

# Land Auction

**ACREAGE:**

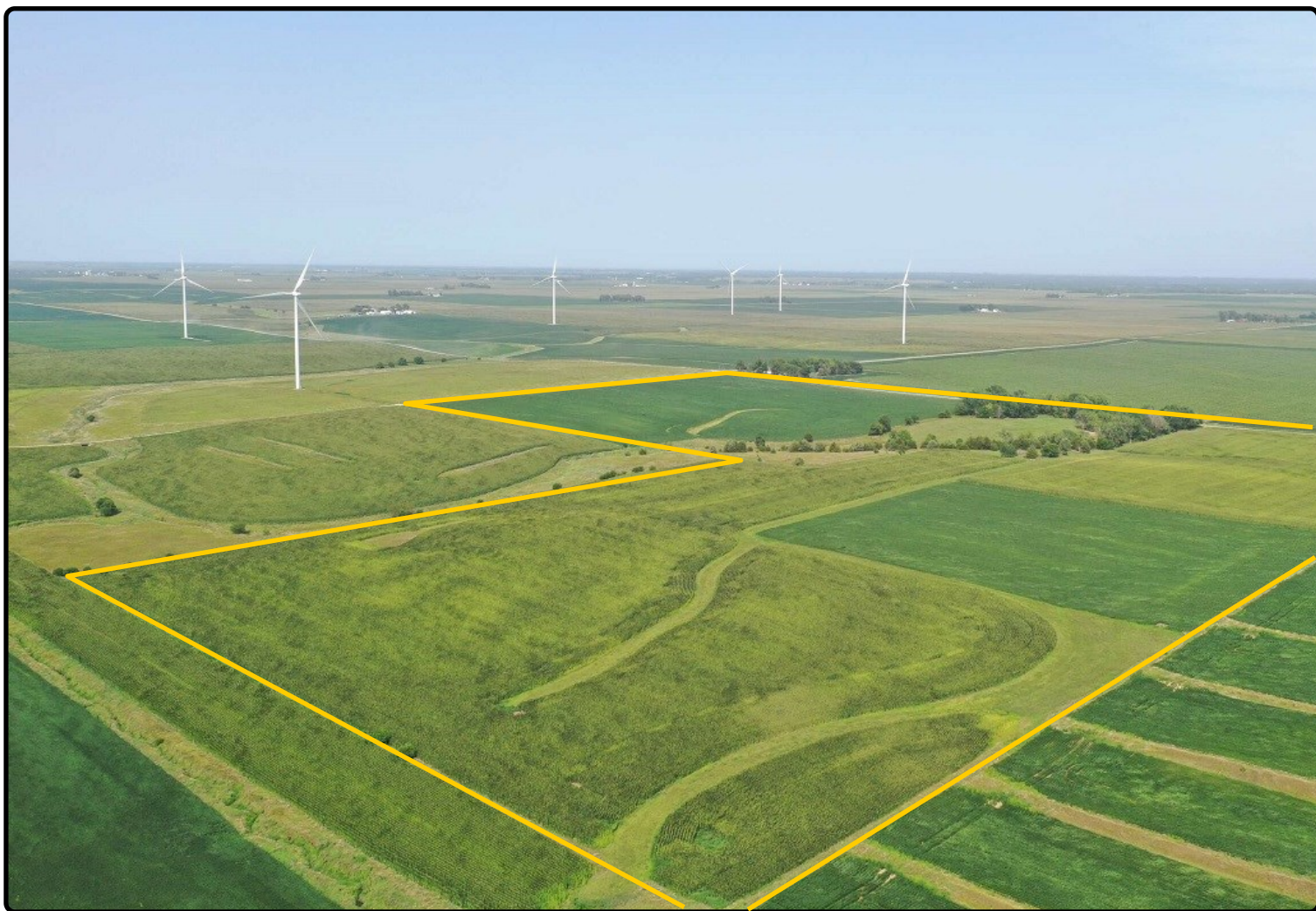
**117.00 Acres, m/l**  
Boone County, IA

**DATE:**

Tuesday  
**November 16, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live  
Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)

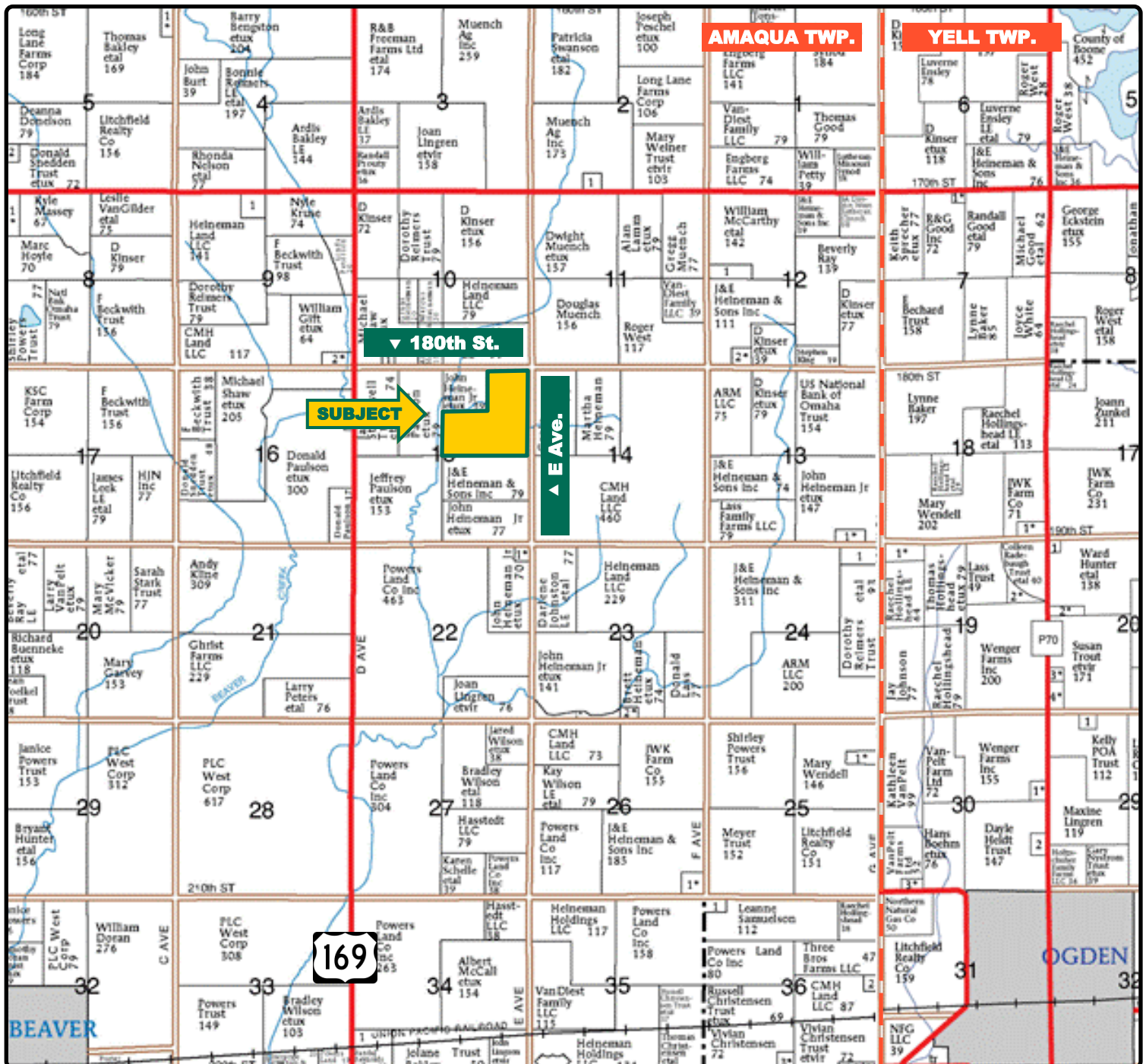


## Property Key Features

- Six Miles Northwest of Ogden
- 101.21 FSA/Eff. Crop Acres with an 82.80 CSR2
- Owned by the Naeve Family for Over a Century

**Matt Vegter, ALC**  
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<b>FSA/Eff. Crop Acres:</b>	<b>101.21</b>
<b>Corn Base Acres:</b>	<b>49.26</b>
<b>Bean Base Acres:</b>	<b>47.64</b>
<b>Soil Productivity:</b>	<b>82.80 CSR2</b>

## Property Information

### 117.00 Acres, m/l

### Location

From Ogden: Go west on Highway 30 for 2 miles, head north on E Avenue for 3½ miles. Property is on the west side of the road.

### Legal Description

SW¼ NE¼ and the E½ NE¼ of Section 15, Township 84 North, Range 28 West of the 5th P.M. (Amaqua Township)

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,394.00  
Net Taxable Acres: 117.00  
Tax per Net Taxable Acre: \$29.01

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 25, Tract 359  
FSA/Eff. Crop Acres: 101.21  
Corn Base Acres: 49.26  
Corn PLC Yield: 148 Bu.  
Bean Base Acres: 47.64  
Bean PLC Yield: 44 Bu.

### Soil Types/Productivity

Primary soils are Clarion and Nicollet.  
CSR2 on the FSA/Eff. crop acres is 82.80.  
See soil map for details.

### Land Description

Level to moderately sloping.

### Drainage

Natural, plus some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

There is a well on the former acreage site.

### Windmill Easement

There is a Mid-American windmill easement on the farm. Contact sale agent for details.

### Comments

Productive Boone County farmland.

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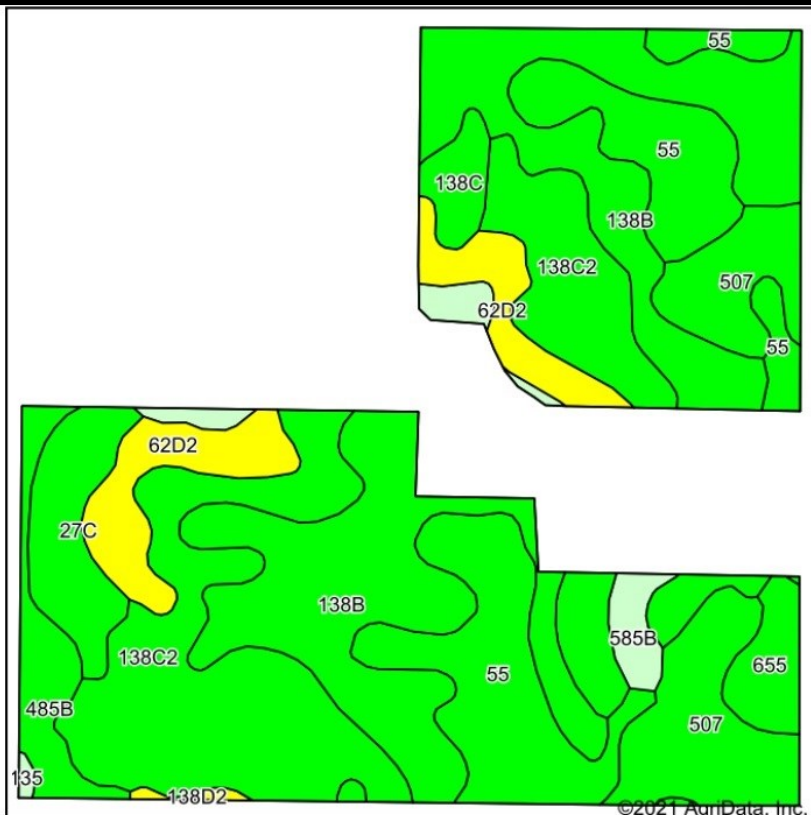
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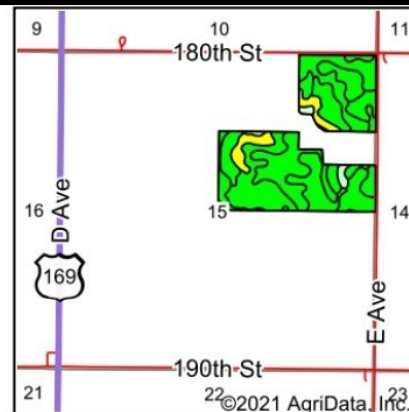
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Boone**  
Location: **15-84N-28W**  
Township: **Amaqua**  
Acres: **101.21**  
Date: **9/22/2021**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA015, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	28.38	28.0%		Ile	89
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	24.66	24.4%		IIle	83
55	Nicollet clay loam, 1 to 3 percent slopes	16.46	16.3%		Iw	89
507	Canisteo clay loam, 0 to 2 percent slopes	9.90	9.8%		IIw	84
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	7.15	7.1%		IVe	41
27C	Terril loam, 5 to 9 percent slopes	4.47	4.4%		IIIe	85
485B	Spillville loam, 2 to 5 percent slopes	3.34	3.3%		Ile	88
585B	Coland-Spillville complex, 2 to 5 percent slopes	2.59	2.6%		IIw	71
655	Crippin loam, 1 to 3 percent slopes	2.18	2.2%		Ie	91
138C	Clarion loam, 6 to 10 percent slopes	1.67	1.7%		IIIe	84
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.25	0.2%		IIIe	56
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.16	0.2%		IIw	76
Weighted Average						82.8

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



West Looking East



Northwest Looking Southeast



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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](http://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 Boone 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, Matt Vegter at Phone 515-290-7286 with questions.

### Method of Sale

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

### Seller

Naeve Family Farm

### 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 21, 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 21, 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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