

Land Auction

ACREAGE:

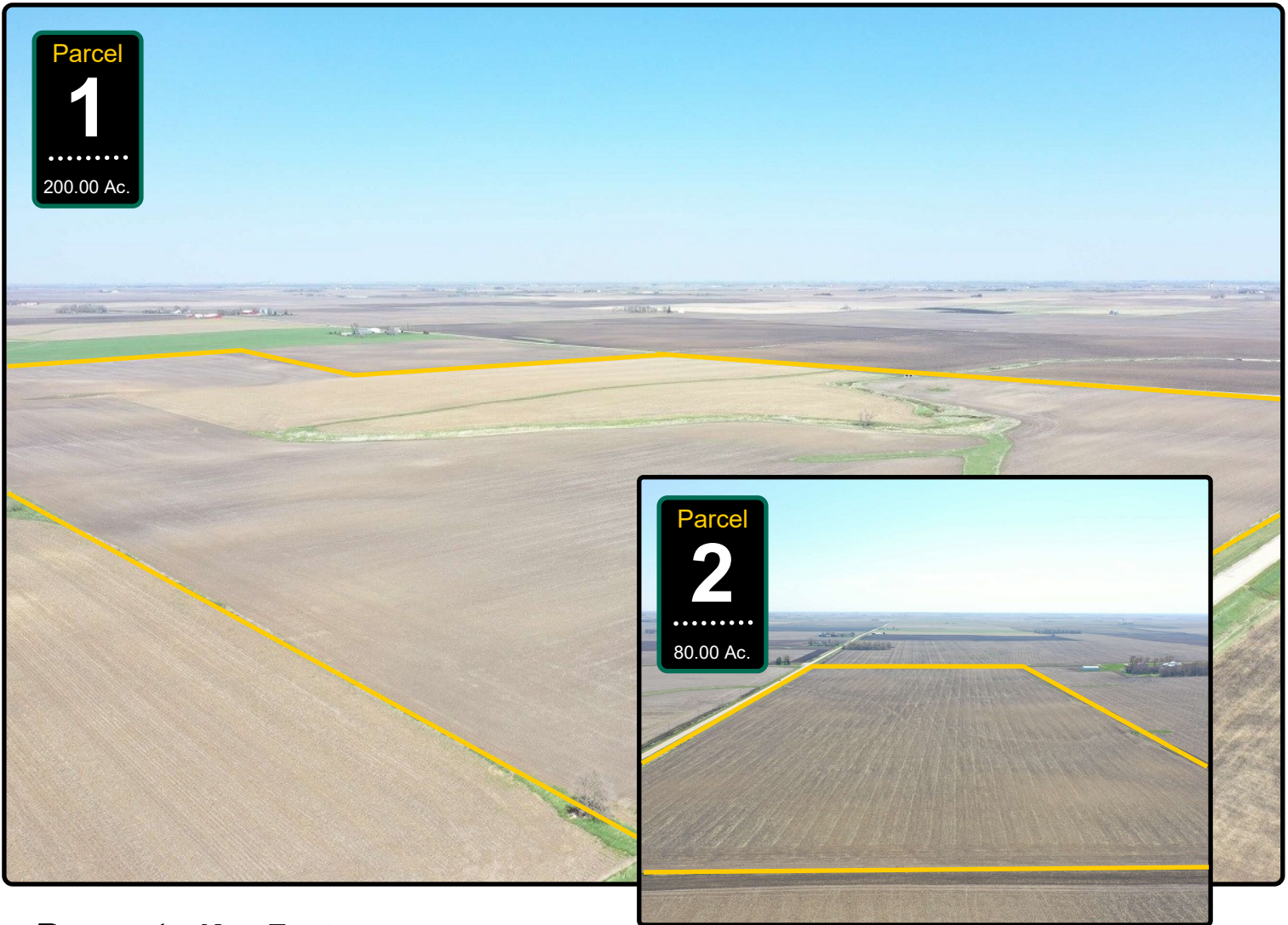
304.80 Acres, m/l
In 3 parcels
Greene County, IA

DATE:

Friday
June 18, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

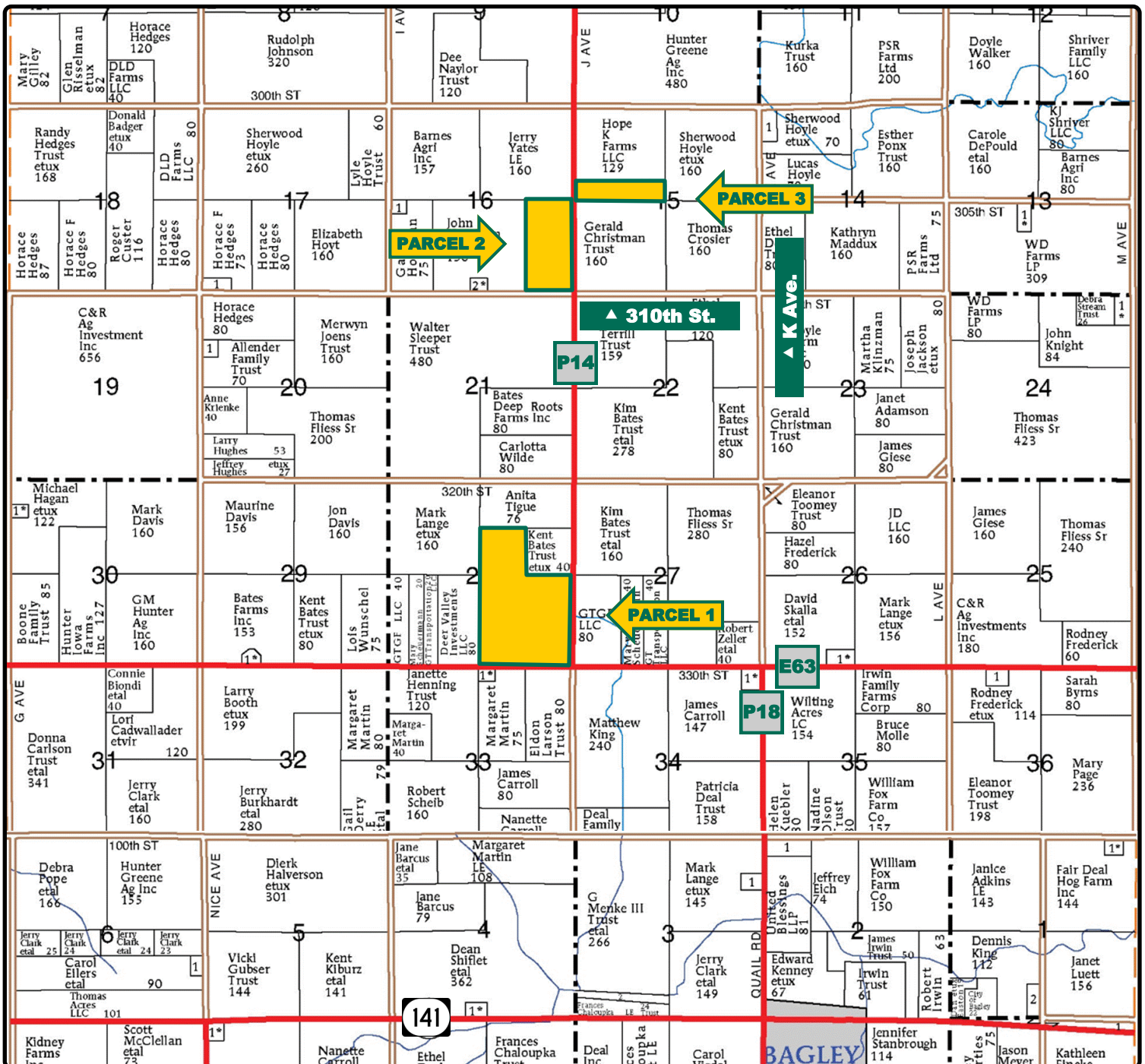


Property Key Features

- Located Three Miles North of Bagley
- 281.68 FSA/Eff. Crop Acres with an 83.90 Average CSR2
- High-Quality Farmland on a Hard-Surfaced Road

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

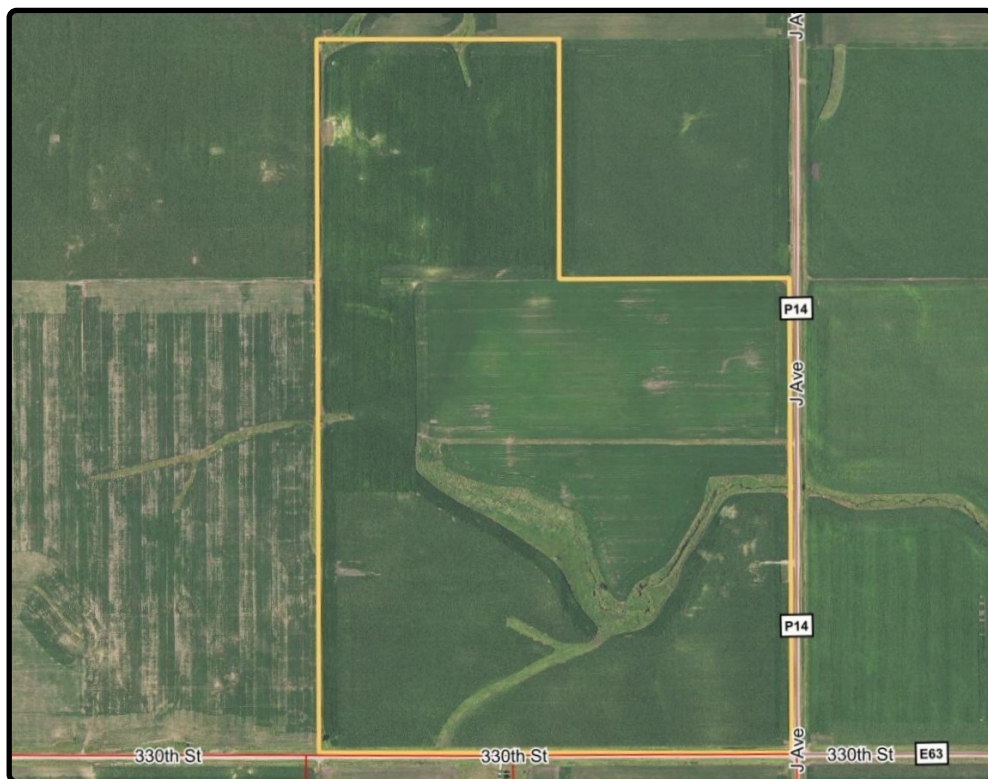
515-382-1500
415 S. 11th St./PO Box 500
Nevada, IA 50201-0500
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Parcel 1

FSA/Eff. Crop Acres:	182.04
Corn Base Acres:	85.62
Bean Base Acres:	80.02
Soil Productivity:	81.10 CSR2

Parcel 1 Property Information 200.00 Acres, m/l

Location

From Bagley: Go north on Highway P18 for 2 miles. Head west on Highway E63 for 1 mile. Property is at the intersection of Highway E63 and Highway P14.

Legal Description

SE¼ and SW¼ NE¼, Section 28, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$5,862.00
Gross Acres: 200.00
Net Taxable Acres: 194.00
Tax per Net Taxable Acre: \$30.22

FSA Data

Part of Farm Number 3275, Tract 23283
FSA/Eff. Crop Acres: 182.04
Corn Base Acres: 85.62
Corn PLC Yield: 144 Bu.
Bean Base Acres: 80.02
Bean PLC Yield: 42 Bu.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster Loams. CSR2 on the FSA/Eff. crop acres is 81.10. See soil map for detail.

Drainage

Natural, plus tile. Contact sales agent for tile maps.

Buildings/Improvements

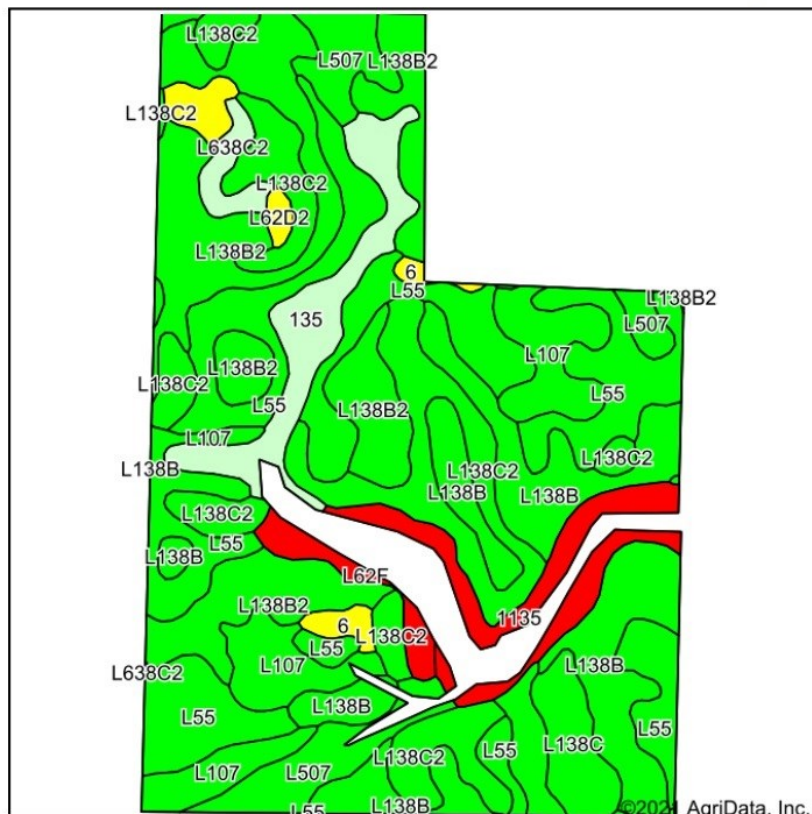
None.

Water & Well Information

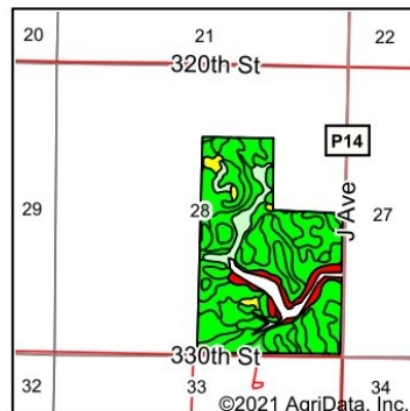
No known wells.

Comments

Large tract of productive farmland in southern Greene County.



Soils data provided by USDA and NRCS.



State: Iowa
County: Greene
Location: 28-82N-31W
Township: Greenbrier
Acres: 182.04
Date: 4/29/2021



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA073, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	38.45	21.1%		Ie	91	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	32.72	18.0%		Ile	85	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.57	14.6%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	25.76	14.2%		IIle	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.75	9.2%		IIw	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	10.32	5.7%		IIw	87	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.66	5.3%		IIw	76	81
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	8.26	4.5%		Vw	13	25
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	4.59	2.5%		IIIe	84	
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	2.67	1.5%		VIe	16	
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.48	1.4%		IVe	41	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.17	1.2%		IIIe	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.64	0.9%		IIIw	59	58
Weighted Average						81.1	*-

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Parcel 1 - Northwest Looking Southeast

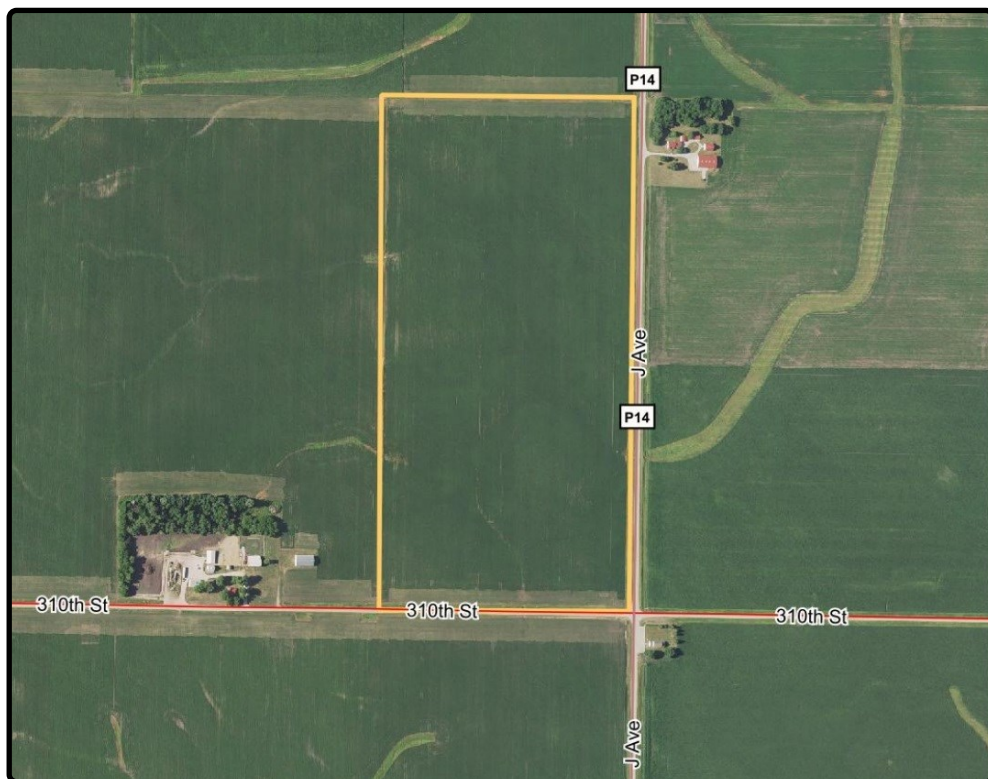


Parcel 1 - Southeast Looking Northwest



Parcel 1 - Northeast Looking Southwest





Parcel 2

FSA/Eff. Crop Acres:	75.18
Corn Base Acres:	37.50
Bean Base Acres:	37.50
Soil Productivity:	88.60 CSR2

Parcel 2 Property Information 80.00 Acres, m/l

Location

From Bagley: Go north on Highway P18 for 2 miles. Turn west on Highway E63 for 1 mile. Turn north on Highway P14 for 2 miles. Property is at the intersection of Highway P14 and 310th Street.

Legal Description

E½ SE¼, Section 16, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,604.00*
Gross Acres: 80.00
Net Taxable Acres: 76.01*
Tax per Net Taxable Acre: \$34.26*
**Taxes estimated pending parcel splits.
Greene County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3275, Tract 23283
FSA/Eff. Crop Acres: 75.18
Corn Base Acres: 37.50
Corn PLC Yield: 144 Bu.
Bean Base Acres: 37.50
Bean PLC Yield: 42 Bu.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion Loams. CSR2 on the FSA/Eff. crop acres is 88.60. See soil map for detail.

Drainage

Natural, plus tile. Contact sales agent for tile maps.

Buildings/Improvements

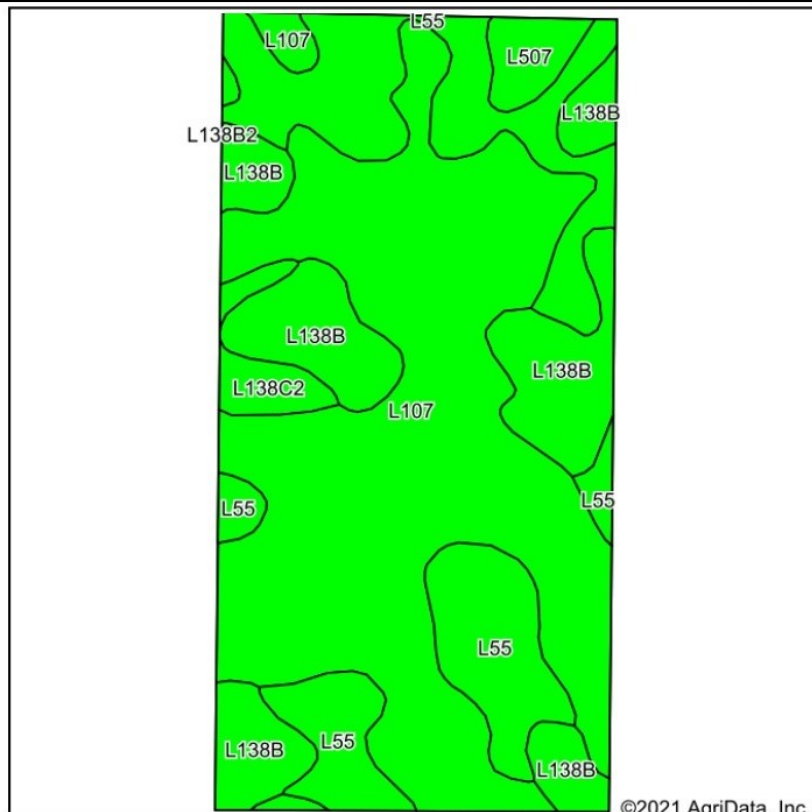
None.

Water & Well Information

No known wells.

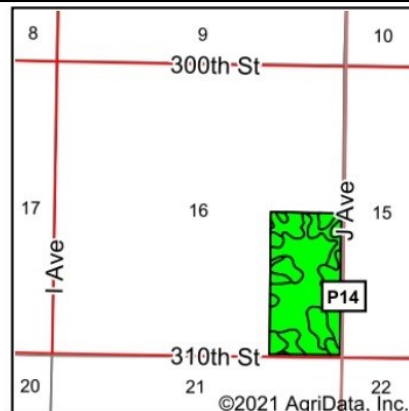
Comments

High-quality Greene County farmland.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Greene**
Location: **16-82N-31W**
Township: **Greenbrier**
Acres: **75.18**
Date: **4/29/2021**



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA073, Soil Area Version: 26

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	39.73	52.8%		IIw	88
L55	Nicollet loam, 1 to 3 percent slopes	18.57	24.7%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.47	17.9%		IIe	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.77	2.4%		IIIe	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	1.64	2.2%		IIw	87
Weighted Average						88.6

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Parcel 2 - South Looking North

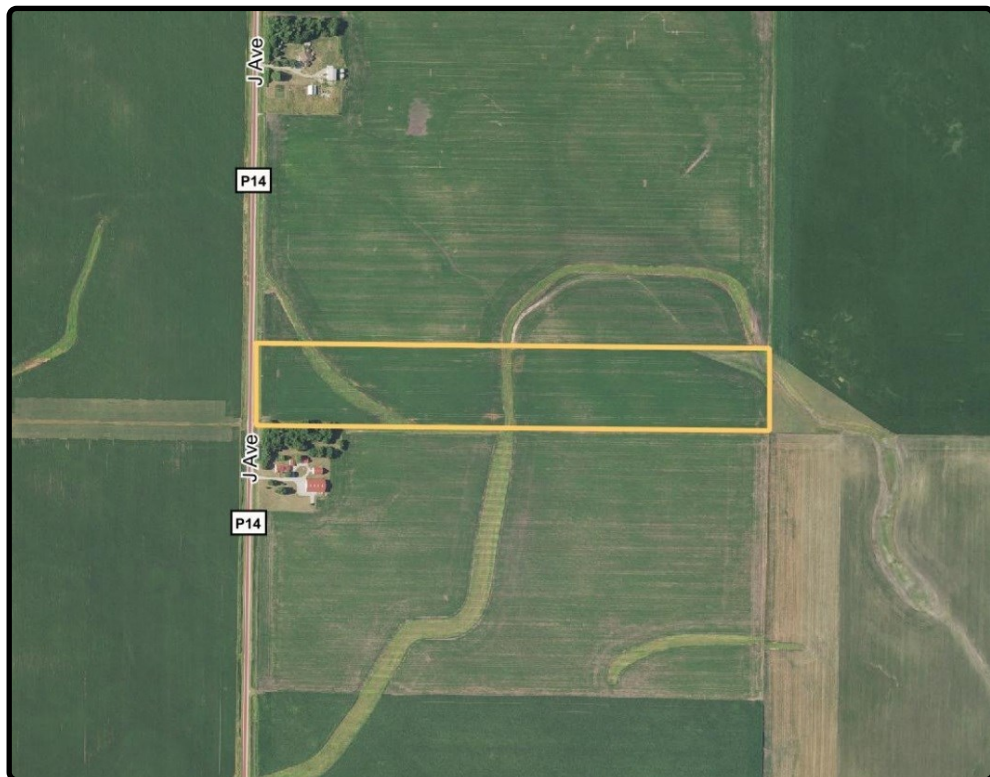


Parcel 2 - Northwest Looking Southeast



Parcel 2 - Northeast Looking Southwest





Parcel 3

FSA/Eff. Crop Acres:	24.46
Corn Base Acres:	12.28
Bean Base Acres:	12.18
Soil Productivity:	86.20 CSR2

Parcel 3 Property Information 24.80 Acres, m/l

Location

From Bagley: Go north on Highway P18 for 2 miles. Turn west on Highway E63 for 1 mile. Head north on Highway P14 for 2½ miles. Property is on the east side of the road.

Legal Description

Lot 3 in NW¼ of Section 15, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$820.00
Gross Acres: 24.80
Net Taxable Acres: 24.33
Tax per Net Taxable Acre: \$33.70

FSA Data

Part of Farm Number 3275, Tract 23282
FSA/Eff. Crop Acres: 24.46
Corn Base Acres: 12.28
Corn PLC Yield: 144 Bu.
Bean Base Acres: 12.18
Bean PLC Yield: 42 Bu.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Webster Loams. CSR2 on the FSA/Eff. crop acres is 86.20. See soil map for details.

Drainage

Natural, plus tile. Contact sales agent for more information.

Buildings/Improvements

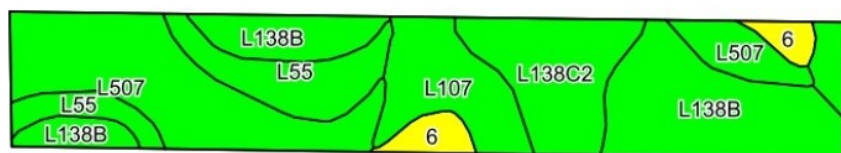
None.

Water & Well Information

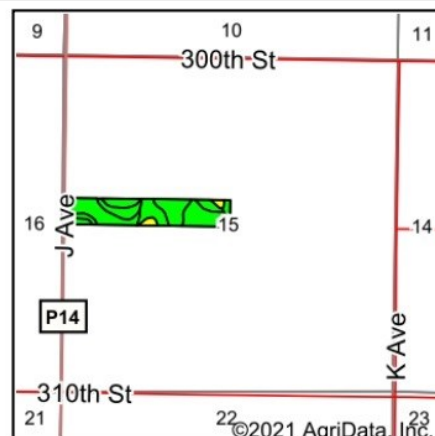
No known wells.

Comments

Productive soils on this southern Greene County farm.



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State: **Iowa**
County: **Greene**
Location: **15-82N-31W**
Township: **Greenbrier**
Acres: **24.46**
Date: **4/29/2021**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 26

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	6.96	28.5%		Ile	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.69	27.4%		Ilw	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.39	13.9%		IIIle	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.35	13.7%		Ilw	88	
L55	Nicollet loam, 1 to 3 percent slopes	3.03	12.4%		Ile	91	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.04	4.3%		IIIw	59	58
Weighted Average						86.2	*-

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 - West Looking East



Parcel 3 - East Looking West



Date: **Friday, June 18, 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 Greene 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 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 more 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

McGivney Family Farms

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 3, 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 existing lease which expires March 1, 2022. Taxes will be prorated to 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.