

Land Auction

ACREAGE:

759.38 Acres, m/l
In 7 parcels
Story & Jasper Counties, IA

DATE:

Friday
November 5, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



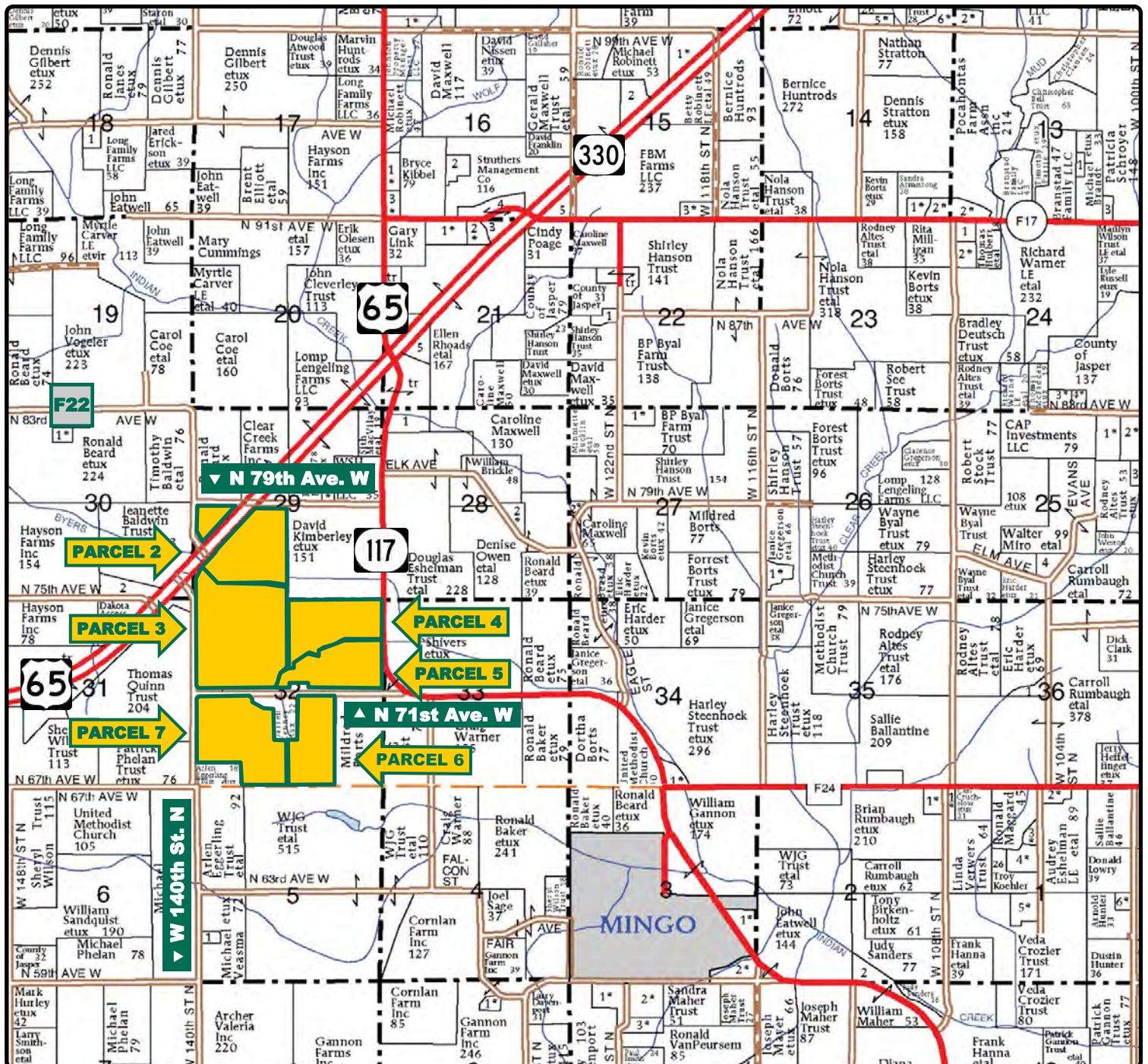
Property Key Features

- Owned by the Geisler-Penquite Foundation
- 717.62 Est. FSA/Eff. Crop Acres Offered in Seven Parcels
- High-Quality Farms Located in Southeast Story and Northwest Jasper Counties

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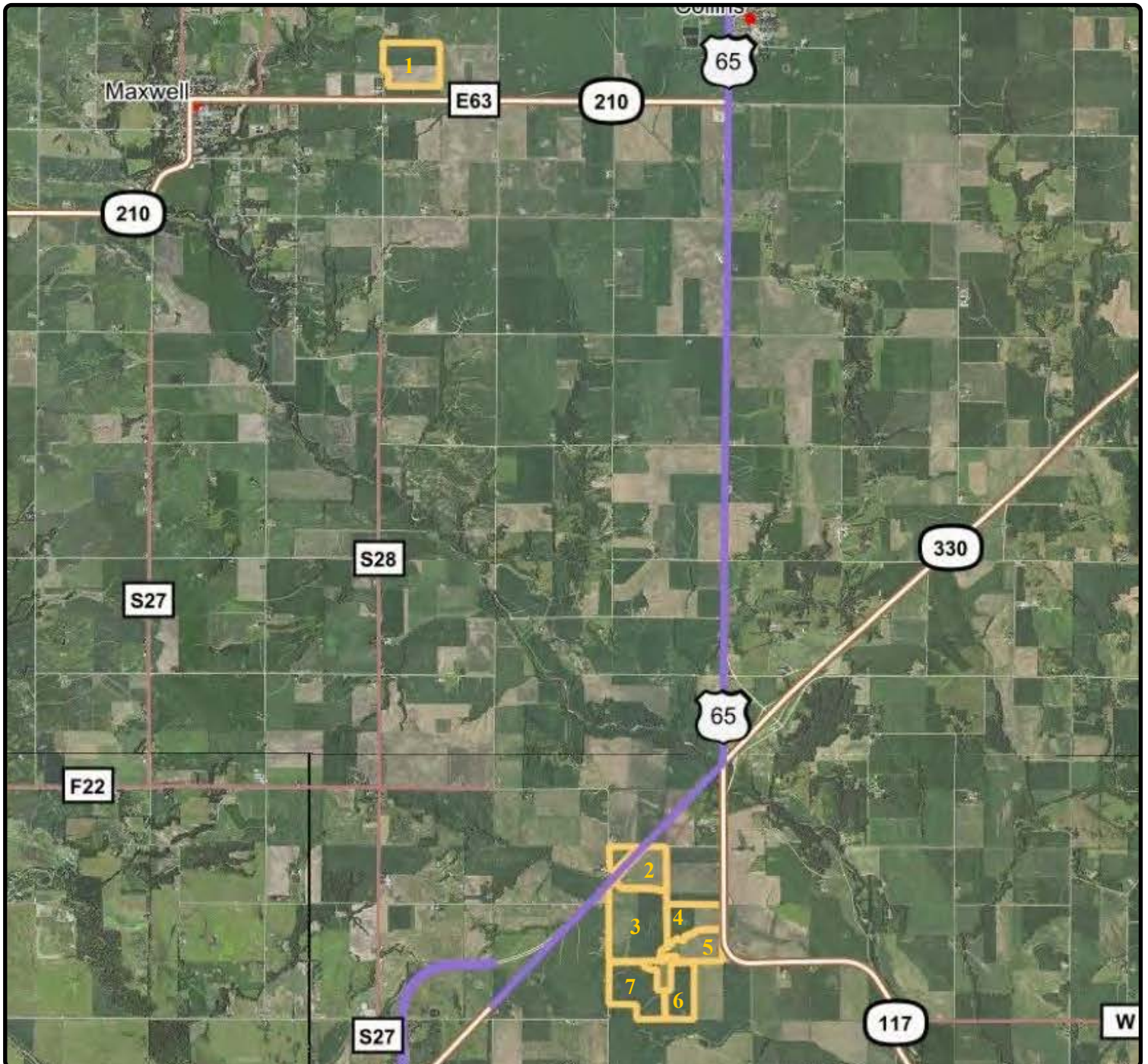


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Parcel 1

FSA/Eff. Crop Acres: 113.58*

Corn Base Acres: 97.40*

Bean Base Acres: 16.60*

Soil Productivity: 88.60 CSR2

**Acres are estimated.*

Parcel 1 Property Information 115.94 Acres, m/l

Location

From Maxwell: Go east on Highway 210 for 2 miles, head north on 670th Ave for ¼ mile. Property is on the east side of the road.

Legal Description

N½ SW¼ and N¼ SW¼ SW¼, Section 24, Township 82 North, Range 22 West of the 5th P.M. (Indian Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,076.00

Gross Acres: 115.94

Net Taxable Acres: 114.92

Tax per Net Taxable Acre: \$35.47

FSA Data

Farm Number 4121, Tract 830

FSA/Eff. Crop Acres: 113.58*

Corn Base Acres: 97.40*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 16.60*

Bean PLC Yield: 43 Bu.

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

Soil Types/Productivity

Primary soils are Nicollet, Webster and Clarion. CSR2 on the est. FSA/Eff. crop acres is 88.60. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality Story County farmland.

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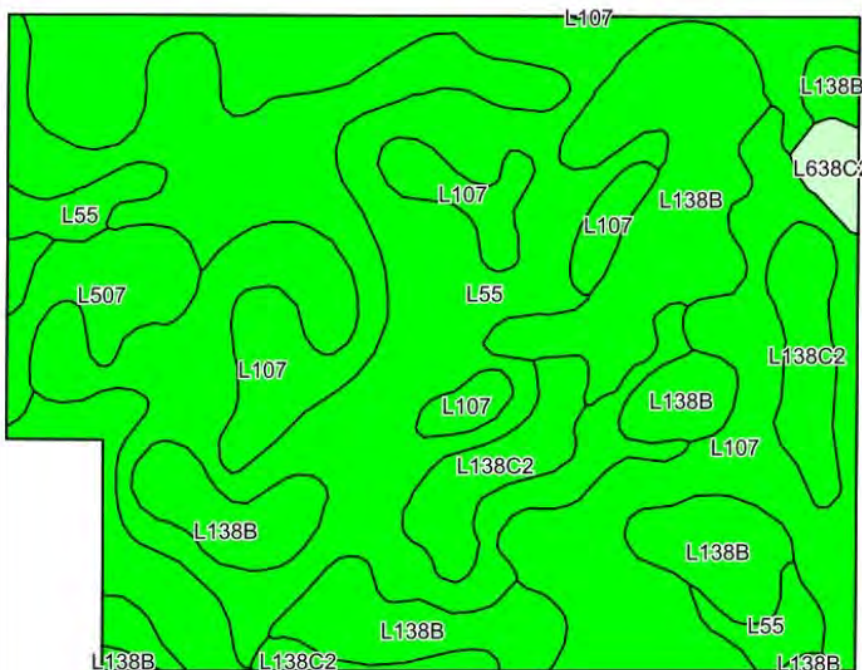
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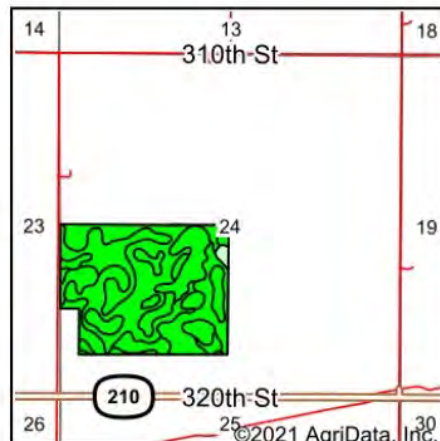
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State: Iowa
County: Story
Location: 24-82N-22W
Township: Indian Creek
Acres: 113.58
Date: 9/15/2021



Maps Provided By
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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**
L55	Nicollet loam, 1 to 3 percent slopes	41.86	36.9%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	37.12	32.7%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.53	19.8%		IIe	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.18	6.3%		IIe	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.79	3.3%		IIw	87
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.10	1.0%		IIe	75
Weighted Average						88.6

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Parcel 2

FSA/Eff. Crop Acres: 97.36*
Corn Base Acres: 66.78*
Bean Base Acres: 28.10*
Soil Productivity: 66.90 CSR2

**Acres are estimated.*

Parcel 2 Property Information 97.36 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10 miles. Property is on both sides of Highway 65, near N 79th Avenue W.

Legal Description

Part of SW¼, except Highway 65 and south of ditch, Section 29, Township 81 North, Range 21 West of the 5th P.M. (Clear Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,606.00*

Net Taxable Acres: 97.36*

Tax per Net Taxable Acre: \$37.04

**Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3586, Tract 2564

FSA/Eff. Crop Acres: 97.36*

Corn Base Acres: 66.78*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 28.10*

Bean PLC Yield: 45 Bu.

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

Soil Types/Productivity

Primary soils are Lawler, Coland and Colo. CSR2 on the est. FSA/Eff. crop acres is 66.90. See soil map for detail.

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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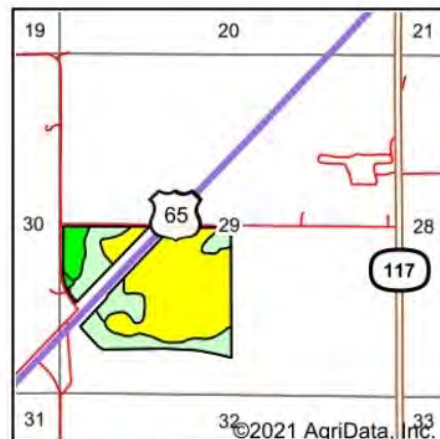
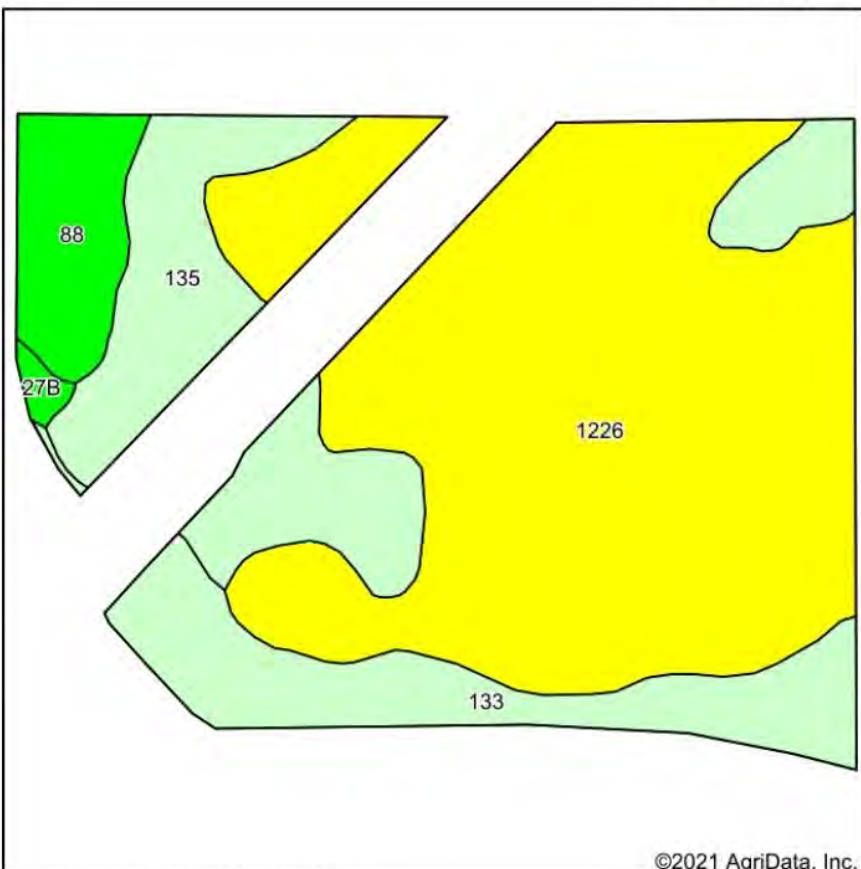
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State: **Iowa**
County: **Jasper**
Location: **29-81N-21W**
Township: **Clear Creek**
Acres: **97.36**
Date: **9/21/2021**



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Soils data provided by USDA and NRCS.

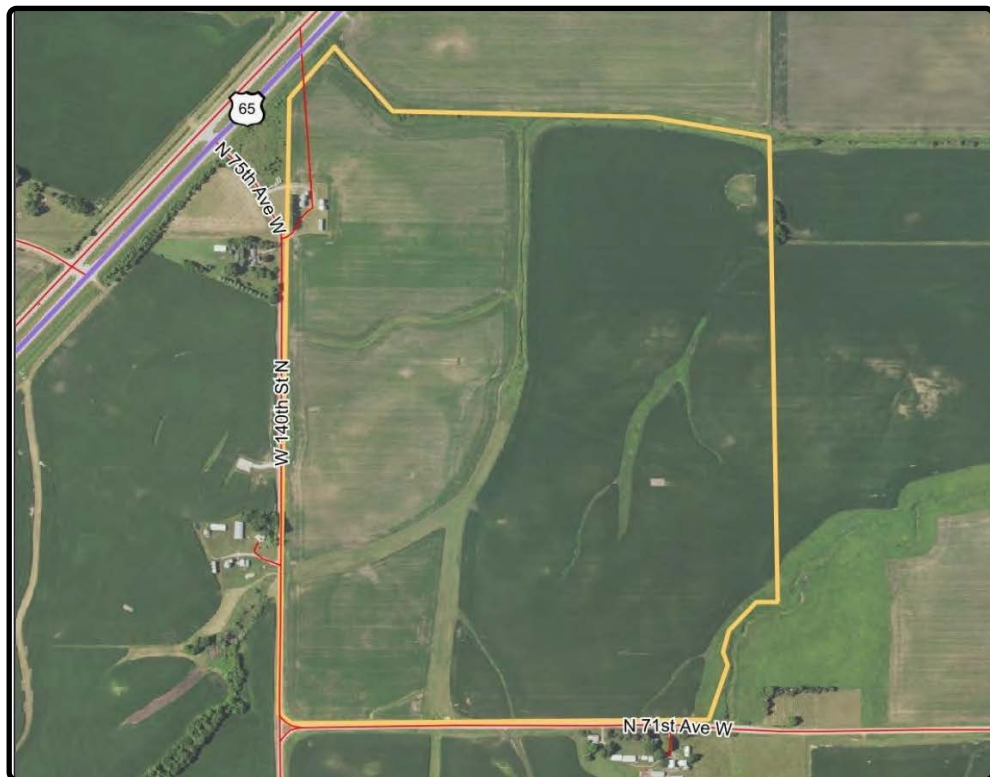
Area Symbol: IA099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	59.73	61.3%		IIs	59
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	18.13	18.6%		IIw	76
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.83	13.2%		IIw	78
88	Nevin silty clay loam, 0 to 2 percent slopes	6.09	6.3%		Is	92
27B	Terril loam, 2 to 6 percent slopes	0.58	0.6%		Ile	87
Weighted Average						66.9

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Parcel 3

FSA/Eff. Crop Acres: 182.31*
CRP Acres: 1.70*
Corn Base Acres: 125.05*
Bean Base Acres: 52.61*
Soil Productivity: 82.30 CSR2

*Acres are estimated.

Parcel 3 Property Information 197.50 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10 miles, head south on W 140th Street N. Property is on the east side of the road.

Legal Description

Part of SW¼, lying south of ditch, Section 29 and part of NW¼, lying west of ditch, Section 32, all in Township 81 North, Range 21 West of the 5th P.M.

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$8,968.00*
 Net Taxable Acres: 197.50*
 Tax per Net Taxable Acre: \$45.41*
**Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3586,
 Tract 2564 & 4120
 FSA/Eff. Crop Acres: 182.31*
 CRP Acres: 1.70*
 Corn Base Acres: 125.05*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 52.61*
 Bean PLC Yield: 45 Bu.

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

CRP Contracts

There are an est. 1.70 acres enrolled in a CP-21 contract that pays \$467.62 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Clarion, Terril and Colo. CSR2 on the est. FSA/Eff. crop acres is 82.30. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

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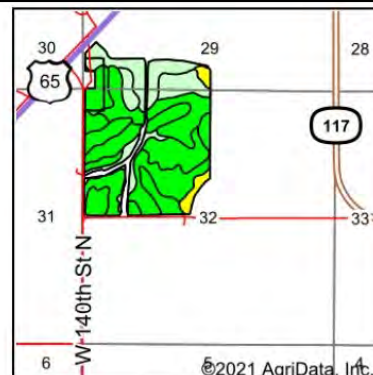
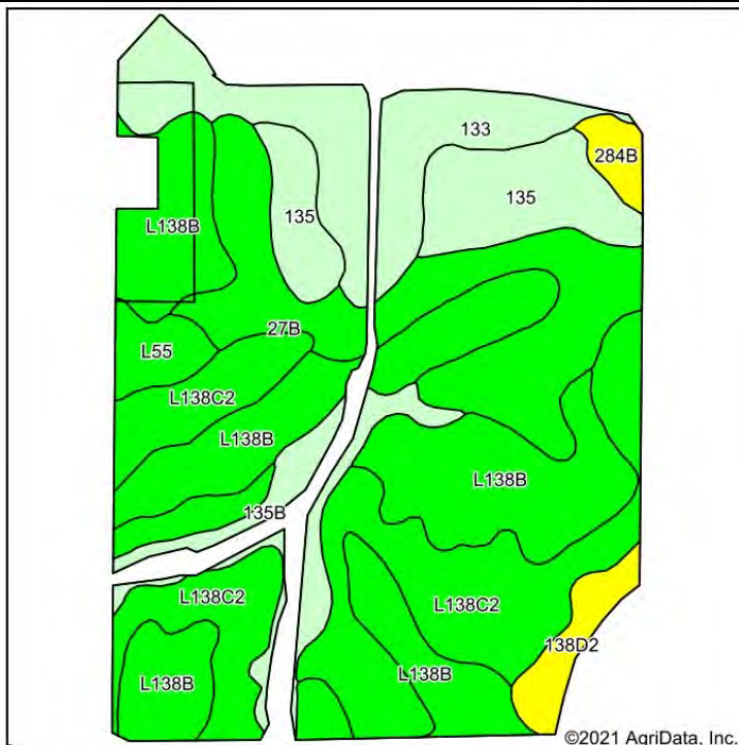
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State: **Iowa**
County: **Jasper**
Location: **32-81N-21W**
Township: **Clear Creek**
Acres: **182.31**
Date: **9/15/2021**



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	54.98	30.2%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	43.22	23.7%		IIle	83	
27B	Terril loam, 2 to 6 percent slopes	26.81	14.7%		Ile	87	87
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.97	12.1%		IIw	78	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	16.07	8.8%		IIw	76	80
135B	Coland clay loam, 2 to 5 percent slopes	8.83	4.8%		Ile	69	64
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.40	2.4%		IIle	56	58
L55	Nicollet loam, 1 to 3 percent slopes	3.70	2.0%		Ile	91	
284B	Flagler sandy loam, 1 to 4 percent slopes	2.33	1.3%		IIle	50	50
Weighted Average						82.3	*-

Buildings/Improvements

- 20' x 60' utility shed
- 30' x 24' grain bin (1979)
- 30' x 21' grain bin (1979)
- 30' x 20' grain bin (1973)
- 24' x 16' grain bin (1965)

Water & Well Information

No known wells.

Comments

Quality Jasper County farm near a main highway with grain storage.

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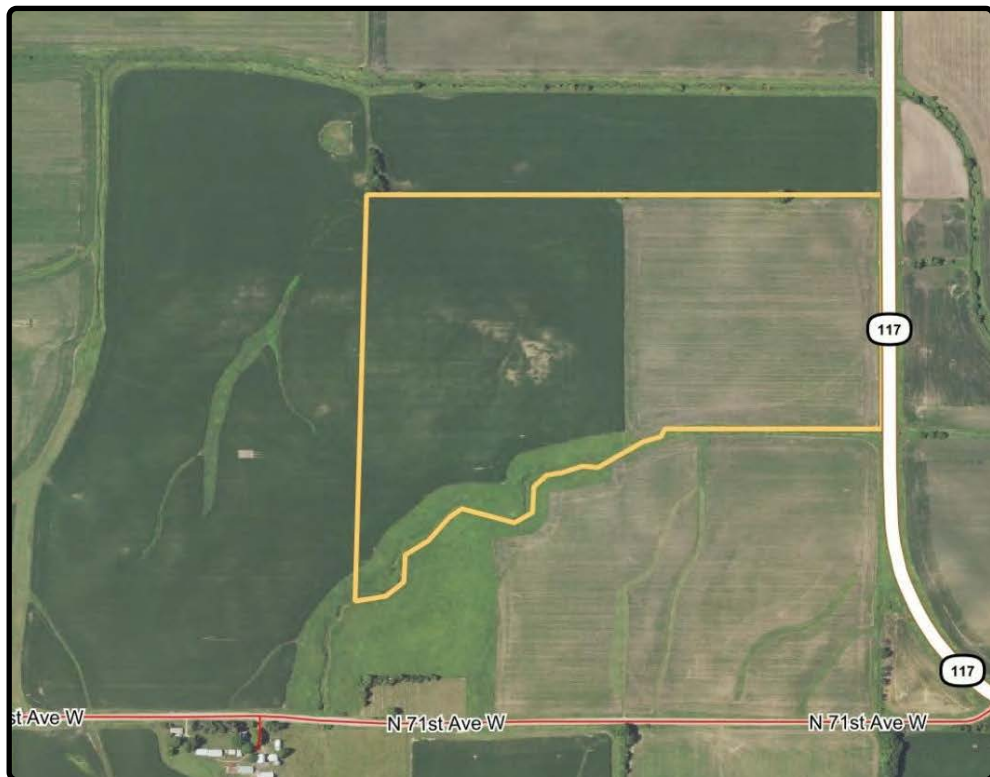
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Parcel 4

FSA/Eff. Crop Acres: 75.98*
CRP Acres: 4.70
Corn Base Acres: 50.49*
Bean Base Acres: 21.81*
Soil Productivity: 70.40 CSR2

*Acres are estimated.

Parcel 4 Property Information 82.00 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10½ miles, then head east on N 79th Avenue W. On Highway 117, go south for ½ mile. Property is on the west side of the road.

Legal Description

Part of NE¼, lying north of ditch, of Section 32, Township 81 North, Range 21 West of the 5th P.M. (Clear Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,110.00*
 Net Taxable Acres: 82.00*
 Tax per Net Taxable Acre: \$37.93*
**Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3586 & 6904
 Tract 2564 & 6617
 FSA/Eff. Crop Acres: 75.98*
 CRP Acres: 4.70
 Corn Base Acres: 50.49*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 21.81*
 Bean PLC Yield: 45 Bu.
**Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

CRP Contracts

There are 4.70 acres enrolled in a CP-21 contract that pays \$1,292.83 annually and expires 9/30/2030.

Soil Types/Productivity

Primary soils are Clarion, Lawler and Coland. CSR2 on the est. FSA/Eff. crop acres is 70.40. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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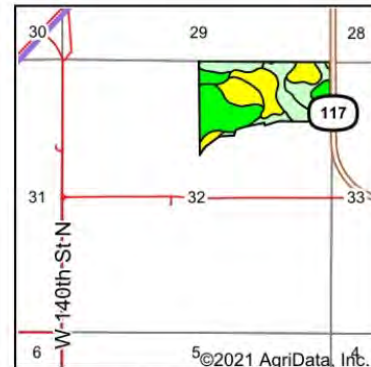
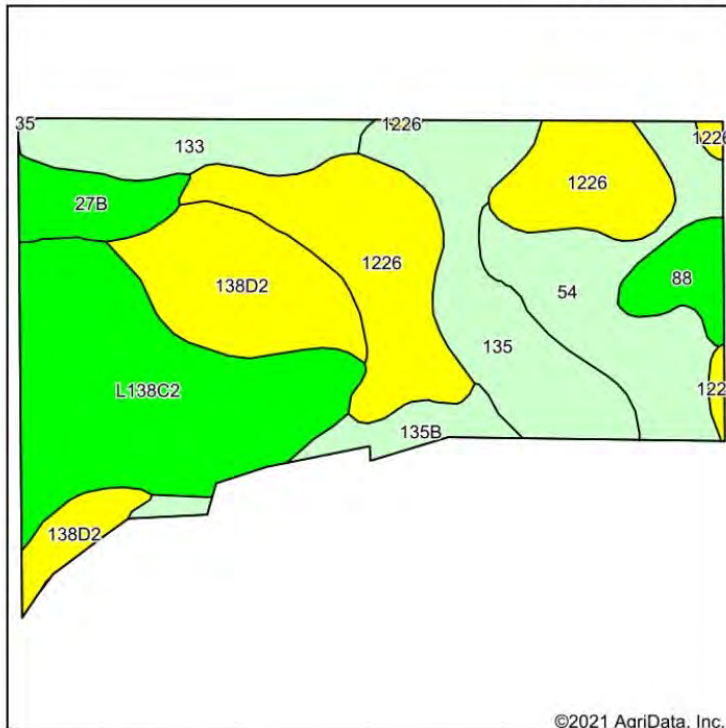
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State: **Iowa**
County: **Jasper**
Location: **32-81N-21W**
Township: **Clear Creek**
Acres: **75.98**
Date: **9/15/2021**



Maps Provided By:

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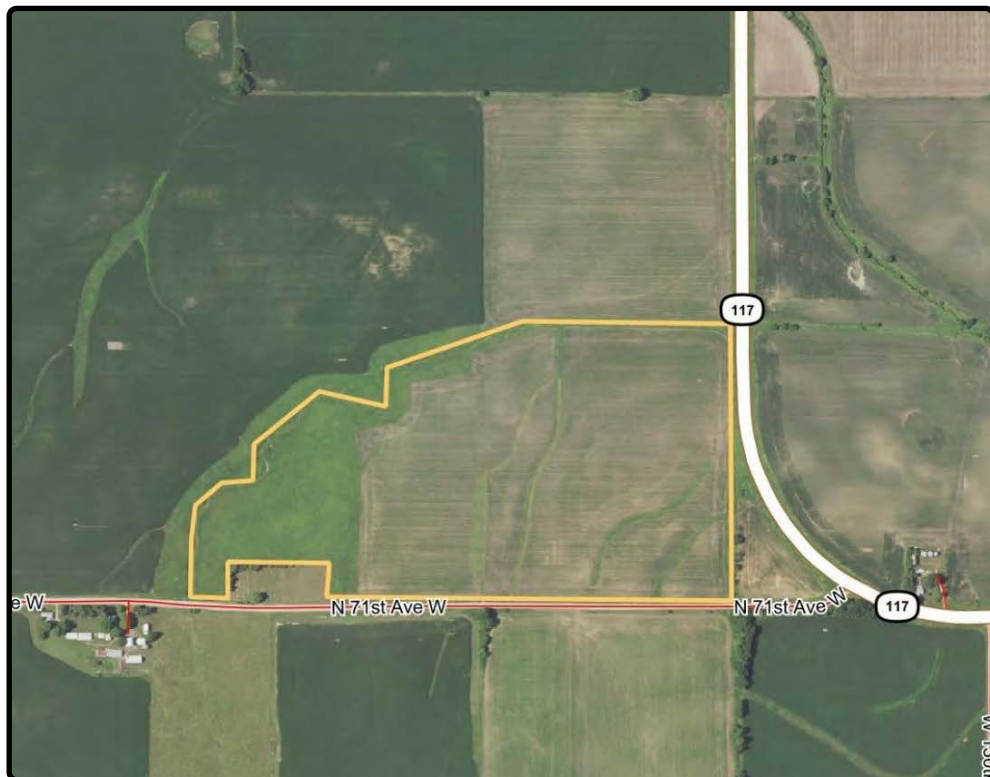
Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	17.61	23.2%			IIIe	83
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	15.42	20.3%			IIIs	59 78
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	9.86	13.0%			IIW	76 80
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.85	13.0%			IIIe	56 58
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.68	12.7%			IIW	60 70
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.27	6.9%			IIW	78 80
27B	Terril loam, 2 to 6 percent slopes	3.14	4.1%			IIe	87 87
135B	Coland clay loam, 2 to 5 percent slopes	2.67	3.5%			IIe	69 64
88	Nevin silty clay loam, 0 to 2 percent slopes	2.48	3.3%			IS	92 90
Weighted Average						70.4	*-

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Parcel 5

FSA/Eff. Crop Acres: 57.51*
CRP Acres: 13.65
Corn Base Acres: 39.24*
Bean Base Acres: 16.51*
Soil Productivity: 78.30 CSR2

*Acres are estimated.

Parcel 5 Property Information 73.50 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10½ miles, then head east on N 79th Avenue W. On Highway 117, go south for ¾ mile. Property is on the west side of the road.

Legal Description

Part of NE¼, lying south of ditch, except cemetery, Section 32, Township 81 North, Range 21 West of the 5th P.M. (Clear Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,989.00*

Net Taxable Acres: 73.50*

Tax per Net Taxable Acre: \$40.67*

*Taxes estimated pending survey of property. Jasper County Assessor will determine final tax figures.

FSA Data

Part of Farm Number 3586 & 6904

Tract 2564 & 6617

FSA/Eff. Crop Acres: 57.51*

CRP Acres: 13.65

Corn Base Acres: 39.24*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 16.51*

Bean PLC Yield: 45 Bu.

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

CRP Contracts

There are 1.10 acres enrolled in a CP-21 contract that pays \$302.58 annually and expires 9/30/2030.

There are 12.55 acres enrolled in a CP-21 & CP-42 contract that pays \$3,190 annually and expires 9/30/2024.

Soil Types/Productivity

Primary soils are Clarion and Terril. CSR2 on the est. FSA/Eff. crop acres is 78.30. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

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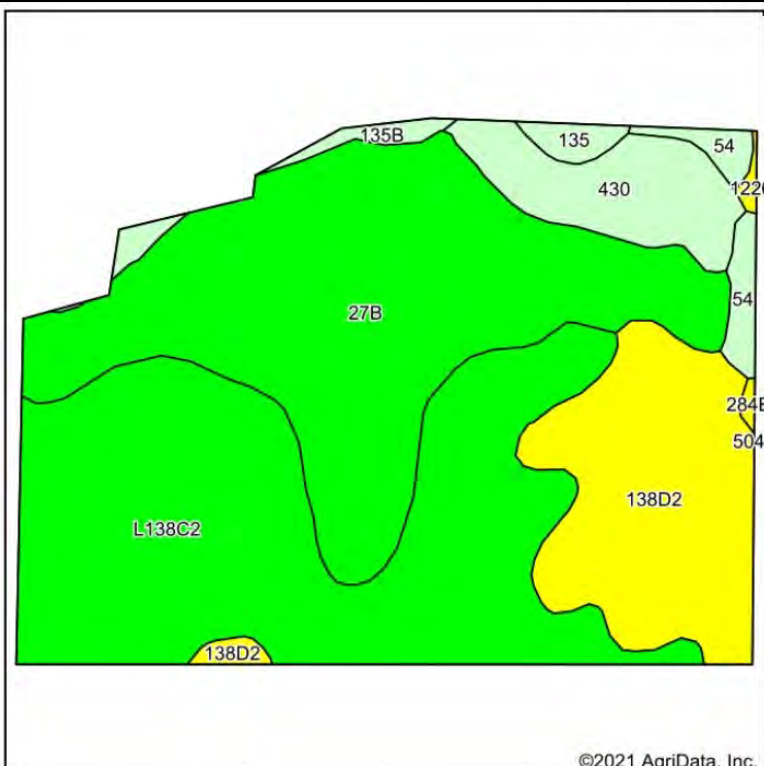
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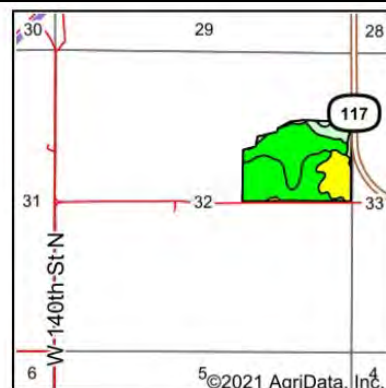
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State: **Iowa**
County: **Jasper**
Location: **32-81N-21W**
Township: **Clear Creek**
Acres: **57.51**
Date: **9/15/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	21.81	37.9%		IIIe	83	
27B	Terril loam, 2 to 6 percent slopes	20.01	34.8%		Ile	87	87
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.45	16.4%		IIIe	56	58
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.69	6.4%		IIw	70	83
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.12	1.9%		IIw	60	70
135B	Coland clay loam, 2 to 5 percent slopes	0.72	1.3%		Ile	69	64
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.49	0.9%		IIw	76	80
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.13	0.2%		IIIs	59	78
284B	Flagler sandy loam, 1 to 4 percent slopes	0.09	0.2%		IIIe	50	50
Weighted Average						78.3	*-

Water & Well Information

No known wells.

Comments

Mix of CRP and tillable acres with access just off a hard-surfaced road.

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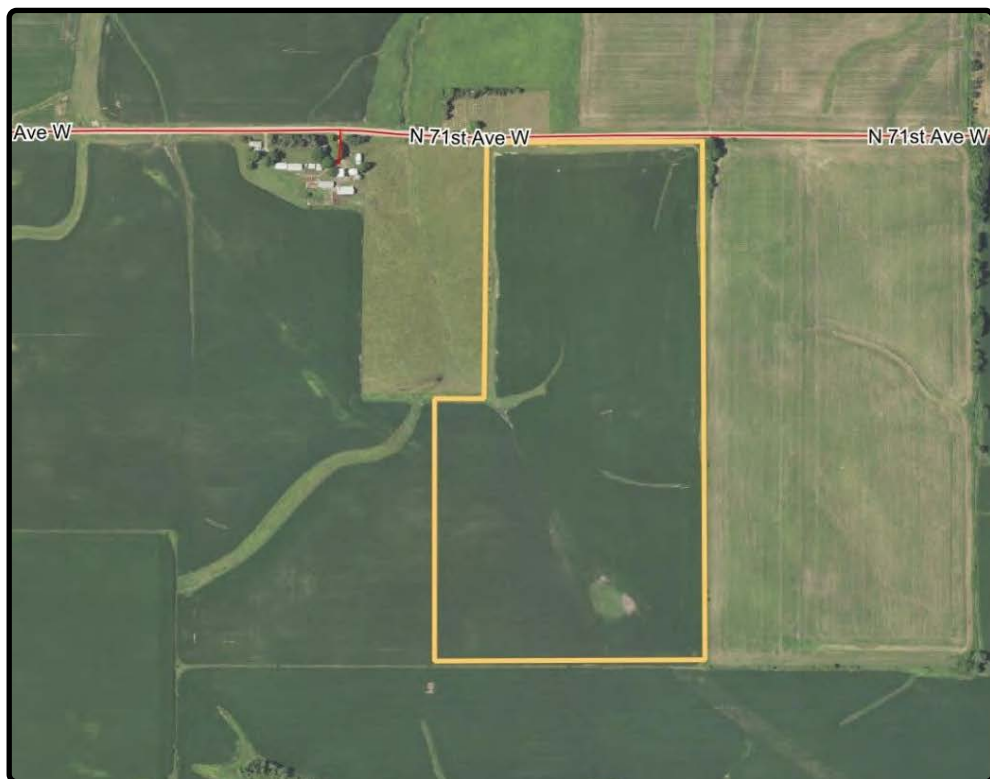
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Parcel 6

FSA/Eff. Crop Acres: 70.50*
Corn Base Acres: 35.52*
Bean Base Acres: 22.63*
Soil Productivity: 85.40 CSR2

**Acres are estimated.*

Parcel 6 Property Information 72.44 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10 miles, head south on W 140th Street N. In 1 mile, go east on N 71st Avenue W. Property is on the south side of the road.

Legal Description

W½ SE¼, except Parcel B, Section 32, Township 81 North, Range 21 West of the 5th P.M. (Clear Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,298.00
 Net Taxable Acres: 72.44
 Tax per Net Taxable Acre: \$45.53

FSA Data

Part of Farm Number 6904, Tract 6617
 FSA/Eff. Crop Acres: 70.50*
 Corn Base Acres: 35.52*
 Corn PLC Yield: 154 Bu.
 Bean Base Acres: 22.63*
 Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Clarion and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 85.40. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality soils on this Jasper County farm.

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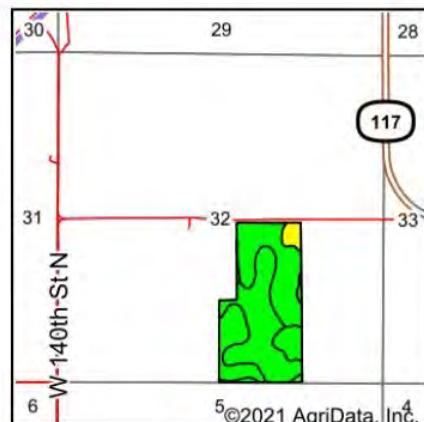
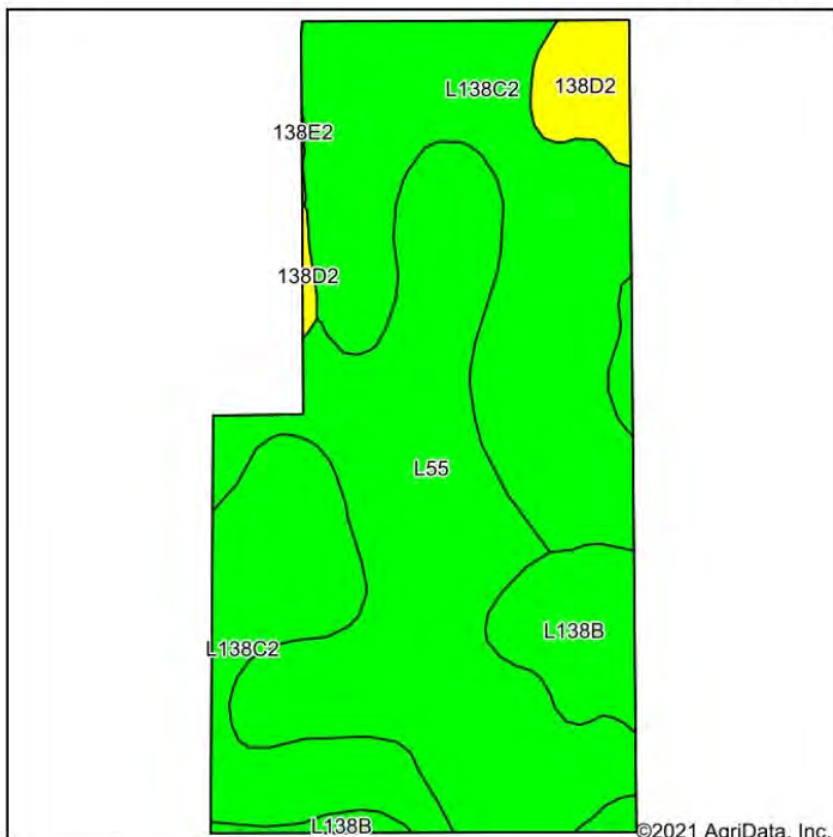
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State: **Iowa**
County: **Jasper**
Location: **32-81N-21W**
Township: **Clear Creek**
Acres: **70.5**
Date: **9/15/2021**



Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	33.91	48.1%		IIIe	83	
L55	Nicollet loam, 1 to 3 percent slopes	27.79	39.4%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.80	8.2%		Ile	88	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.00	4.3%		IIIe	56	58
Weighted Average						85.4	*.

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Parcel 7

FSA/Eff. Crop Acres: 120.38*

Corn Base Acres: 62.44*

Bean Base Acres: 39.78*

Soil Productivity: 85.90 CSR2

**Acres are estimated.*

Parcel 7 Property Information 120.64 Acres, m/l

Location

From Bondurant: Go northeast on Highway 65 for 10 miles, head south on W 140th Street N. Property is on the east side of the road.

Legal Description

E½ SW¼, except Parcel B, NW¼ SW¼, and N½ SW¼ SW¼, all in Section 32, Township 81 North, Range 21 West of the 5th P.M. (Clear Creek Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: 5,556.00

Net Taxable Acres: 120.64

Tax per Net Taxable Acre: \$46.05

FSA Data

Part of Farm Number 6904, Tract 6617

FSA/Eff. Crop Acres: 120.38*

Corn Base Acres: 62.44*

Corn PLC Yield: 154 Bu.

Bean Base Acres: 39.78*

Bean PLC Yield: 46 Bu.

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

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Coland. CSR2 on the est. FSA/Eff. crop acres is 85.90. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality soils on this Jasper County farm.

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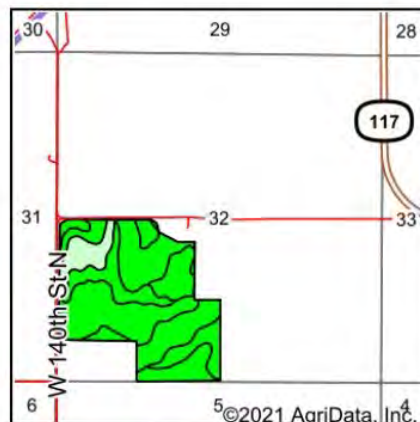
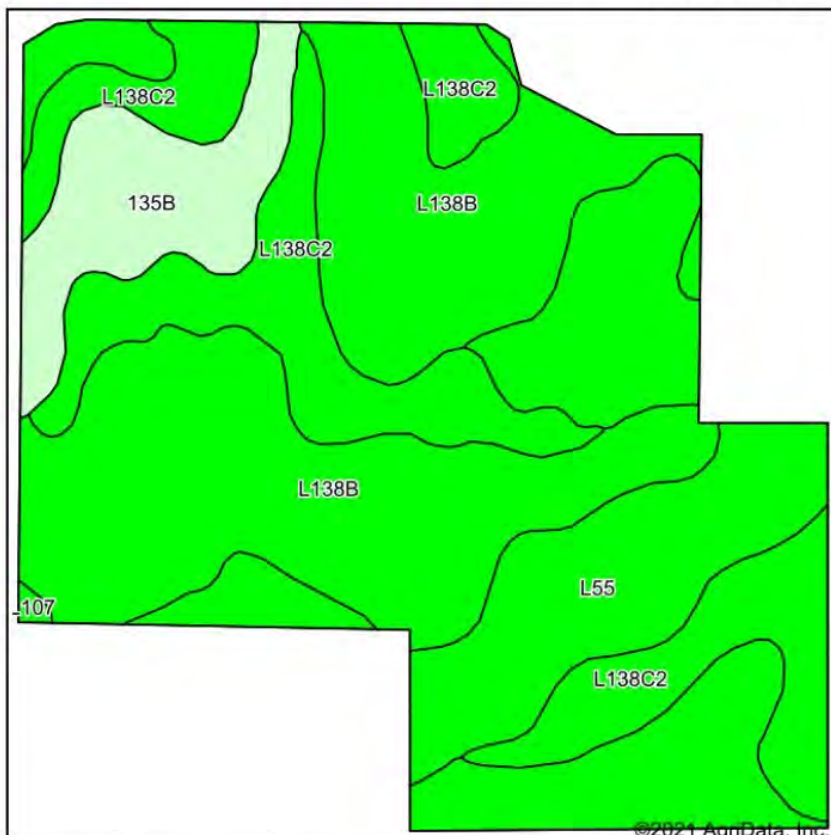
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State: **Iowa**
County: **Jasper**
Location: **32-81N-21W**
Township: **Clear Creek**
Acres: **120.38**
Date: **9/15/2021**



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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	56.39	46.8%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	27.92	23.2%		IIle	83	
L55	Nicollet loam, 1 to 3 percent slopes	25.63	21.3%		Ie	91	
135B	Coland clay loam, 2 to 5 percent slopes	10.21	8.5%		Ile	69	64
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.23	0.2%		IIw	88	
Weighted Average						85.9	*-

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 - West Looking East



Parcel 2 - East Looking West



Parcel 3 - Southwest Looking Northeast



Parcel 3 - Bin Site



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Parcel 4 - East Looking West



Parcel 5 - Southeast Looking Northwest



Parcel 6 - Southeast Looking Northwest



Parcel 7 - Northwest Looking Southeast



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Date: **Fri., November 5, 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 Story & Jasper Counties 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 515-290-7286 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.

- Seller reserves the right to refuse any and all bids.

Seller

Geisler - Penquite Foundation

Agency

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

Auctioneer

Kyle Hansen

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 February 9, 2022 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 February 9, 2022.

Surveys

Parcels 2-7 will be surveyed after the sale. Sale price will be adjusted up or down by taking the Gross Surveyed Acres found by the survey times the price per acre on auction day.

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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