

# Land Auction

**ACREAGE:**

**236.99 Acres, m/l**

In 2 parcels

Story County, IA

**DATE:**

Tuesday

**October 5, 2021**

**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction  
Online Only**

[www.Hertz.ag](http://www.Hertz.ag)



## Property Key Features

- Located Near Cambridge
- 229.90 Est. FSA/Eff. Crop Acres with an Average 84.45 CSR2
- High-Quality Farmland in Story County

**Matt Vegter, ALC**

Licensed in IA

**515-290-7286**

**MattV@Hertz.ag**

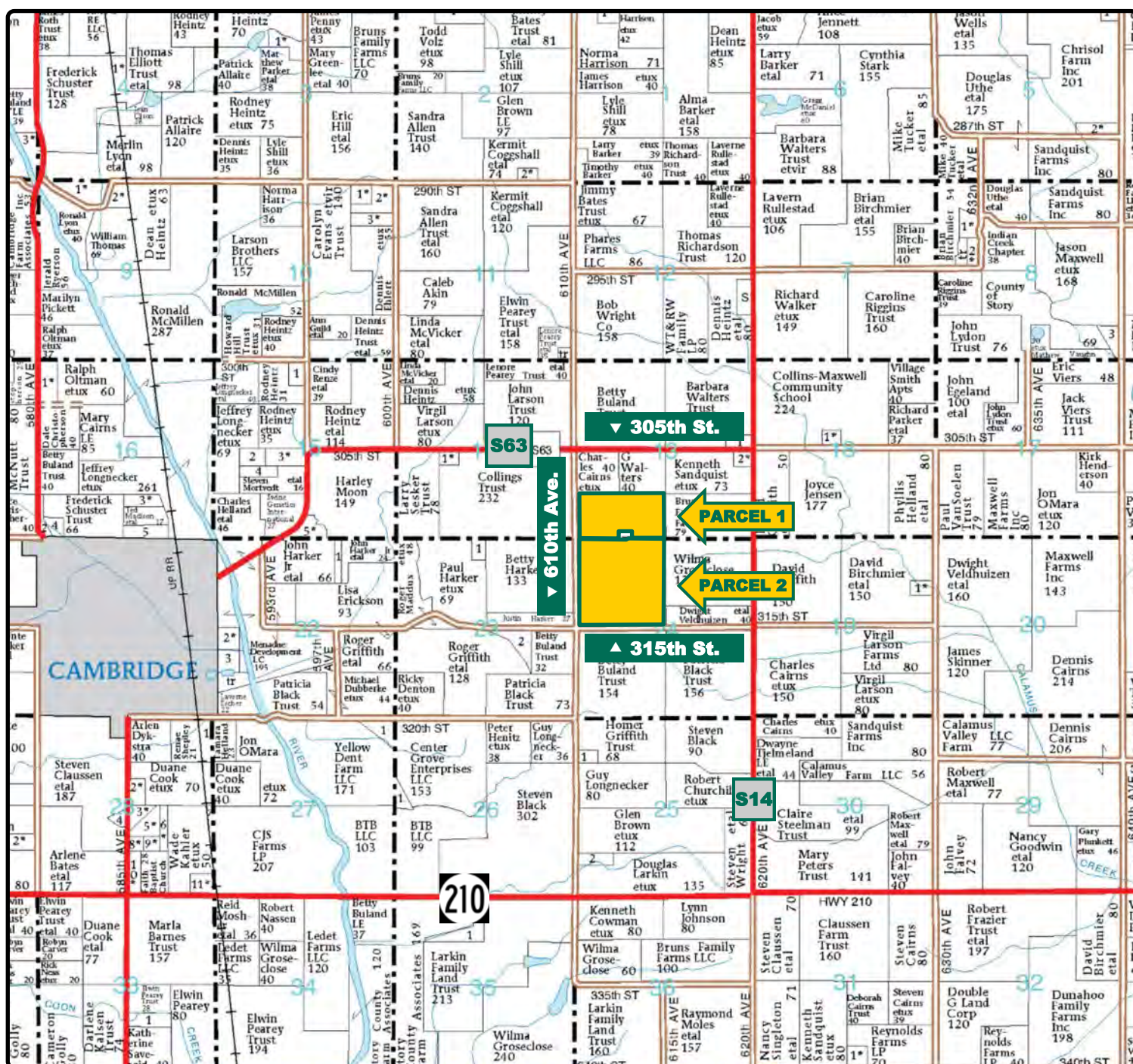
**515-382-1500**

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Nevada, IA 50201-0500

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## Parcel 1

**FSA/Eff. Crop Acres:** 76.60\*  
**Corn Base Acres:** 46.57\*  
**Bean Base Acres:** 26.83\*  
**Soil Productivity:** 88.20 CSR2

*\*Acres are estimated.*

### Parcel 1 Property Information 78.13 Acres, m/l

#### Location

From Cambridge: Go east on Highway S63 for 3 miles. Head south on 610th Avenue for ¼ mile. Property is on the east side of the road.

#### Legal Description

S½ SW¼, except acreage site, of Section 13, Township 82 North, Range 23 West of the 5th P.M. (Union Township)

#### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,596  
 Gross Acres: 78.13  
 Net Taxable Acres: 77.13  
 Tax per Net Taxable Acre: \$33.66

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Part of Farm Number 7807, Tract 2482  
 FSA/Eff. Crop Acres: 76.60\*  
 Corn Base Acres: 46.57\*  
 Corn PLC Yield: 163 Bu.  
 Bean Base Acres: 26.83\*  
 Bean PLC Yield: 48 Bu.

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

#### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 88.20. See soil map for detail.

#### Land Description

Level to gently sloping.

#### Drainage

Natural, plus tile. Contact agent for tile maps.

#### Buildings/Improvements

35' x 36' cattle shed built in 1971.

#### Water & Well Information

No known wells.

#### Comments

High-quality soils on this southern Story County farm.

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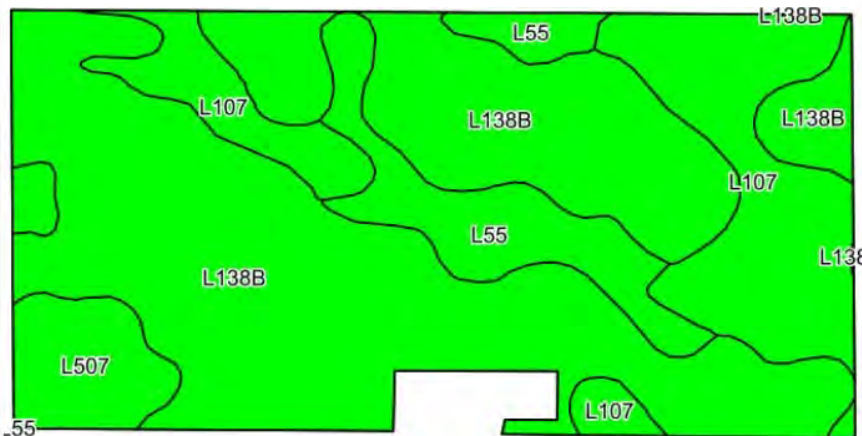
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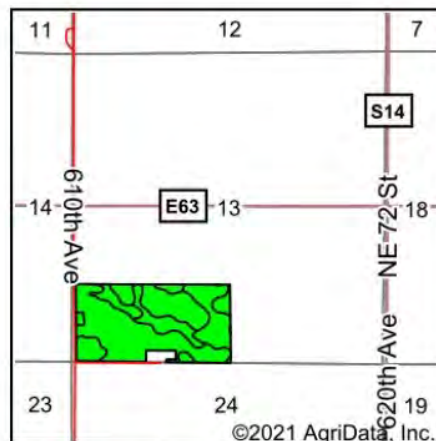
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State: **Iowa**  
County: **Story**  
Location: **13-82N-23W**  
Township: **Union**  
Acres: **76.6**  
Date: **8/24/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	48.05	62.7%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	15.79	20.6%		Ilw	88
L55	Nicollet loam, 1 to 3 percent slopes	7.94	10.4%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.82	6.3%		Ilw	87
Weighted Average						88.2

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**Parcel 1** - Northeast Looking Southwest



**Parcel 1** - East Looking West



**Parcel 1** - West Looking East



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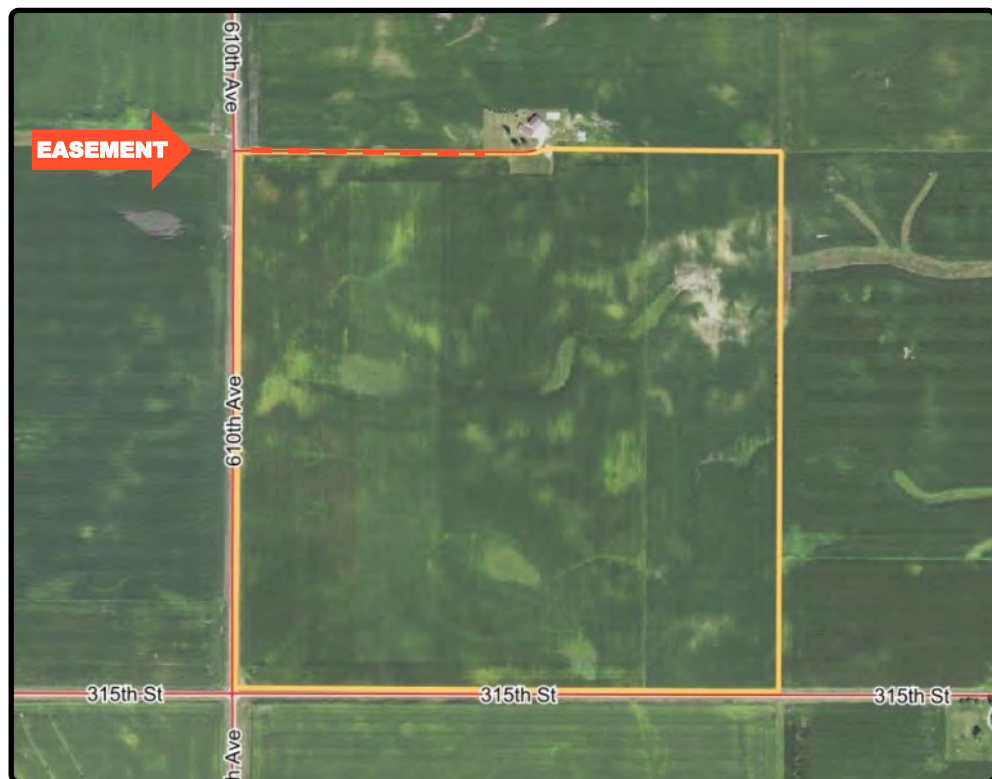
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## Parcel 2

FSA/Eff. Crop Acres: **153.30\***

Corn Base Acres: **93.13\***

Bean Base Acres: **53.67\***

Soil Productivity: **82.70 CSR2**

*\*Acres are estimated.*

## Parcel 2 Property Information 158.86 Acres, m/l

### Location

From Cambridge: Go east on Highway S63 for 3 miles. Head south on 610th Avenue for ½ mile. Property is on the east side of the road.

### Legal Description

NW¼ of Section 24, Township 82 North, Range 23 West of the 5th P.M. (Union Township).

### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,950.00  
Gross Acres: 158.86  
Net Taxable Acres: 155.86  
Tax per Net Taxable Acre: \$31.76

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Part of Farm Number 7807, Tract 2482

FSA/Eff. Crop Acres: 153.30\*

Corn Base Acres: 93.13\*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 53.67\*

Bean PLC Yield: 48 Bu.

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

### Soil Types/Productivity

Primary soils are Webster, Clarion and Harps. CSR2 on the est. FSA/Eff. crop acres is 82.70. See soil map for detail.

### Land Description

Level to moderately sloping.

### Drainage

Natural, plus tile. Contact agent for tile maps.

### Buildings/Improvements

24' x 18' dryer bin built in 1993.

### Water & Well Information

No known wells.

### Easement

There is a 35' easement to the benefit of the acreage site in the northwest corner of the property.

### Comments

Productive Story County farm.

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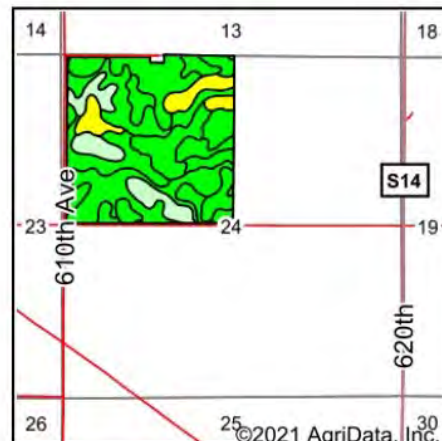
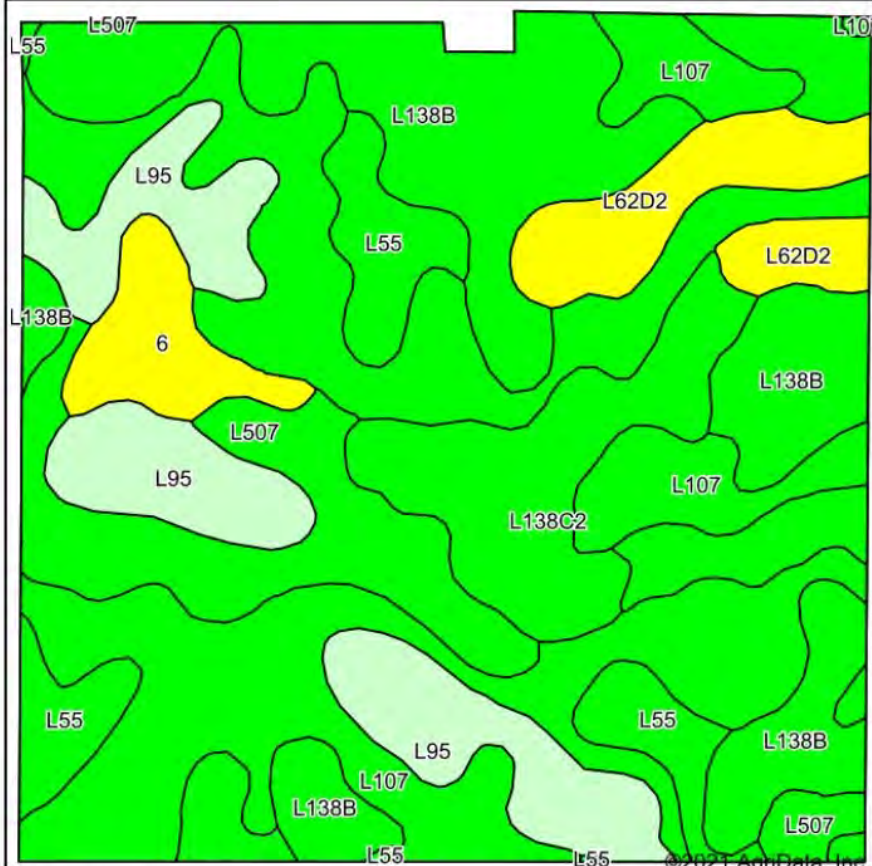
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State: **Iowa**  
County: **Story**  
Location: **24-82N-23W**  
Township: **Union**  
Acres: **153.3**  
Date: **8/24/2021**



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

Area Symbol: IA169, Soil Area Version: 32

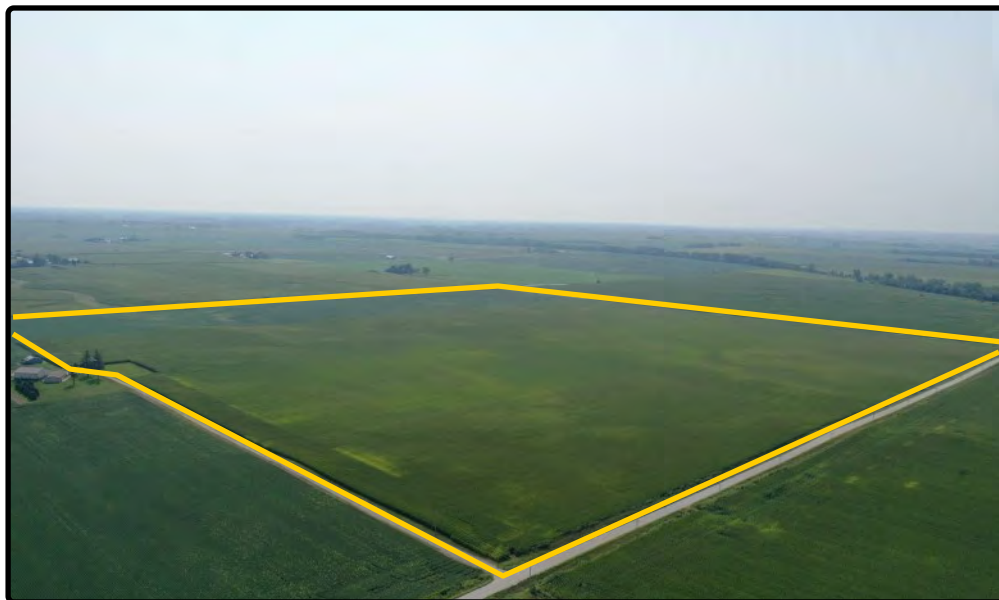
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	48.92	31.9%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	36.67	23.9%		Ile	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	17.52	11.4%		IIw	75	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	13.44	8.8%		IIw	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.81	7.7%		IIIe	83	
L55	Nicollet loam, 1 to 3 percent slopes	11.52	7.5%		Ie	91	
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	8.55	5.6%		IVe	41	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.87	3.2%		IIIw	59	59
Weighted Average						82.7	*-

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**Parcel 2** - Northwest Looking Southeast



**Parcel 2** - Southwest Looking Northeast



**Parcel 2** - Northeast Looking Southwest



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Date: **Tues., October 5, 2021**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](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 Story 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, Matt Vegter at Phone 515-382-1500 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

Coughenour Family Trust

### Agency

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

### Auctioneer

Spencer Smith

### 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 November 17, 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 November 17, 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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