

Land Auction

ACREAGE:

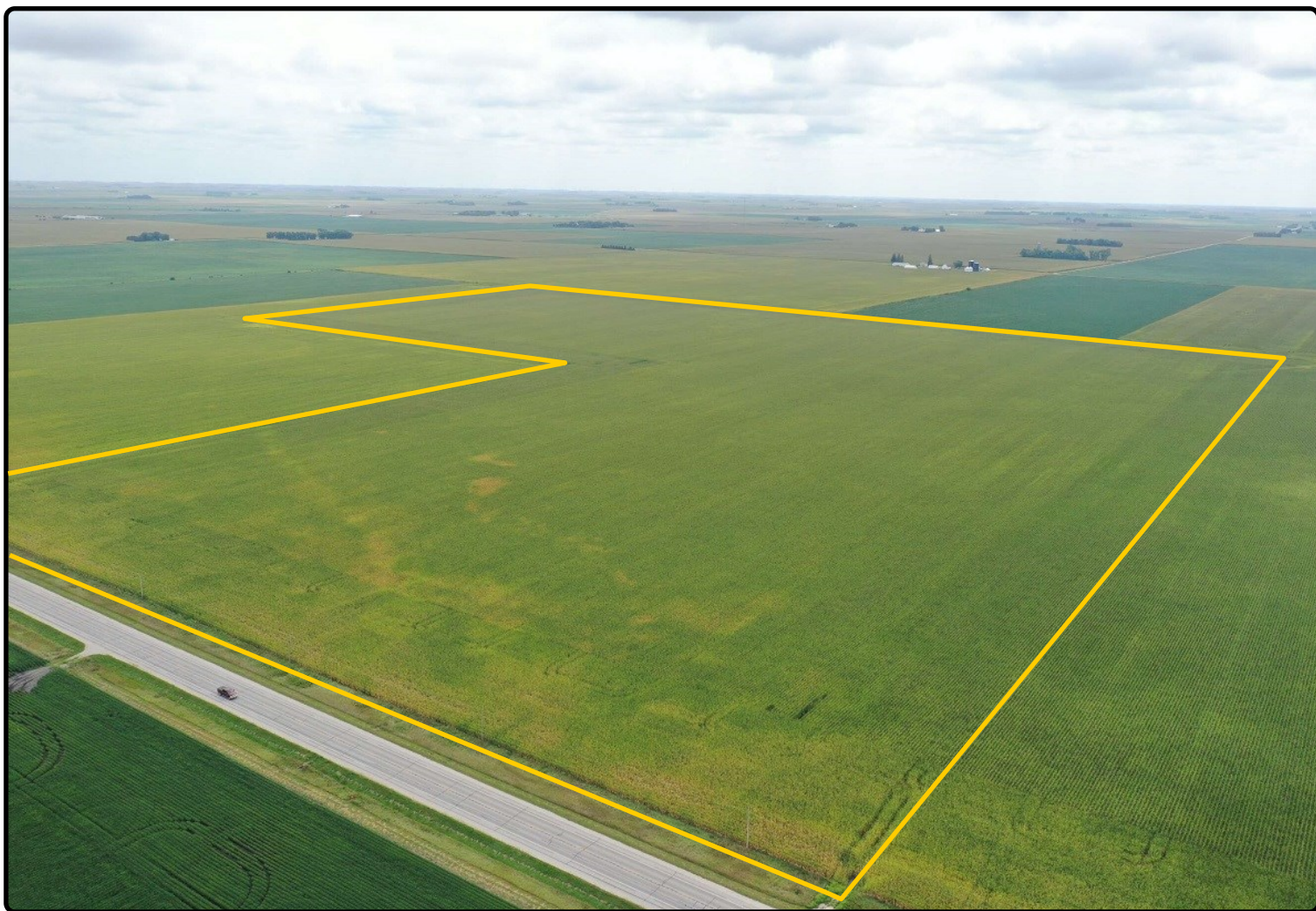
123.00 Acres, m/l
Wright County, IA

DATE:

Friday
November 12, 2021
10:00 a.m.

LOCATION:

Red Shed Event Center
Clarion, IA



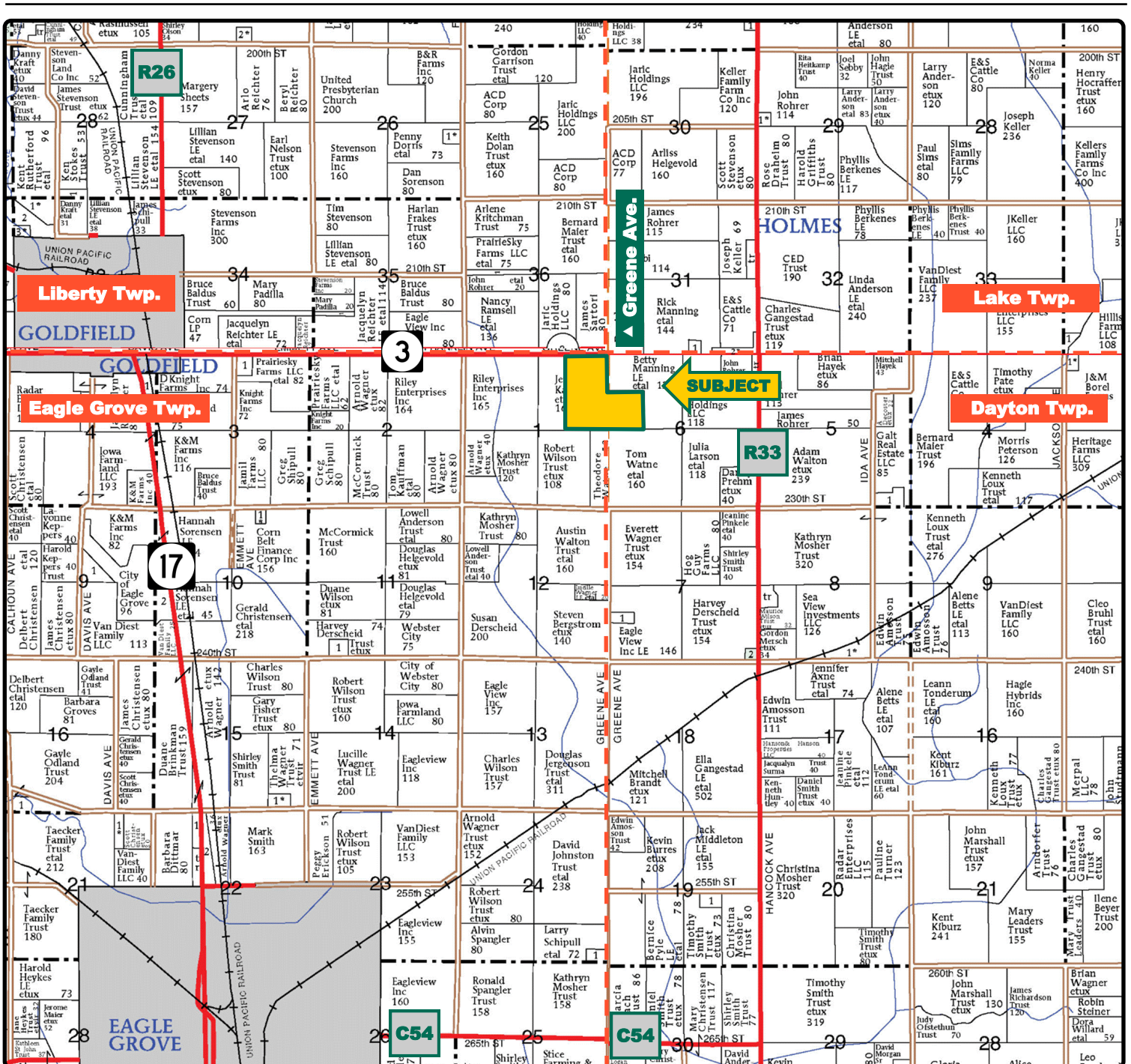
Property Key Features

- Three Miles East of Goldfield on Highway 3
- 118.18 Est. FSA/Eff. Crop Acres Carrying an 83.00 CSR2
- High-Quality Wright County Farmland

Matt Vegter, ALC
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FSA/Eff. Crop Acres: 118.18*

Corn Base Acres: 58.89*

Bean Base Acres: 58.89*

Soil Productivity: 83.00 CSR2

**Acres are estimated.*

Property Information

123.00 Acres, m/l

Location

From Goldfield: Go east on Highway 3 for three miles. Property is on the south side of the road.

Legal Description

E½ NE¼, Section 1, Township 91 North, Range 26 west of the 5th P.M. (Eagle Grove Township) AND SW¼ NW¼, Section 6, Township 91 North, Range 25 West of the 5th P.M. (Dayton Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,678.00
Gross Acres: 123.00
Net Taxable Acres: 121.00
Tax per Net Taxable Acre: \$30.40

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 6478, Tract 4965 & 4967
FSA/Eff. Crop Acres: 118.18*
Corn Base Acres: 58.89*
Corn PLC Yield: 162 Bu.
Bean Base Acres: 58.89*
Bean PLC Yield: 50 Bu.

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

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 83.00. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Natural, plus some tile. Contact sale agent for maps.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Highly tillable farmland in Wright County.

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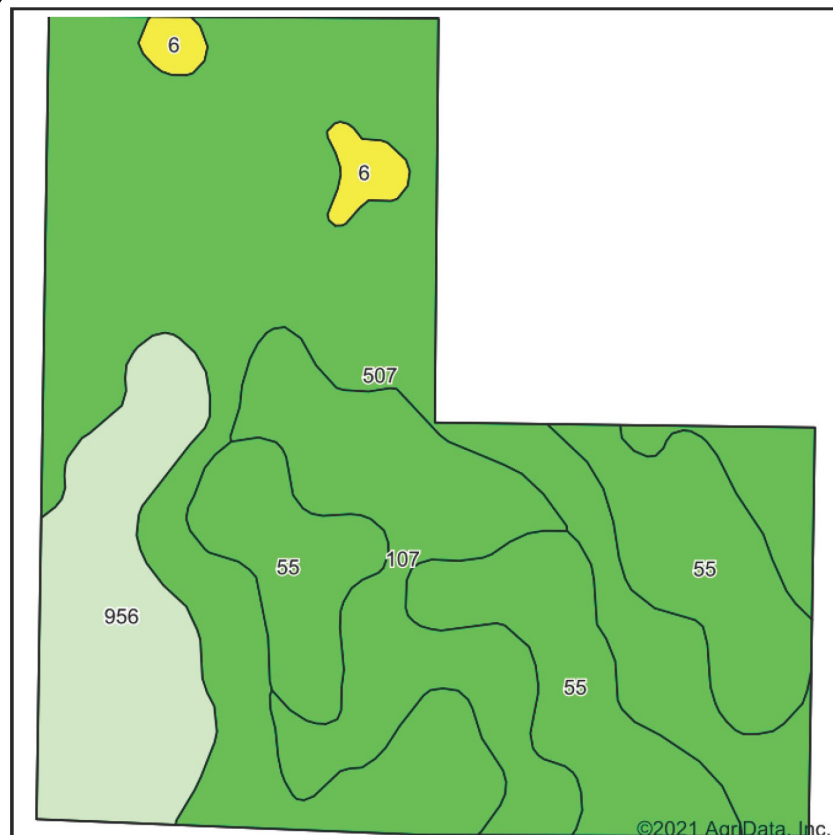
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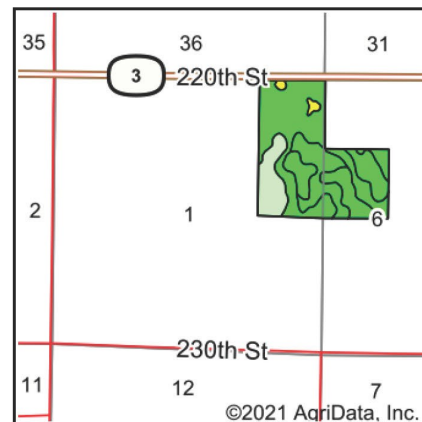
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wright**
Location: **1-91N-26W**
Township: **Eagle Grove**
Acres: **118.18**
Date: **10/4/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA197, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|-------------------------------------------------|-------|------------------|-------------|------------------|--------|
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 57.30 | 48.5% | | IIw | 84 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 25.81 | 21.8% | | Iw | 89 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 17.66 | 14.9% | | IIw | 86 |
| 956 | Harps-Okoboiji complex, 0 to 2 percent slopes | 15.34 | 13.0% | | IIw | 69 |
| 6 | Okoboiji silty clay loam, 0 to 1 percent slopes | 2.07 | 1.8% | | IIIw | 59 |
| Weighted Average | | | | | | 83 |

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



North Looking South



East Looking West



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Date: **Fri., November 12, 2021**

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

Site: **Red Shed Event Center
902 2nd St NW
Clarion, IA 50525**

Seller

Barbara Palmer & Jamie Hughet

Agency

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

Auctioneer

Elliott Siefert

Method of Sale

- This property 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 14, 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 14, 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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