

Land Auction

ACREAGE:

210.36 Acres, m/l
In 2 parcels
Pocahontas County, IA

DATE:

Wednesday
Sept. 22, 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!
- 199.62 Combined Estimated FSA/Eff. Crop Acres with a CSR2 of 85.70
- Great Opportunity to Purchase High-Quality Pocahontas County Farms

Brian Olson, AFM

Licensed Salesperson in IA, MN & SD

515-368-2097

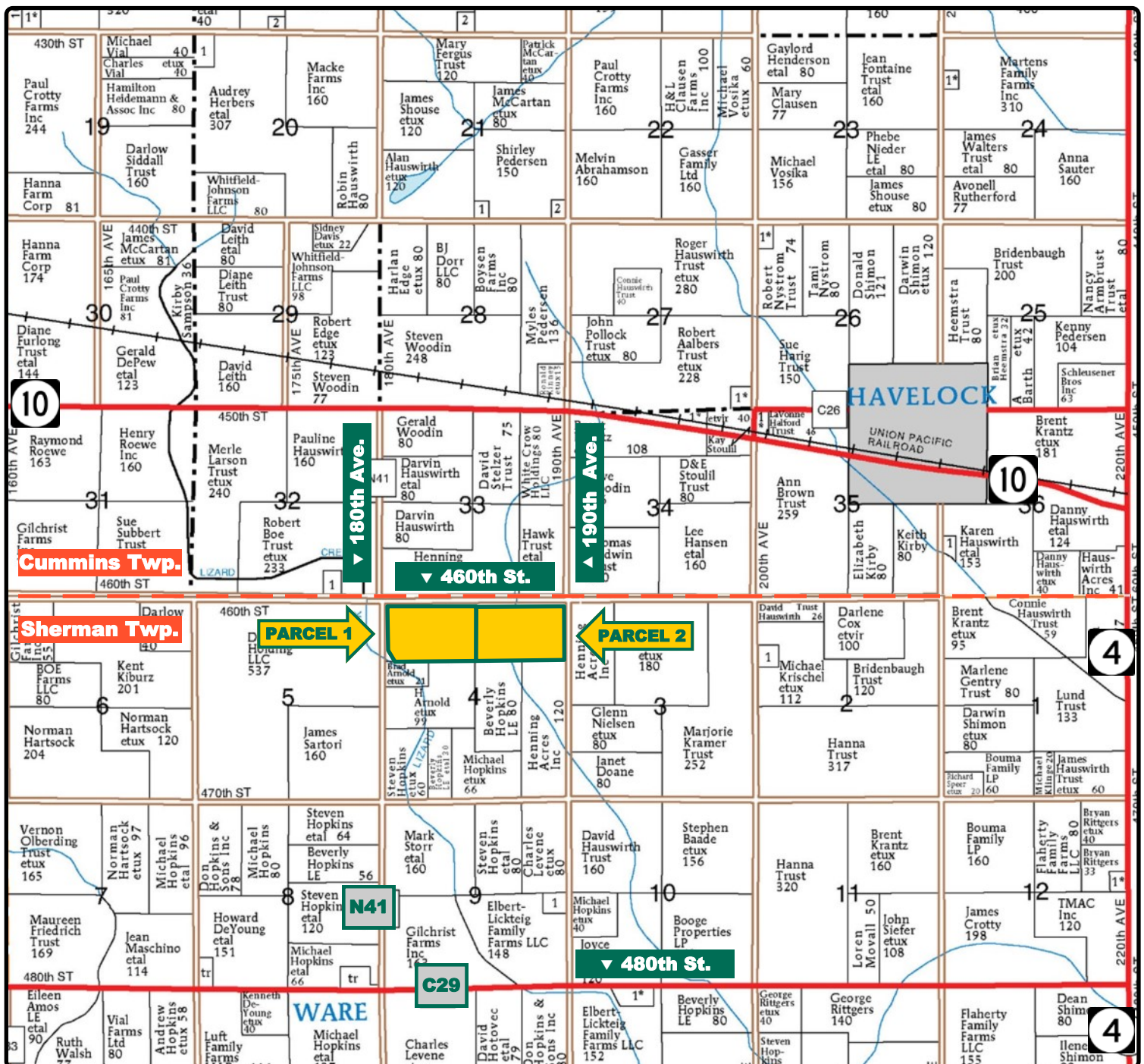
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Humboldt, IA 50548

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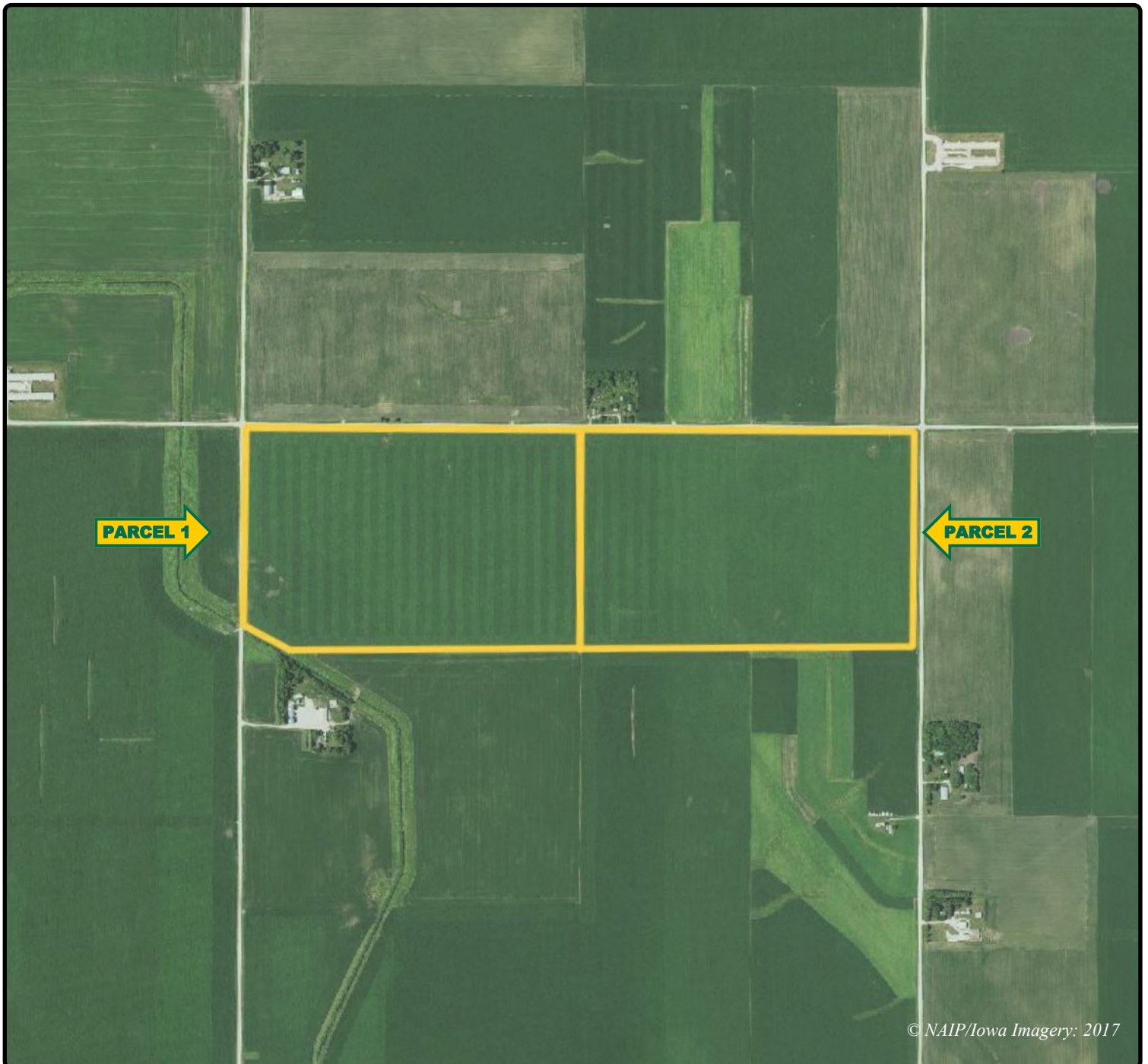
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Parcel 1

FSA/Eff. Crop Acres: 99.90*
Corn Base Acres: 62.19*
Bean Base Acres: 37.70*
Soil Productivity: 86.40 CSR2

**Acres are estimated.*

Parcel 1 Property Information 106.72 Acres, m/l

Location

From Havelock: West on Hwy 10 approximately 2½ miles to 180th Ave., then south 1 mile to 460th St. The farm is on the south side of 460th St.

Legal Description

NW¼1/4, Section 4, except Lot One, Township 92 North, Range 33 West of the 5th P.M., Pocahontas Co., IA.

Real Estate Tax

Taxes Payable 2020-2021: \$3,100
 Gross Acres: 106.72
 Net Taxable Acres: 103.20
 Tax per Net Taxable Acre: \$30.04

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 1626, Tract 978

FSA/Eff. Crop Acres: 99.90*

Corn Base Acres: 62.19*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 37.70*

Bean PLC Yield: 51 Bu.

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

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the estimated FSA/Eff. crop acres is 86.40. 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 rolling.

Drainage

Natural, some tile. No maps available. Part of Drainage Districts 114/112/53.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality soils with nearby drainage outlet.

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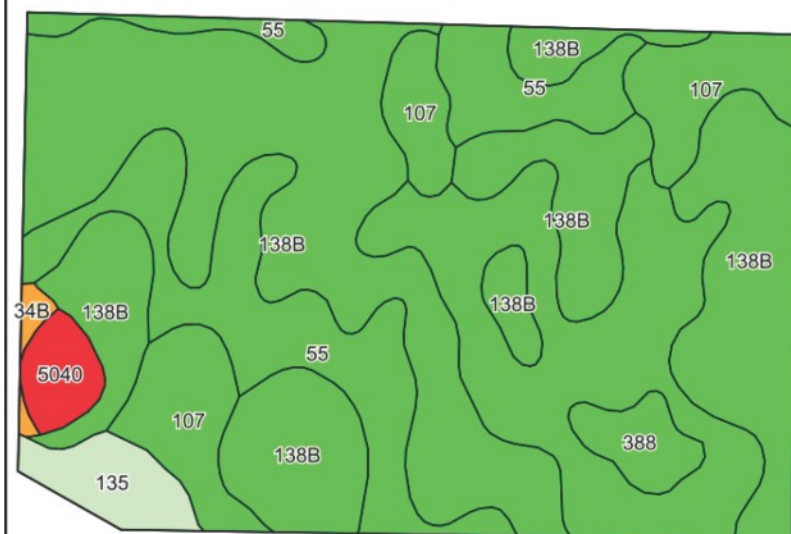
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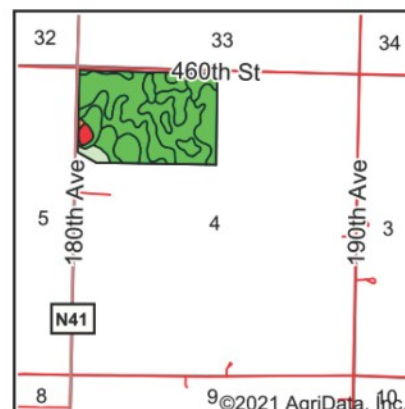
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State: **Iowa**
County: **Pocahontas**
Location: **4-92N-33W**
Township: **Sherman**
Acres: **99.9**
Date: **8/27/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	49.70	49.7%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	32.89	32.9%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	10.05	10.1%		Ilw	86
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.83	2.8%		Ilw	76
388	Kossuth silty clay loam, 0 to 2 percent slopes	2.07	2.1%		Ilw	86
5040	Orthents, loamy	1.87	1.9%			5
34B	Estherville sandy loam, 2 to 6 percent slopes	0.49	0.5%		Ills	27
Weighted Average						86.4

**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.

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Parcel 2

FSA/Eff. Crop Acres: 99.72*
Corn Base Acres: 62.08*
Bean Base Acres: 37.63*
Soil Productivity: 85.10 CSR2

**Acres are estimated.*

Parcel 2 Property Information 103.64 Acres, m/l

Location

From Havelock: west on Hwy 10 for approximately 1½ miles to 190th Ave., then south 1 mile to 460th St. The farm is on the south side of 460th St.

Legal Description

NE1/4, Section 4, Township 92 North, Range 33 West of the 5th P.M., Pocahontas Co., IA.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,984
 Gross Acres: 103.64
 Net Taxable Acres: 100.64
 Tax per Net Taxable Acre: \$29.65

Lease Status

Open lease for the 2022 crop year.

FSA Data

Part of Farm Number 1626, Tract 978

FSA/Eff. Crop Acres: 99.72*

Corn Base Acres: 62.08*

Corn PLC Yield: 170 Bu.

Bean Base Acres: 37.63*

Bean PLC Yield: 51 Bu.

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

Soil Types/Productivity

Primary soils are Clarion, Webster, Canisteo and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 85.10. 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 rolling.

Drainage

Natural, some tile. Maps available, contact agent. Part of Drainage District 112/Joint DD 77.

Buildings/Improvements

None.

Water & Well Information

None

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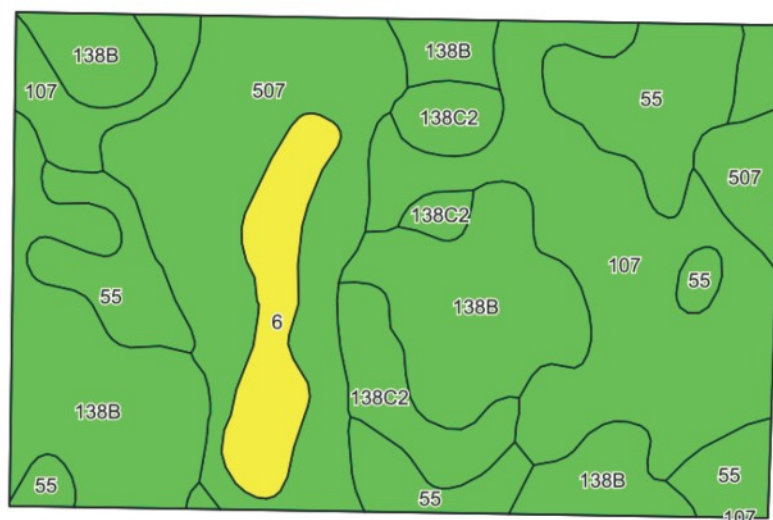
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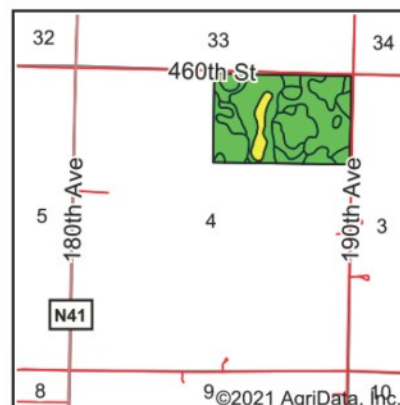
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pocahontas**
Location: **4-92N-33W**
Township: **Sherman**
Acres: **99.72**
Date: **8/27/2021**



Maps Provided By:



Area Symbol: IA151, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	26.93	27.0%		Ile	89
107	Webster clay loam, 0 to 2 percent slopes	23.81	23.9%		IIlw	86
507	Canisteo clay loam, 0 to 2 percent slopes	21.54	21.6%		IIlw	84
55	Nicollet clay loam, 1 to 3 percent slopes	15.42	15.5%		Iw	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.46	6.5%		IIle	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.56	5.6%		IIlw	59
Weighted Average						85.1

**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.

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 1 - NW Looking SE



Parcel 1 - West looking East



Parcel 1 - SW Looking NE



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Parcel 2 - East Looking West



Parcel 2 - NE Looking SW



Parcel 2 - SE Looking NW



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Date: **Wed., Sept. 22, 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 Pocahontas 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 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 22, 2021 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to existing lease which expires on 2/28/2022. 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.

Survey

Surveyor will mark boundary between Parcel 1 and Parcel 2 if not sold to the same buyer.

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