

Land Auction

ACREAGE:

78.43 Acres, m/l
Cerro Gordo County, IA

DATE:

Tuesday
October 26, 2021
10:00 a.m.

LOCATION:

**Rockwell
Community Center**
Rockwell, IA

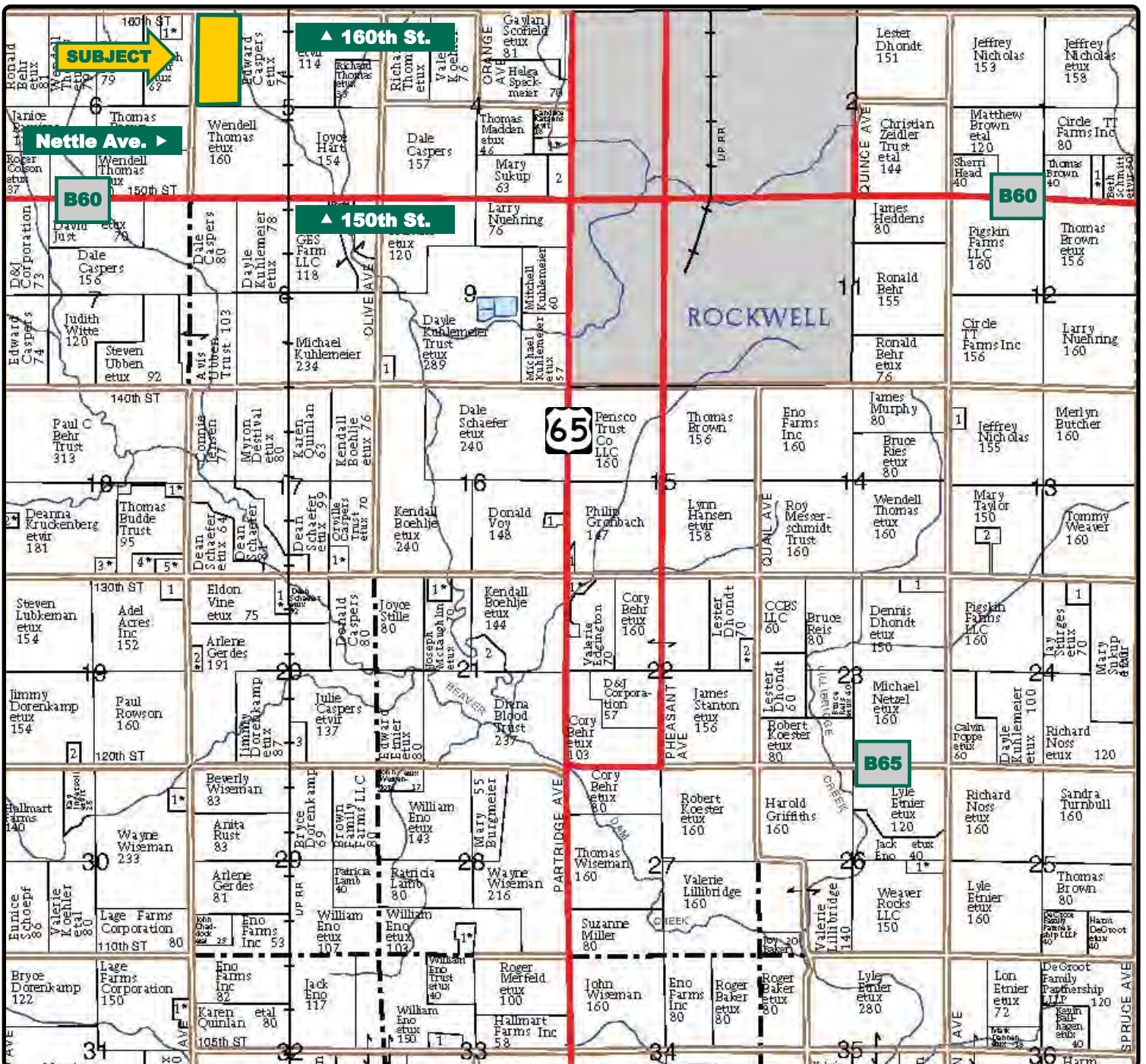


Property Key Features

- **Highly Productive Soil Types in Strong Farming Community**
- **71.32 FSA/Eff. Crop Acres with a CSR2 of 83.60**
- **Located Close to Competitive Grain Markets & Ethanol Plants**

Sterling Young
Licensed Broker in IA & MN
641-425-0976
SterlingY@Hertz.ag

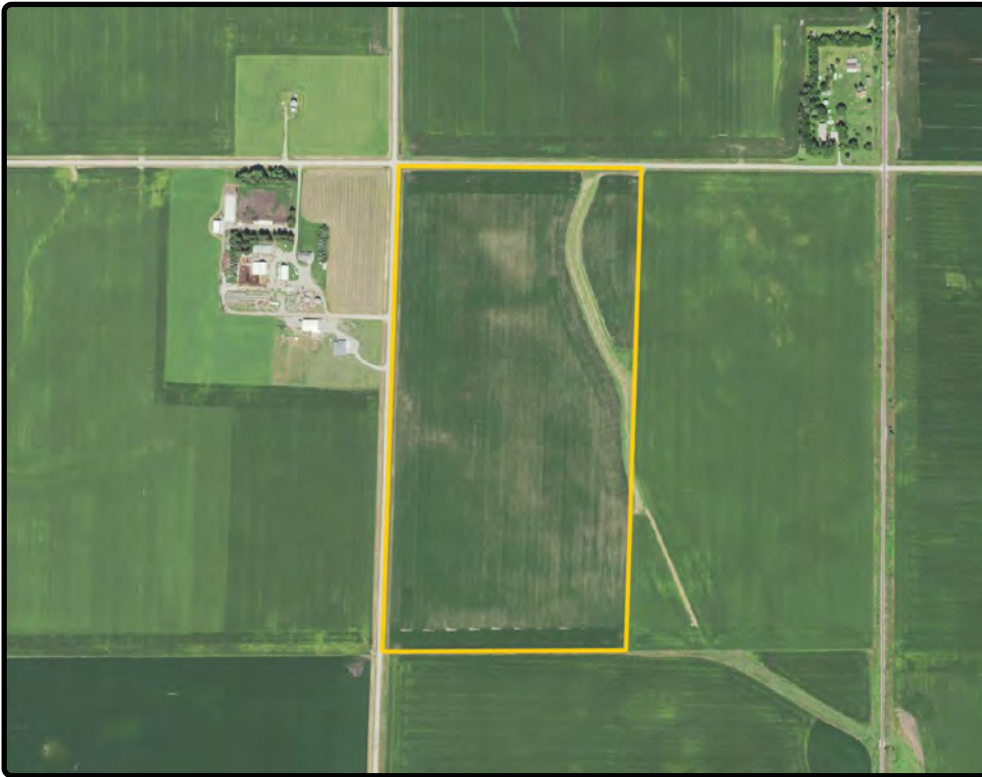
641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
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FSA/Eff. Crop Acres: 71.32

Corn Base Acres: 41.90

Bean Base Acres: 29.40

Soil Productivity: 83.60 CSR2

Property Information

78.43 Acres, m/l

Location

From Rockwell: Go west on B60/150th St. for 2 miles, then north on Nettle Ave. for ½ mile. Property is on the east side of Nettle Ave.

Legal Description

W½ NW¼ Section 5, Township 94 North, Range 20 West of the 5th P.M., Cerro Gordo County, Iowa. *Updated abstract to govern.*

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,126.00
Gross Acres: 78.43
Net Taxable Acres: 74.73
Tax per Net Taxable Acre: \$28.45

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4348, Tract 6225
FSA/Eff. Crop Acres: 71.32
Corn Base Acres: 41.90
Corn PLC Yield: 164 Bu.
Bean Base Acres: 29.40
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Clyde, Floyd, and Readlyn. CSR2 on the FSA/Eff. crop acres is 83.60. 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

Nearly level to gently sloping.

Drainage

Natural and tile. See agent for maps.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive soils located in a strong farming community.

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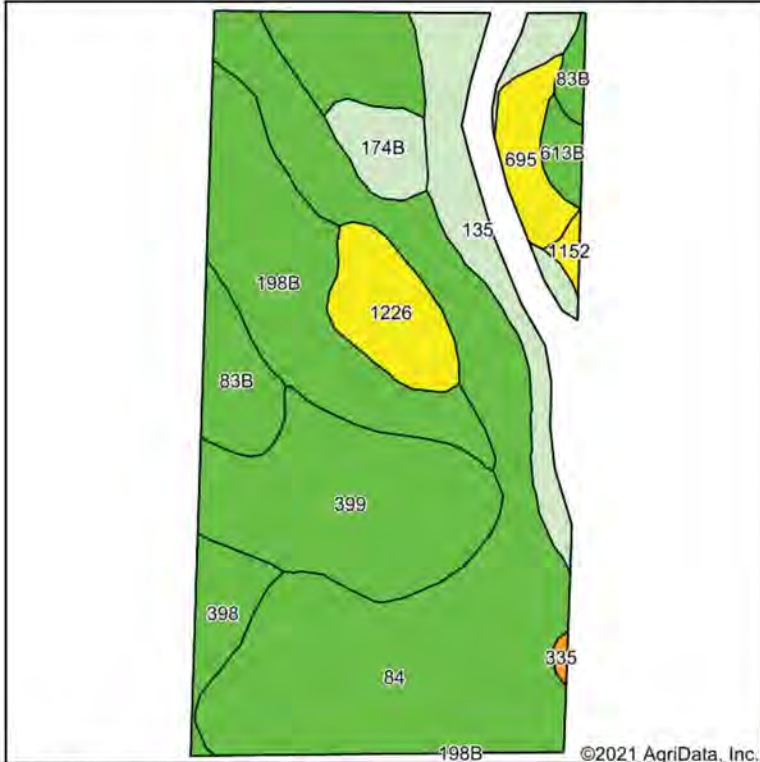
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State: **Iowa**
 County: **Cerro Gordo**
 Location: **5-94N-20W**
 Township: **Geneseo**
 Acres: **71.32**
 Date: **9/8/2021**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

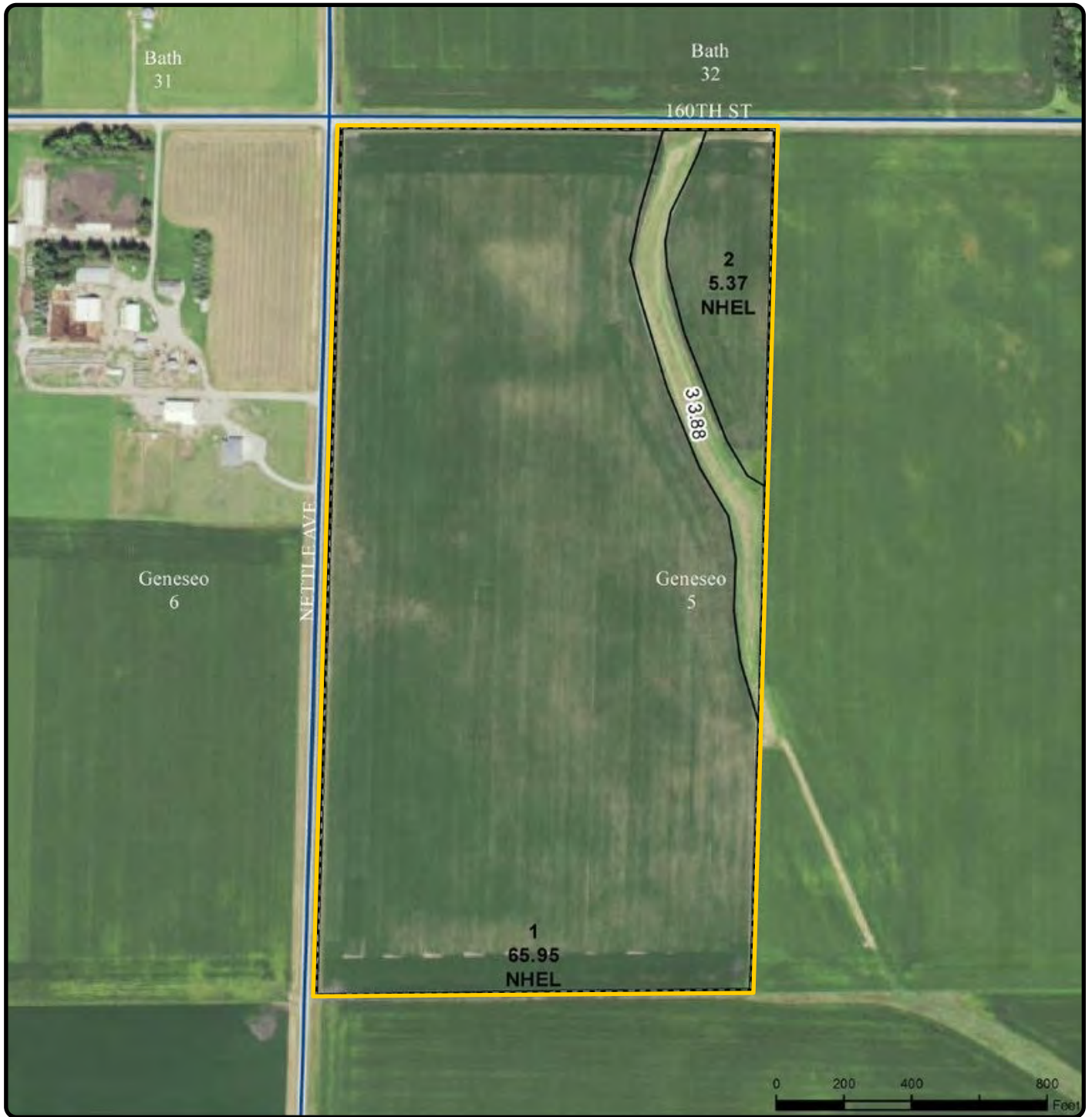
Area Symbol: IA033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	25.50	35.8%		IIw	88
198B	Floyd loam, 1 to 4 percent slopes	13.22	18.5%		IIw	89
399	Readlyn silt loam, 1 to 3 percent slopes	11.09	15.5%		Iw	91
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.52	9.1%		IIw	76
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.76	5.3%		IIs	59
83B	Kenyon loam, 2 to 5 percent slopes	3.34	4.7%		Ile	90
695	Tilfer silty clay loam, 0 to 2 percent slopes	2.28	3.2%		IIIw	46
398	Tripoli clay loam, 0 to 2 percent slopes	2.22	3.1%		Iw	82
174B	Bolan loam, 2 to 5 percent slopes	2.01	2.8%		IIs	64
613B	Rosfield silt loam, 2 to 5 percent slopes	0.88	1.2%		Ile	85
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.35	0.5%		Iw	54
335	Harcot loam, 0 to 2 percent slopes	0.15	0.2%		Iw	36
Weighted Average						83.6

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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South Looking North



Northwest Looking Southeast



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Date: **Tues., October 26, 2021**

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

Site: **Rockwell Community
Center
114 3rd St. N
Rockwell, IA 50469**

Seller

Dorothy A. and Donald D. Sheeley,
Sheeley Family Trust

Agency

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

Auctioneer

Marv Huntrods

Attorney

Gerald M. Stambaugh
Laird Law Firm

Method of Sale

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

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 December 8, 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 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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