

Land Auction

ACREAGE:

118.50 Acres, m/l
Marshall County, IA

DATE:

Tuesday
November 9, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



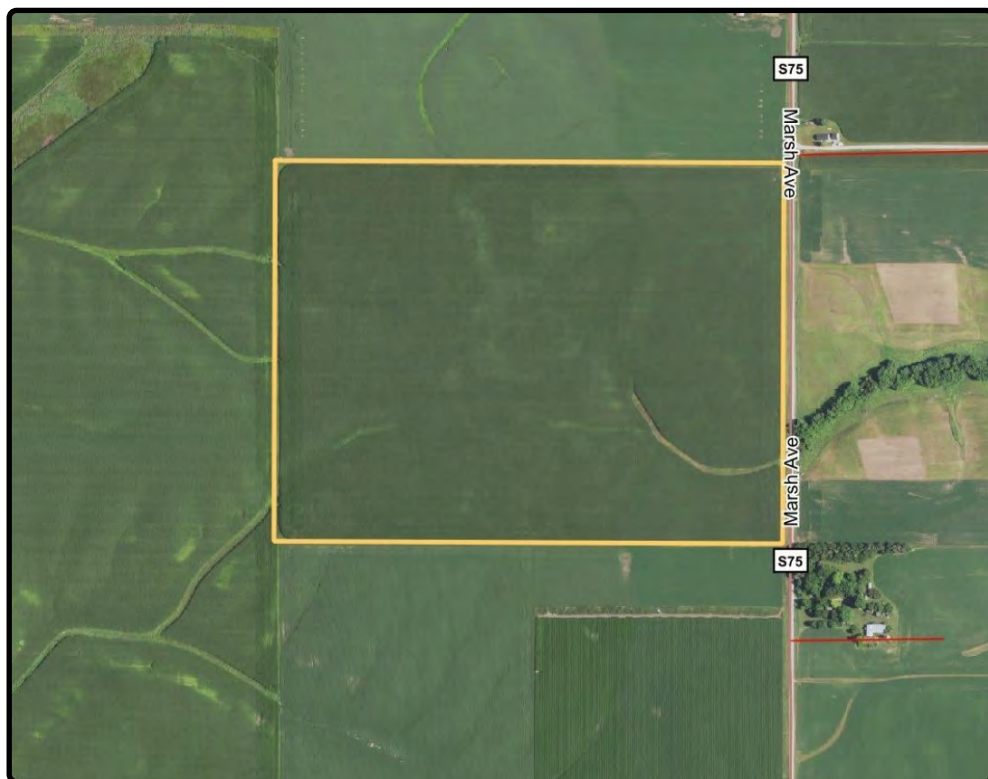
Property Key Features

- 6½ Miles Southeast of Melbourne
- 120.72 FSA/Eff. Crop Acres with a 92.00 CSR2
- Highly Tillable Farm in Southern Marshall County

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FSA/Eff. Crop Acres: 120.72
Corn Base Acres: 91.10
Bean Base Acres: 59.60
Soil Productivity: 92.00 CSR2

Property Information

118.50 Acres, m/l

Location

From Melbourne: Go east on E63 for 5 miles, then south on Marsh Avenue for 1¼ mile. Property is on the west side of the road.

Legal Description

NE¼, except north 40 acres, Section 13, Township 82 North, Range 19 West of the 5th P.M. (Logan Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$6,100.00
 Net Taxable Acres: 118.50
 Tax per Net Taxable Acre: \$51.48

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4833, Tract 7426 & 7427
 FSA/Eff. Crop Acres: 120.72
 Corn Base Acres: 91.10
 Corn PLC Yield: 185.00 Bu.
 Bean Base Acres: 59.60
 Bean PLC Yield: 57.00 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Garwin. CSR2 on the FSA/Eff. crop acres is 92.00. See soil map for detail.

Fertility Data

Soil tests completed in 2020 by Heartland Coop.
 pH: 5.99
 K: 225.48
 P: 34.92

Yield History (Bu./Ac.)

Year	Corn	Beans
2020	-	55
2019	249	-
2018	-	65
2017	258	-
2016	-	74

Yield information is reported by grain settlement sheets.

Land Description

Level to moderately sloping.

Drainage

Natural, plus tile. Contact agent for tile maps.

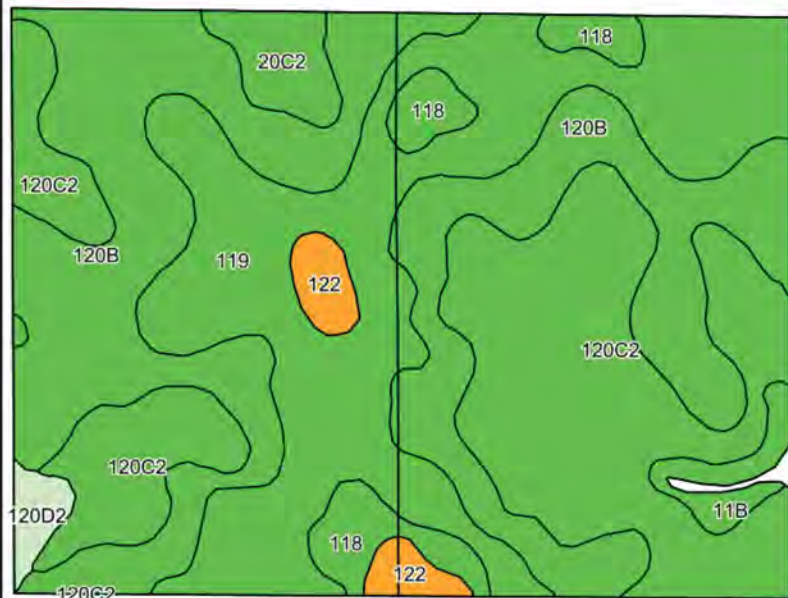
Water & Well Information

No known wells.

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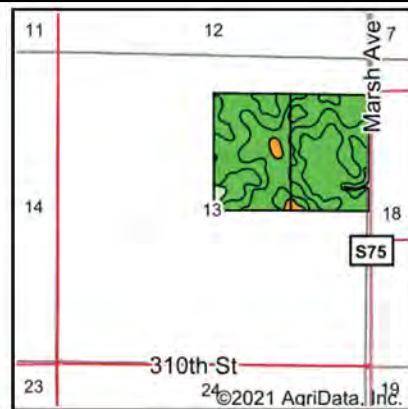
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **13-82N-19W**
Township: **Logan**
Acres: **120.72**
Date: **8/18/2021**



Maps Provided By:



Area Symbol: IA127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	41.57	34.4%		Ile	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	33.30	27.6%		Iw	100
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	32.48	26.9%		IIle	87
118	Garwin silty clay loam, 0 to 2 percent slopes	4.90	4.1%		IIw	90
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	2.80	2.3%		IIle	81
122	Sperry silt loam, depressional, 0 to 1 percent slopes	2.45	2.0%		IIlw	36
11B	Colo-Ely complex, 0 to 5 percent slopes	2.01	1.7%		IIw	86
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	1.21	1.0%		IIle	62
Weighted Average						92

Comments

High-quality Marshall County farm ground.

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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Southeast Looking Northwest



Northeast Looking Southwest



East Looking West



Southwest Looking Northeast



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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 Marshall 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, Kyle Hansen at Phone 515-370-3446 with questions.

Method of Sale

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

Seller

Patricia Sarazen

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 December 9, 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 December 9, 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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