

# Land Auction

ACREAGE:	DATE:	LOCATION:
<b>191.25 Acres, m/l</b> In 2 parcels Benton County, IA	Tuesday November 2, 2021 10:00 a.m.	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 KyleH@Hertz.ag **515-382-1500** 415 S. 11th St./ PO Box 500 Nevada, IA 50201 **www.Hertz.ag** 

REID: 000-3687-01



### Plat Map

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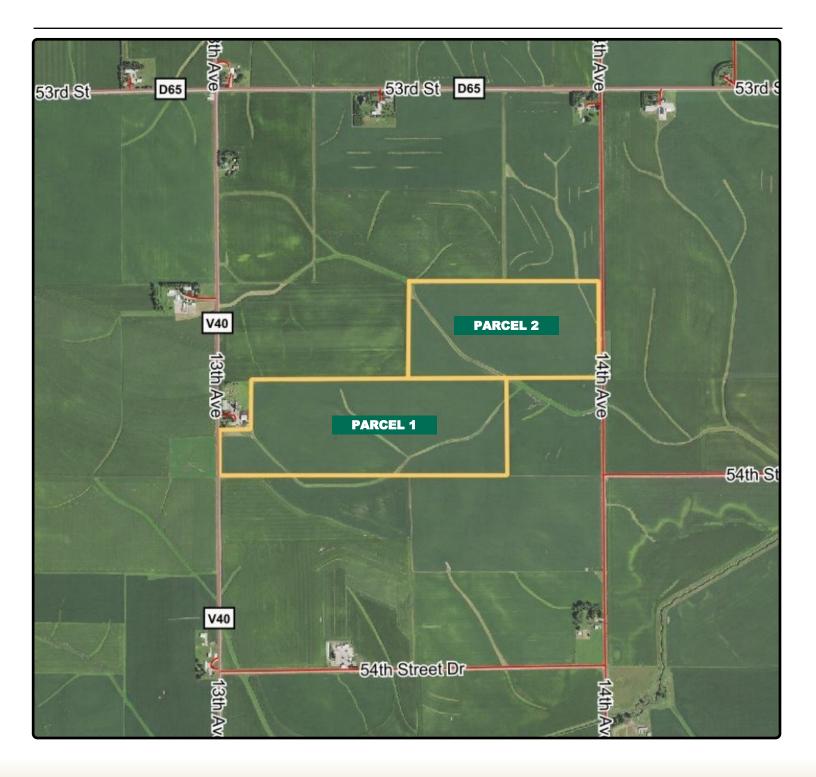
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Kyle Hansen, ALC Licensed Broker in IA & MO 515-370-3446 KyleH@Hertz.ag



## **Location Map**

Benton County, IA



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### **Aerial Photo**

Parcel 1 - 112.25 Acres, m/l



#### 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**

S<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>4</sub>, except Parcel A, and SW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> 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

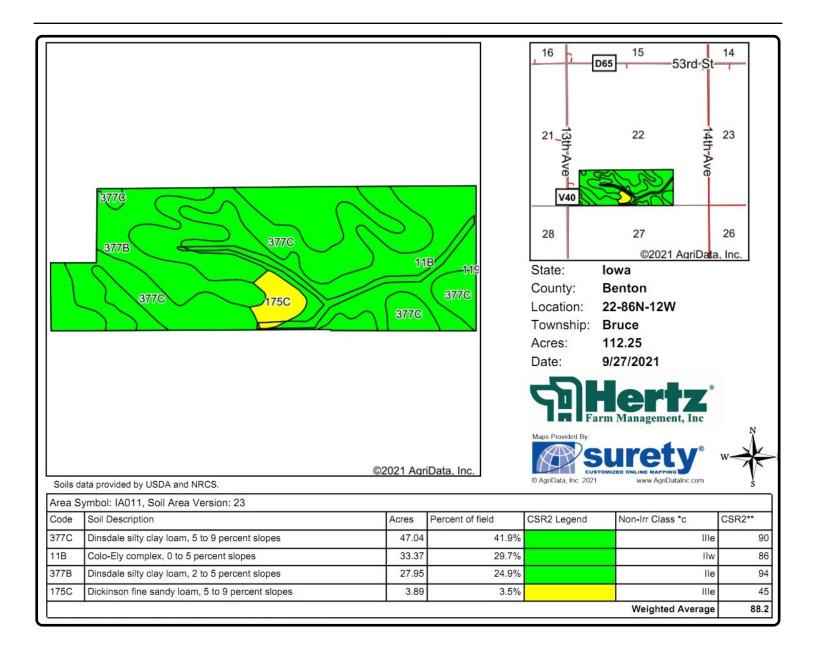
Fantastic soils on this Benton County farm.

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### Soil Map

Parcel 1 - 112.25 Est. FSA/Eff. HEL Crop Acres



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### **Aerial Photo**

Parcel 2 - 79.00 Acres, m/l



#### 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 4<sup>1</sup>/<sub>4</sub> miles. Property is on the west side of the road.

#### **Legal Description**

N<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> 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

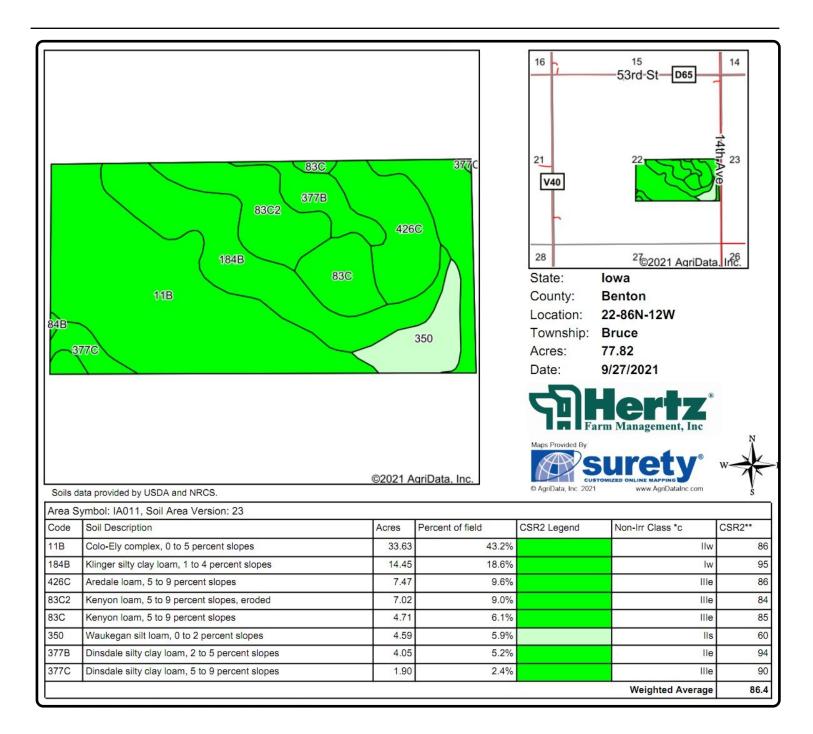
Productive soils on this Benton County farm.

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### Soil Map

Parcel 2 - 77.82 Est. FSA/Eff. HEL Crop Acres



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 2 - Northwest Looking Southeast



Parcel 1 - North Looking Southwest

Parcel 2 - East Looking West



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### Auction Information

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.

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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