

Land Auction

ACREAGE:

196.95 Acres, m/l
In 2 parcels
Humboldt County, IA

DATE:

Thursday
September 16, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

- Bidder's Choice of Two Quality Tracts - Take One or Both!
- 184.31 Combined Estimated FSA/Eff. Crop Acres with a CSR2 of 85.30
- High-Quality Southwest Humboldt County Farms

Brian Olson, AFM

Licensed Salesperson in IA, MN & SD

515-368-2097

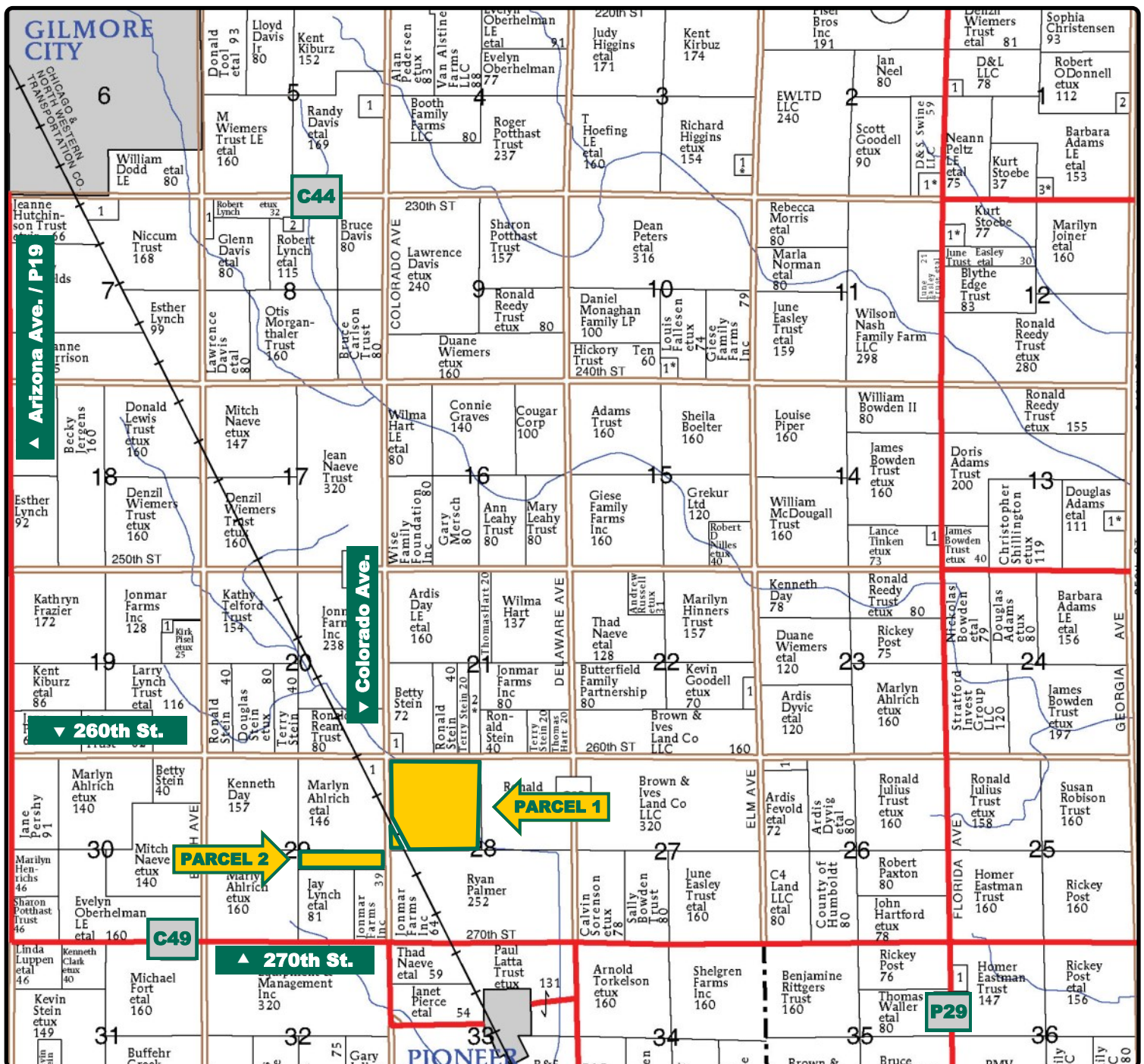
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Humboldt, IA 50548

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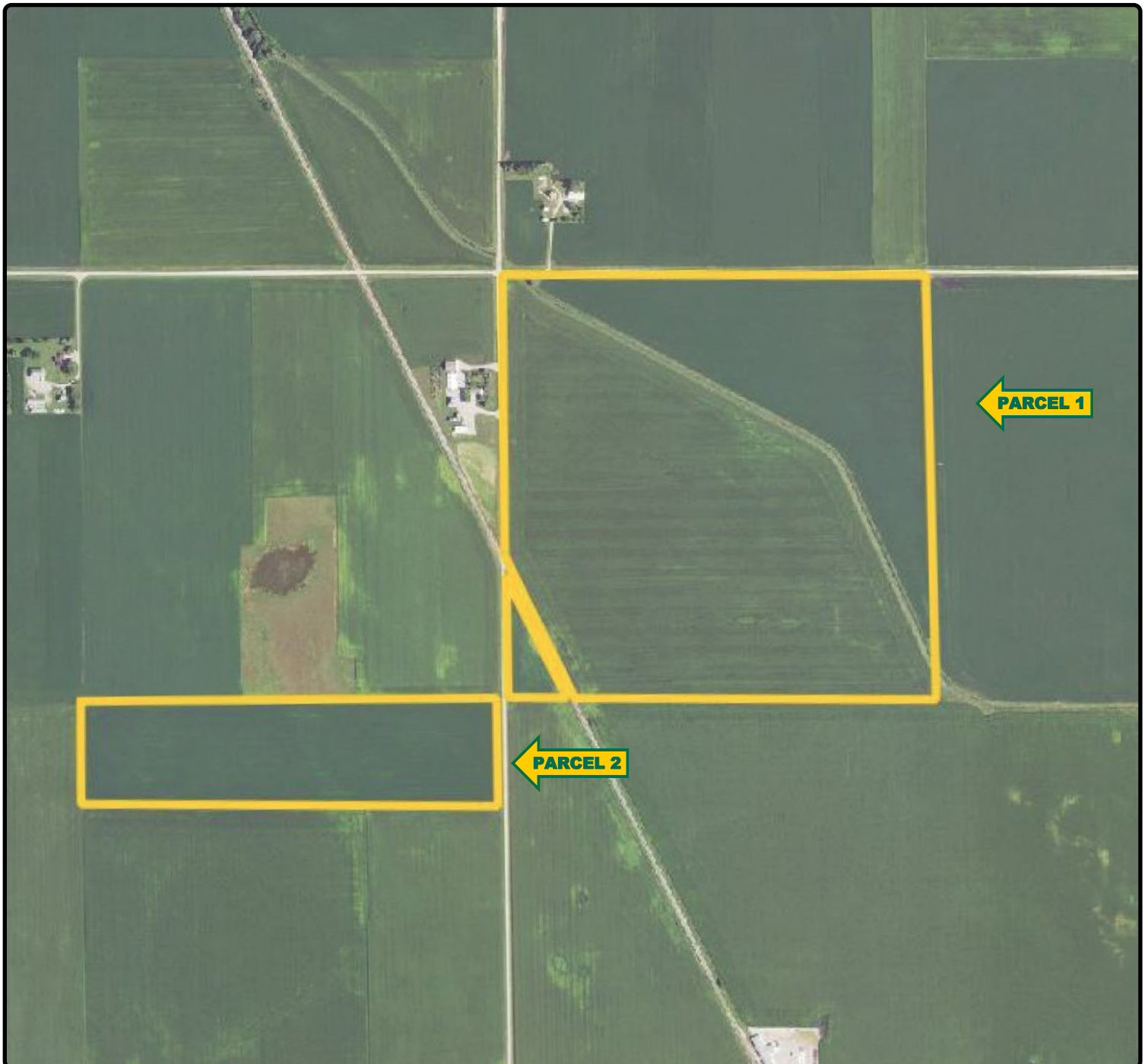
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Parcel 1

FSA/Eff. Crop Acres: 146.28*

Corn Base Acres: 75.50*

Bean Base Acres: 71.00*

Soil Productivity: 85.50 CSR2

**Acres are estimated.*

Parcel 1 Property Information 156.95 Acres, m/l

Location

From Gilmore City: go 3½ miles south on Arizona Ave./ P19 to 260th St., then east 2 miles to Colorado Ave. The property is on the east side of the road.

Legal Description

NW¼, Section 28, Township 91 North, Range 30 West of the 5th P.M., subject to Railroad Right of Way, Humboldt Co., IA.

Lease Status

Open lease for 2022 crop year.

Real Estate Tax

Taxes Payable 2020-2021: \$4,166.00
Gross Surveyed Acres: 156.95
Net Taxable Acres: 144.78

Tax per Net Taxable Acre: \$28.77

FSA Data

Part of Farm Number 1188, Tract 796
FSA/Eff. Crop Acres: 146.28*
Corn Base Acres: 75.50*
Corn PLC Yield: 168 Bu.
Bean Base Acres: 71.00*
Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Webster and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 85.50. 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 gently sloping.

Drainage

Natural, plus tile. 101 acres south of ditch is pattern tiled. Part of Drainage District Humboldt Webster Joint 3-9. Maps available, contact agent.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality soils on this Humboldt County farm. Drainage ditch provides great outlet.

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Parcel 1 - NW Looking SE



Parcel 1 - SE Looking NW



Parcel 1 - NE Looking SW



Parcel 1 - West Looking East



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Parcel 2

FSA/Eff. Crop Acres: 38.03*
Corn Base Acres: 19.60*
Bean Base Acres: 18.40*
Soil Productivity: 84.80 CSR2

**Acres are estimated*

Parcel 2 Property Information 40.00 Acres, m/l

Location

From Gilmore City: go 4½ miles south on Arizona Ave./P19 to 270th St./C49, then east 2 miles to Colorado Ave., then north ½ mile. The property is on the west side of Colorado Ave.

Legal Description

N½ N½ SE¼, Section 29, Township 91 North, Range 30 West of the 5th P.M., Humboldt Co., IA.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,128
 Gross Acres: 40.00
 Net Taxable Acres: 39.50
 Tax per Net Taxable Acre: \$28.56

FSA Data

Part of Farm Number 1188, Tract 796
 FSA/Eff. Crop Acres: 38.03*
 Corn Base Acres: 19.60*
 Corn PLC Yield: 168 Bu.
 Bean Base Acres: 18.40*
 Bean PLC Yield: 44 Bu.

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

Soil Types/Productivity

Primary soils are Nicollet and Webster. CSR2 on the estimated FSA/Eff. crop acres is 84.80. 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 gently sloping.

Drainage

Natural, plus tile. No maps available. Part of Drainage District Humboldt Webster Joint 3-9 and DD57.

Water & Well Information

None.

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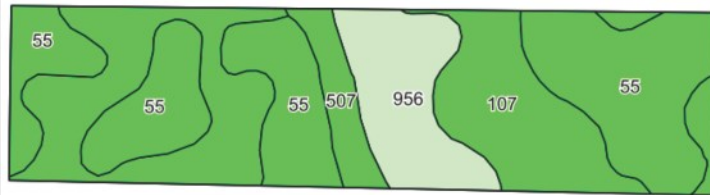
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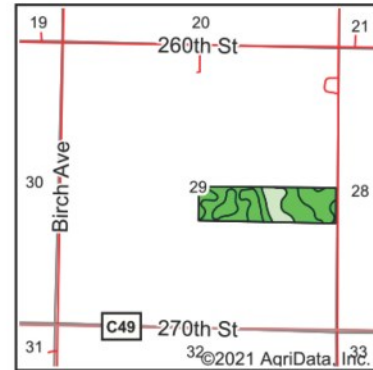
Soils data provided by USDA and NRCS.

Area Symbol: IA091, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
55	Nicollet clay loam, 1 to 3 percent slopes	16.13	42.4%		lw	89
107	Webster clay loam, 0 to 2 percent slopes	14.64	38.5%		llw	86
956	Harps-Okoboji complex, 0 to 2 percent slopes	5.33	14.0%		llw	69
507	Canisteo clay loam, 0 to 2 percent slopes	1.93	5.1%		llw	84
Weighted Average						84.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Humboldt**
Location: **28-91N-30W**
Township: **Weaver**
Acres: **38.03**
Date: **8/27/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Comments

High-quality Humboldt County farm.
Great buying opportunity for any size
farming operation or investor.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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 2 - NE Looking SW



Parcel 2 - East Looking West



Parcel 2 - NW Looking SE



Parcel 2 - West Looking East



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Date: **Thurs., Sept. 16, 2021**

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

Site: **Virtual Live Auction
Online Only
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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 Humboldt 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, Brian Olson at 515-332-1406 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

Brown Land Company LLC

Agency

Hertz Farm Management, Inc. 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 October 19, 2021 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to Seller retaining 2021 crop. 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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