

# Land Auction

**ACREAGE:**

**320.45 Acres, m/l**

In 3 parcels

Mills County, IA

**DATE:**

Friday

**October 29, 2021**

**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction  
Online Only**

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



## Property Key Features

- Known Locally as Brown Land Company
- Parcels 1 & 2 — Quality River Bottom Farmland
- Parcel 3 — Bin Site with 28,000 Bushel Storage, Potential Acreage Site

**Stan Lierz, AFM, ALC**

Licensed Salesperson in IA, NE, KS

**402-618-4114**

**StanL@Hertz.ag**

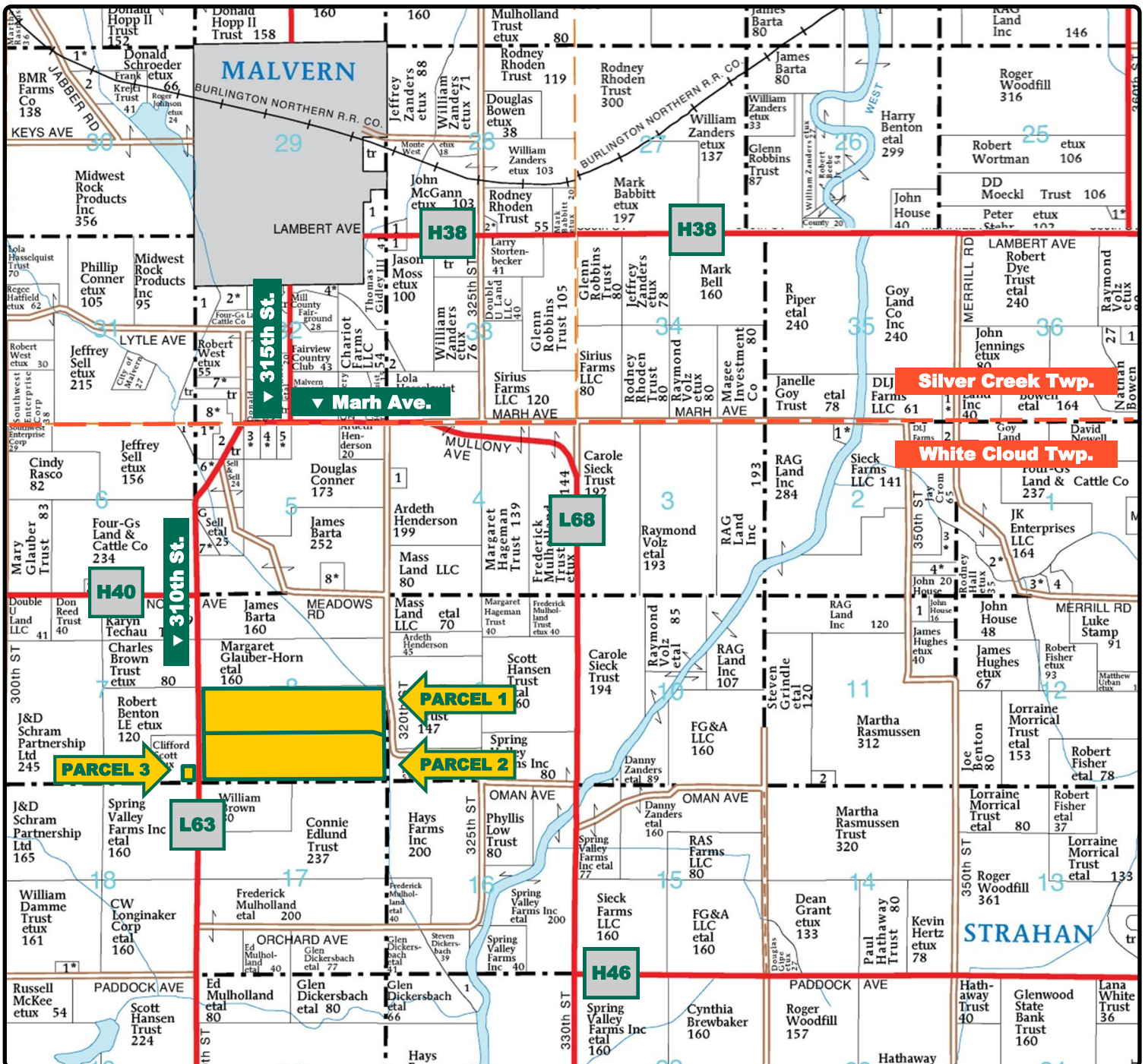
**402-697-7500**

11717 M Circle

Omaha, NE 68137

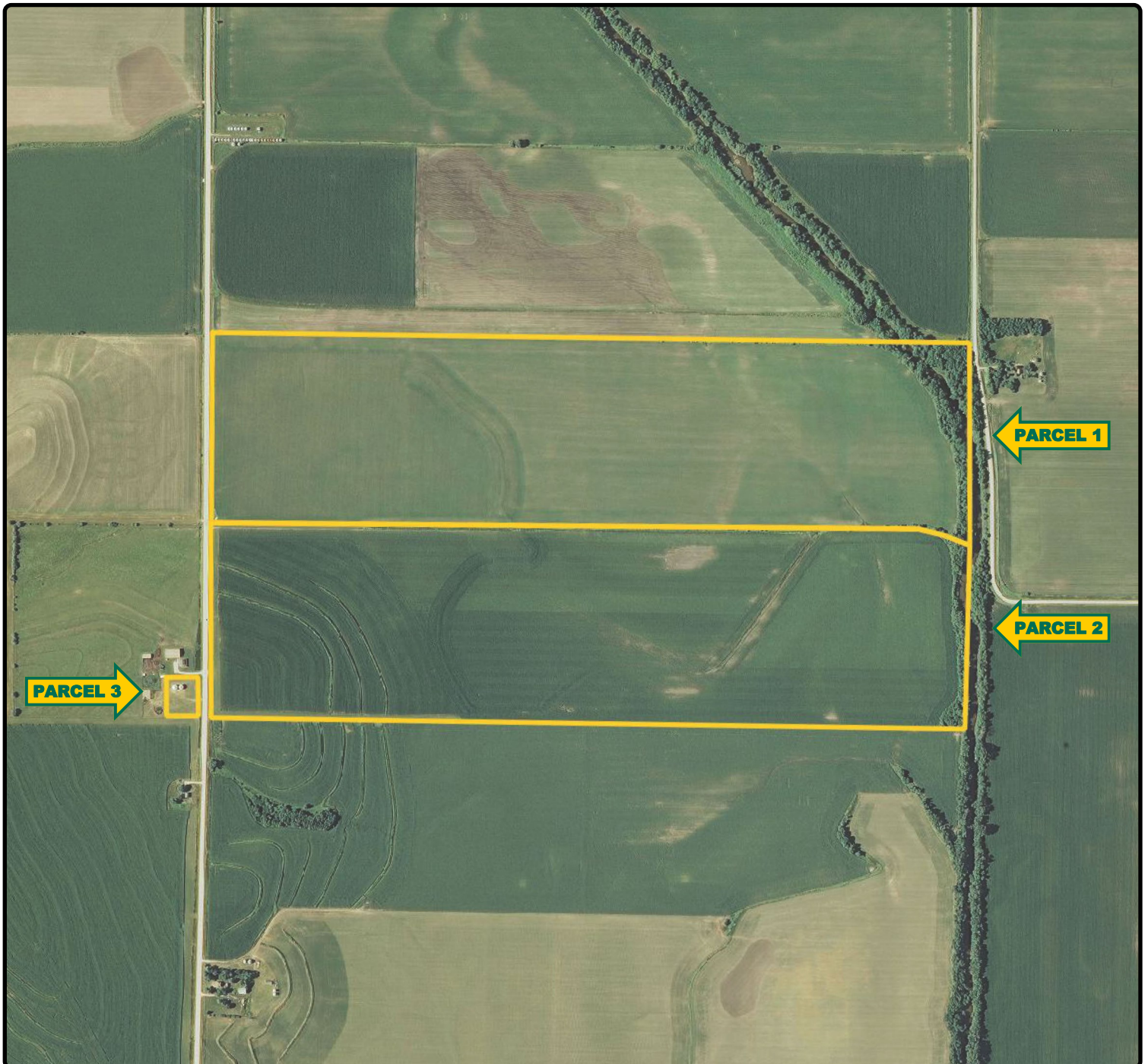
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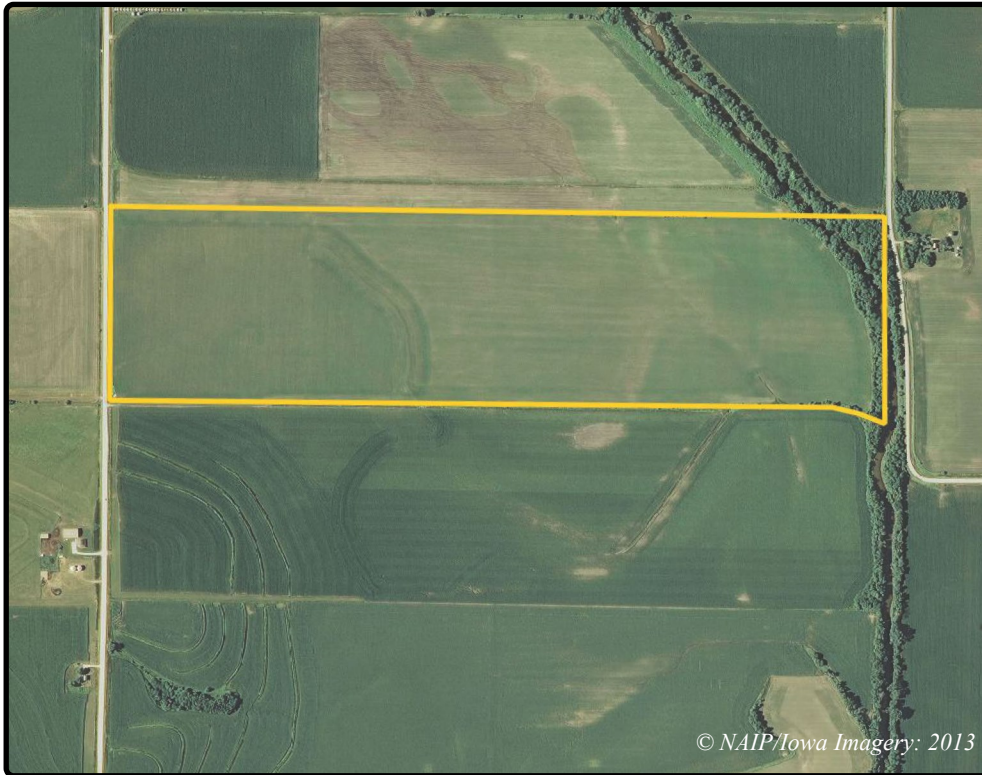




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## Parcel 1

**FSA/Eff. Crop Acres: 148.78\***

**Corn Base Acres: 80.75\***

**Bean Base Acres: 67.45\***

**Soil Productivity: 84.70 CSR2**

*\*Acres are estimated.*

## Parcel 1 Property Information 157.15 Acres, m/l

### Location

From Malvern: Go south on Co. Hwy. L63/315th St. for 0.7 miles, turn west on Marh Ave. and continue south on Co. Hwy. L63/310th St. for 1.8 miles. Property will be on the east side of Co. Hwy. L63.

### Legal Description

Part of N½ SW¼, N½ SE¼, Section 8, Township 71 North, Range 41 West of the 5th P.M., Mills County, Iowa, as per survey.

### Real Estate Tax

Taxes Payable 2021-2022: \$5,430.00\*

Surveyed Acres: 157.15

Net Taxable Acres: 154.92\*

Tax per Net Taxable Acre: \$35.05\*

*\*Taxes estimated pending recent survey of property. Mills County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 1718, Tract 928

FSA/Eff. Crop Acres: 148.78

Corn Base Acres: 80.75\*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 67.45\*

Bean PLC Yield: 45 Bu.

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

### Soil Types/Productivity

Primary soils are Marshall, Zook silty clay, and Zook silt loam. CSR2 on the est. FSA/Eff. crop acres is 84.70. 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 sloping to nearly level crop land.

### Drainage

Some tile.

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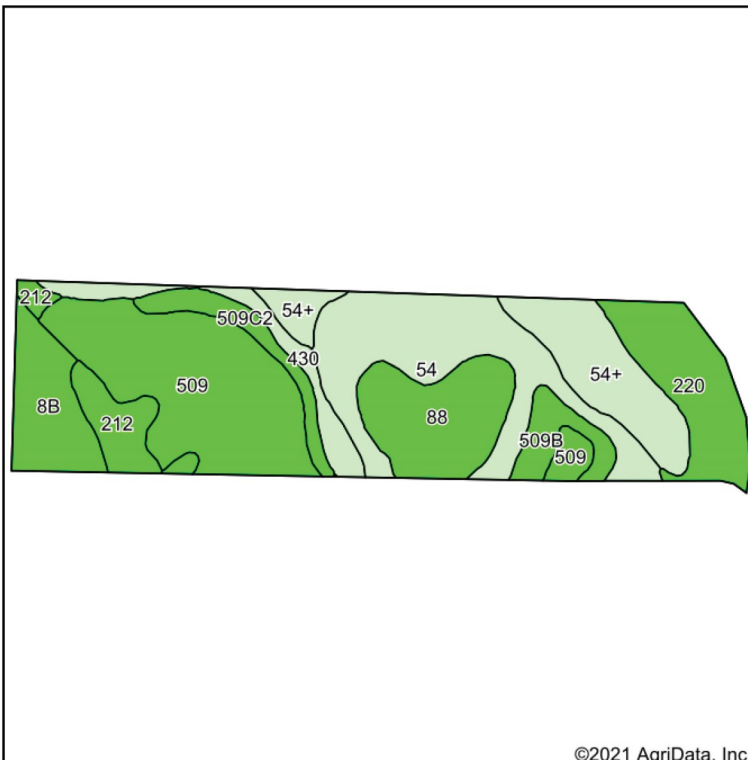
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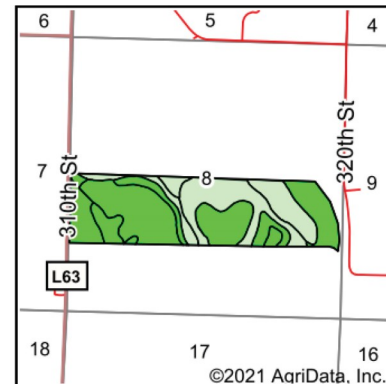
Omaha, NE 68137

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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Mills**  
Location: **8-71N-41W**  
Township: **White Cloud**  
Acres: **148.78**  
Date: **9/8/2021**



Maps Provided By:



Area Symbol: IA129, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	34.83	23.4%		Ie	99
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	27.88	18.7%		IIw	67
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	17.63	11.8%		IIw	69
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	16.26	10.9%		Iw	95
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	15.40	10.4%		IIw	82
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	11.46	7.7%		Ile	92
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	6.98	4.7%		Iw	91
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	6.96	4.7%		IIw	77
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	5.81	3.9%		Ile	94
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	5.57	3.7%		IIle	88
Weighted Average						84.7

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Quality river bottom farmland.

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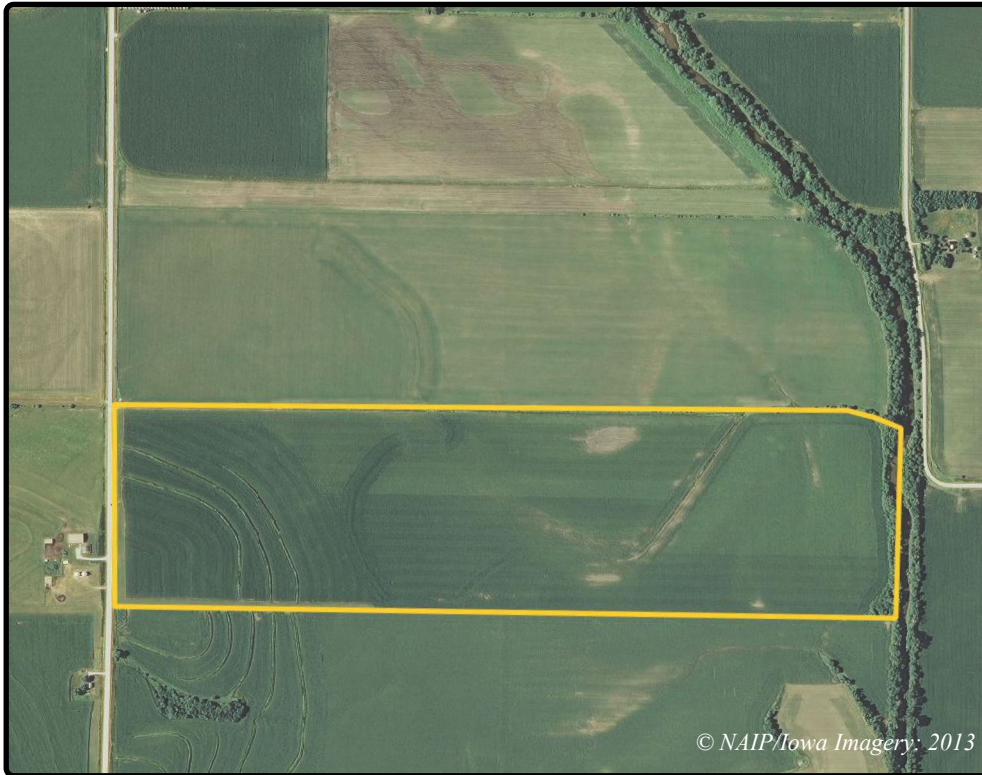
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## Parcel 2

**FSA/Eff. Crop Acres: 152.96\***

**Corn Base Acres: 80.75\***

**Bean Base Acres: 67.45\***

**Soil Productivity: 85.10 CSR2**

*\*Acres are estimated.*

## Parcel 2 Property Information 162.05 Acres, m/l

### Location

From Malvern: Go south on Co. Hwy. L63/315th St. for 0.7 miles, turn west on Marh Ave. and continue south on Co. Hwy. L63/310th St. for 2 miles. Property will be on the east side of Co. Hwy. L63.

### Legal Description

Part of S½ SW¼, S½ SE¼, Section 8, Township 71 North, Range 41 West of the 5th P.M., Mills County, Iowa, as per survey.

### Real Estate Tax

Taxes Payable 2021-2022: \$5,572.00\*

Surveyed Acres: 162.05

Net Taxable Acres: 156.37\*

Tax per Net Taxable Acre: \$35.63\*

*\*Taxes estimated pending recent survey of property. Mills County Treasurer/Assessor will determine final tax figures.*

### Lease Status

Open lease for 2022 crop year.

### FSA Data

Farm Number 1718, Tract 928

FSA/Eff. Crop Acres: 152.96\*

Corn Base Acres: 80.75\*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 67.45\*

Bean PLC Yield: 45 Bu.

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

### Soil Types/Productivity

Primary soils are Marshall, Nodaway, and Zook silty clay. CSR2 on the est. 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

Gently sloping to nearly level cropland.

### Drainage

Some tile.

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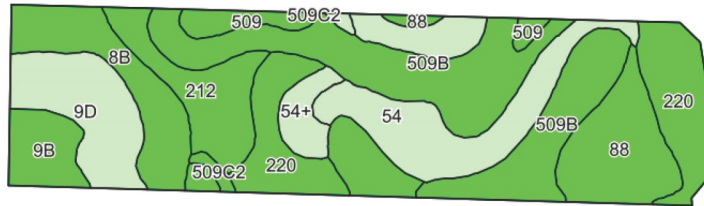
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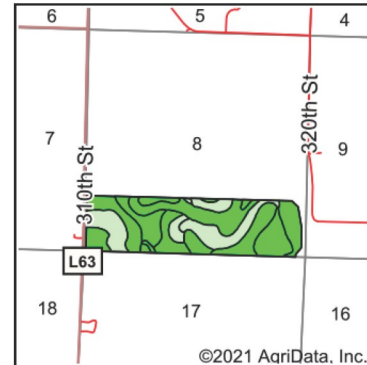
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State: **Iowa**  
County: **Mills**  
Location: **8-71N-41W**  
Township: **White Cloud**  
Acres: **152.96**  
Date: **9/8/2021**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA129, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	37.46	24.5%		Ile	94
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.69	14.2%		Ilw	67
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	20.10	13.1%		Ilw	82
88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	19.71	12.9%		Iw	95
9D	Marshall silty clay loam, 9 to 14 percent slopes	13.68	8.9%		Ille	64
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	13.29	8.7%		Ile	92
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	11.31	7.4%		Iw	91
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.40	4.2%		Ile	95
54+	Zook silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.09	2.7%		Ilw	69
509	Marshall silty clay loam, terrace, 0 to 2 percent slopes	3.98	2.6%		Ie	99
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	0.82	0.5%		Ille	88
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	0.43	0.3%		Ilw	77
Weighted Average						85.1

## Buildings/Improvements

None.

## Comments

Quality river bottom farmland.

## Water & Well Information

No known wells.

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## **Parcel 3** **Property Information** **1.25 Acres, m/l**

### **Location**

From Malvern: Go south on Co. Hwy. L63/315th St. for 0.7 miles, turn west on Marh Ave. and continue south on Co. Hwy. L63/310th St. for 2.2 miles. Property will be on the west side of Co. Hwy. L63.

### **Legal Description**

1.25 acres SE corner SE¼ SE¼, Section 7, Township 71 North, Range 41 West of the 5th P.M., Mills County, Iowa.

### **Real Estate Tax**

Taxes Payable 2021-2022: \$76.00  
Gross Acres: 1.25  
Net Taxable Acres: 0.98

### **Lease Status**

Open lease for 2022 crop year.

### **Mineral Rights**

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### **Drainage**

Natural.

### **Buildings/Improvements**

Property includes two, 14,000-bushel capacity bins with fans.

### **Water & Well Information**

No known wells.

### **Comments**

Parcel is located on paved County Highway L63. This parcel has been approved by the Mills County Planning/Zoning Department as an acreage building site. This parcel is a great place to build a house and outbuildings.

*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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**Parcels 1 & 2- Looking West**



**Parcels 1 & 2- Looking South**



**Parcels 1 & 2- Looking East**



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**Parcel 3 - Potential Acreage Site**



**Parcel 3 - Grain Bins**



**Parcels 1 & 2- Looking Southeast**



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Date: **Fri., October 29, 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 Mills County, IA 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, Stan Lierz at 402-618-4114 with questions.

### Method of Sale

- Parcels 1 and 2 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.

- Parcel 3 will be offered individually and not combined in any way.
- 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

### Attorney

Mark Swanson  
Swanson 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 30, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Taxes will be prorated to closing date. Seller reserves the right to use the grain bins and entire 1.25 acres on Parcel 3 until May 1, 2022.

### 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 owner's title insurance policy in the amount of the contract price or Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
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