

# Land Auction

**ACREAGE:**

**177.91 Acres, m/l**  
Sioux County, IA

**DATE:**

Tuesday  
**September 28, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
**Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)



## Property Key Features

- High-Quality Soils with 86.60 CSR2 Across 172.17 FSA Cropland Acres
- Opportunity to Acquire a Prime Sioux County Farm
- Located South of Sioux Center along Highway 75

**Brian Olson, AFM**

Licensed Salesperson in IA, MN, & SD

**515-368-2097**

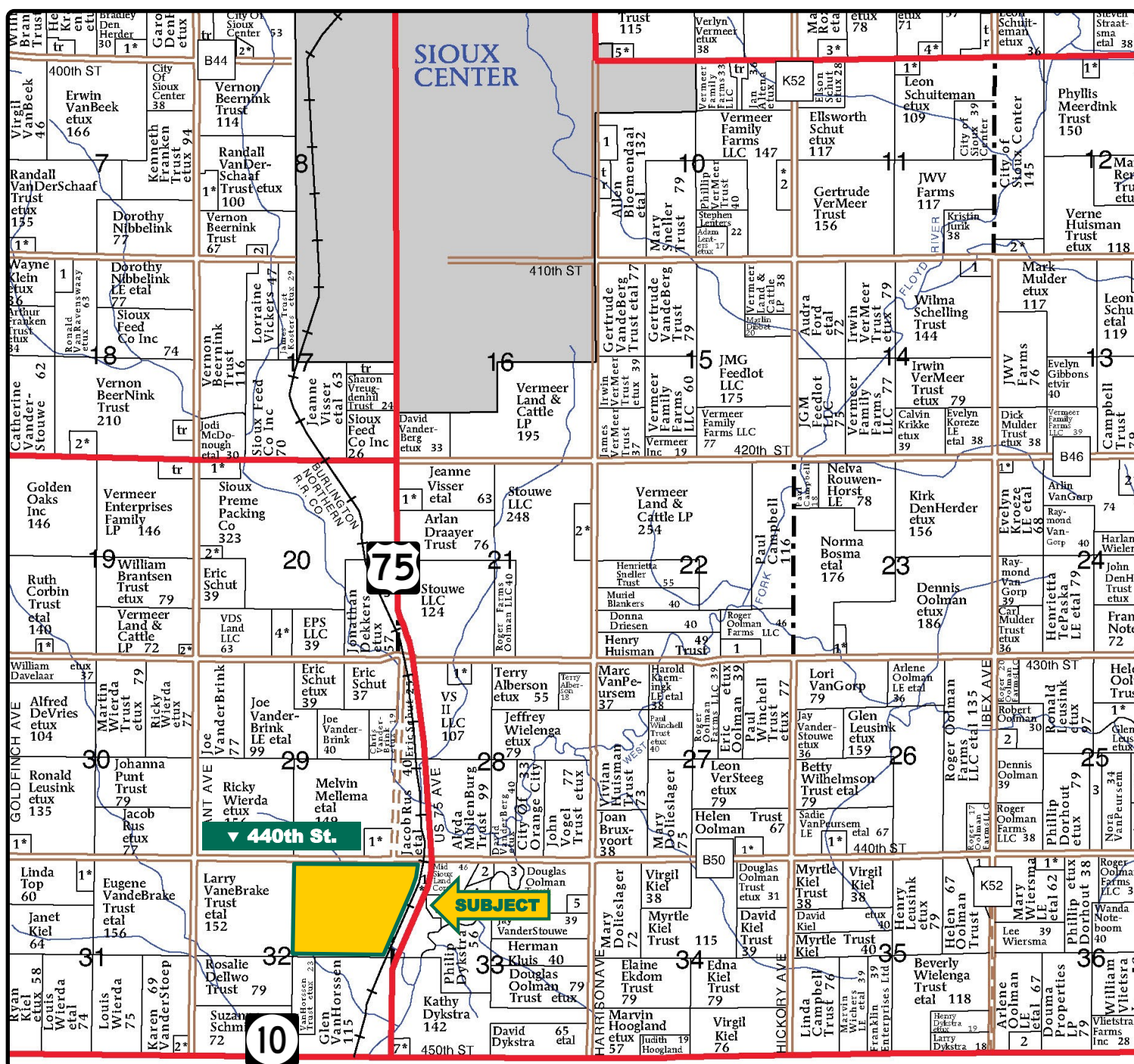
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**FSA/Eff. Crop Acres:** 172.17

**Corn Base Acres:** 96.60

**Bean Base Acres:** 75.57

**Soil Productivity:** 86.60 CSR2

## Property Information

**177.91 Acres, m/l**

### Location

From Sioux Center: go 3 miles south on Hwy. 75, then turn west on 440th St. Property is on the south side of 440th St.

### Legal Description

NE¼ Section 32, and part of NW¼ lying west of Hwy. 75 and the Railroad Right of Way Section 33, all in Township 95 North, Range 45 West of the 5th P.M., Sioux County, Iowa.

### Real Estate Tax

Taxes Payable 2020-2021: \$4,932.00  
Net Taxable Acres: 177.91  
Tax per Net Taxable Acre: \$27.72

## Lease Status

Open lease for 2022 crop year.

### FSA Data

Farm Number 9466, Tract 3888  
FSA/Eff. Crop Acres: 172.17  
Corn Base Acres: 96.60  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 75.57  
Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Galva, Radford, and Primghar. CSR2 on the FSA/Eff. crop acres is 86.60. 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

Gently rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

### Comments

High-quality Sioux County farm in a great location.

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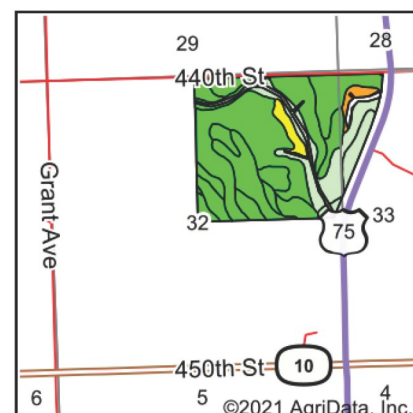
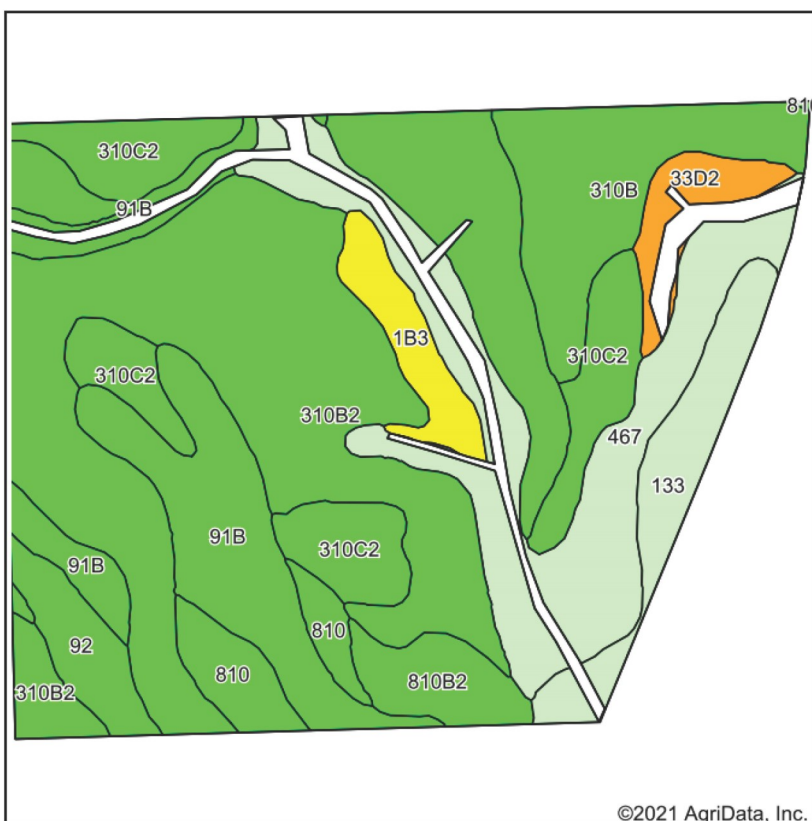
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State: **Iowa**  
County: **Sioux**  
Location: **32-95N-45W**  
Township: **West Branch**  
Acres: **172.17**  
Date: **7/27/2021**



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

Area Symbol: IA167, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	64.49	37.5%		Ile	90
467	Radford silt loam, 0 to 2 percent slopes	23.33	13.6%		IIlw	79
91B	Primghar silty clay loam, 2 to 5 percent slopes	20.14	11.7%		Ile	95
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	17.84	10.4%		IIIle	84
310B	Galva silty clay loam, 2 to 5 percent slopes	14.33	8.3%		Ile	95
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	8.21	4.8%		IIlw	78
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	5.52	3.2%		I	100
810B2	Galva silty clay loam, terrace, 2 to 5 percent slopes, eroded	5.01	2.9%		Ile	92
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	4.98	2.9%		Ile	57
92	Marcus silty clay loam, 0 to 2 percent slopes	4.77	2.8%		IIlw	94
33D2	Steinauer clay loam, 9 to 14 percent slopes, moderately eroded	3.55	2.1%		IVe	29
Weighted Average						86.6

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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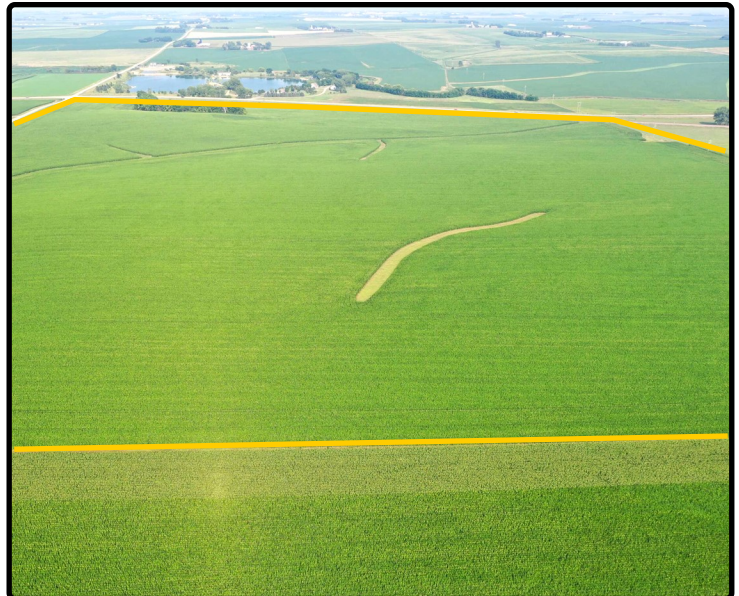
Northeast Looking Southwest



Southeast Looking North



West Looking East



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Southwest Looking Northeast



North Looking South



South Looking North



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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](http://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 Sioux 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 515-368-2097 with questions.

### Method of Sale

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

### Seller

Brown Land Company LLC

### Agency

Hertz Real Estate Services 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 28, 2021 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given after the 2021 crop harvest. Seller to retain 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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