

Land Auction

ACREAGE:

360.00 Acres, m/l
In 3 parcels
Story County, IA

DATE:

Tuesday
June 15, 2021
10:00 a.m.

LOCATION:

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



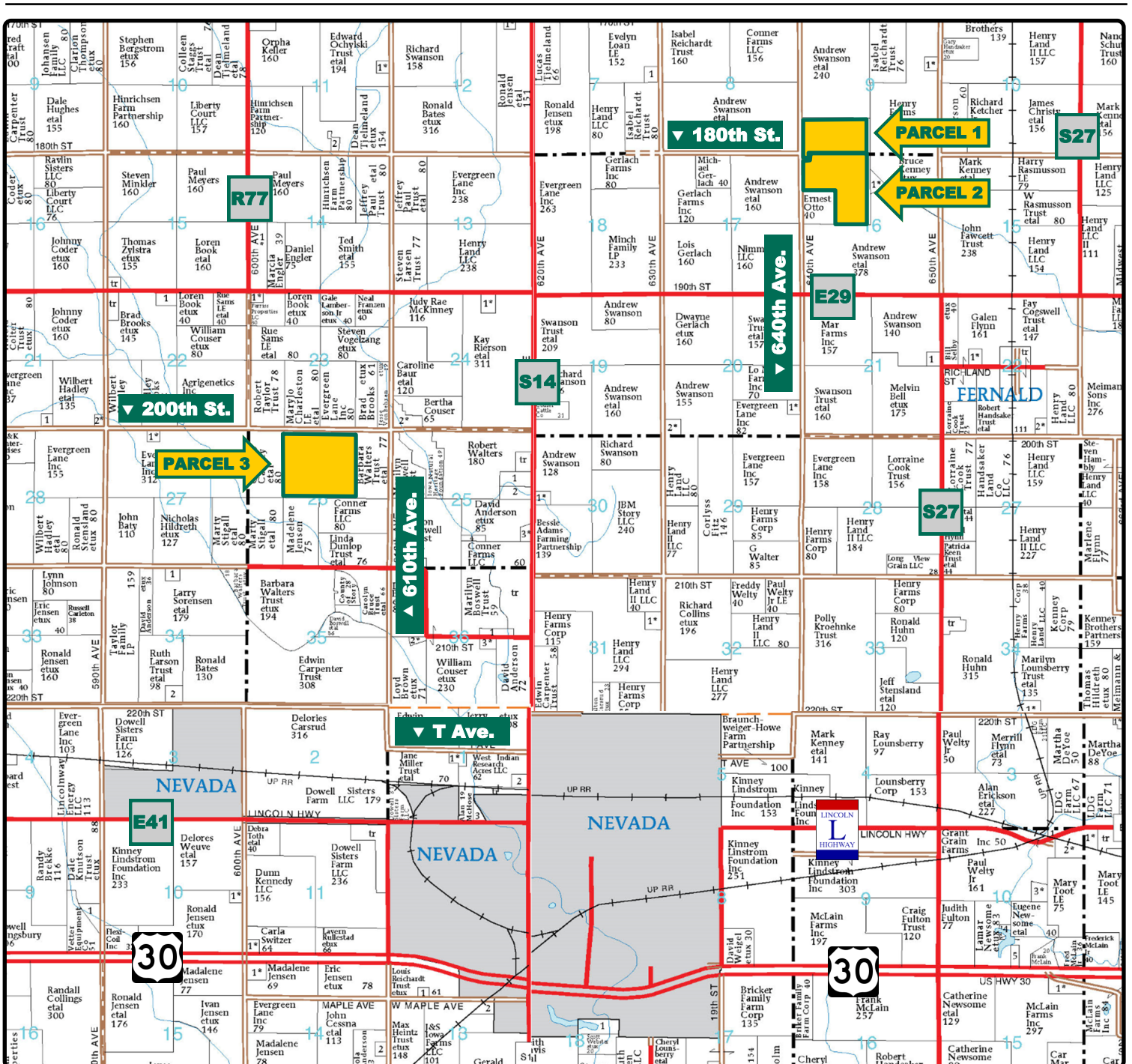
Property Key Features

- All Three Parcels are Nearly 100% Tillable
- 356.99 Est. FSA/Eff. Crop Acres with an Average 85.40 CSR2
- High-Quality Farmland in Story County

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Parcel 1

FSA/Eff. Crop Acres: 80.15*
Corn Base Acres: 73.80*
Bean Base Acres: 5.20*
Soil Productivity: 84.90 CSR2

**Acres are estimated*

Parcel 1 Property Information 80.00 Acres, m/l

Location

From Nevada: Go north on Co. Rd. S14 for 3 miles, take Co. Rd. E29 east for 2 miles, then head north on 640th Ave. Property is at the intersection of 180th St. and 640th Ave. on the east side of the road.

Legal Description

S½ SW¼ in Section 9, Township 84 North, Range 22 West of the 5th P.M. (Richland Township).

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,338.00*

Gross Acres: 80.00*

Net Taxable Acres: 79.00

Tax per Net Taxable Acre: \$29.59*

**Taxes estimated pending survey of property. Story County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7849, Tract 2924

FSA/Eff. Crop Acres: 80.15*

Corn Base Acres: 73.80*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 5.20*

Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Harps. CSR2 on the est. FSA/Eff. crop acres is 84.90.

Land Description

Nearly level to gently sloping.

Drainage

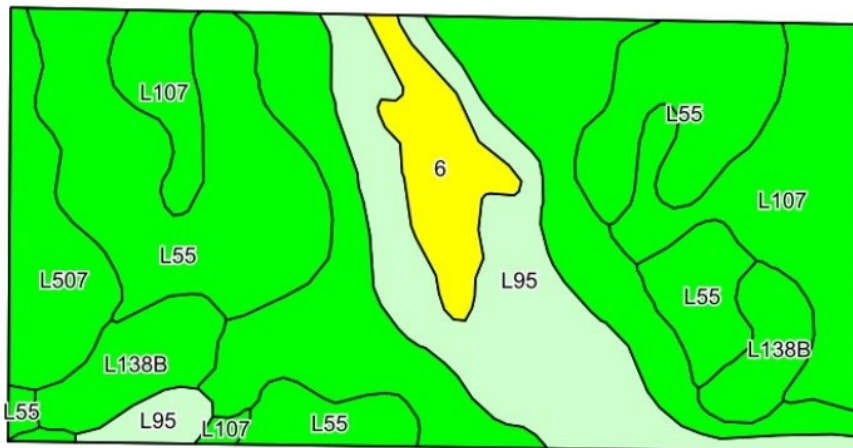
- Part of Drainage District #81.
- 39" county tile goes through the property.

Buildings/Improvements

- 27' x 18' grain bin - 1980
- (Two) 18' x 21' grain bins - 1960

Water & Well Information

None known.

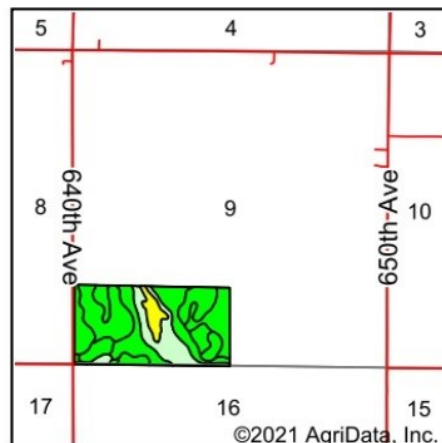


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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	23.00	28.7%		Ie	91	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	22.08	27.5%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	13.83	17.3%		IIw	75	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.65	14.5%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.48	6.8%		Ile	88	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.11	5.1%		IIIw	59	59
Weighted Average						84.9	*-



State: **Iowa**
County: **Story**
Location: **9-84N-22W**
Township: **Richland**
Acres: **80.15**
Date: **4/19/2021**



Maps Provided By



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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southeast Looking Northwest



Parcel 1 - Grain Bins



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Parcel 2

FSA/Eff. Crop Acres: 118.92*

Corn Base Acres: 67.26*

Bean Base Acres: 50.50*

Soil Productivity: 86.30 CSR2

**Acres are estimated*

Parcel 2 Property Information 120.00 Acres, m/l

Location

From Nevada: Go north on Co. Rd. S14 for 3 miles, take Co. Rd. E29 east for 2 miles, then head north on 640th Ave. Property is at the intersection of 180th St. and 640th Ave. on the east side of the road.

Legal Description

N½ NW¼ and SE¼ NW¼ in Section 16, Township 84 North, Range 22 West of the 5th P.M. (Richland Township).

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,590*

Gross Acres: 120.00

Net Taxable Acres: 119.00*

Tax per Net Taxable Acre: \$30.17*

**Taxes estimated pending survey of property. Story County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 7849, Tract 12511

FSA/Eff. Crop Acres: 118.92*

Corn Base Acres: 67.26*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 50.50*

Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 86.30. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

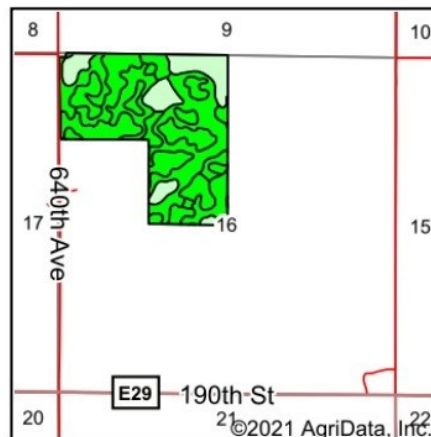
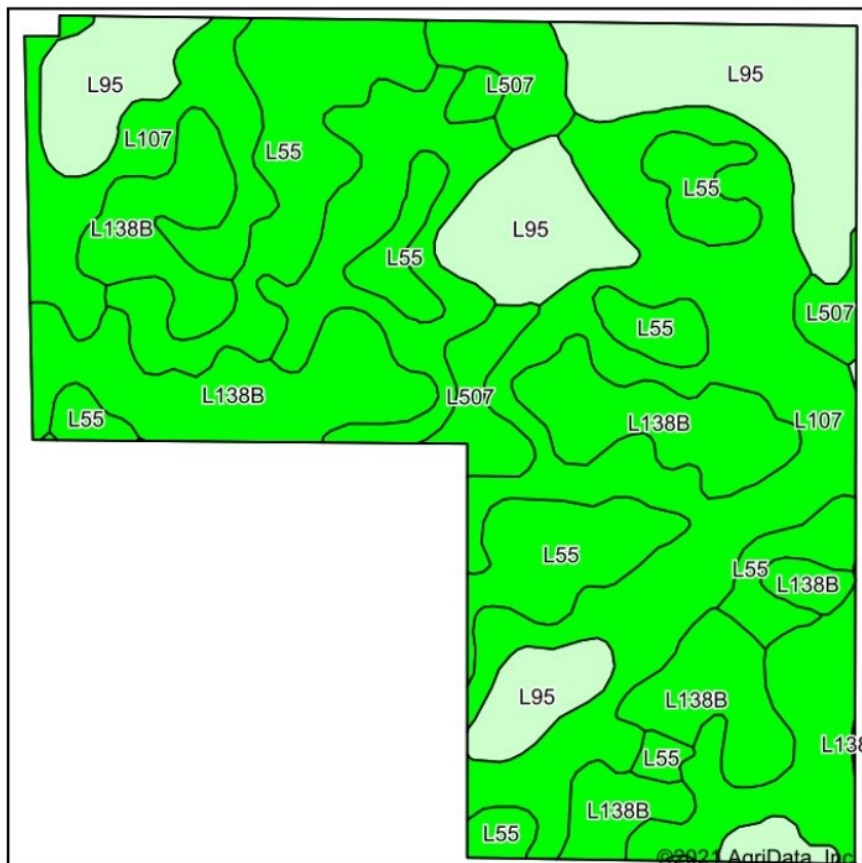
- Part of Drainage District #81.
- 39" county tile goes through the property.

Buildings/Improvements

None.

Water & Well Information

None known.



State: **Iowa**
County: **Story**
Location: **16-84N-22W**
Township: **Richland**
Acres: **118.92**
Date: **4/19/2021**



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

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	46.05	38.7%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.78	20.0%		IIe	88
L55	Nicollet loam, 1 to 3 percent slopes	22.63	19.0%		Ie	91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	20.65	17.4%		IIw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	5.81	4.9%		IIw	87
Weighted Average						86.3

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An aerial photograph of a vast, flat agricultural landscape under a clear blue sky. A prominent yellow line is drawn across the field, forming a large, irregular polygon that outlines a specific area of interest. The field is dark brown, suggesting it has been recently plowed or is in a dormant state. In the background, there are scattered farm buildings, including a white barn and a smaller structure, and a line of trees. The horizon is flat and extends to the edge of the frame.

An aerial photograph of a large, dark, rectangular field, likely a recently plowed or harvested agricultural field. A bright yellow line is drawn across the field, forming a large rectangle with an irregular shape on the right side. The field is surrounded by other agricultural fields, some of which are green and some are brown. A road or path runs along the bottom right edge of the field. The sky is clear and blue.

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Parcel 3

FSA/Eff. Crop Acres:	157.92
Corn Base Acres:	136.95
Bean Base Acres:	19.55
Soil Productivity:	84.90 CSR2

Parcel 3 Property Information 160.00 Acres, m/l

Location

From Nevada: Go west on T Ave. for 1 mile, then north on 610th Ave. for 2½ miles. Head west ½ mile on 200th St. Property is on the south side of the road.

Legal Description

E½ NW¼ and W½ NE¼, Section 26, Township 84 North, Range 23 West of the 5th P.M. (Milford Township).

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,720
Gross Acres: 160.00
Net Taxable Acres: 158.00
Tax per Net Taxable Acre: \$29.87

FSA Data

Farm Number 3734, Tract 1436
FSA/Eff. Crop Acres: 157.92
Corn Base Acres: 136.95
Corn PLC Yield: 175 Bu.
Bean Base Acres: 19.55
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Clarion, Webster and Canisteo. CSR2 on the FSA/Eff. crop acres is 84.90. See soil map for detail.

Land Description

Nearly level to gently sloping.

Drainage

Part of Drainage District #32.

Buildings/Improvements

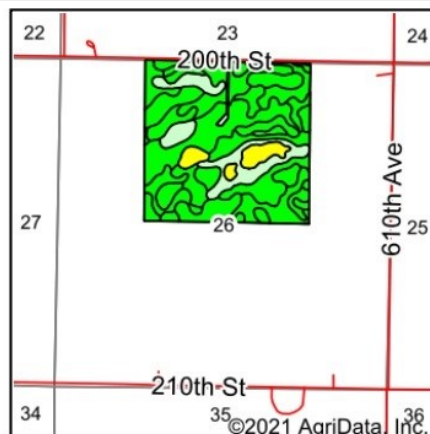
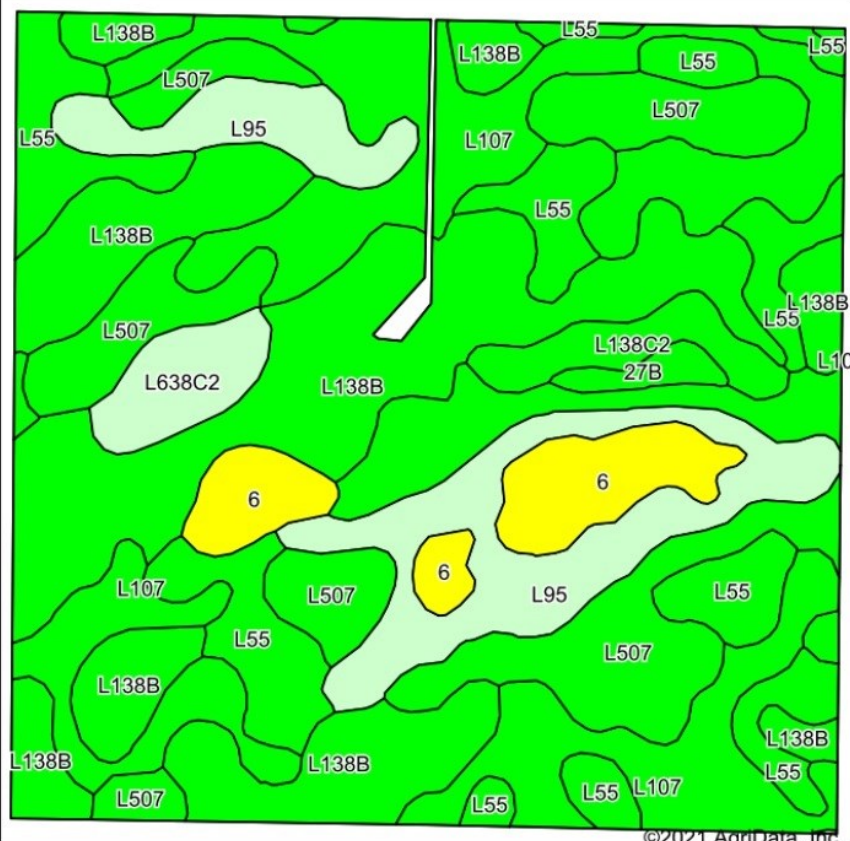
- 24' x 21' grain bin - 1980
- (Two) 18' x 16' grain bins - 1960

Water & Well Information

None known.

Comments

High-quality farmland in Story County.



State: **Iowa**
County: **Story**
Location: **26-84N-23W**
Township: **Milford**
Acres: **157.92**
Date: **3/3/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	43.46	27.5%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	32.64	20.7%		IIw	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	27.64	17.5%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	20.87	13.2%		Ie	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	16.99	10.8%		IIw	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.15	5.2%		IIIw	59	59
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.61	2.3%		IIIe	75	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.41	2.2%		IIIe	83	
27B	Terril loam, 2 to 6 percent slopes	1.15	0.7%		Ile	87	86
Weighted Average						84.9	.*

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 - Northwest Looking Southeast



Parcel 3 - Northeast Looking Southwest



Parcel 3 - Grain Bins



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Date: **Tues., June 15, 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 Story 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 Manager, Matt Vegter at Phone 515-382-1500 or Elliott Siefert at Phone 319-234-1949 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 one or multiple parcels. Should the high bidder not select all parcels, the remaining parcels will be offered with another round of bidding
- Seller reserves the right to refuse any and all bids.

Seller

Michael Wakefield, Ted Wakefield & Lori Jackson

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 July 21, 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 the 2021 crop year lease. Taxes will be prorated to July 21, 2021. Seller to provide 2021 cash rent credit to Buyer at closing. Contact Agent for lease details.

Contract & Title

Immediately upon conclusion of the auction, the high bidders 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.