVe	6
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	1.30	1.8%		IIw	71
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.15	1.6%		IVe	45
Weighted Average						76.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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Licensed in IA
AdamS@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 71.08*
Certified Grass Acres: 5.26
Corn Base Acres: 53.20
Bean Base Acres: 16.70
Soil Productivity: 77.80 CSR2

**Acres are estimated*

Parcel 3 Property Information 77.00 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 2 miles south on Fir Ave., then 1 mile west on Hwy H17 and then ½ mile south on Quincy Ave. The property is on the east side of Quincy Ave.

Legal Description

W½ SW¼, Section 11, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$2,132.00
 Net Taxable Acres: 77.00
 Tax per Net Taxable Acre: \$27.69

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 710
 FSA/Eff. Crop Acres: 71.08*
 Certified Grass Acres: 5.26
 Corn Base Acres: 53.20
 Corn PLC Yield: 116 Bu.
 Bean Base Acres: 16.70
 Bean PLC Yield: 36 Bu.

Soil Types/Productivity

Primary soils are Ladoga, Mahaska & Rinda. CSR2 on the estimated FSA/ Eff. crop acres is 77.80. See soil map for detail.

Land Description

Nearly level to gently rolling.

Drainage

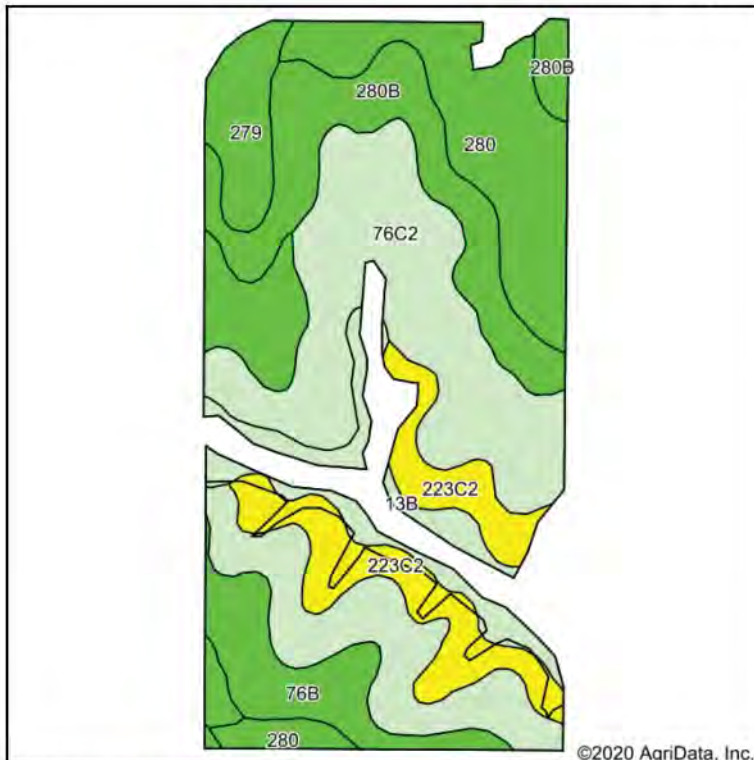
Natural, with some tile and terraces.
 No maps available.

Buildings/Improvements

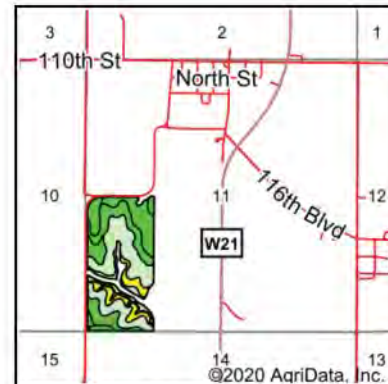
- 30' x 50' Machine Shed
- 40' x 75' Pole Barn

Water & Well Information

There is an old well in the northeast corner of the property. Age and status not known.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **11-73N-9W**
Township: **Penn**
Acres: **71.08**
Date: **12/28/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	24.80	34.9%		IIIe	75
280B	Mahaska silty clay loam, 2 to 5 percent slopes	10.75	15.1%		Ile	89
280	Mahaska silty clay loam, 0 to 2 percent slopes	10.62	14.9%		Iw	94
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.58	12.1%		IVw	45
76B	Ladoga silt loam, 2 to 5 percent slopes	8.48	11.9%		Ile	86
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	4.35	6.1%		IIw	71
279	Taintor silty clay loam, 0 to 2 percent slopes	3.50	4.9%		IIw	83
Weighted Average						77.8

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RachelleH@Hertz.ag

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Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag



Parcel 4

FSA/Eff. Crop Acres: 53.92*
Corn Base Acres: 23.54*
Bean Base Acres: 19.94*
Soil Productivity: 68.00 CSR2

**Acres are estimated.*

Parcel 4 Property Information 55.80 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 2½ miles south on Fir Ave., then ½ mile east on 116th Blvd. and ½ mile south on Redwood Ave. The property is on the east side of Redwood Ave.

Legal Description

South 21 acres of SW¼ SW¼ of Section 12, except all that part lying north and west of RR ROW; and NW¼ NW¼ of Section 13, all in Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$1,328.00
 Net Taxable Acres: 55.80
 Tax per Net Taxable Acre: \$23.80

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 724
 FSA/Eff. Crop Acres: 53.92*
 Corn Base Acres: 23.54*
 Corn PLC Yield: 111 Bu.
 Bean Base Acres: 19.94*
 Bean PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of the farm by the Jefferson County FSA Office.*

Soil Types/Productivity

Primary soils are Givin, Hedrick & Bucknell. CSR2 on the estimated FSA/ Eff. crop acres is 68.00. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

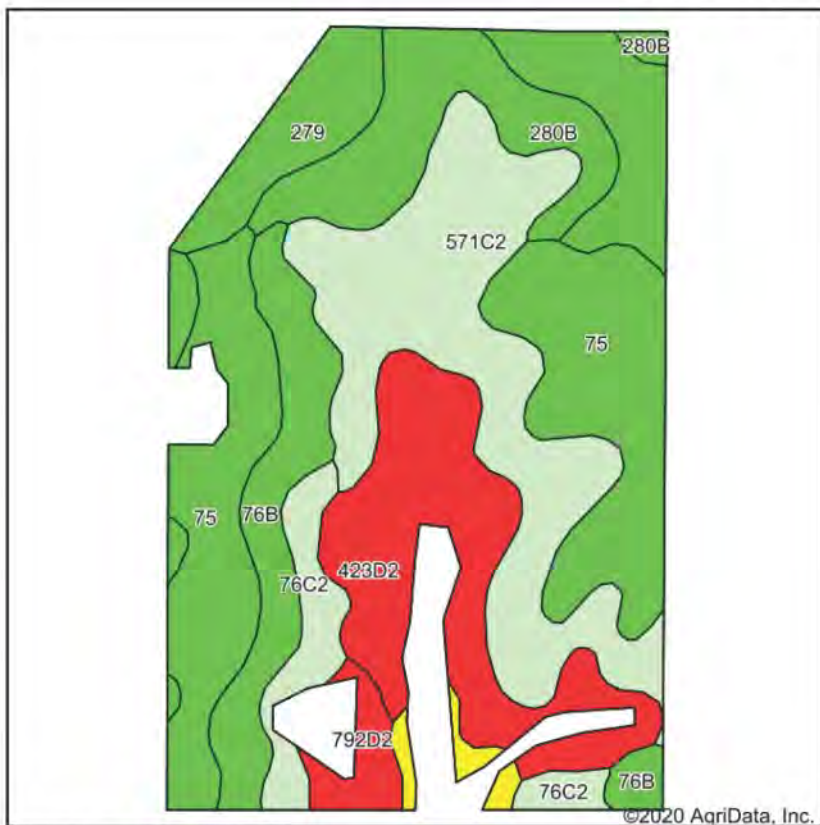
Natural, with some tile and terraces. No maps available.

Buildings/Improvements

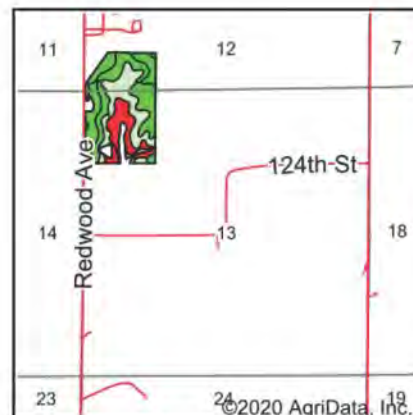
None.

Water & Well Information

There is an old well along the eastern boundary of the property. Age and status not known.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **12-73N-9W**
Township: **Penn**
Acres: **53.92**
Date: **12/23/2020**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
75	Givin silt loam, 0 to 2 percent slopes	12.62	23.4%		Iw	84
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	12.17	22.6%		IIle	74
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.16	15.1%		IVe	6
279	Taintor silty clay loam, 0 to 2 percent slopes	5.83	10.8%		IIw	83
76B	Ladoga silt loam, 2 to 5 percent slopes	5.56	10.3%		Ile	86
280B	Mahaska silty clay loam, 2 to 5 percent slopes	5.22	9.7%		Ile	89
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	2.55	4.7%		IIle	75
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	1.16	2.2%		IVe	7
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.65	1.2%		IVe	45
Weighted Average						68

**IA has updated the CSR values for each county to CSR2.

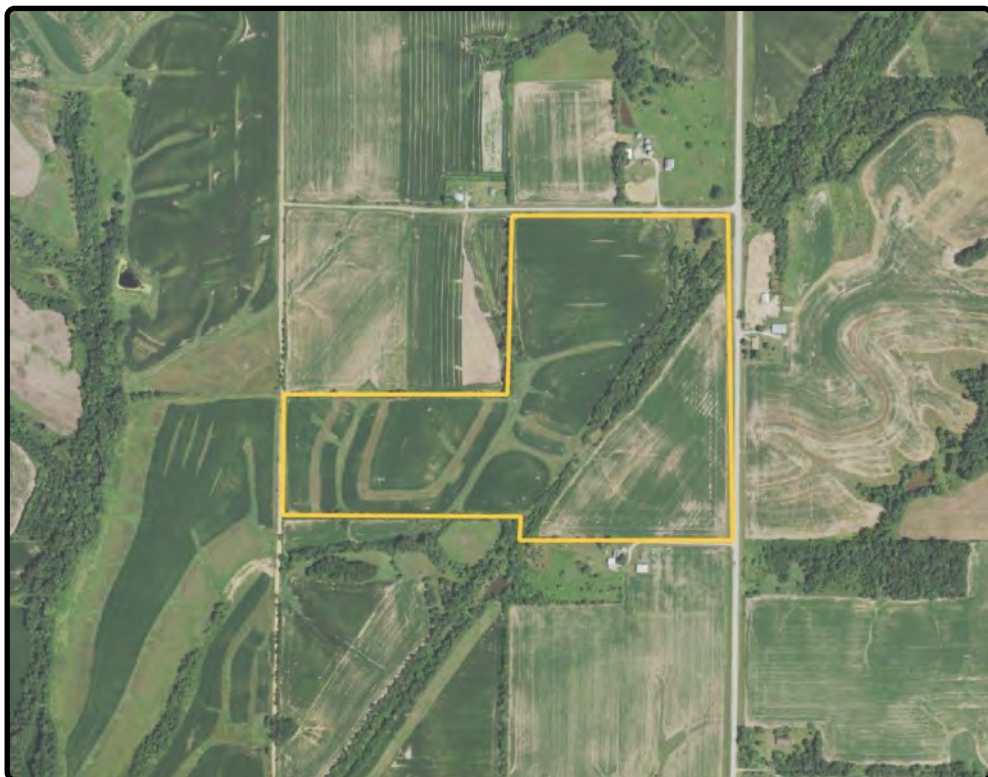
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Rachelle Heller, ALC
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RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

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Licensed in IA
AdamS@Hertz.ag



Parcel 5

FSA/Eff. Crop Acres: 62.40*
Certified Grass Acres: 5.34
Corn Base Acres: 27.66*
Bean Base Acres: 23.43*
Soil Productivity: 73.20 CSR2

**Acres are estimated.*

Parcel 5 Property Information 75.35 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 4 miles south on Fir Ave. The property is on the west side of Pleasant Plain Rd.

Legal Description

E½ SW¼, lying south of 127th St; and part of SW¼ SW¼, all in Section 14, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$1,960.77
Net Taxable Acres: 75.35
Tax per Net Taxable Acres: \$26.02

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 724
FSA/Eff. Crop Acres: 62.40*
Certified Grass Acres: 5.34
Corn Base Acres: 27.66*
Corn PLC Yield: 111 Bu.
Bean Base Acres: 23.43*
Bean PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of the farm by the Jefferson County FSA Office.*

Soil Types/Productivity

Primary soils are Givin, Ladoga & Gara-Armstrong. CSR2 on the estimated FSA/Eff. crop acres is 73.20. See soil map for detail.

Land Description

Nearly level to rolling.

Drainage

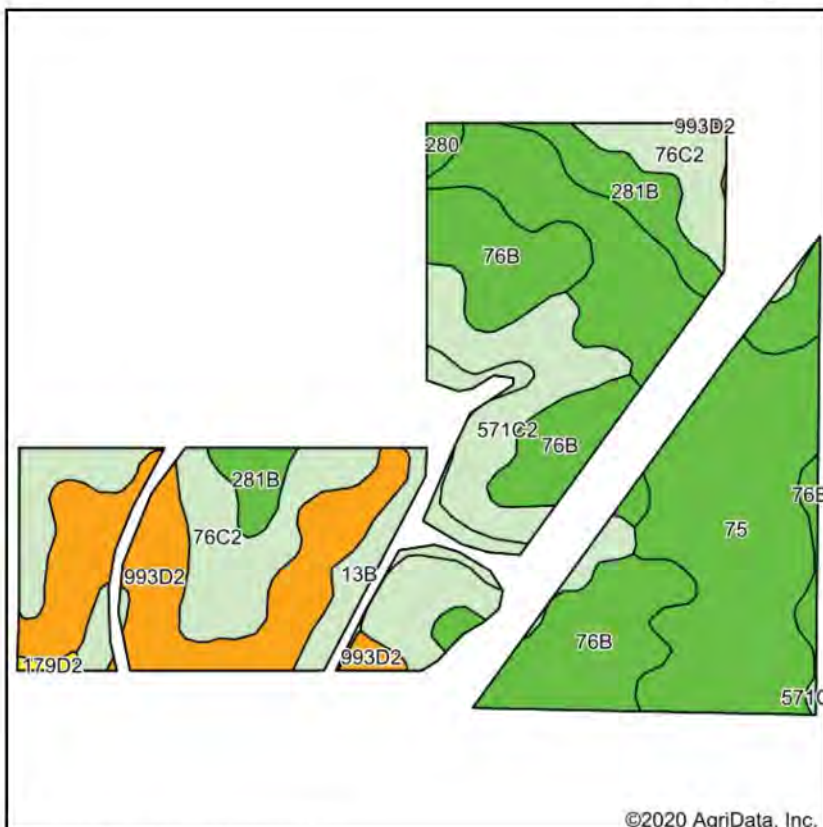
Natural, with tile and terraces. No maps available.

Buildings/Improvements

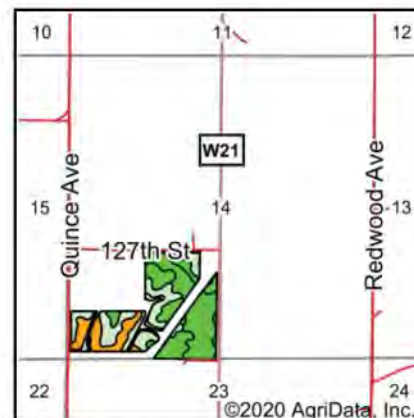
None.

Water & Well Information

None.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **14-73N-9W**
Township: **Penn**
Acres: **62.4**
Date: **12/23/2020**



Maps Provided By:

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
75	Givin silt loam, 0 to 2 percent slopes	17.74	28.4%		Iw	84
76B	Ladoga silt loam, 2 to 5 percent slopes	11.37	18.2%		Ile	86
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately erode	9.02	14.5%		IVe	26
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	8.51	13.6%		IIle	75
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	7.75	12.4%		IIle	74
281B	Otley silty clay loam, 2 to 5 percent slopes	4.18	6.7%		Ile	91
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	3.32	5.3%		IIw	71
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.34	0.5%		Iw	94
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	0.17	0.3%		IVe	45
Weighted Average						73.2

**IA has updated the CSR values for each county to CSR2.

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Parcel 6

FSA/Eff. Crop Acres:	55.29
Corn Base Acres:	24.60
Bean Base Acres:	20.90
Oats Base Acres:	1.70
Soil Productivity:	64.90 CSR2

Parcel 6 Property Information 64.32 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 2½ miles south on Fir Ave., then ½ mile east on 116th Blvd., then 1 mile south on Redwood Ave, and then ½ mile east on 124th St. The property is on the south side of the road.

Legal Description

NW¼ SE¼, except acreage site; and NW¼ NE¼ SE¼ and part of SW¼ E¼ NE¼, all in Section 13, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$1,374.00
Net Taxable Acres: 64.32
Tax per Net Taxable Acres:\$21.36

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 725
FSA/Eff. Crop Acres: 55.29
Corn Base Acres: 24.60
Corn PLC Yield: 111 Bu.
Bean Base Acres: 20.90
Bean PLC Yield: 36 Bu.
Oats Base Acres: 1.70
Oats PLC Yield: 44

Soil Types/Productivity

Primary soils are Ladoga, Gara-Armstrong & Hedrick. CSR2 on the FSA/Eff. crop acres is 64.90. See soil map for detail.

Land Description

Gently rolling to steep.

Drainage

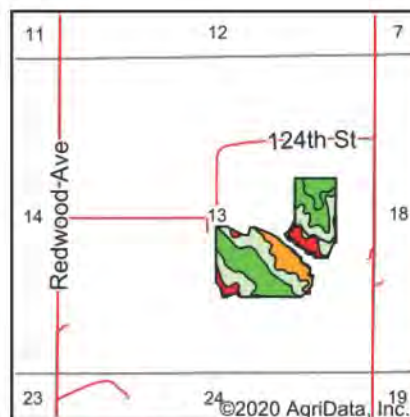
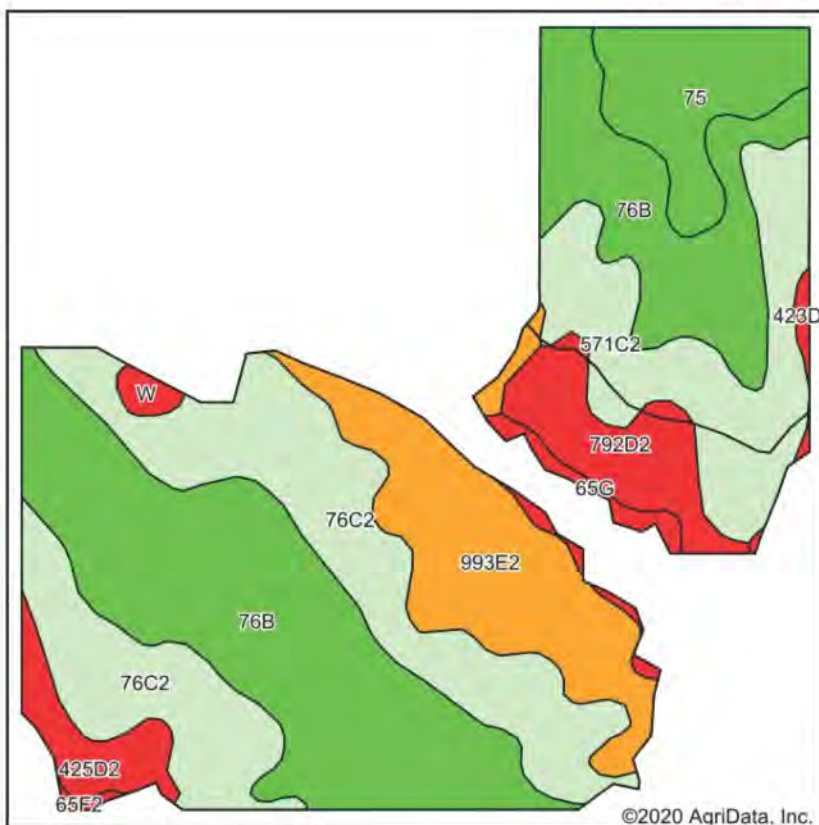
Natural, with tile and terraces. No maps available.

Water & Well Information

None.

Easement

There is an easement for ingress and egress over and across the acreage site from 124th St.



State: **Iowa**
County: **Jefferson**
Location: **13-73N-9W**
Township: **Penn**
Acres: **55.29**
Date: **12/23/2020**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76B	Ladoga silt loam, 2 to 5 percent slopes	19.13	34.6%		Ile	86
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	12.81	23.2%		IIle	75
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately erod	7.02	12.7%		VIle	20
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	6.58	11.9%		IIIle	74
75	Givin silt loam, 0 to 2 percent slopes	3.71	6.7%		Iw	84
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.96	5.4%		IVe	7
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	1.62	2.9%		IVe	8
65G	Lindley loam, 25 to 40 percent slopes	0.81	1.5%		VIIle	7
W	Water	0.33	0.6%			0
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.21	0.4%		IVe	6
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	0.11	0.2%		VIIle	10
Weighted Average						64.9

**IA has updated the CSR values for each county to CSR2.

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www.Hertz.ag

Adam Sylvester, AFM
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AdamS@Hertz.ag



Parcel 7

FSA/Eff. Crop Acres:	88.35*
Certified Grass Acres:	7.41
Corn Base Acres:	39.82*
Bean Base Acres:	33.65*
Oats Base Acres:	2.30*
Wheat Base Acres:	0.10*
Soil Productivity:	70.60 CSR2

**Acres are estimated.*

Parcel 7 Property Information 140.07 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 3 miles south on Fir Ave. The property is on the east side of the road.

Legal Description

E½ SE¼, except north 30 ac., and part of W½ SE¼ of Section 11, and N½ NW¼ NE¼, and part of NE¼ NE¼ of Section 14, all in Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$3,034.00
Net Taxable Acres: 140.07
Tax per Net Taxable Acres: \$21.66

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712,
Tracts 713 & 724
FSA/Eff. Crop Acres: 88.35*
Certified Grass Acres: 7.41
Corn Base Acres: 39.82*
Corn PLC Yield: 111 Bu.
Bean Base Acres: 33.65*
Bean PLC Yield: 36 Bu.
Oats Base Acres: 2.30*
Oats PLC Yield: 44
Wheat Base Acres: 0.10*
Wheat PLC Yield: 36 Bu.

**Acres are estimated pending
reconstitution of the farm by the Jefferson
County FSA Office.*

Soil Types/Productivity

Primary soils are Ladoga, Rinda & Hedrick. CSR2 on the estimated FSA/Eff. crop acres is 70.60. See soil map for details.

Land Description

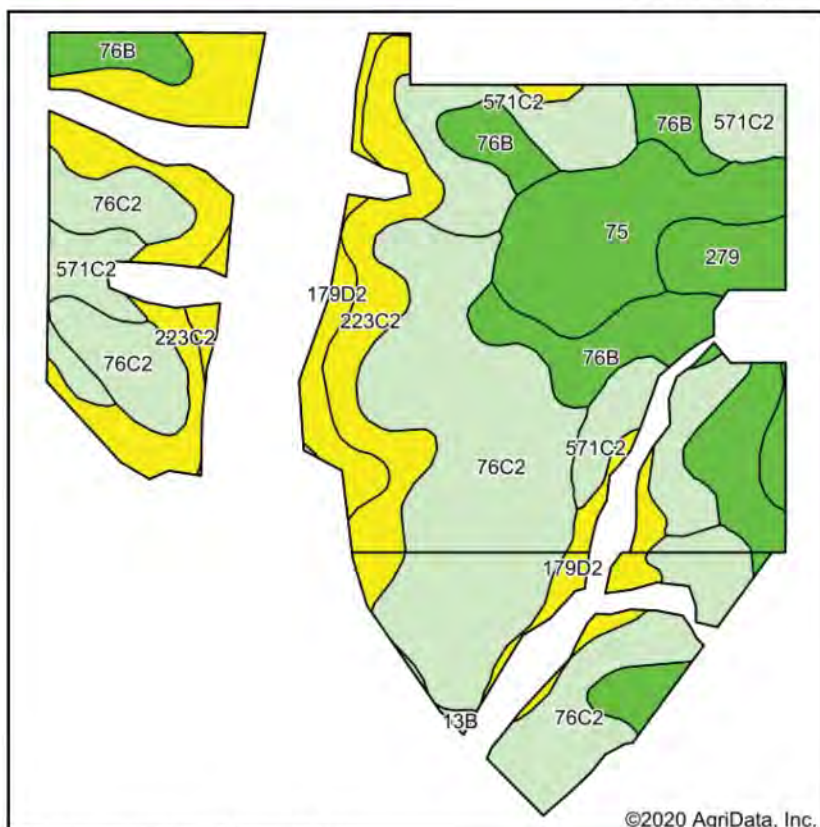
Gently rolling to steep.

Drainage

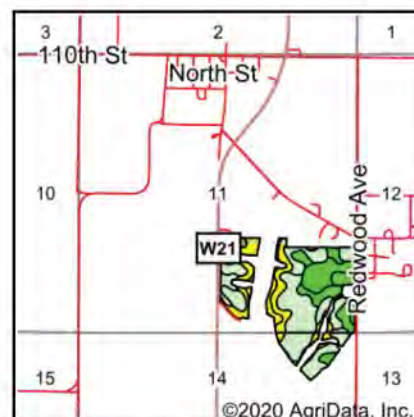
Natural, with tile and terraces. No maps available.

Buildings

- 36' x 54' Barn
- 14' x 16' Shed
- 12' x 32' Poultry House



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **11-73N-9W**
Township: **Penn**
Acres: **88.35**
Date: **12/23/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	29.96	33.9%		IIle	75
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	14.95	16.9%		IVw	45
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	13.08	14.8%		IIle	74
76B	Ladoga silt loam, 2 to 5 percent slopes	12.74	14.4%		Ile	86
75	Givin silt loam, 0 to 2 percent slopes	8.61	9.7%		Iw	84
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	5.71	6.5%		IVe	45
279	Taintor silty clay loam, 0 to 2 percent slopes	3.10	3.5%		IIw	83
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.20	0.2%		IIw	71
Weighted Average						70.6

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

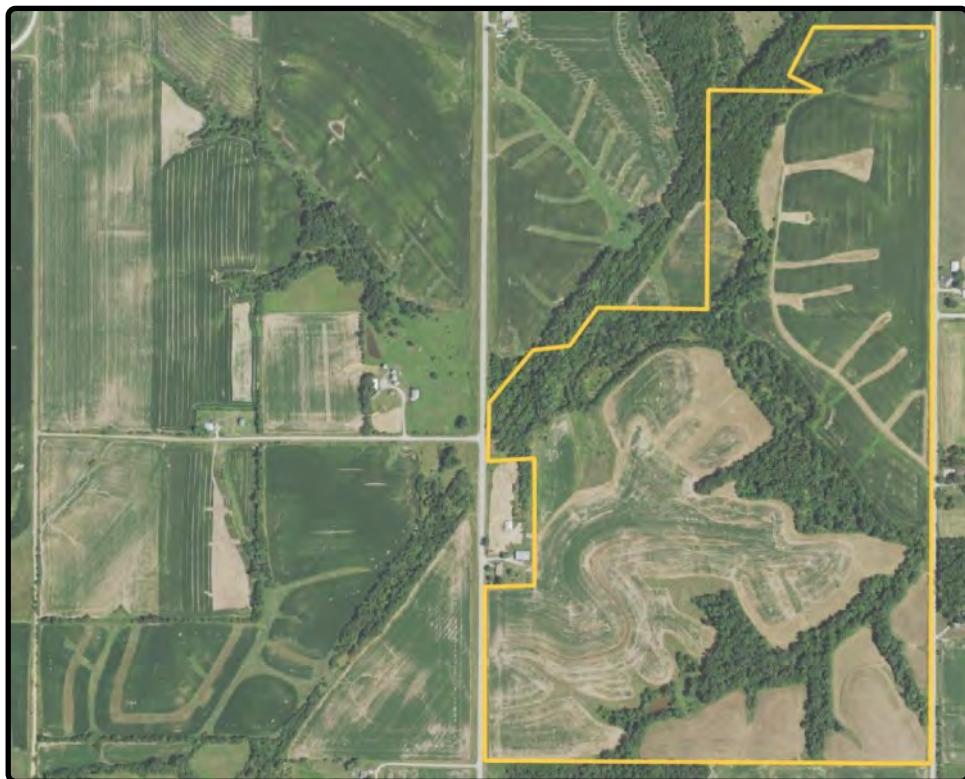
Water & Well Information

There is an old well near building on the west side of the property. Age and status not known.

Rachelle Heller, ALC
Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag



Parcel 8

FSA/Eff. Crop Acres: 141.95*
Certified Grass Acres: 8.00
Corn Base Acres: 63.11*
Bean Base Acres: 53.45*
Oats Base Acres: 7.00*
Wheat Base Acres: 0.50*
Soil Productivity: 60.60 CSR2

**Acres are estimated.*

Parcel 8 Property Information 192.43 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 4 miles south on Fir Ave. The property is on the east side of the road.

Legal Description

E½ SE¼, and part of W½ SE¼, and SE¼ NE¼, and part of NE¼ NE¼ of Section 14, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$3,356.00
 Net Taxable Acres: 192.43
 Tax per Net Taxable Acres: \$17.44

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 724
 FSA/Eff. Crop Acres: 141.95*
 Certified Grass Acres: 8.00
 Corn Base Acres: 63.11*
 Corn PLC Yield: 111 Bu.
 Bean Base Acres: 53.45*
 Bean PLC Yield: 36 Bu.
 Oats Base Acres: 7.00*
 Oats PLC Yield: 44
 Wheat Base Acres: 0.50*
 Wheat Base PLC Yield: 36 Bu.
**Acres are estimated pending reconstitution of the farm by the Jefferson County FSA Office.*

Soil Types/Productivity

Primary soils are Ladoga, Gara-Armstrong & Gara. CSR2 on the estimated FSA/Eff. crop acres is 60.60. See soil map for details.

Land Description

Gently rolling to steep.

Drainage

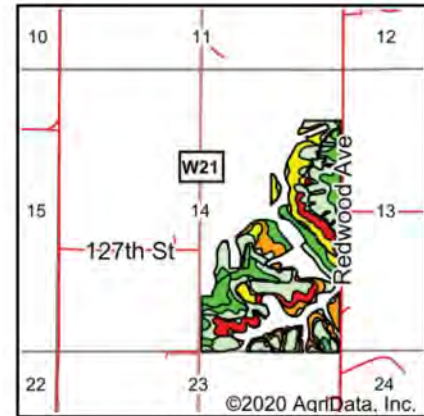
Natural, with tile and terraces. No maps available.

Water & Well Information

None.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **14-73N-9W**
Township: **Penn**
Acres: **141.95**
Date: **12/23/2020**



Maps Provided By:



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	46.86	33.0%		IIIe	75
76B	Ladoga silt loam, 2 to 5 percent slopes	17.32	12.2%		IIe	86
993E2	Gara-Armstrong complex, 14 to 18 percent slopes, moderately erod	15.27	10.8%		VIe	20
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	13.80	9.7%		IVe	45
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	10.76	7.6%		IIIe	74
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	8.55	6.0%		IVe	7
273B	Olmitz loam, 2 to 5 percent slopes	8.28	5.8%		IIe	90
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	5.21	3.7%		IIW	71
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	4.59	3.2%		IVe	6
75	Givin silt loam, 0 to 2 percent slopes	4.12	2.9%		IW	84
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	2.76	1.9%		VIe	33
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.06	1.5%		IVW	45
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	1.23	0.9%		IIIe	46
281B	Otley silty clay loam, 2 to 5 percent slopes	0.91	0.6%		IIe	91
W	Water	0.23	0.2%			0
Weighted Average						60.6

Rachelle Heller, ALC
Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed in IA
Adams@Hertz.ag



Parcel 9

FSA/Eff. Crop Acres:	9.94*
Certified Grass:	1.21
Corn Base Acres:	4.87*
Bean Base Acres:	4.12*
Oats Base Acres:	1.00*
Soil Productivity:	84.40 CSR2

**Acres are estimated.*

Parcel 9 Property Information 20.00 Acres, m/l

Location

From Brighton: 1½ miles west on Hwy 1, then 4 miles south on Fir Ave., then east on 127th St. The property is on the north side of 127th St.

Legal Description

N½ NE¼ SW¼, Section 14, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$809.22
Net Taxable Acres: 20.00
Tax per Net Taxable Acres: \$40.46

Lease Status

Open lease for 2021 crop year.

FSA Data

Part of Farm Number 4712, Tract 724
FSA/Eff. Crop Acres: 9.94*
Certified Grass Acres: 1.21
Corn Base Acres: 4.87*
Corn PLC Yield: 111 Bu.
Bean Base Acres: 4.12*
Bean PLC Yield: 36 Bu.
Oats Base Acres: 1.0*
Oats PLC Yield: 44
**Acres are estimated pending reconstitution of the farm by the Jefferson County FSA Office.*

Land Description

Gently rolling to steep.

Soil Types/Productivity

Primary soils are Otley, Ladoga & Mahaska. CSR2 on the estimated FSA/ Eff. crop acres is 84.40. See soil map for detail.

Drainage

Natural, with some tile. No maps available.

Buildings/Improvements

- 30' x 44' Barn
- 36' x 60' Machine Shed
- 30' x 22' Grain Bin
- 24' x 22' Grain Bin
- Two 24' x 20' Grain Bins

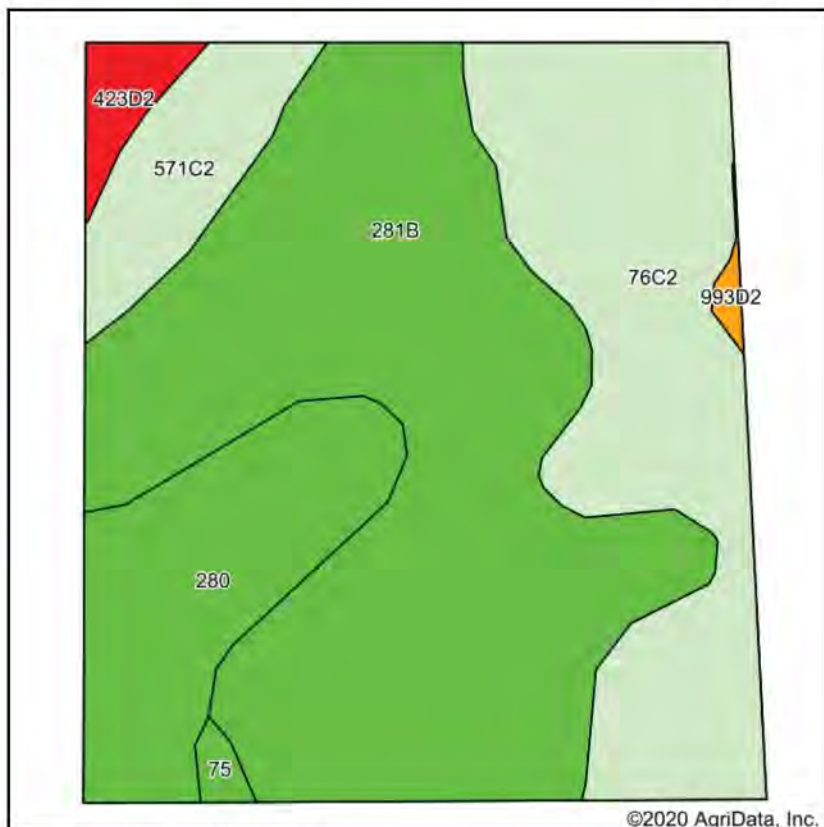
Water & Well Information

There is an old well near building site. Age and status not known.

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Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **14-73N-9W**
Township: **Penn**
Acres: **9.94**
Date: **12/23/2020**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	5.04	50.7%		Ile	91
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	2.63	26.5%		IIle	75
280	Mahaska silty clay loam, 0 to 2 percent slopes	1.39	14.0%		Iw	94
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	0.63	6.3%		IIle	74
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	0.19	1.9%		IVe	6
75	Givin silt loam, 0 to 2 percent slopes	0.06	0.6%		Iw	84
Weighted Average						84.4

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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.

Rachelle Heller, ALC
Licensed in IA & MO
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag

Date: **Wed., Feb., 10, 2021**

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

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Jefferson County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Managers, Rachelle Heller or Adam Sylvester at 319-382-3343 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This

process will repeat until all parcels are matched with a high bidder and price.

- Seller reserves the right to refuse and all bids.

Seller

Gevock Land Company, L.C.

Agency

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

Auctioneer

Doug Hensley

Attorney

Foss, Kuiken, Cochran & Helling, P.C.

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 March 31, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to date of closing.

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.

Survey

Parcels 2-9 will be surveyed. Final sale price will be adjusted up or down based on surveyed acres.