

Land Auction

ACREAGE:

191.25 Acres, m/l
In 2 parcels
Benton County, IA

DATE:

Tuesday
November 2, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

- Located Nine Miles Northeast of Dysart
- 190.07 Est. FSA/Eff. HEL Crop Acres with an Average 87.50 CSR2
- Highly Tillable Farms in Benton County

Kyle Hansen, ALC
Licensed Broker in IA & MO
515-370-3446
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515-382-1500
415 S. 11th St./ PO Box 500
Nevada, IA 50201
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Parcel 1

FSA/Eff. HEL Crop Ac.: 112.25*

Corn Base Acres: 55.54*

Bean Base Acres: 56.52*

Soil Productivity: 88.20

**Acres are estimated.*

Parcel 1 Property Information 112.25 Acres, m/l

Location

From Dysart: Go east on Highway 8 for 3 miles. Head north on V40 / 13th Avenue for 4 miles. Property is on the east side of the road.

Legal Description

S½ SW¼, except Parcel A, and SW¼ SE¼ of Section 22, Township 86 North, Range 12 West of the 5th P.M. (Bruce Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,993.86*

Net Taxable Acres: 112.25*

Tax per Net Taxable Acre: \$35.58*

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

FSA Data

Part of Farm Number 5390, Tract 8647

FSA/Eff. HEL Crop Acres: 112.25*

Corn Base Acres: 55.54*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 56.52*

Bean PLC Yield: 53 Bu.

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

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the est. FSA/Eff. HEL crop acres is 88.20. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural, plus tile. No tile maps available.

Buildings/Improvements

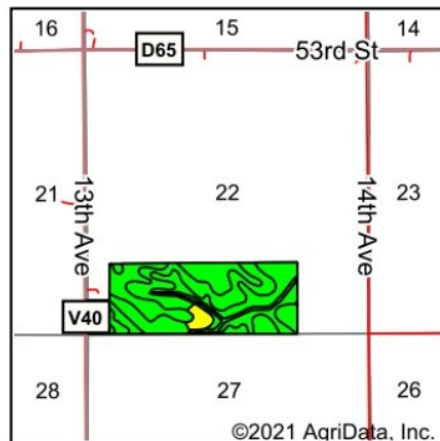
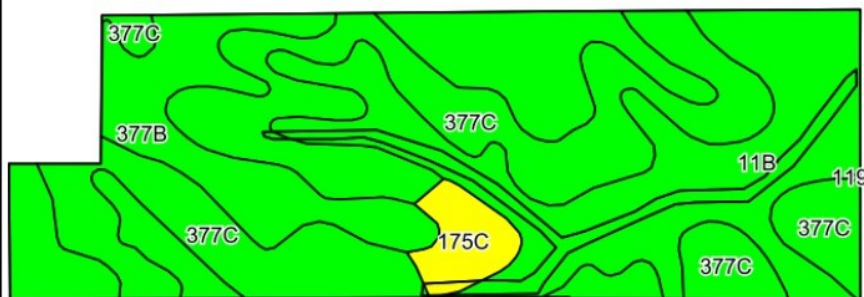
None.

Water & Well Information

No known wells.

Comments

Fantastic soils on this Benton County farm.



State: **Iowa**
County: **Benton**
Location: **22-86N-12W**
Township: **Bruce**
Acres: **112.25**
Date: **9/27/2021**



Maps Provided By



surety
CUSTOMIZED ONLINE MAPPING

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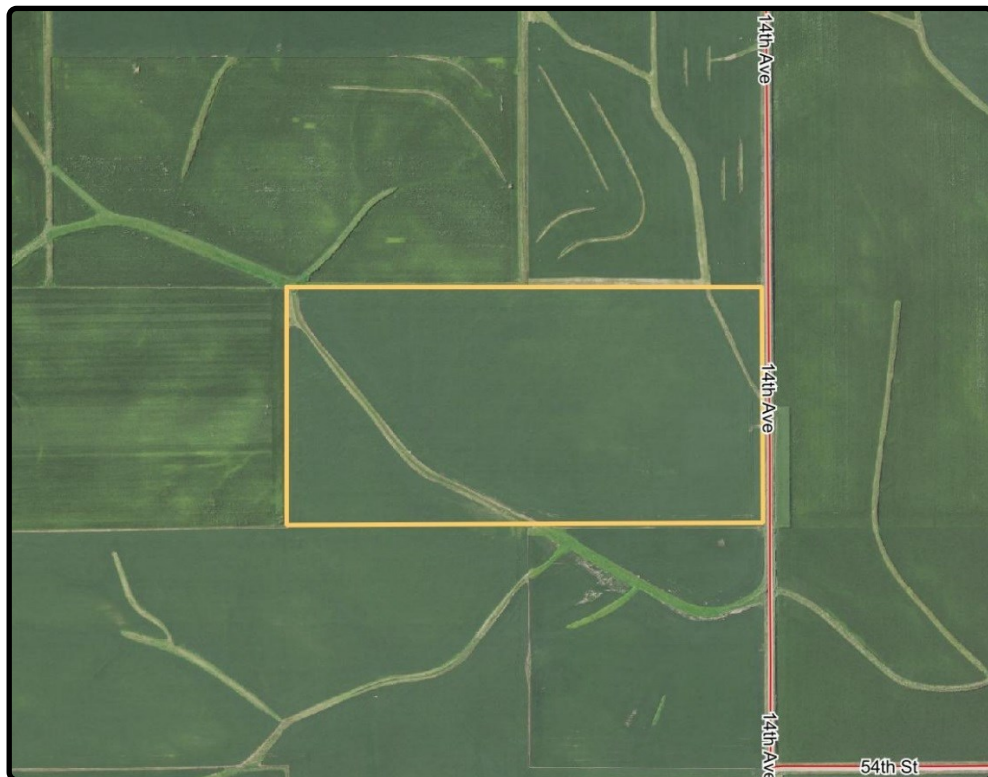
Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	47.04	41.9%		IIIe	90
11B	Colo-Ely complex, 0 to 5 percent slopes	33.37	29.7%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	27.95	24.9%		Ile	94
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.89	3.5%		IIIe	45
Weighted Average						88.2

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Parcel 2

FSA/Eff. HEL Crop Ac.: **77.82***

Corn Base Acres: **38.56***

Bean Base Acres: **39.24***

Soil Productivity: **86.40 CSR2**

**Acres are estimated.*

Parcel 2 Property Information 79.00 Acres, m/l

Location

From Dysart: Go east on Highway 8 for 4 miles. Head north on 14th Avenue for 4¼ miles. Property is on the west side of the road.

Legal Description

N½ SE¼ of Section 22, Township 86 North, Range 12 West of the 5th P.M. (Bruce Township)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,810.82*

Net Taxable Acres: 79.00*

Tax per Net Taxable Acre: \$35.58*

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

FSA Data

Part of Farm Number 5390, Tract 8647

FSA/Eff. HEL Crop Acres: 77.82*

Corn Base Acres: 38.56*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 39.24*

Bean PLC Yield: 53 Bu.

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

Soil Types/Productivity

Primary soils are Colo-Ely and Klinger. CSR2 on the est. FSA/Eff. HEL crop acres is 86.40. See soil map for detail.

Land Description

Level to moderately sloping.

Drainage

Natural, plus tile. No tile maps available.

Buildings/Improvements

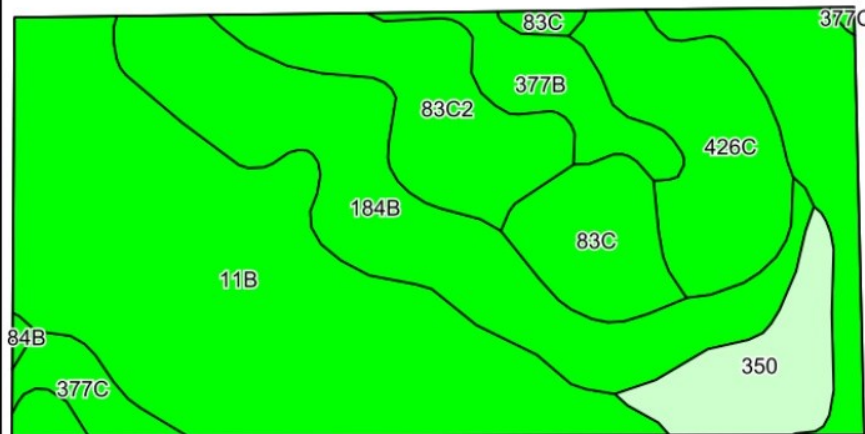
None.

Water & Well Information

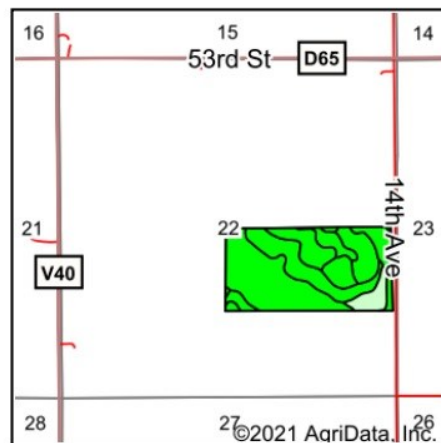
No known wells.

Comments

Productive soils on this Benton County farm.



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State: **Iowa**
County: **Benton**
Location: **22-86N-12W**
Township: **Bruce**
Acres: **77.82**
Date: **9/27/2021**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 23

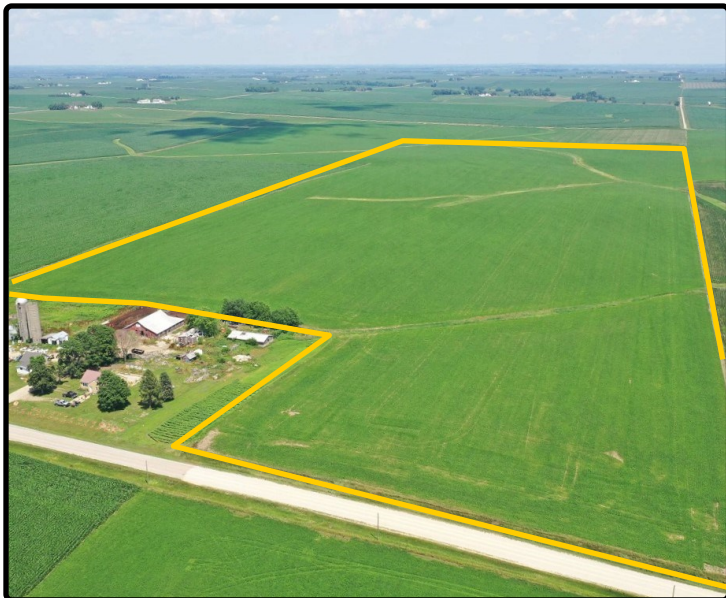
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	33.63	43.2%		IIw	86
184B	Klinger silty clay loam, 1 to 4 percent slopes	14.45	18.6%		Iw	95
426C	Aredale loam, 5 to 9 percent slopes	7.47	9.6%		IIle	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	7.02	9.0%		IIle	84
83C	Kenyon loam, 5 to 9 percent slopes	4.71	6.1%		IIle	85
350	Waukegan silt loam, 0 to 2 percent slopes	4.59	5.9%		IIs	60
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.05	5.2%		Ile	94
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.90	2.4%		IIle	90
Weighted Average						86.4

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 - Southwest Looking Northeast



Parcel 1 - North Looking Southwest



Parcel 2 - Northwest Looking Southeast



Parcel 2 - East Looking West



Date: **Tues., November 2, 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 Benton 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 land 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.
- Seller reserves the right to refuse any and all bids.

Seller

Maple Crest Farms, LLC

Agency

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

Auctioneer

Kyle Hansen, ALC

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 3, 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 3, 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.

Make the Most of Your Farmland Investment

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- Professional Farm Management
- Certified Farm Appraisals

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