

# Land Auction

**ACREAGE:****517.88 Acres, m/l**

In 5 parcels

Floyd County, IA

**DATE:**

Tuesday

**October 12, 2021****10:00 a.m.****LOCATION:****Virtual Live Auction****Online Only**[www.Hertz.ag](http://www.Hertz.ag)**Property Key Features**

- 5 Parcels Being Offered via Choice & Privilege
- Great Soils with an Average CSR2 Rating of 83.86
- Productive Farms Located Northeast of Rockford, Iowa

**Nicole Rustad**

Licensed Salesperson in IA &amp; MN

**641-220-5510**[NicoleR@Hertz.ag](mailto:NicoleR@Hertz.ag)**641-423-9531**

2800 4th St. SW, Ste. 7

Mason City, IA 50401

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

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## Parcel 1

**FSA/Eff. Crop Acres:** 144.14\*

**Corn Base Acres:** 72.01\*

**Bean Base Acres:** 72.07\*

**Soil Productivity:** 86.40 CSR2

*\*Acres are estimated.*

## Parcel 1 Property Information 150.41 Acres, m/l

### Location

From Rockford: 1½ miles east on B45 to T26, then 1 mile north on T26. The property is on the east side of T26 at 200th St.

### Legal Description

Part of Frl SW¼ and SE¼, ex. Hwy, Section 6, Township 95 North, Range 17 West of the 5th P.M., Floyd Co., IA.  
*Final Abstract to govern.*

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021-2022: \$4,392.88\*

Gross Acres: 150.41\*

Net Taxable Acres: 146.37\*

Tax per Net Taxable Acre: \$30.01\*

*\*Taxes are estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 1353, Tract 446

FSA/Eff. Crop Acres: 144.14\*

Corn Base Acres: 72.01\*

Corn PLC Yield: 152 Bu.

Bean Base Acres: 72.07\*

Bean PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Primary soils are Clyde and Kenyon. 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

Pattern tilled and terraces. Part of DD #20. Maps available, contact agent.

**Nicole Rustad**

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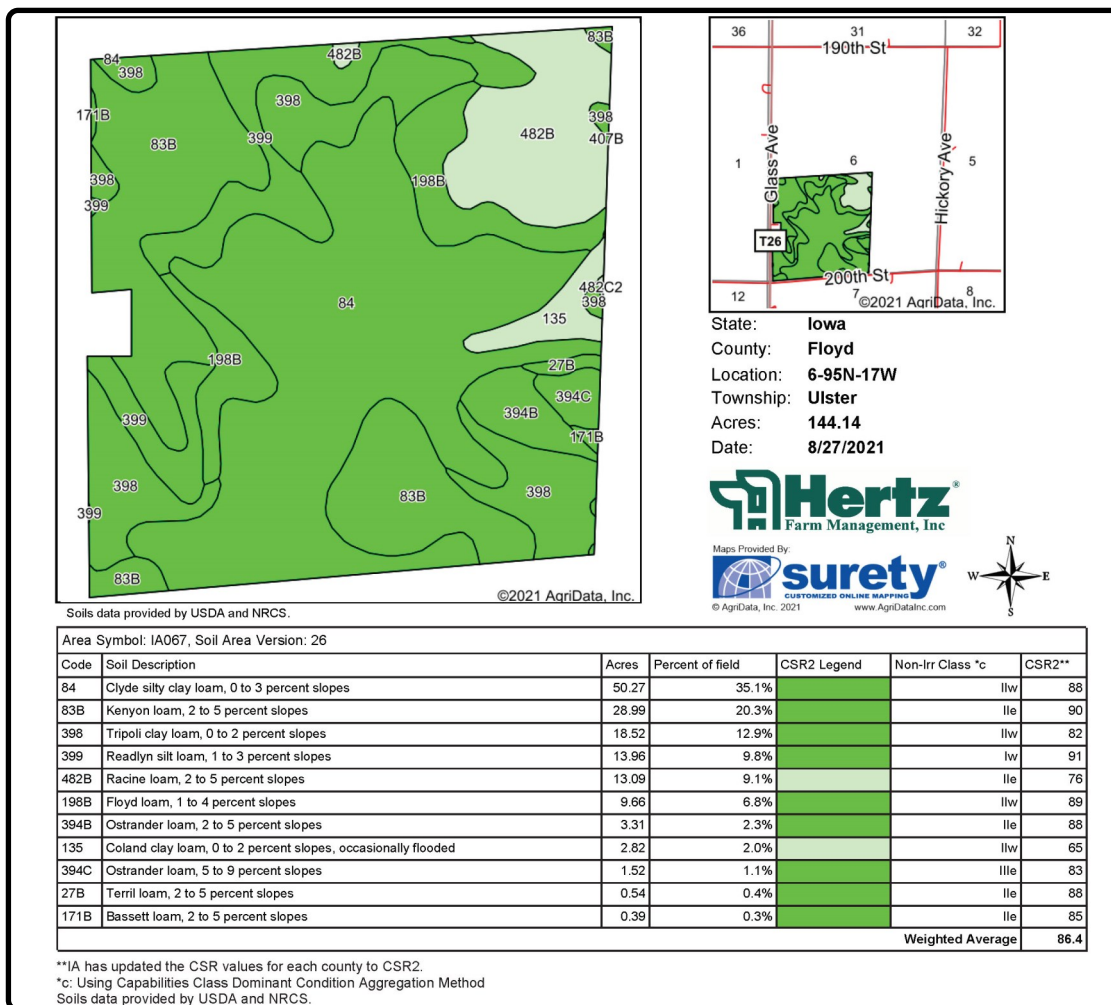
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## Buildings/Improvements

- 32' x 36' Machine Shed, built in 1956
- 26' x 52' Machine Shed, built in 1973
- 32' x 36' Machine Shed, built in 1969
- 28' x 32' Crib, built in 1940
- 20' x 30' Shed, built in 1974

## Comments

This is a high-quality, pattern tiled farm.

## Water & Well Information

There is one well located on this property on the west building site, south of the driveway. The house was demolished in 1995 with septic system still on property.

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## Parcel 2

**FSA/Eff. Crop Acres:** 102.87\*

**Corn Base Acres:** 51.39\*

**Bean Base Acres:** 51.43\*

**Soil Productivity:** 82.30 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 107.67 Acres, m/l

### Location

From Rockford: 1½ miles east on B45 to T26, then 1 mile north on T26 to 200th St., then ¾ mile east. The property is on the north side of 200th St. at Hickory Ave.

### Legal Description

Part of Frl SW¼ and SE¼, ex. Hwy, Section 6, Township 95 North, Range 17 West of the 5th P.M., Floyd Co., IA.  
*Final abstract to govern.*

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021-2022: \$3,135.12\*

Gross Acres: 107.67\*

Net Taxable Acres: 104.46\*

Tax per Net Taxable Acre: \$30.01\*

*\*Taxes are estimated pending tax parcel split. Floyd County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 1353, Tract 446

FSA/Eff. Crop Acres: 102.87\*

Corn Base Acres: 51.39\*

Corn PLC Yield: 152 Bu.

Bean Base Acres: 51.43\*

Bean PLC Yield: 46 Bu.

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

### Soil Types/Productivity

Primary soils are Tripoli and Clyde. CSR2 on the estimated FSA/Eff. crop acres is 82.30. 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

Pattern tiled and terraces. Part of DD #20. Maps available, contact agent.

### Buildings/Improvements

None.

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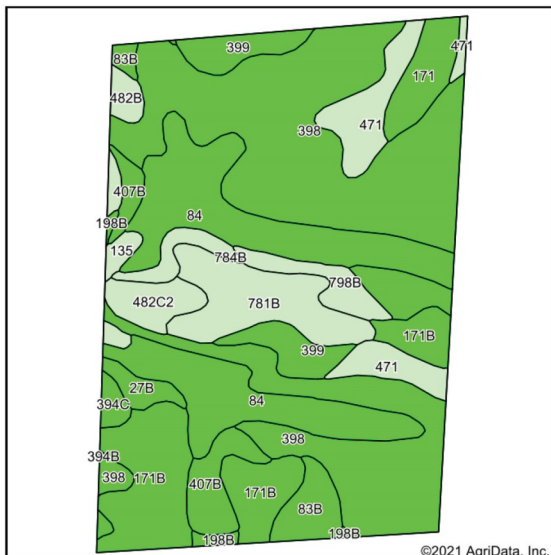
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State: **Iowa**  
County: **Floyd**  
Location: **6-95N-17W**  
Township: **Ulster**  
Acres: **102.87**  
Date: **8/27/2021**

**Hertz**  
Farm Management, Inc.

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

Area Symbol: IA067, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
398	Tripoli clay loam, 0 to 2 percent slopes	38.69	38.0%		llw	82
84	Clyde silty clay loam, 0 to 3 percent slopes	17.55	17.3%		llw	88
171B	Bassett loam, 2 to 5 percent slopes	10.90	10.7%		lle	85
781B	Lourdes loam, 2 to 5 percent slopes	6.39	6.3%		lle	68
471	Oran loam, 0 to 2 percent slopes	5.51	5.4%		lw	79
399	Readlyn silt loam, 1 to 3 percent slopes	4.02	4.0%		lw	91
407B	Schley silt loam, 1 to 4 percent slopes	3.38	3.3%		llw	81
171	Bassett loam, 0 to 2 percent slopes	2.75	2.7%		lw	90
83B	Kenyon loam, 2 to 5 percent slopes	2.60	2.6%		lle	90
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	2.17	2.1%		llle	78
798B	Protivin loam, 1 to 4 percent slopes	2.04	2.0%		lle	61
784B	Riceville silt loam, 1 to 4 percent slopes	1.36	1.3%		llw	68
482B	Racine loam, 2 to 5 percent slopes	1.23	1.2%		lle	76
27B	Terril loam, 2 to 5 percent slopes	1.12	1.1%		lle	88
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.87	0.9%		llw	65
394C	Ostrander loam, 5 to 9 percent slopes	0.67	0.7%		llle	83
198B	Floyd loam, 1 to 4 percent slopes	0.48	0.5%		llw	89
Weighted Average						82.3

\*\*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.

## Water & Well Information

None.

## Comments

High-quality, pattern tiled farm.

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## Parcel 3

FSA/Eff. Crop Acres:	90.40
Corn Base Acres:	70.00
Bean Base Acres:	20.40
Soil Productivity:	86.60 CSR2

### Parcel 3 Property Information 91.44 Acres, m/l

#### Location

From Rockford: From Rockford: 1½ miles east on B45 to T26, then 1½ miles north on T26. The property is on the east side of T26.

#### Legal Description

S½ Frl NW¼ and SW¼ NE¼, ex. Hwy, Section 6, Township 95 North, Range 17 West of the 5th P.M., Floyd Co., IA.  
*Final abstract to govern.*

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

Taxes Payable 2021-2022: \$2,764.00  
Gross Acres: 91.44  
Net Taxable Acres: 90.44  
Tax per Net Taxable Acre: \$30.56

#### FSA Data

Farm Number 8149, Tract 466  
FSA/Eff. Crop Acres: 90.40  
Corn Base Acres: 70.00  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 20.40  
Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

Primary soils are Clyde, Tripoli and Readlyn. 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

Level to gently rolling.

#### Drainage

Natural, some tile. Part of DD #20. Maps available, contact agent.

#### Buildings/Improvements

- 25' x 32' Crib, built in 1940
- 16' x 20' Concrete Silo, built in 1940

#### Water & Well Information

None.

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## Parcel 4

FSA/Eff. Crop Acres:	<b>104.77</b>
Corn Base Acres:	<b>66.40</b>
Bean Base Acres:	<b>38.10</b>
Soil Productivity:	<b>83.50 CSR2</b>

## Parcel 4 Property Information 108.36 Acres, m/l

### Location

From Rockford: From Rockford: 1½ miles east on B45 to T26, then 2 miles north on T26 to 190th St., then ½ mile east. The property is on the south side of 190th St.

### Legal Description

N½ Frl NE¼, ex. Hwy, Section 6, Township 95 North, Range 17 West of the 5th P.M., Floyd Co., IA.  
*Final abstract to govern.*

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021-2022: \$3,062.00  
Gross Acres: 108.36  
Net Taxable Acres: 105.36  
Tax per Net Taxable Acre: \$29.06

### FSA Data

Farm Number 8149, Tract 830  
FSA/Eff. Crop Acres: 104.77  
Corn Base Acres: 66.40  
Corn PLC Yield: 150 Bu.  
Bean Base Acres: 38.10  
Bean PLC Yield: 49 Bu.

### Soil Types/Productivity

Primary soils are Bassett and Tripoli.  
CSR2 on the estimated FSA/Eff. crop acres is 83.50. 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 rolling.

### Drainage

Natural, some tile and terraces. Part of DD #20. Maps available, contact agent.

### Buildings/Improvements

None.

### Water & Well Information

None.

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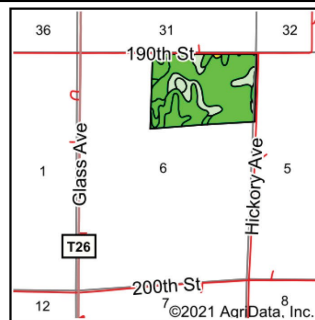
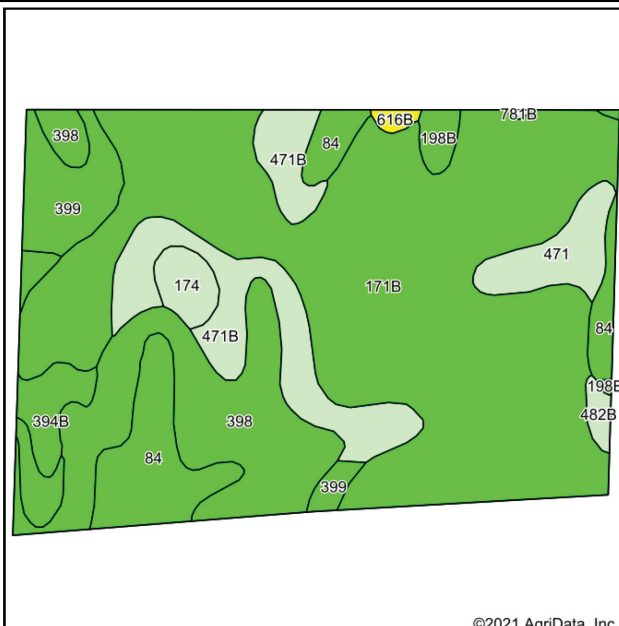
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State: **Iowa**  
County: **Floyd**  
Location: **6-95N-17W**  
Township: **Ulster**  
Acres: **104.77**  
Date: **8/27/2021**



Maps Provided By:  
  
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Area Symbol: IA067, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
171B	Bassett loam, 2 to 5 percent slopes	54.75	52.3%		Ile	85
398	Tripoli clay loam, 0 to 2 percent slopes	15.21	14.5%		Ilw	82
471B	Oran loam, 2 to 5 percent slopes	10.68	10.2%		Iw	74
84	Clyde silty clay loam, 0 to 3 percent slopes	8.25	7.9%		Ilw	88
399	Readlyn silt loam, 1 to 3 percent slopes	6.12	5.8%		Iw	91
471	Oran loam, 0 to 2 percent slopes	3.42	3.3%		Iw	79
394B	Ostrander loam, 2 to 5 percent slopes	2.60	2.5%		Ile	88
174	Bolan loam, 0 to 2 percent slopes	1.68	1.6%		Ils	70
198B	Floyd loam, 1 to 4 percent slopes	1.02	1.0%		Ilw	89
482B	Racine loam, 2 to 5 percent slopes	0.60	0.6%		Ile	76
616B	Aureola loam, 2 to 5 percent slopes	0.38	0.4%		Ile	55
781B	Lourdes loam, 2 to 5 percent slopes	0.06	0.1%		Ile	68
Weighted Average						83.5

\*\*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.

## Water & Well Information

None.

## Comments

Great road access on two sides of the farm.

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## Parcel 5

FSA/Eff. Crop Acres:	58.66
Corn Base Acres:	28.90
Bean Base Acres:	28.80
Soil Productivity:	80.50 CSR2

### Parcel 5 Property Information 60.00 Acres, m/l

#### Location

From Rockford: ¾ mile north on Eclipse Ave. The property is on the east side of Eclipse Ave. at 200th St.

#### Legal Description

N¾ W½ NE¼, Section 11, Township 95 North, Range 18 West of the 5th P.M., Floyd Co., IA. *Final abstract to govern.*

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

Taxes Payable 2021-2022: \$1,598.00  
Gross Acres: 60.00  
Net Taxable Acres: 57.50  
Tax per Net Taxable Acre: \$27.79

#### FSA Data

Farm Number 1353, Tract 445  
FSA/Eff. Crop Acres: 58.66  
Corn Base Acres: 28.90  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 28.80  
Bean PLC Yield: 46 Bu.

#### Soil Types/Productivity

Primary soils are Kenyon, Bolan and Waukee. CSR2 on the FSA/Eff. crop acres is 80.50. 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 rolling.

#### Drainage

Natural, some tile. Part of DD #5 & #20. Maps available, contact agent.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

Great farming efficiency with road access on two sides of the farm.

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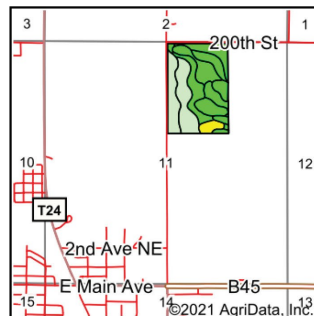
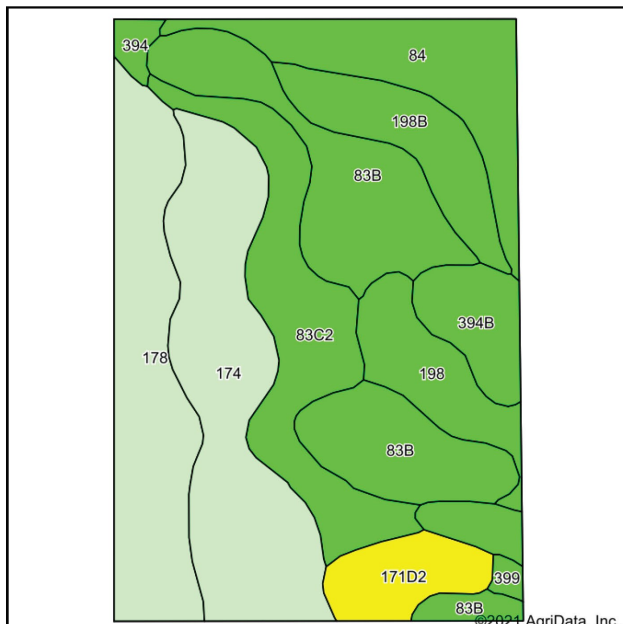
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State: **Iowa**  
County: **Floyd**  
Location: **11-95N-18W**  
Township: **Rockford**  
Acres: **58.66**  
Date: **8/27/2021**



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

Area Symbol: IA067, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	11.31	19.3%		Ile	90
174	Bolan loam, 0 to 2 percent slopes	11.11	18.9%		Ils	70
178	Waukeee loam, 0 to 2 percent slopes	8.93	15.2%		Ils	69
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.51	12.8%		Ille	84
84	Clyde silty clay loam, 0 to 3 percent slopes	6.70	11.4%		Ilw	88
198B	Floyd loam, 1 to 4 percent slopes	3.86	6.6%		Ilw	89
198	Floyd loam, 0 to 2 percent slopes	3.36	5.7%		Ilw	94
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.59	4.4%		Ille	54
394B	Ostrander loam, 2 to 5 percent slopes	2.49	4.2%		Ile	88
394	Ostrander loam, 0 to 2 percent slopes	0.52	0.9%		Is	94
399	Readlyn silt loam, 1 to 3 percent slopes	0.28	0.5%		Iw	91
Weighted Average						80.5

\*\*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 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** - NW Looking SE



**Parcel 1** - NE Looking SW



**Parcel 1** - Building Site on West Edge



**Parcel 1** - SW Looking NE



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**Parcel 2 - NW Looking SE**



**Parcel 2 - North Looking South**



**Parcel 3 - SE Looking NW**



**Parcel 3 - NE Looking SW**



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**Parcel 3** - SW Looking NE



**Parcel 3** - Structures on West Edge



**Parcel 4** - SW Looking NE



**Parcel 4** - Looking NE from Middle of Farm



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**Parcel 5 - SE Looking NW**



**Parcel 5 - SW Looking NE**



**Parcel 5 - South Looking North**



**Parcel 5 - Looking NW from Middle of Farm**



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**www.Hertz.ag**

Date: **Tues., October 12, 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 Floyd 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, Nicole Rustad at 641-220-5510 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 any combination of parcels. Should the high bidder not select all parcels, the remaining parcels will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Olde Brick Properties, LLC

### Agency

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

### Auctioneer

Spencer Smith

### Attorney

Gerald M. Stambaugh  
Laird Law Firm

### 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 23, 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 closing date.

### Survey

If parcels 1 & 2 sell to different buyers, the properties will be surveyed and the final sale price will be adjusted up or down based on final surveyed acres.

### 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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## **Make the Most of Your Farmland Investment**

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