

Land Auction

ACREAGE:

129.99 Acres, m/l
In 3 parcels
Hamilton County, IA

DATE:

Tuesday,
June 29, 2021
10:00 a.m.

LOCATION:

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



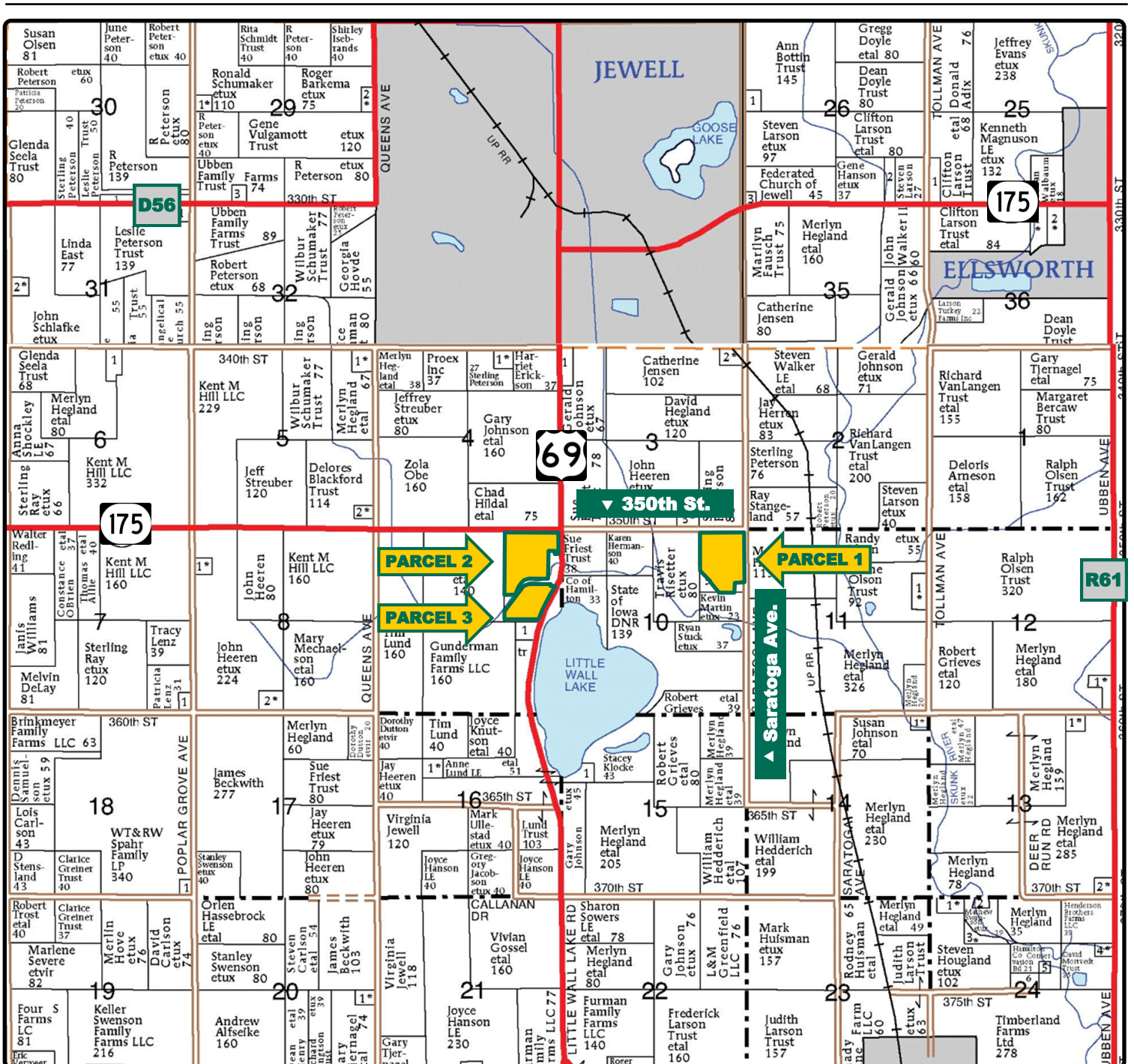
Property Key Features

- Located One Mile South of Jewell
- 125.77 FSA/Eff. Crop Acres Offered in Three Parcels
- Quality Farmland Near Little Wall Lake

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

515-382-1500
415 S. 11th St/PO Box 500
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Parcel 1

FSA/Eff. Crop Acres:	53.66
Corn Base Acres:	53.66
Soil Productivity:	78.40 CSR2

Parcel 1 Property Information 54.70 Acres, m/l

Location

From Jewell: Go south on Highway 69 for 1 mile. Turn east on 350th Street and go 1 mile. Property is on the south side of the road.

Legal Description

NE¼ NE¼ and part of SE¼ NE¼, all in Section 10, Township 86 North, Range 24 West of the 5th P.M. (Ellsworth Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,826.00
Net Taxable Acres: 54.70
Tax per Net Taxable Acre: \$33.38

FSA Data

Farm Number 2687, Tract 2708
FSA/Eff. Crop Acres: 53.66
Corn Base Acres: 53.66
Corn PLC Yield: 138 Bu.

Soil Types/Productivity

Primary soils are Clarion, Webster and Storden. CSR2 on the FSA/Eff. crop acres is 78.40. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

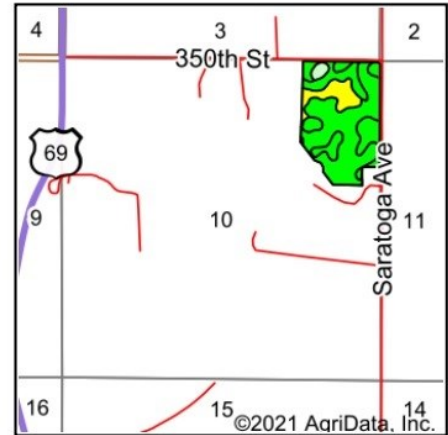
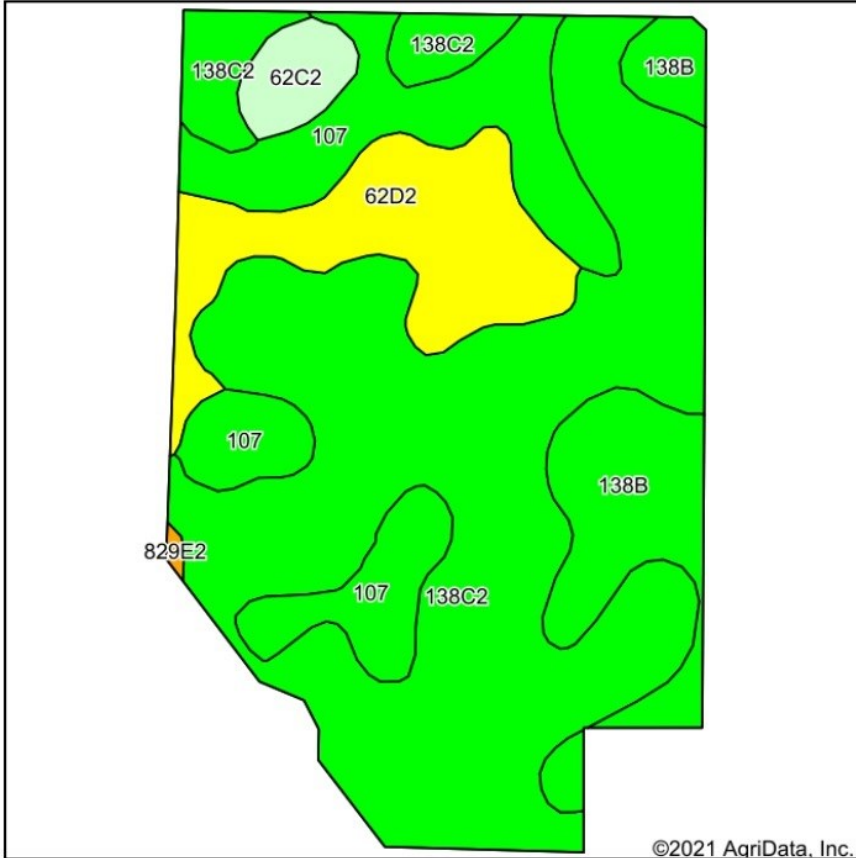
Comments

Productive farm in southern Hamilton County.

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State: **Iowa**
 County: **Hamilton**
 Location: **10-86N-24W**
 Township: **Ellsworth**
 Acres: **53.66**
 Date: **5/21/2021**






Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	30.66	57.1%		IIIe	83
107	Webster clay loam, 0 to 2 percent slopes	9.17	17.1%		IIw	86
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	6.63	12.4%		IVe	41
138B	Clarion loam, 2 to 6 percent slopes	5.77	10.8%		IIe	89
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.34	2.5%		IIIe	64
829E2	Zenor-Storden complex, 14 to 18 percent slopes, moderately eroded	0.09	0.2%		VIe	21
Weighted Average						78.4

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South Looking North



Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres: 47.93*
Corn Base Acres: 27.47*
Bean Base Acres: 20.48*
Soil Productivity: 70.50 CSR2

**Acres are estimated*

Parcel 2 Property Information 48.62 Acres, m/l

Location

From Jewell: Go south on Highway 69 for 1 mile. Property is on the west side of the road.

Legal Description

NE¼ NE¼, except Parcel C and E10 Ac. NW¼ NE¼, SE¼ NE¼, SE¼ NE¼, lying north of creek, Section 9, Township 86 North, Range 24 West of the 5th P.M. (Ellsworth Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,449.00*

Net Taxable Acres: 48.62*

Tax per Net Taxable Acre: \$29.79*

**Taxes estimated pending tax parcel split. Hamilton County Treasurer will determine final tax figures.*

FSA Data

Part of Farm Number 2687, Tract 297

FSA/Eff. Crop Acres: 47.93*

Corn Base Acres: 27.47*

Corn PLC Yield: 138 Bu.

Bean Base Acres: 20.48*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Brownnton, Clarion and Bode. CSR2 on the est. FSA/Eff. crop acres is 70.50. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

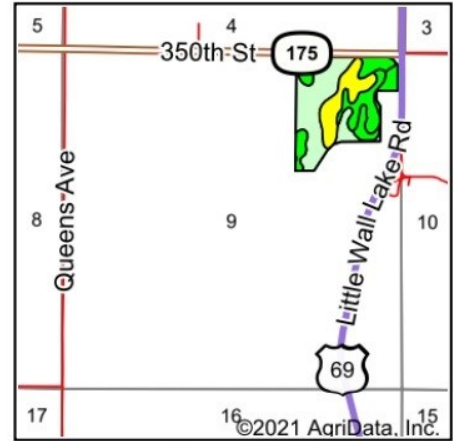
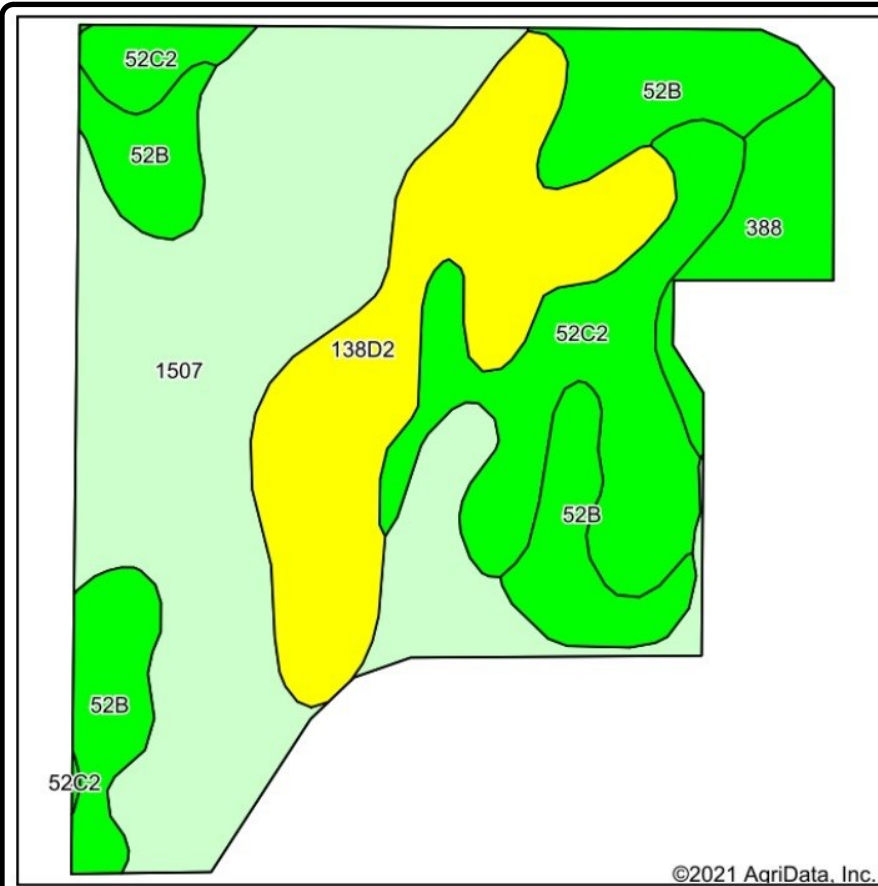
Comments

Quality farmland on a hard-surfaced road near Little Wall Lake.

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State: **Iowa**
 County: **Hamilton**
 Location: **9-86N-24W**
 Township: **Ellsworth**
 Acres: **47.93**
 Date: **5/21/2021**



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Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1507	Brownton silty clay loam, 0 to 2 percent slopes	19.94	41.6%		IIw	62
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.45	19.7%		IIIe	57
52B	Bode clay loam, 2 to 6 percent slopes	8.56	17.9%		Ile	91
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	7.71	16.1%		IIIe	82
388	Kossuth silty clay loam, 0 to 2 percent slopes	2.27	4.7%		IIw	86
Weighted Average						70.5

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Southwest Looking Northeast



Northwest Looking Southeast



North Looking South



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Parcel 3

FSA/Eff. Crop Acres: 24.18*
Corn Base Acres: 13.84*
Bean Base Acres: 10.32*
Soil Productivity: 76.20 CSR2

**Acres are estimated*

Parcel 3 Property Information 26.67 Acres, m/l

Location

From Jewell: Go south on Highway 69 for 1½ miles. Property is on the west side of the road.

Legal Description

SE¼ NE¼ lying south of creek, (except Parcel C, D and E) and, E 10 Ac. SW¼ NE¼ lying south of creek, Section 9, Township 86 North, Range 24 West of the 5th P.M.
(Ellsworth Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable: 2020 - 2021: \$834.00*

Net Taxable Acres: 26.67*

Tax per Net Taxable Acre: \$31.27*

**Taxes estimated pending tax parcel split.*

Hamilton County Treasurer will determine final tax figures.

FSA Data

Part of Farm Number 2687, Tract 297

FSA/Eff. Crop Acres: 24.18*

Corn Base Acres: 13.84*

Corn PLC Yield: 138 Bu.

Bean Base Acres: 10.32*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Bode, Brownton and Clarion. CSR2 on the est. FSA/Eff. crop acres is 76.20. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

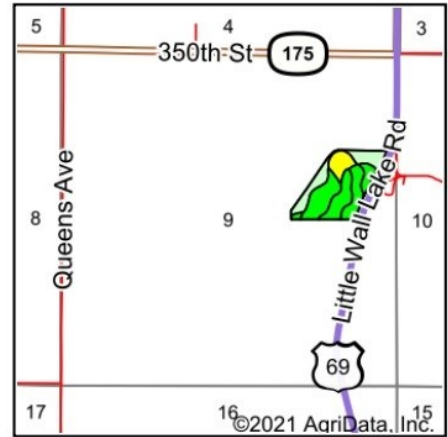
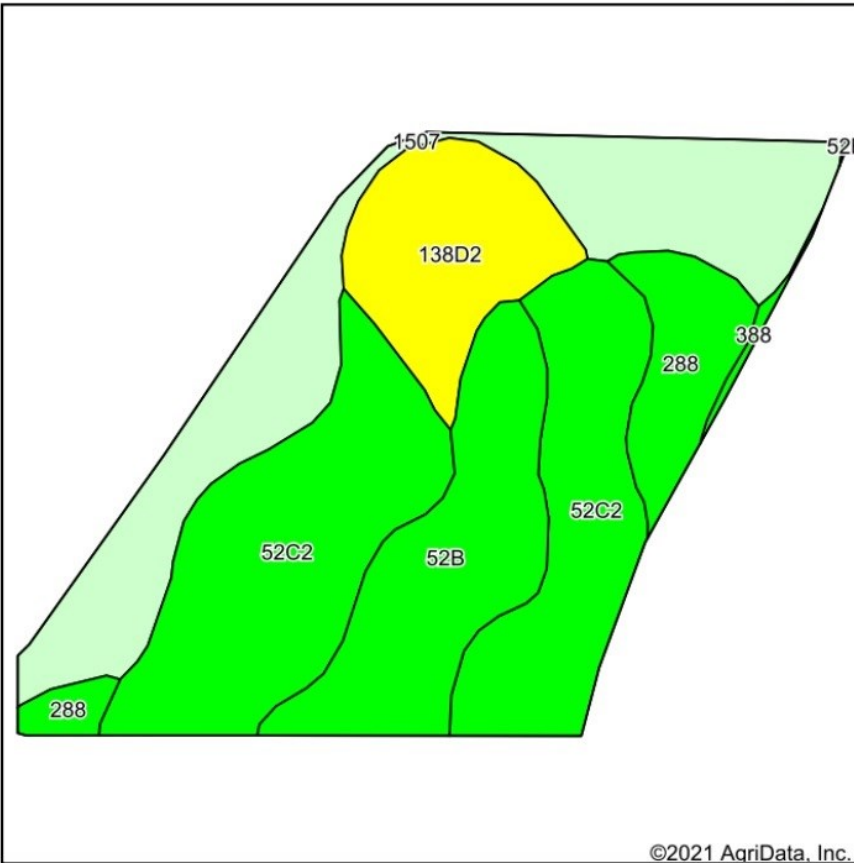
Comments

Productive farmland on a hard-surfaced road overlooking Little Wall Lake.

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State: **Iowa**
 County: **Hamilton**
 Location: **9-86N-24W**
 Township: **Ellsworth**
 Acres: **24.18**
 Date: **5/21/2021**









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Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	9.15	37.8%		Ille	82
1507	Brownton silty clay loam, 0 to 2 percent slopes	6.10	25.2%		Ilw	62
52B	Bode clay loam, 2 to 6 percent slopes	3.99	16.5%		Ile	91
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.90	12.0%		Ille	57
288	Ottosen clay loam, 1 to 3 percent slopes	1.93	8.0%		Iw	91
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.11	0.5%		Ilw	86
Weighted Average						76.2

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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West Looking East



Southeast Looking Northwest



North Looking South



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Date: **Tues., June 29, 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 Hamilton 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 or Matt Vegter at 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Leota M. Berg Irrevocable Trust

Agency

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

Auctioneer

Kyle 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 October 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 the existing lease which expires March 1, 2022. Taxes will be prorated to October 1, 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.

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