

# Land Auction

**ACREAGE:**

**149.01 Acres, m/l**  
Dallas County, IA

**DATE:**

Thursday  
**May 27, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction  
Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)

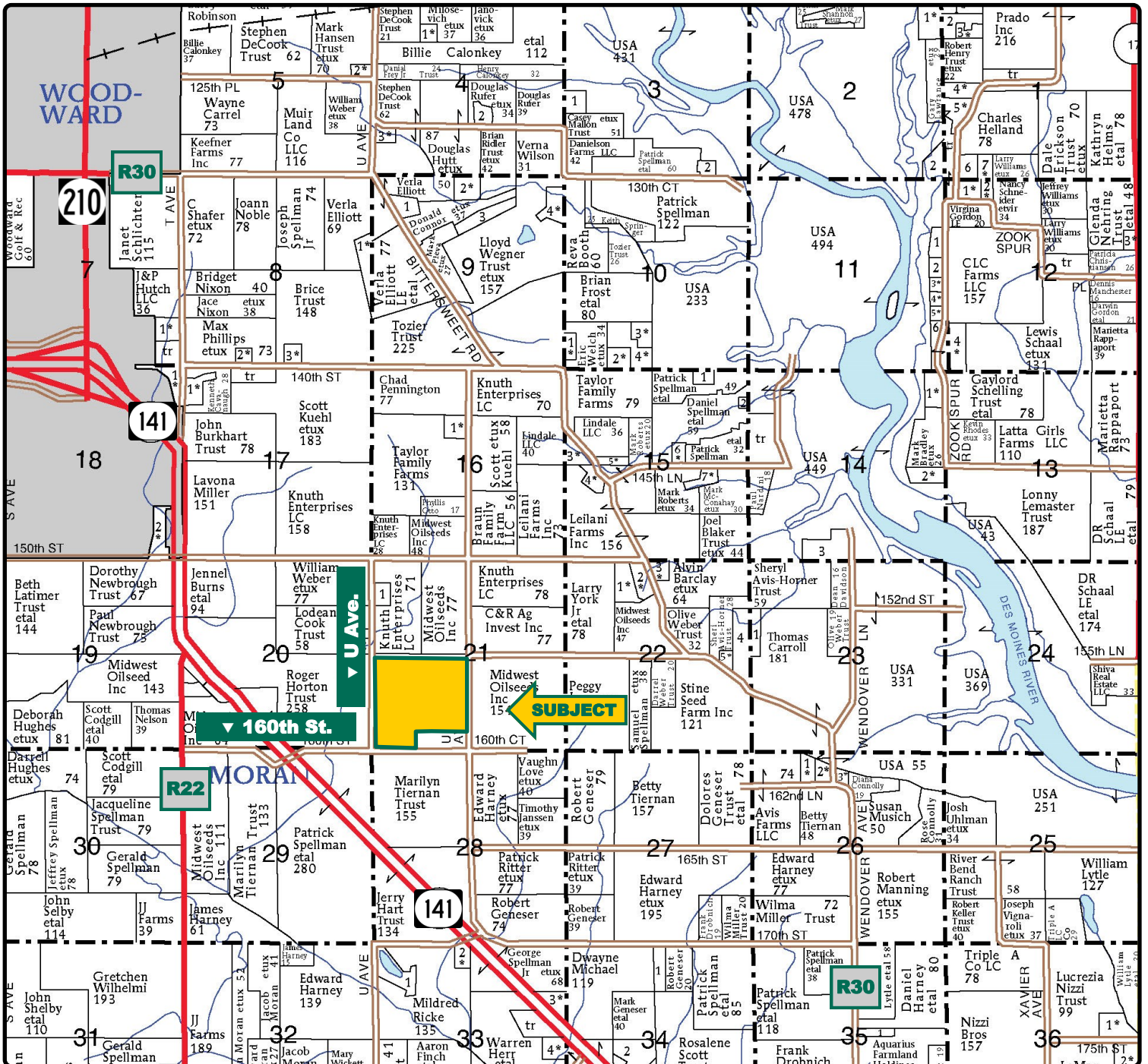


## Property Key Features

- Two Miles Southeast of Woodward
- 139.97 Est. FSA/Eff Crop Acres with an 86.60 CSR2
- Highly-Quality Soils in Northeast Dallas County

**Kyle Hansen, ALC**  
Licensed in IA & MO  
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**515-382-1500**  
415 S. 11th St/PO Box 500  
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**FSA/Eff. Crop Acres: 139.97\***

**Corn Base Acres: 117.37\***

**Bean Base Acres: 21.58\***

**Soil Productivity: 86.60 CSR2**

*\*Acres are estimated.*

## Property Information

### 149.01 Acres, m/l

### Location

From Woodward: take Hwy. 141 south for 1½ miles. Go east ½ mile on 160th St., property is on the north side of 160th St.

### Legal Description

SW¼, except acreage, in Section 21, Township 81 North, Range 26 West of the 5th P.M. (Des Moines Township)

### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,234.71\*

Gross Surveyed Acres: 149.01

Net Taxable Acres: 140.50\*

Tax per Net Taxable Acre: \$30.14\*

*\*Taxes estimated pending survey of adjoining property. Dallas County Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 7601, Tract 2748

FSA/Eff. Crop Acres: 139.97\*

Corn Base Acres: 117.37\*

Corn PLC Yield: 154 Bu.

Bean Base Acres: 21.58\*

Bean PLC Yield: 45 Bu.

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

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 86.60. See soil map for detail.

### Land Description

Gently to moderately sloping.

### Drainage

Natural, plus some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Comments

Great farm in northeast Dallas County.

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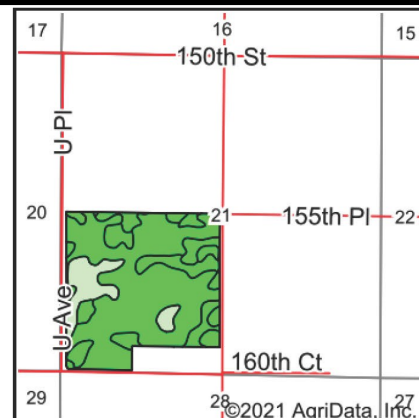
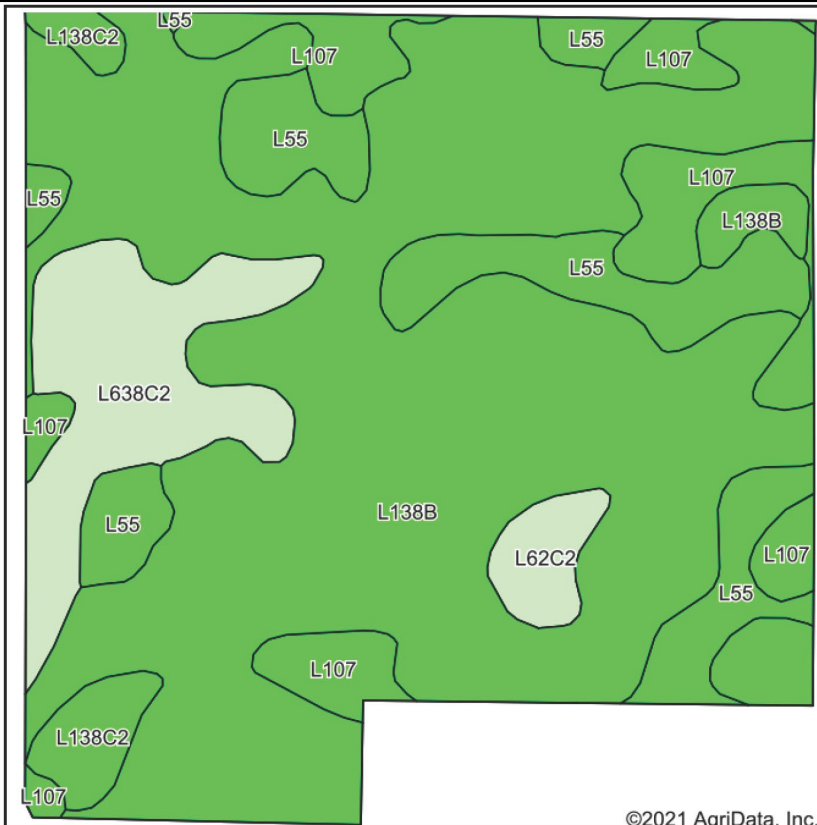
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State: **Iowa**  
County: **Dallas**  
Location: **21-81N-26W**  
Township: **Des Moines**  
Acres: **139.97**  
Date: **3/30/2021**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	89.85	64.2%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	17.50	12.5%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	13.50	9.6%		IIlw	88
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.02	9.3%		IIIe	75
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.49	2.5%		IIIe	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.61	1.9%		IIIe	64
Weighted Average						86.6

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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Northeast Looking Southwest



Northwest Looking Southeast



Southwest Looking Northeast



Southeast Looking Northwest



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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](http://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 Dallas 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, Kyle Hansen 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

Callan Farms, LLC.

### Agency

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

### Auctioneer

Doug Hensley

### 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 September 30, 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 existing lease which expires February 28, 2022. Taxes will be prorated to September 30, 2021. The Seller is to retain all 2021 cash rent.

### 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.