

Land Auction

ACREAGE:

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

DATE:

Tuesday
June 22, 2021
10:00 a.m.

LOCATION:

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

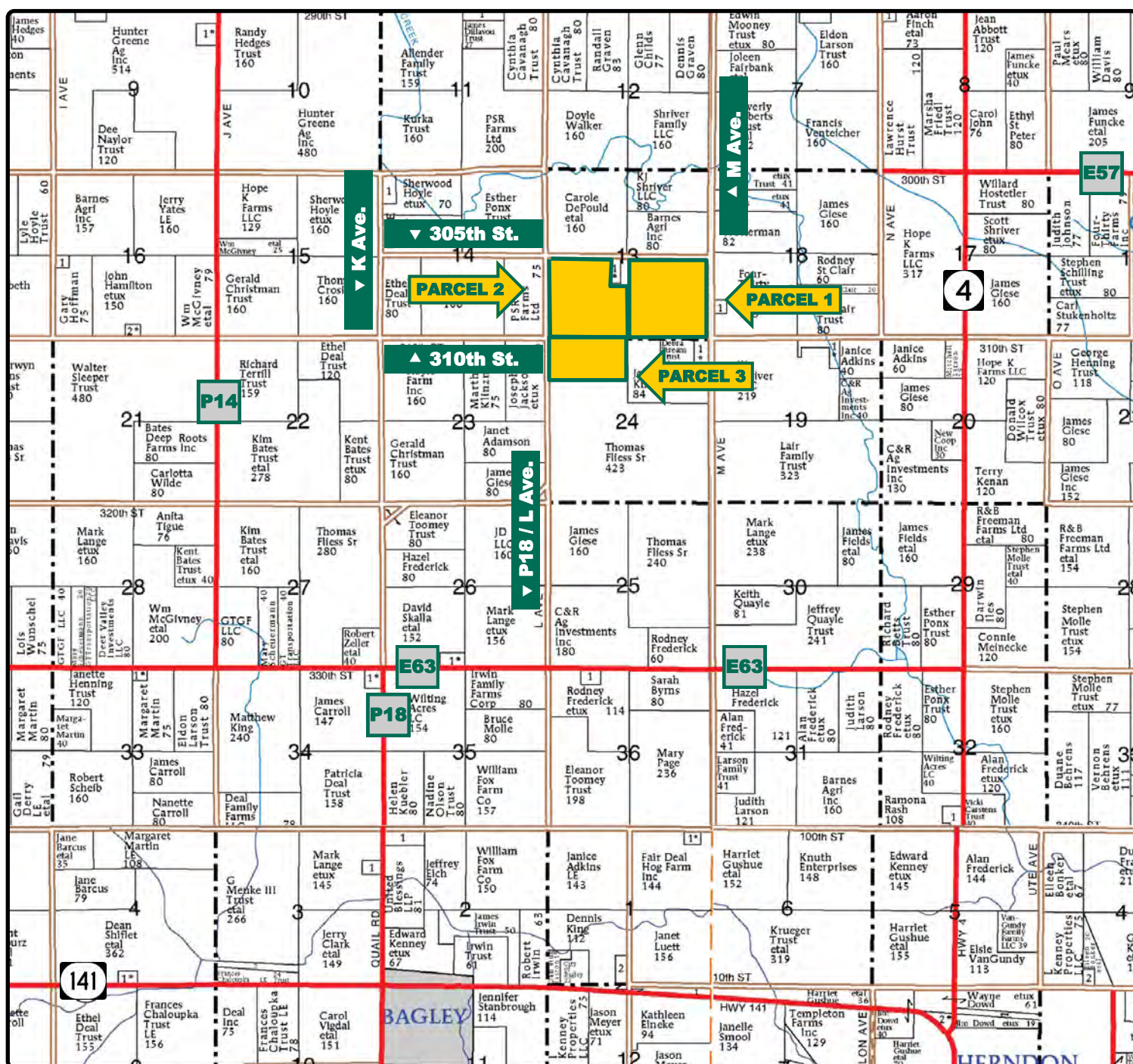


Property Key Features

- Five Miles Northeast of Bagley
- 374.94 FSA/Eff Crop Acres with an Average 83.13 CSR2
- Great Opportunity to Own a Large, Contiguous Farm

Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

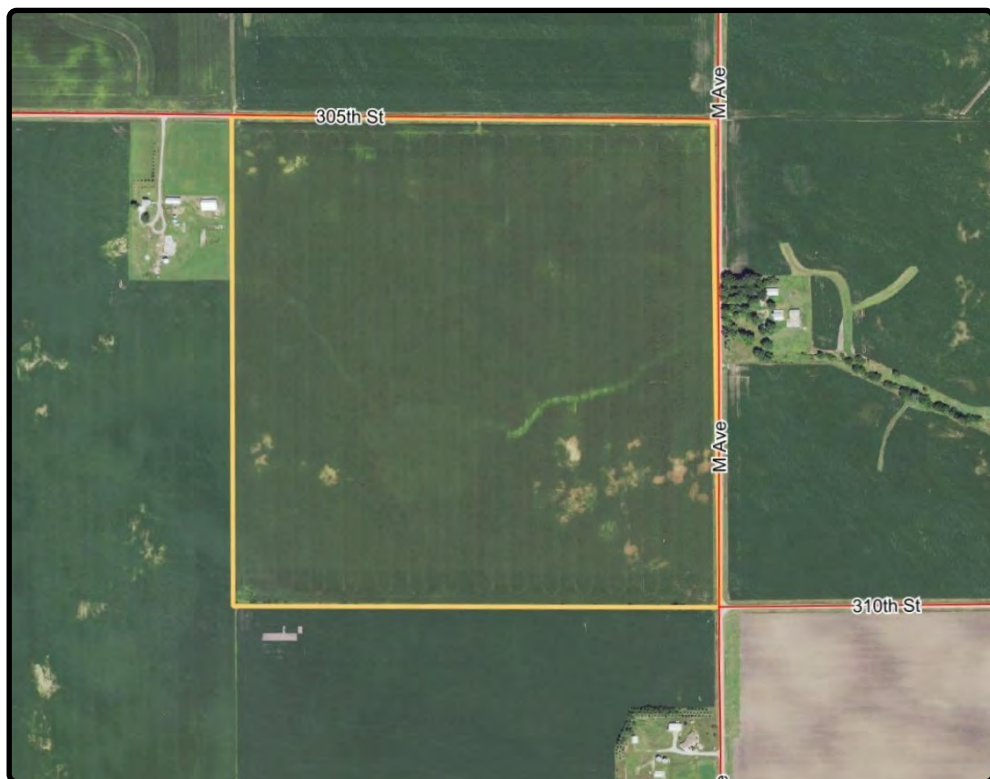
515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
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Parcel 1

FSA/Eff. Crop Acres:	152.88
Corn Base Acres:	100.11
Bean Base Acres:	51.48
Soil Productivity:	86.80 CSR2

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Bagley: Go north on P18 for 4½ miles. Head east on 305th Street for 1½ miles. Property is on the south side of the road.

Legal Description

SE¼ of Section 13, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$5,306.00
Gross Acres: 160.00
Net Taxable Acres: 156.00
Tax per Net Taxable Acre: \$34.01

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 6125, Tract 24703
FSA/Eff. Crop Acres: 152.88
Corn Base Acres: 100.11
Corn PLC Yield: 149 Bu.
Bean Base Acres: 51.48
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 86.80. See soil map for detail.

Land Description

Rolling to moderately sloping.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

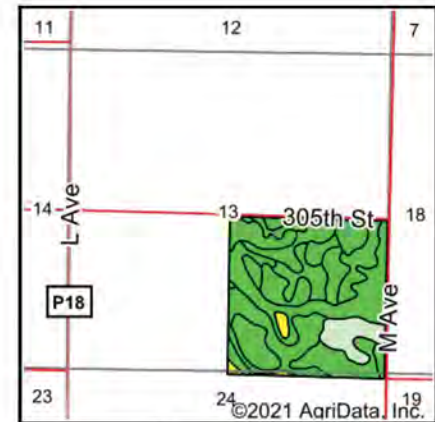
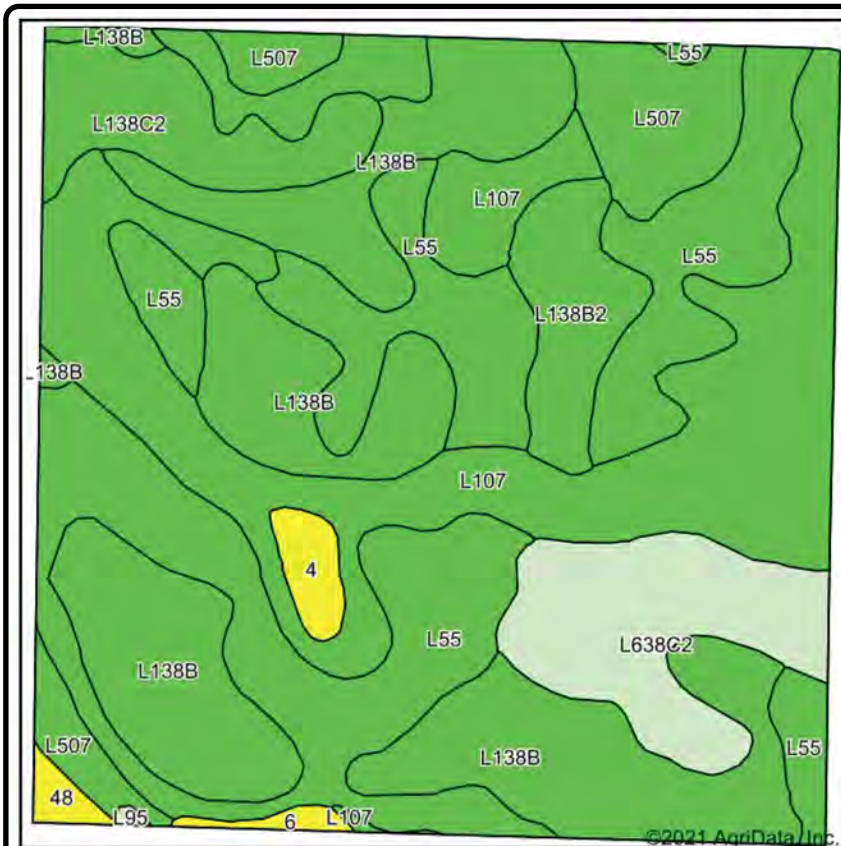
None.

Water & Well Information

No known wells.

Comments

Great soils on this Greene County farm.



State: **Iowa**
County: **Greene**
Location: **13-82N-31W**
Township: **Greenbrier**
Acres: **152.88**
Date: **5/13/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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
L55	Nicollet loam, 1 to 3 percent slopes	43.73	28.5%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	39.31	25.6%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	33.29	21.7%		IIlw	88	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.62	7.6%		IIIle	75	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.87	5.8%		IIlw	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.40	4.8%		IIIle	83	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	5.87	3.8%		Ile	85	
4	Knoke silty clay loam, 0 to 1 percent slopes	1.64	1.1%		IIIlw	56	58
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	0.80	0.5%		IIIlw	56	58
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.62	0.4%		IIIlw	59	58
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.12	0.1%		IIlw	75	
Weighted Average						86.8	58

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Parcel 2

FSA/Eff. Crop Acres: 143.71*

Corn Base Acres: 94.09*

Bean Base Acres: 48.38*

Soil Productivity: 83.10 CSR2

**Acres are estimated.*

Parcel 2 Property Information 148.86 Acres, m/l

Location

From Bagley: Go north on P18 for 4½ miles. Head east on 305th Street for 1 mile. Property is on the south side of the road.

Legal Description

SW¼, except Lot 1, Section 13, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,716.00
Gross Acres: 148.86
Net Taxable Acres: 144.90
Tax per Net Taxable Acre: \$32.55

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 6125, Tract 25485
FSA/Eff. Crop Acres: 143.71*
Corn Base Acres: 94.09*
Corn PLC Yield: 149 Bu.
Bean Base Acres: 48.38*
Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Clarion. CSR2 on the est. FSA/Eff. crop acres is 83.10. See soil map for detail.

Land Description

Rolling to moderately sloping.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

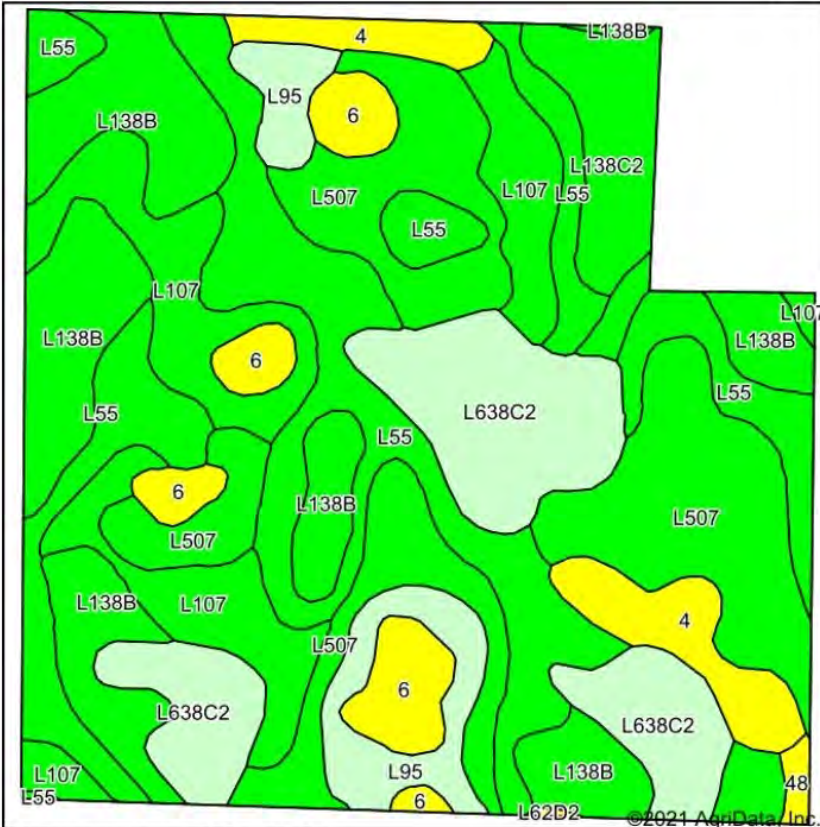
No known wells.

Comments

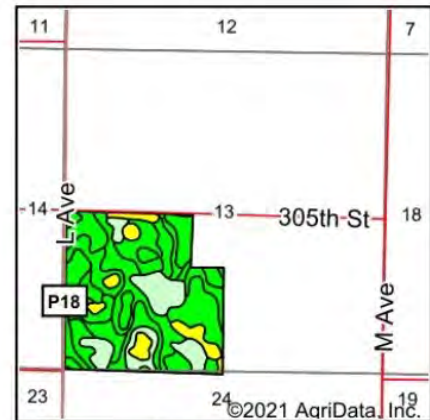
High-quality farm in Greene County.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Greene**
Location: **13-82N-31W**
Township: **Greenbrier**
Acres: **143.71**
Date: **5/13/2021**



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	29.88	20.8%		Ie	91	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.21	20.3%		IIw	87	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.55	16.4%		IIe	88	
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	17.97	12.5%		IIIe	75	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.43	12.1%		IIw	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.74	4.7%		IIw	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.56	4.6%		IIIw	59	58
4	Knoke silty clay loam, 0 to 1 percent slopes	6.43	4.5%		IIIw	56	58
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.33	3.7%		IIIe	83	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	0.53	0.4%		IIIw	56	58
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.08	0.1%		IVe	41	
Weighted Average						83.1	*-

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Parcel 3

FSA/Eff. Crop Acres: 78.35*
Corn Base Acres: 51.34*
Bean Base Acres: 26.40*
Soil Productivity: 79.50 CSR2

**Acres are estimated.*

Parcel 3 Property Information 80.00 Acres, m/l

Location

From Bagley: Go north on P18 for 4½ miles. Head east on 310th Street for 1 mile. Property is on the south side of the road.

Legal Description

N½ NW¼, Section 24, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,452.00
 Gross Acres: 80.00
 Net Taxable Acres: 78.81
 Tax per Net Taxable Acre: \$31.11

Lease Status

Leased for the 2021 crop year.

FSA Data

Part of Farm Number 6125, Tract 25485
 FSA/Eff. Crop Acres: 78.35*
 Corn Base Acres: 51.34*
 Corn PLC Yield: 149 Bu.
 Bean Base Acres: 26.40*
 Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Knoke. CSR2 on the est. FSA/Eff. crop acres is 79.50. See soil map for detail.

Land Description

Rolling to moderately sloping.

Drainage

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

Buildings/Improvements

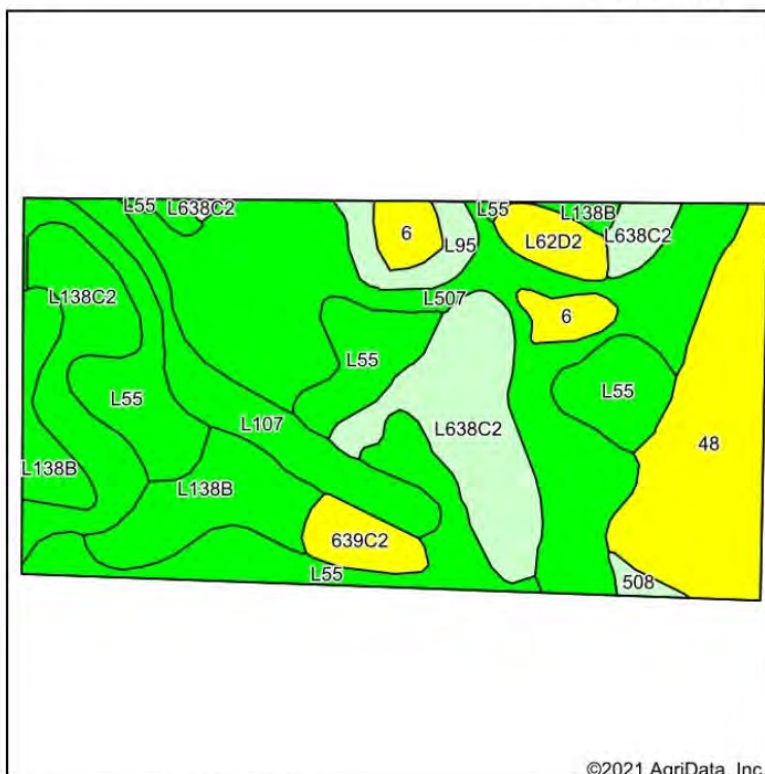
None.

Water & Well Information

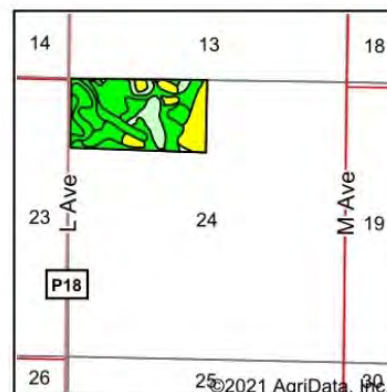
No known wells.

Comments

Nice soils on this Greene County farm.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Greene**
Location: **24-82N-31W**
Township: **Greenbrier**
Acres: **78.35**
Date: **5/13/2021**



Maps Provided By:
 **surety**
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
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.93	24.2%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	15.61	19.9%		Ie	91	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	10.04	12.8%		IIIw	56	58
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.21	10.5%		IIIe	75	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.24	9.2%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.71	7.3%		IIIe	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.95	6.3%		IIw	88	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.14	2.7%		IIIw	59	58
639C2	Salida-Storden complex, 5 to 9 percent slopes, moderately erode	1.77	2.3%		IIIe	46	24
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.75	2.2%		IIw	75	
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.58	2.0%		IVe	41	
508	Calcousta silty clay loam, 0 to 1 percent slopes	0.42	0.5%		IIIw	73	70
Weighted Average						79.5	*.

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 1 - Southeast Looking Northwest



Parcel 1 - Northeast Looking Southwest



Parcel 2 - Southeast Looking Northwest



Parcel 3 - Northwest Looking Southeast



Date: **Tues., June 22, 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, Kyle Hansen 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 parcel(s) will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

WD 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 24, 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 custom farm lease which expires upon crop being harvested. Taxes will be prorated to September 24, 2021.

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.