

Land Auction

ACREAGE:

316.29 Acres, m/l
In 2 parcels
Shelby County, IA

DATE:

Tuesday
August 3, 2021
10:00 a.m.

LOCATION:

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



Property Key Features

- 5½ Miles Southwest of Elk Horn
- Great Opportunity to Own a Large, Contiguous Piece of Farmland
- 301.31 Est. FSA/Eff. Crop & CRP Acres with an average 65.90 CSR2

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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 140.33*
CRP Acres: 0.61
Corn Base Acres: 90.00*
Bean Base Acres: 44.50*
Soil Productivity: 65.80 CSR2

**Acres are estimated.*

Parcel 1 Property Information 149.29 Acres, m/l

Location

From Elk Horn: Go south 5 miles on Highway 173 to 200th Street. Then west ½ mile. Property is on the south side of the road.

Legal Description

W½ lying north of creek, except Parcel A, all in Section 35, Township 78 North, Range 37 West of the 5th P.M. (Clay Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,053.40*
 Gross Acres: 149.29*
 Net Taxable Acres: 145.16*
 Tax per Net Taxable Acre: \$27.92*
**Taxes estimated pending tax parcel split. Shelby County Assessor will determine final tax figures.*

CRP Contracts

There are 0.61 acres enrolled in a CP8A contract that pays \$183.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Judson-Ackmore-Colo, Exira and Marshall. CSR2 on the Est. FSA/Eff. crop & CRP acres is 65.80. See soil map for detail.

FSA Data

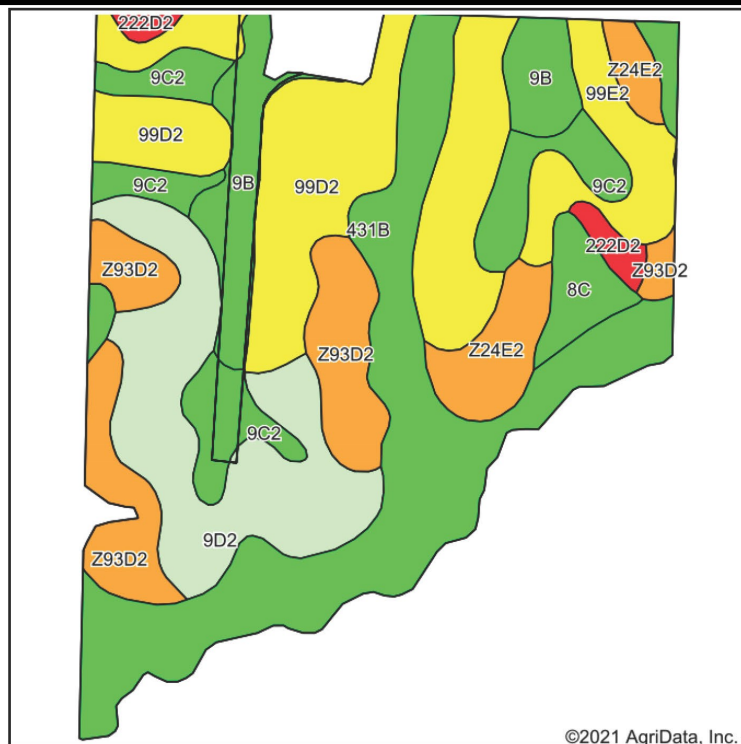
Part of Farm Number 6298, Tract 2712
 FSA/Eff. Crop Acres: 140.33*
 CRP Acres: 0.61
 Corn Base Acres: 90.00*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 44.50*
 Bean PLC Yield: 39 Bu.
**Acres are estimated pending reconstitution of farm by the Shelby County FSA office.*

Land Description

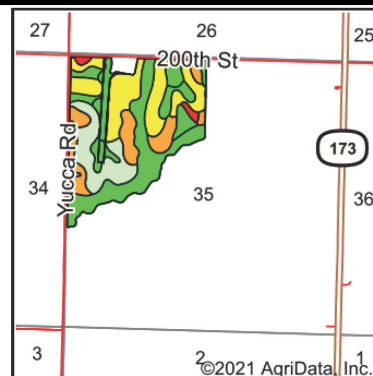
Rolling to strongly sloping.

Drainage

Natural, plus some tile. No tile maps available.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Shelby**
Location: **35-78N-37W**
Township: **Clay**
Acres: **140.94**
Date: **6/7/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA165, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	34.07	24.2%		Ile	81
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	29.69	21.1%		IIle	59
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	21.01	14.9%		IIIle	61
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	14.92	10.6%		IIle	38
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	11.94	8.5%		IIIle	87
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.83	7.0%		Ile	95
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	7.11	5.0%		IVe	50
Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	6.81	4.8%		IVe	38
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	3.39	2.4%		IIIle	87
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	2.17	1.5%		IVe	15
Weighted Average						65.8

Buildings/Improvements

None.

Comments

Good soils on this Shelby County farm.

Water & Well Information

No known wells.

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Northwest Looking Southeast



Northeast Looking Southwest



South Looking North



North Looking South



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Parcel 2

FSA/Eff. Crop Acres: 157.70*
CRP Acres: 2.67
Corn Base Acres: 101.20*
Bean Base Acres: 50.10*
Soil Productivity: 66.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 167.00 Acres, m/l

Location

From Elk Horn: Go south 5 miles on Highway 173 to 200th Street. Head west 1 mile, then south ½ mile on Yucca Road. Property is on the east side of the road.

Legal Description

W½, lying south of creek, Section 35, Township 78 North, Range 37 West of the 5th P.M. (Clay Township)

Lease Status

Leased for the 2021 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,933.40*
 Gross Acres: 167.00*
 Net Taxable Acres: 165.50*
 Tax per Net Taxable Acre: \$29.81*
**Taxes estimated pending tax parcel split. Shelby County Assessor will determine final tax figures.*

CRP Contracts

There are 2.67 acres enrolled in a CP8A contract that pays \$801.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Marshall, Judson-Ackmore-Colo and Shelby-Adair. CSR2 on the Est. FSA/Eff. Crop & CRP acres is 66.00. See soil map for detail.

FSA Data

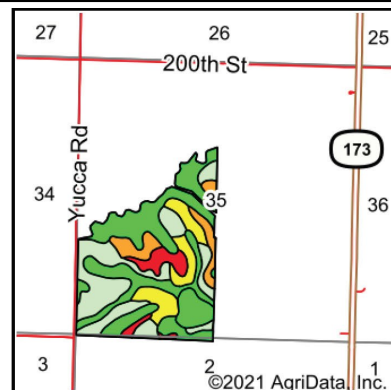
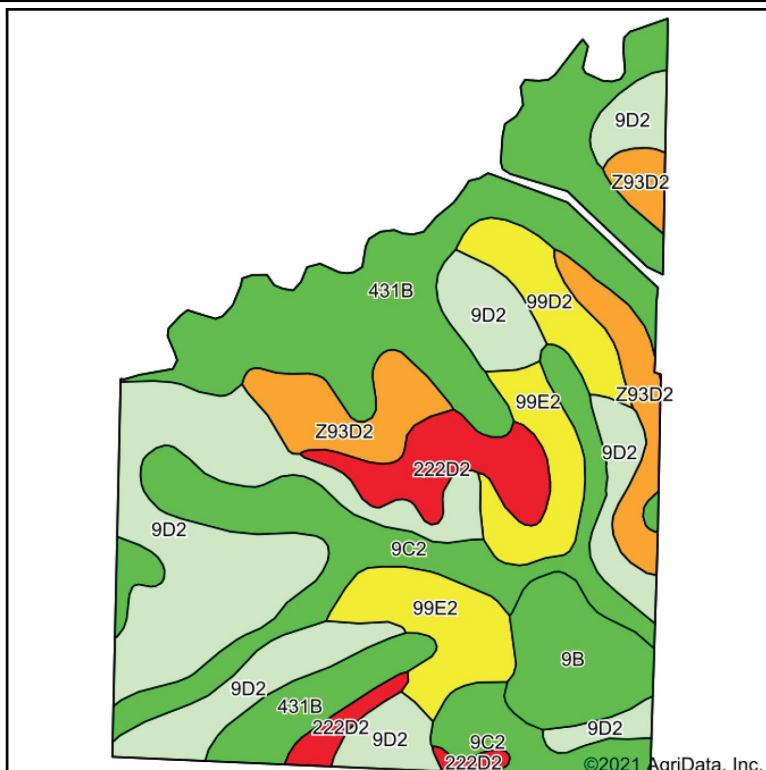
Part of Farm Number 6298, Tract 2712
 FSA/Eff. Crop Acres: 157.70*
 CRP Acres: 2.67
 Corn Base Acres: 101.20*
 Corn PLC Yield: 135 Bu.
 Bean Base Acres: 50.10*
 Bean PLC Yield: 39 Bu.
**Acres are estimated pending reconstitution of farm by the Shelby County FSA office.*

Land Description

Rolling to strongly sloping.

Drainage

Natural, plus some tile. No tile maps available.



State: **Iowa**
County: **Shelby**
Location: **35-78N-37W**
Township: **Clay**
Acres: **160.37**
Date: **6/7/2021**



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

Area Symbol: IA165, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	44.88	28.0%		IIIe	61
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	39.67	24.7%		Ile	81
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	24.37	15.2%		IIIe	87
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	13.76	8.6%		IIIe	38
99E2	Exira silty clay loam, 14 to 18 percent slopes, eroded	13.61	8.5%		IVe	50
222D2	Clarinda silty clay loam, deep loess, 9 to 14 percent slopes, eroded	9.58	6.0%		IVe	15
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.84	5.5%		Ile	95
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	5.66	3.5%		IIIe	59
Weighted Average						66

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Great opportunity to own quality farmland in southeast Shelby County.

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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Southwest Looking Northeast



South Looking North



Southeast Looking Northwest



West Looking East



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Date: **Tues., August 3, 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 Shelby 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 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 both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Lester W. Wheatley Irrevocable Trust

Agency

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

Auctioneer

Kyle J. 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 September 14, 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 September 14, 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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