

Land Auction

ACREAGE:

152.75 Acres, m/l
Marion County, IA

DATE:

Thursday
April 8, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

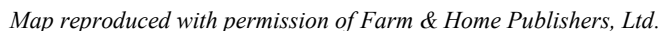
- 7 Miles East of Milo
- 145.16 FSA/Eff. Crop Acres with a 65.50 CSR2
- Productive Farm on the Warren / Marion County Line

Matt Vegter, ALC
Licensed in IA
MattV@Hertz.ag

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415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
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Franklin Township, Marion County, IA



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FSA/Eff. Crop Acres:	145.16
Corn Base Acres:	90.00
Bean Base Acres:	48.80
Soil Productivity:	65.50 CSR2

Property Information

152.75 Acres, m/l

Location

From Milo: Go east on County Road G58 for 4 miles. Turn north on County Road S31 and go 1 mile, then turn east on Nevada Street. Property is 2 miles east on the north side of the road.

Legal Description

SW Frl ¼, Section 7, Township 75 North, Range 21 West of the 5th P.M. (Franklin Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,632.00
Gross Acres: 152.75
Net Taxable Acres: 150.81
Tax per Net Taxable Acre: \$30.71

Lease Status

Leased for 2021 crop year.

FSA Data

Farm Number 275, Tract 280
FSA/Eff. Crop Acres: 145.16
Corn Base Acres: 90.00
Corn PLC Yield: 142 Bu.
Bean Base Acres: 48.80
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Sharpsburg and Bauer.
CSR2 on the FSA/Eff. crop acres is 65.50.
See soil map for detail.

Land Description

Gently to strongly sloping.

Drainage

Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

Productive farm in western Marion County.

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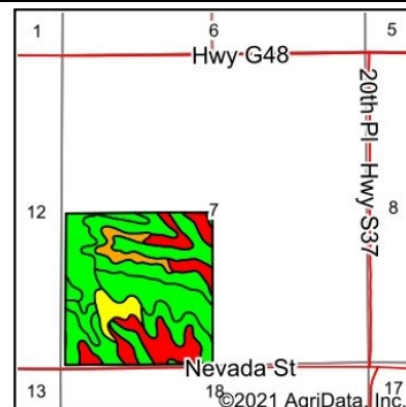
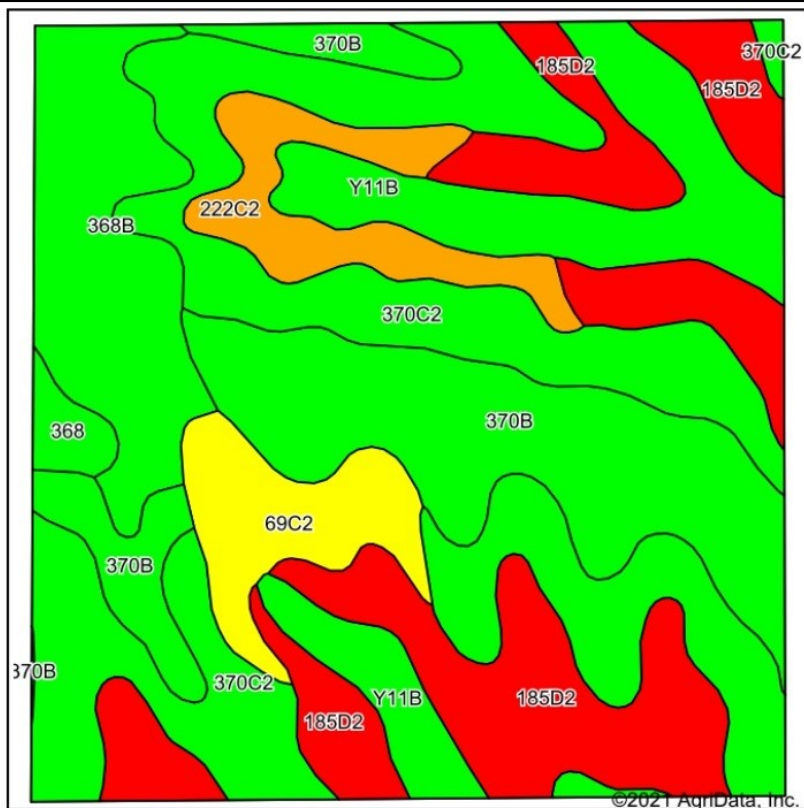
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State: **Iowa**
County: **Marion**
Location: **7-75N-21W**
Township: **Franklin**
Acres: **145.16**
Date: **3/1/2021**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA125, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	41.41	28.5%		IIIe	80	67
185D2	Bauer silt loam, 9 to 14 percent slopes, moderately eroded	29.66	20.4%		VIe	13	20
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	26.65	18.4%		Ile	91	87
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	15.99	11.0%		IIlw	80	
368B	Macksburg silty clay loam, 2 to 5 percent slopes	14.42	9.9%		Ile	89	90
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.53	5.2%		IVw	28	25
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	7.53	5.2%		IIIw	57	45
368	Macksburg silty clay loam, 0 to 2 percent slopes	1.58	1.1%		Iw	93	95
Y428B	Ely silty clay loam, dissected till plain, 2 to 5 percent slopes	0.39	0.3%		Ile	88	
Weighted Average						65.5	*-

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.

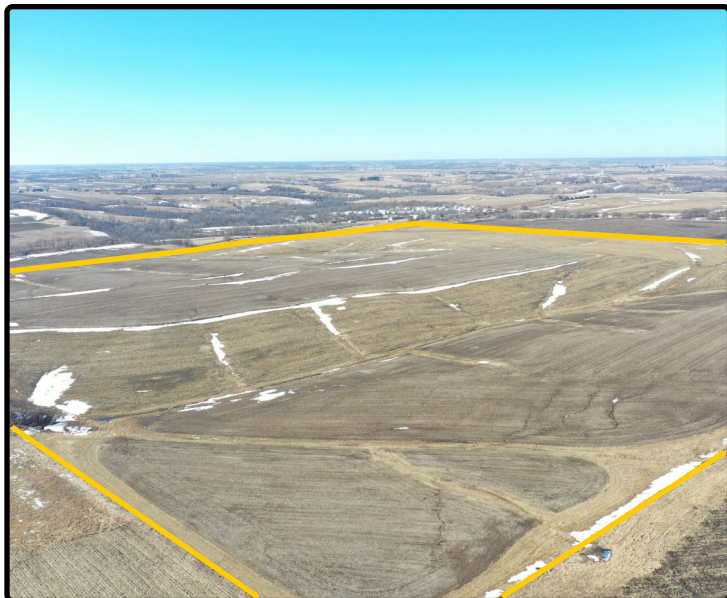
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SE Looking NW



NE Looking SW



SW Looking NE



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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 Marion County, IA 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 Manager, Matt Vegter at Phone 515-382-1500 with questions.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Betty M. Gwinn Trust & Marilyn Hodges

Agency

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

Auctioneer

Kyle J. Hansen

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 June 1, 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 subject to 2021 crop year lease. Taxes will be prorated to June 1, 2021. Seller to provide 2021 cash rent credit at closing. Contact Agent for details.

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.