

Land Auction

ACREAGE:

69.00 Acres, m/l
Floyd County, IA

DATE:

Thursday
August 5, 2021
10:00 a.m.

LOCATION:

Floyd Community Center
Floyd, IA



Property Key Features

- Located 2 Miles Northeast of Charles City
- Hard-Surface Road Frontage
- Great Mixed-Use Property Including Cropland, Pasture, Timber and Acreage

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FSA/Eff. Crop Acres:	44.15
Corn Base Acres:	27.30
Bean Base Acres:	16.60
Soil Productivity:	74.20

Total Living SF:	1,928
Bedrooms:	4
Bathrooms:	1
Year Built:	1910

ADDRESS:
1855 Underwood Ave.
Charles City, IA 50616

Open House

Thurs., July 22 2-5 p.m.

Property Information

69.00 Acres, m/l

Location

From Charles City: Go east on Hwy 18 for 2 miles, then north on Underwood Ave. for 2.5 miles. The property is on the west side of the road.

Legal Description

The S¾ SE¼ NE¼ and NE¼SE¼, Section 32, Township 96 North, Range 15 West of the 5th P.M., Floyd Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$2,816.00
Gross Acres: 69.00
Net Taxable Acres: 67.25
Tax per Net Taxable Acre: \$41.87

Lease Status

Leased through the 2021 crop year. The 2021 lease has been terminated effective 3/1/2022.

FSA Data

Farm Number 5751, Tract 10921
FSA/Eff. Crop Acres: 44.15
Corn Base Acres: 27.30
Corn PLC Yield: 135 Bu.
Bean Base Acres: 16.60
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Dickinson. CSR2 on the FSA/Eff. crop acres is 74.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to moderately sloping.

Drainage

Terraces, plus tile. No maps available. Located in the Washington School Watershed #3. Contact agent for map and watershed easement agreement.

Dwelling & Buildings

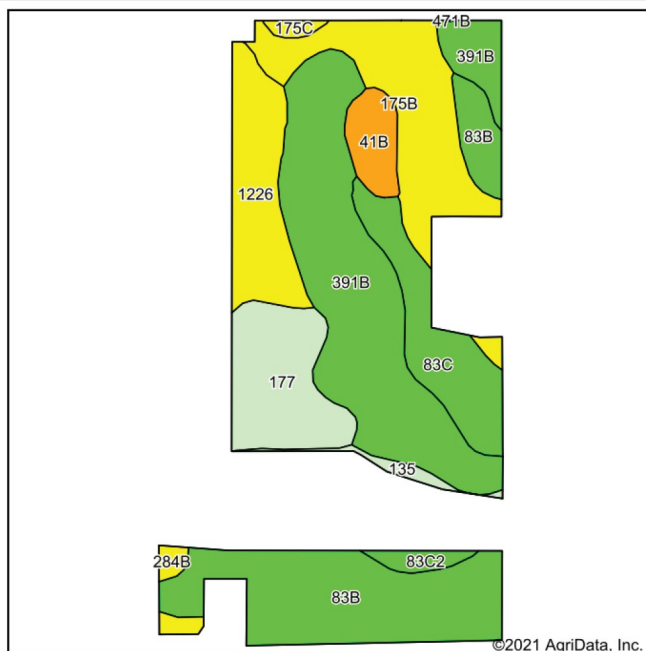
This property has a two-story home built in 1910 with 1,928 square feet, 4 bedrooms, 1 bathroom and a one-stall attached garage. There is a 40'x 64' machine shed built in 1976.

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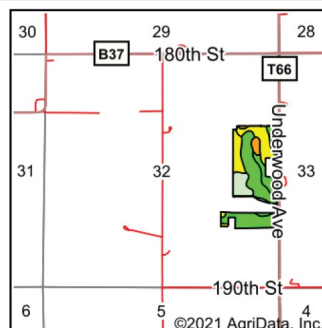
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Floyd**
Location: **32-96N-15W**
Township: **Niles**
Acres: **44.15**
Date: **2/8/2021**



Area Symbol: IA067, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Soil Drainage	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.66	28.7%		Poorly drained	87	73
83B	Kenyon loam, 2 to 5 percent slopes	9.19	20.8%		Moderately well drained	90	84
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.36	14.4%		Well drained	50	55
177	Saupe loam, 0 to 2 percent slopes	4.46	10.1%		Well drained	60	63
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.26	9.6%		Somewhat poorly drained	59	71
83C	Kenyon loam, 5 to 9 percent slopes	4.01	9.1%		Moderately well drained	85	69
41B	Sparta loamy fine sand, 2 to 5 percent slopes	1.45	3.3%		Excessively drained	39	40
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.54	1.2%		Moderately well drained	84	67
284B	Flagler sandy loam, 2 to 5 percent slopes	0.51	1.2%		Somewhat excessively drained	49	45
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.45	1.0%		Poorly drained	65	80
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.26	0.6%		Well drained	45	40
Weighted Average						74.2	69.5

Utilities

LP tank leased through AgVantage FS.
Contact agent for details.

Septic System

Septic system does not meet current county code requirements. Property is exempt from the private sewage disposal inspection requirements due to decedent's estate.

Water & Well Information

There is a well located in the northeast corner of the house with the casing above the ground. Drilled in 1977 and 206 ft. deep.

Comments

Great multi-use farm in Floyd County.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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.

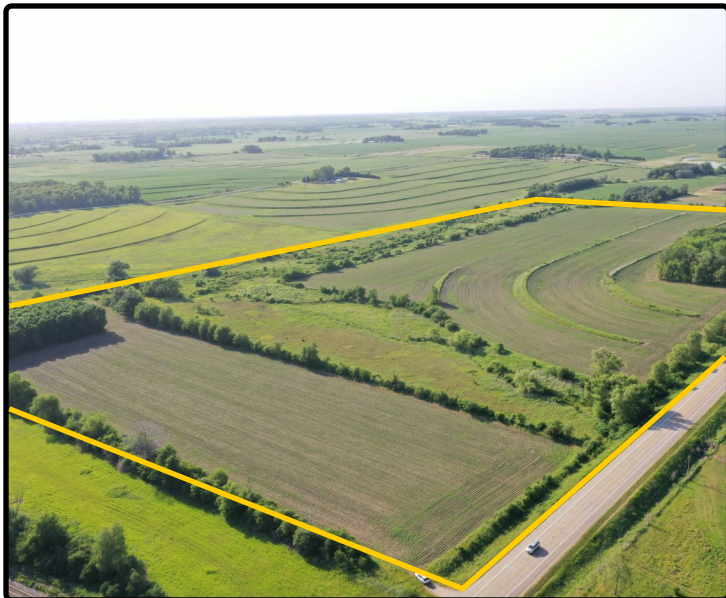
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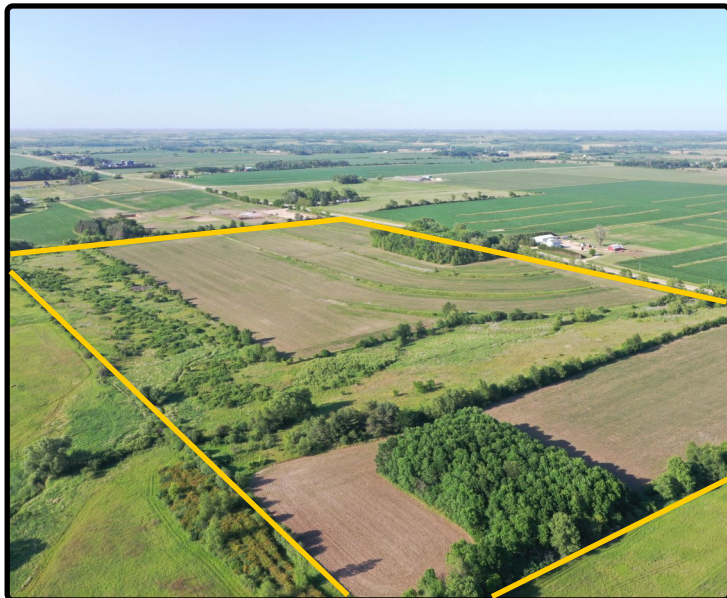
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Southeast Looking Northwest



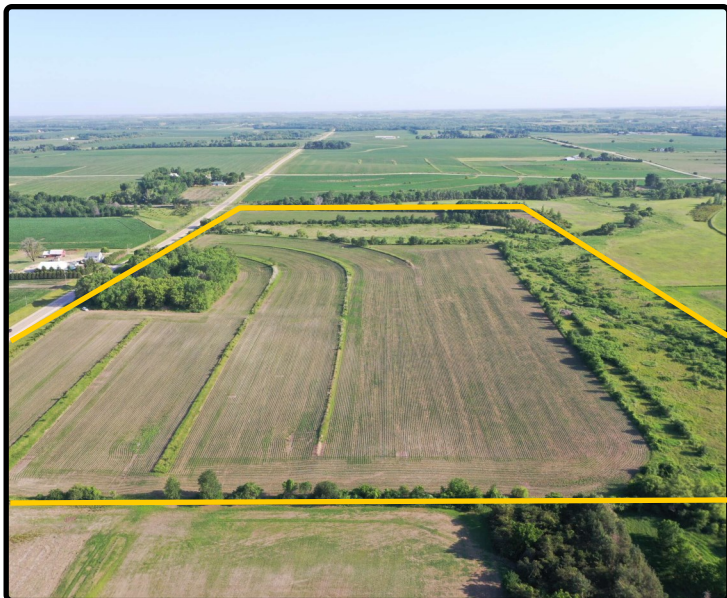
Southwest Looking Northeast



Northwest Looking Southeast



North Looking South



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House



40'x 64' Machine Shed



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Date: **Thurs., August 5, 2021**

Time: **10:00 a.m.**

Site: **Floyd Community Center
706 Fairfield St.
Floyd, IA 50435**

Seller

Judith A. Zander Estate

Agency

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

Auctioneer

Marv Huntrods

Attorney

Cynthia S. Schuknecht
Noah Smith & Schuknecht, PLC

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

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 16, 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 date of 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.

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