

Land Auction

ACREAGE:

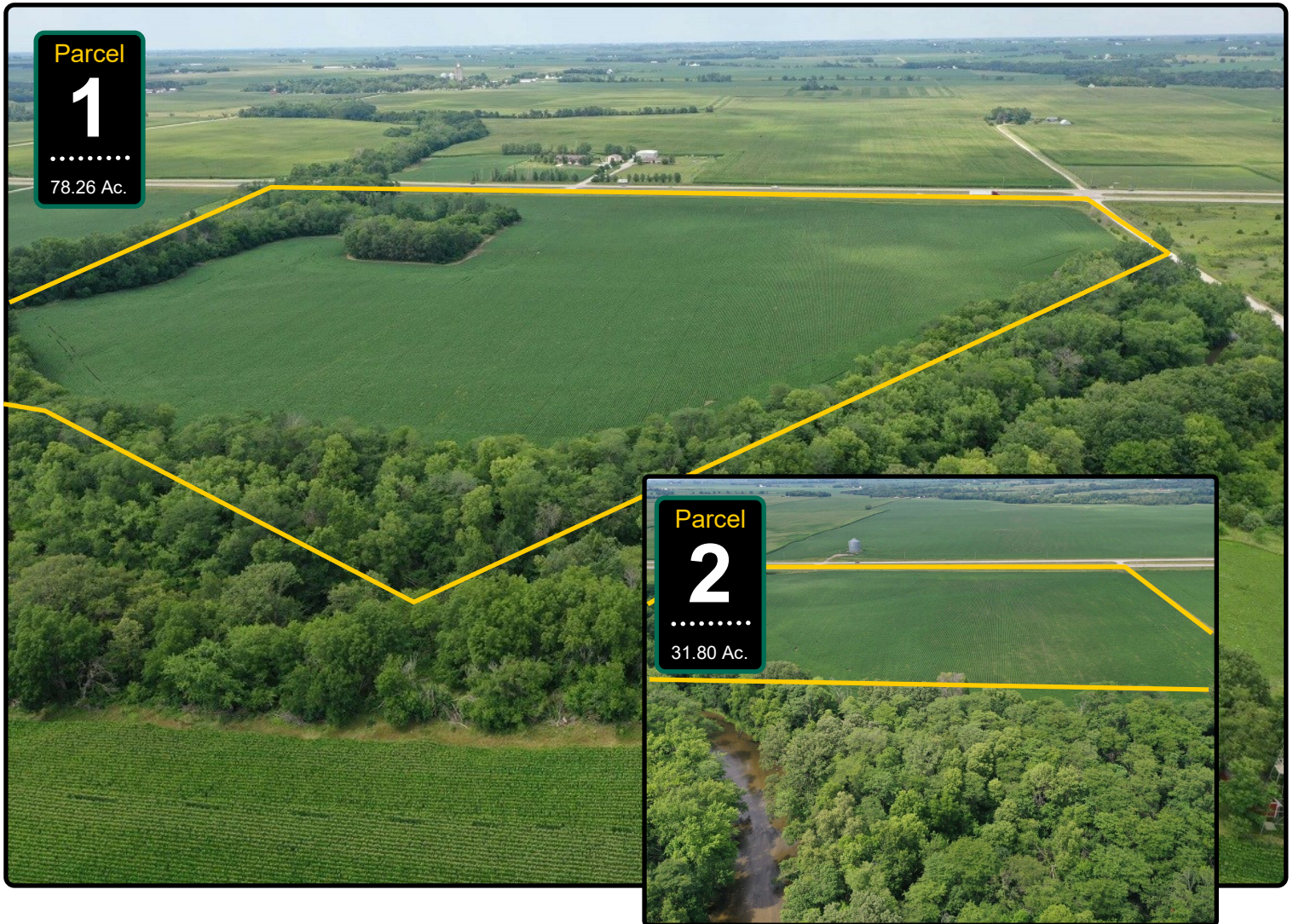
110.06 Acres, m/l
In 2 parcels
Dallas County, IA

DATE:

Friday
Sept. 17, 2021
10:00 a.m.

LOCATION:

Elk Lodge
Perry, IA



Property Key Features

- South of Bouton on Highway 141
- Parcel 1 - Est. 59.07 Crop Acres / Parcel 2 - Est. 27.04 Crop Acres
- Fantastic Building Opportunity on a Main Highway

Chris Smith, ALC, AFM

Licensed in IA

515-229-7262

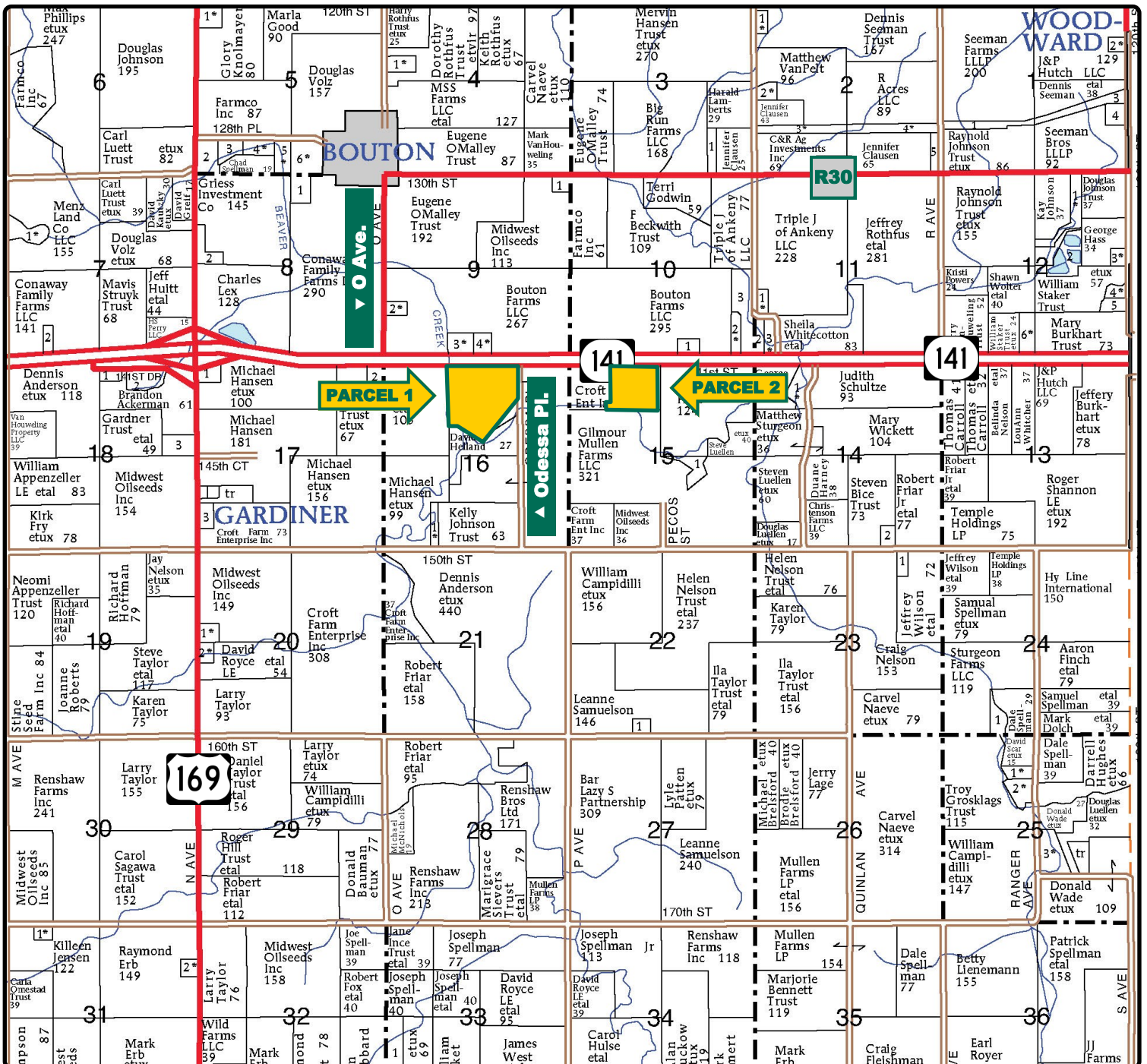
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Parcel 1

FSA/Eff. Crop Acres: 59.07*

Corn Base Acres: 59.07*

Soil Productivity: 66.40 CSR2

**Acres are estimated.*

Parcel 1 Property Information 78.26 Acres, m/l

Location

From Bouton: Go south 1 mile on O Avenue to Highway 141, then east for ½ mile. Property is on the south side of Highway 141.

Legal Description

E½ NE¼ NW¼, W½ NW¼ NE¼ and portion of W½ SW¼ NE¼, Section 16, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township).

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,528.00*

Net Taxable Acres: 78.26*

Tax per Net Taxable Acre: \$19.52*

**Taxes estimated due to recent survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4762, Tract 26030

FSA/Eff. Crop Acres: 59.07*

Corn Base Acres: 59.07*

Corn PLC Yield: 158 Bu.

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

Land Description

Level to severely sloping.

Soil Types/Productivity

Primary soils are Coland, Spillville and Wadena. CSR2 on the est. FSA/Eff. crop acres is 66.40. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Potential building site on a major highway.

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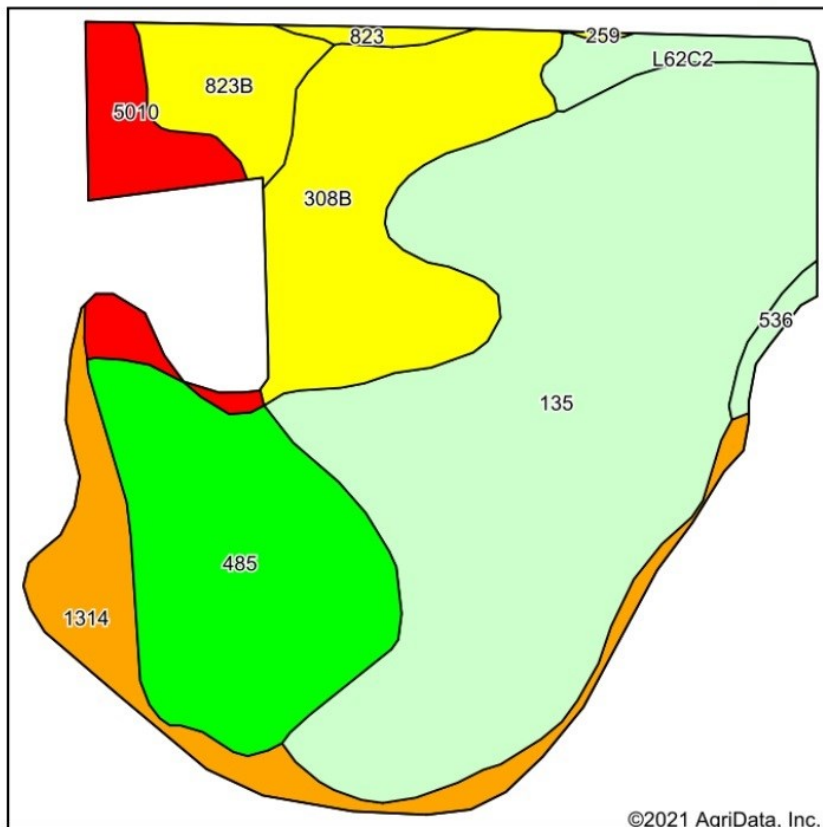
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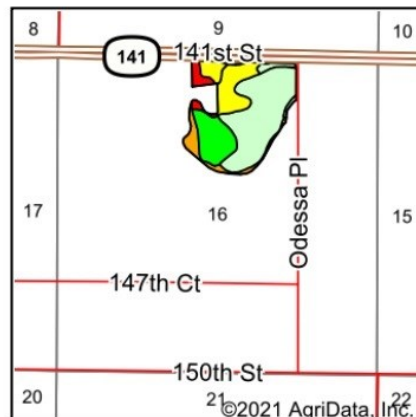
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **16-81N-27W**
Township: **Beaver**
Acres: **59.07**
Date: **8/27/2021**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	28.72	48.6%		IIw	198.4	57.5	76
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	9.96	16.9%		IIw	208	60.3	88
308B	Wadena loam, 2 to 6 percent slopes	8.56	14.5%		Ile	80	23.2	52
1314	Hanlon-Spillville complex, channeled, 0 to 2 percent slopes	4.60	7.8%		Vw	120	34.8	33
5010	Pits, sand and gravel	2.65	4.5%			0	0	0
823B	Ridgeport sandy loam, 2 to 5 percent slopes	2.52	4.3%		IIle	80	23.2	51
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.29	2.2%		IIle	0	0	64
536	Hanlon fine sandy loam, 0 to 2 percent slopes	0.43	0.7%		IIIs	171.2	49.6	79
823	Ridgeport sandy loam, 0 to 2 percent slopes	0.34	0.6%		IIIs	80	23.2	56
Weighted Average						157.6	45.7	66.4

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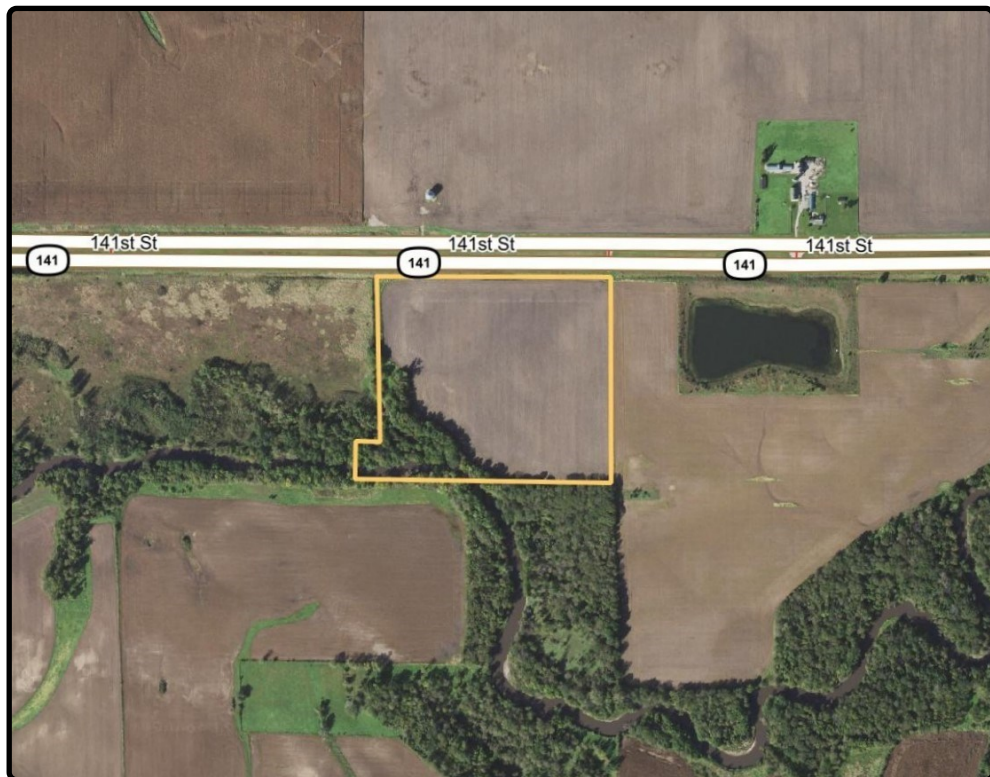
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Parcel 2

FSA/Eff. Crop Acres: 27.04*

Corn Base Acres: 27.04*

Soil Productivity: 86.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 31.80 Acres, m/l

Location

From Bouton: Go south on O Avenue for 1 mile to Highway 141, then east for 1½ miles. Property is on the south side of Highway 141.

Legal Description

NE¼ NW¼ of Section 15, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township).

Lease Status

Open lease for 2022 crop year.

Real Estate Tax

Taxes Payable 2020 - 2021: \$864.00*

Net Taxable Acres: 31.80*

Tax per Net Taxable Acre: \$27.17*

**Taxes estimated due to recent survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 4762, Tract 26030

FSA/Eff. Crop Acres: 27.04*

Corn Base Acres: 27.04*

Corn PLC Yield: 158 Bu.

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

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 86.00. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Potential building site on a major highway.

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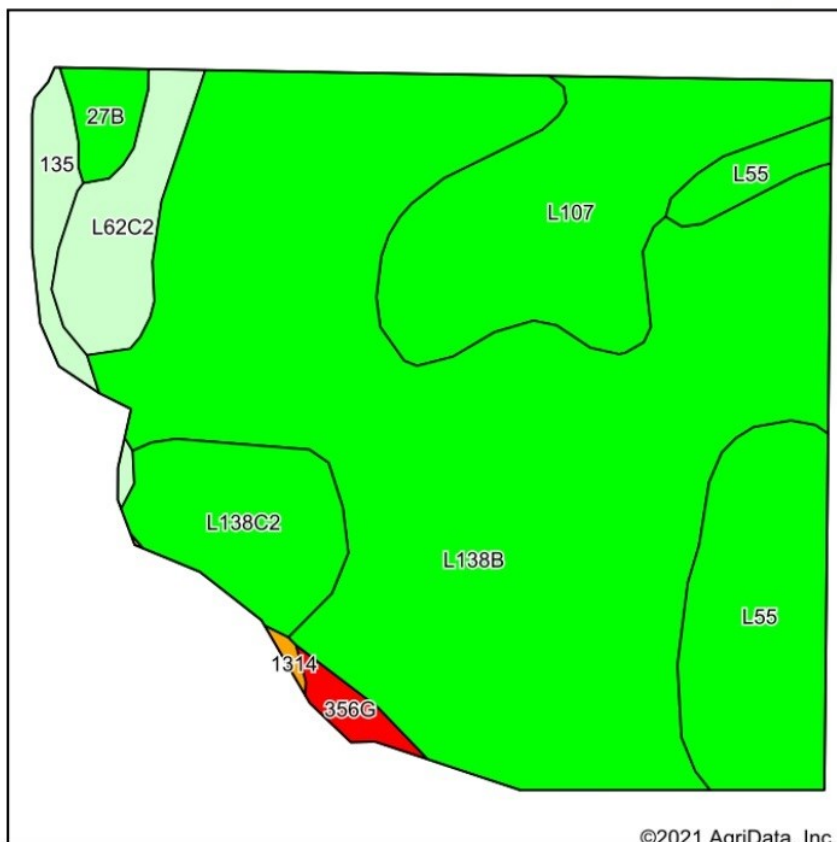
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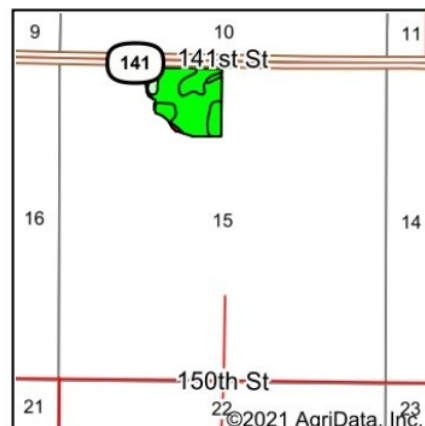
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **15-81N-27W**
Township: **Beaver**
Acres: **27.04**
Date: **8/27/2021**



Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	16.04	59.3%		Ile	80	23.2	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.83	14.2%		IIw	0	0	88
L55	Nicollet loam, 1 to 3 percent slopes	3.09	11.4%		Ie	0	0	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.69	6.2%		IIIe	0	0	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.16	4.3%		IIIe	0	0	64
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.59	2.2%		IIw	198.4	57.5	76
27B	Terril loam, 2 to 6 percent slopes	0.39	1.4%		Ile	224	65	87
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.25	0.9%		VIIe	88	25.5	5
Weighted Average						55.8	16.2	86

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 - Looking Northeast



Parcel 1 - Looking West



Parcel 2 - Looking Northeast



Parcel 2 - Looking South



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Date: **Fri., Sept. 17, 2021**

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

Site: **Elks Lodge
2823 Willis Avenue
Perry, IA 50220**

Seller

Croft Farm Enterprises, Inc.

Agency

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

Auctioneer

Chris Smith

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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 October 20, 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 February 28, 2022. Taxes will be prorated to October 20, 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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