

Land Auction

ACREAGE:

302.97 Acres, m/l
In 2 parcels
Poweshiek County, IA

DATE:

Friday
November 19, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



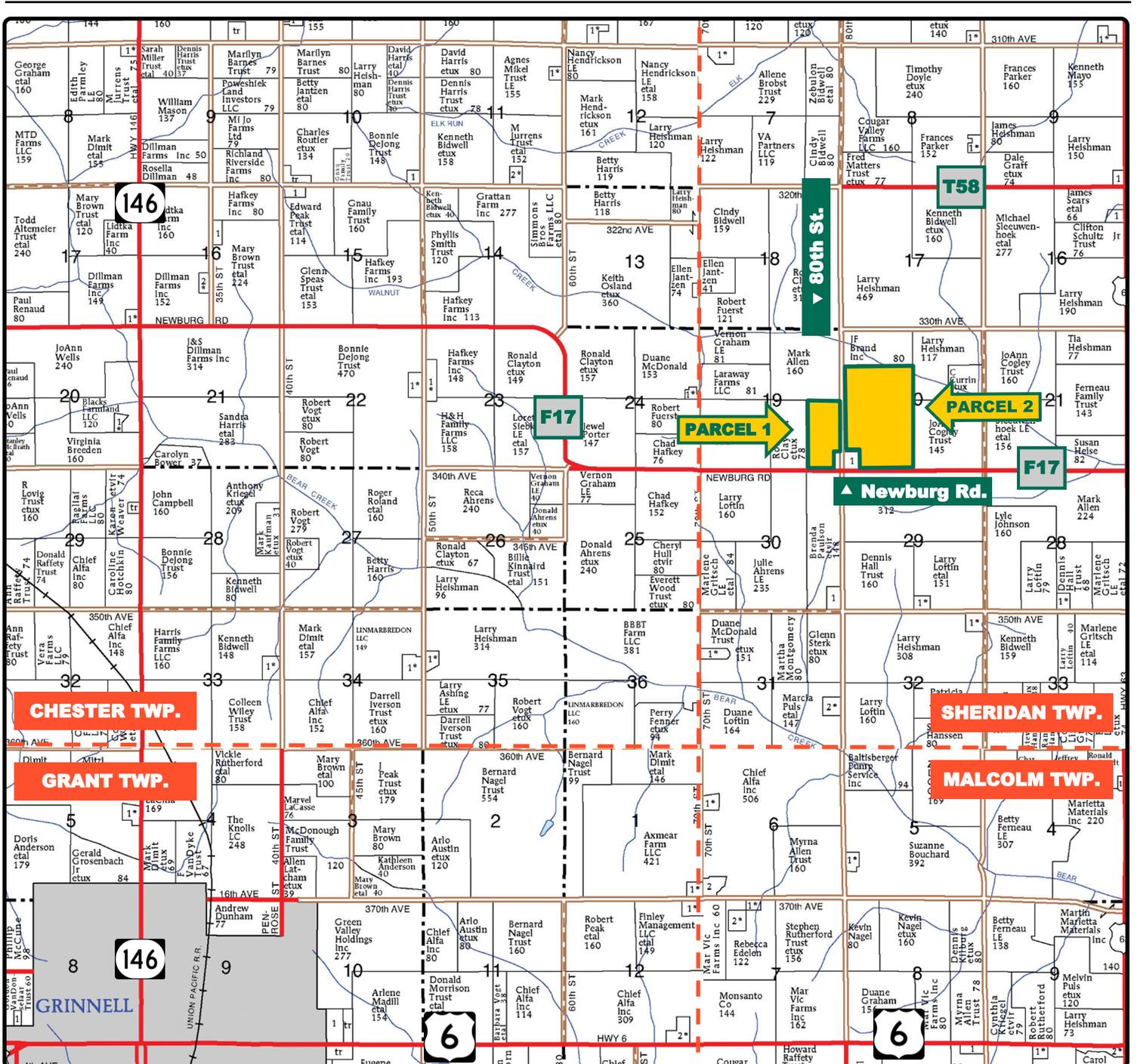
Property Key Features

- Located 9 Miles Northeast of Grinnell
- Parcel 1 - 78.30 CSR2 / Parcel 2 - 67.10 CSR2
- Productive Poweshiek County Farms on a Hard-Surfaced Road

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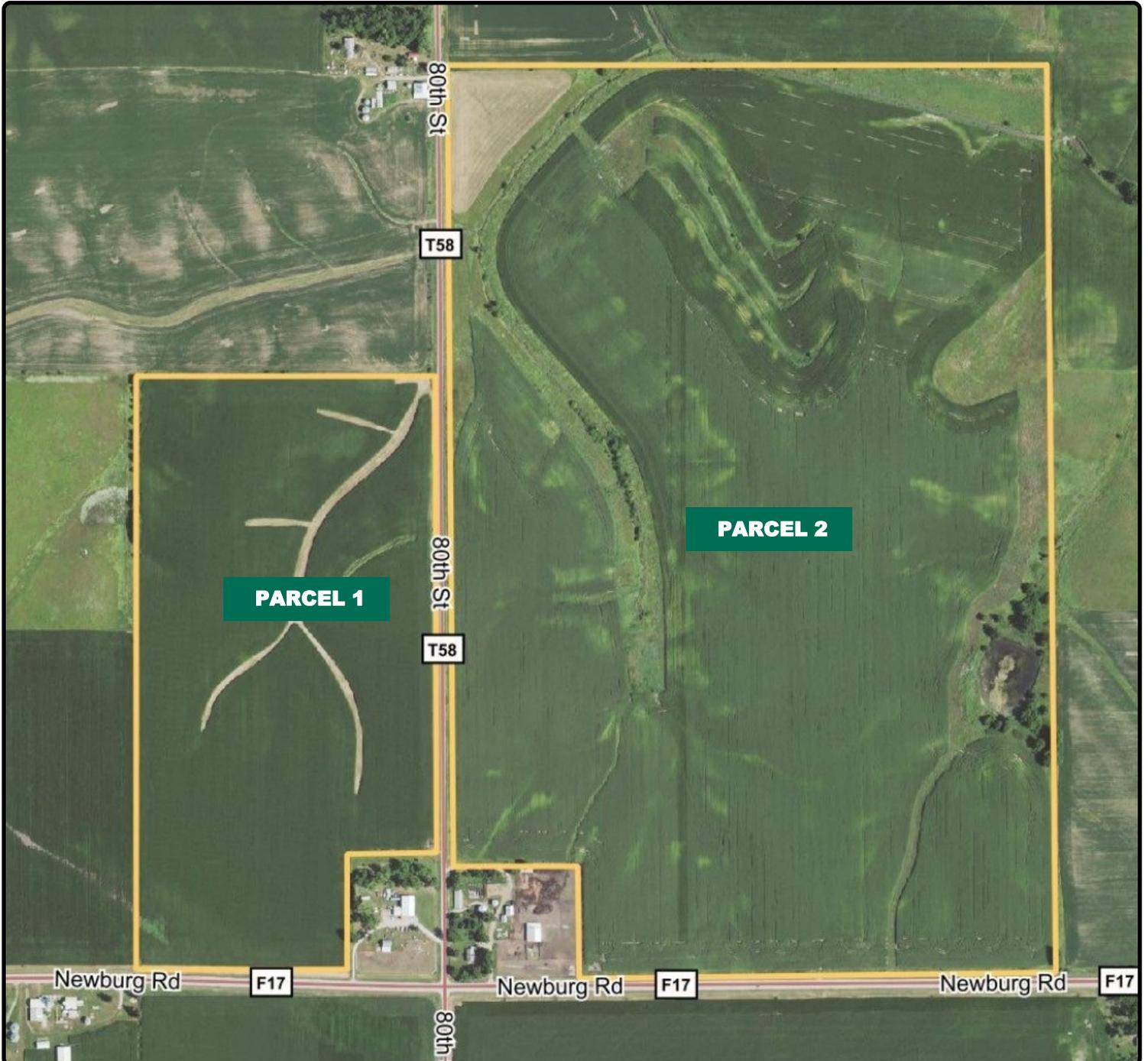


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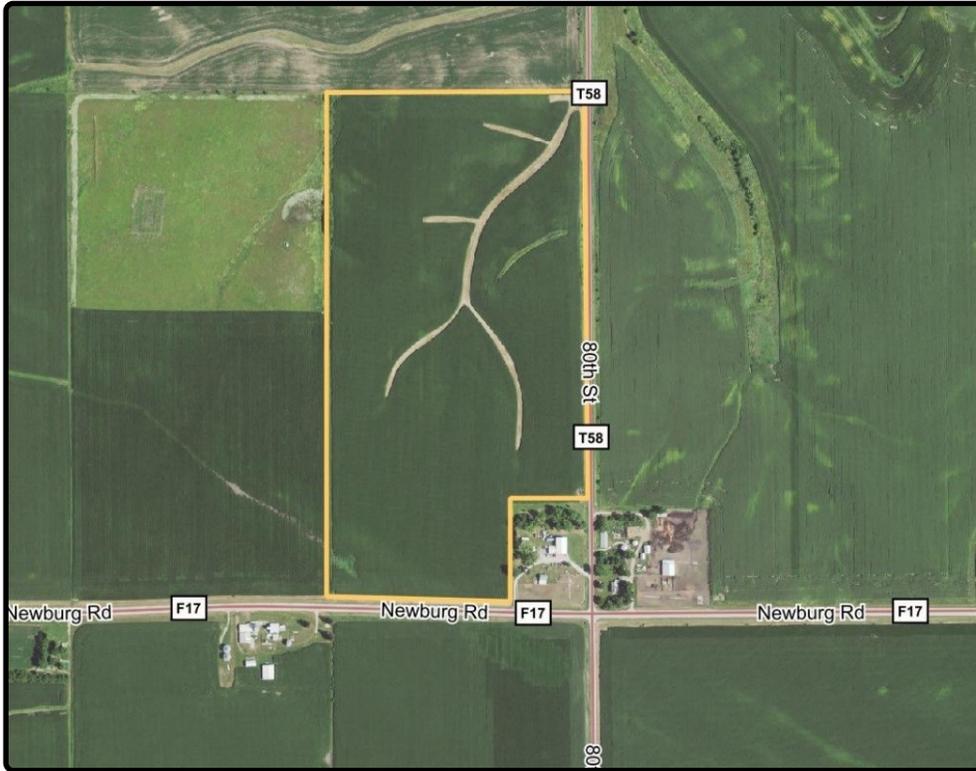
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Parcel 1

FSA/Eff. Crop Acres:	70.85
Corn Base Acres:	35.70
Bean Base Acres:	21.10
Soil Productivity:	78.30 CSR2

Parcel 1 Property Information 73.06 Acres, m/l

Location

From Grinnell: Go east on Highway 6 for 5 miles. Head north on 80th Street for 4 miles. Property is on the west side of the road.

Legal Description

E½ SE¼, except acreage site, Section 19, Township 81 North, Range 15 West of the 5th P.M. (Sheridan Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,308.00
Gross Acres: 73.06
Net Taxable Acres: 71.17
Tax per Net Taxable Acre: \$32.43

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 4984, Tract 2570
FSA/Eff. Crop Acres: 70.85
Corn Base Acres: 35.70
Corn PLC Yield: 198 Bu.
Bean Base Acres: 21.10
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama, Shelby-Adair and Clarinda. CSR2 on the FSA/Eff. crop acres is 78.30. See soil map for detail.

Land Description

Level to strongly sloping.

Drainage

Natural, plus tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Quality soils on this Poweshiek County farm.

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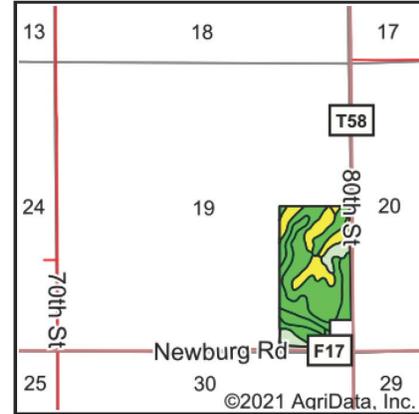
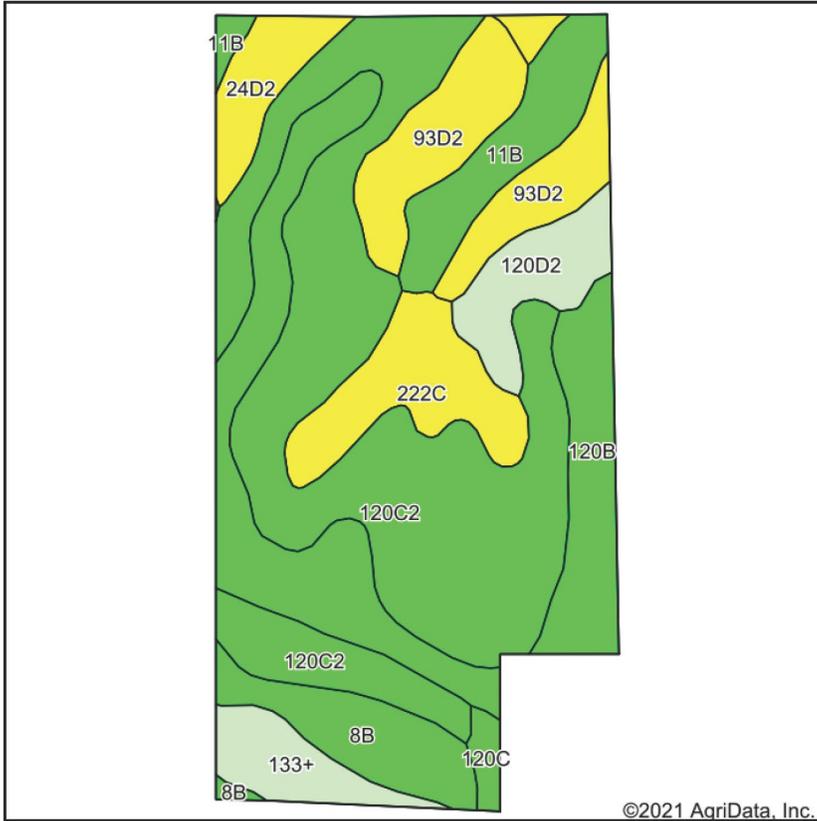
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State: **Iowa**
 County: **Poweshiek**
 Location: **19-81N-15W**
 Township: **Sheridan**
 Acres: **70.85**
 Date: **10/4/2021**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	27.18	38.4%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	13.18	18.6%		Ile	95
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	7.12	10.0%		IIIe	44
222C	Clarinda silty clay loam, 5 to 9 percent slopes	5.01	7.1%		IVw	43
11B	Colo-Ely complex, 0 to 5 percent slopes	4.62	6.5%		IIw	86
8B	Judson silty clay loam, 2 to 5 percent slopes	4.08	5.8%		Ile	93
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	3.46	4.9%		IIIe	62
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.93	4.1%		IIIe	51
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	2.62	3.7%		IIw	78
120C	Tama silty clay loam, 5 to 9 percent slopes	0.65	0.9%		IIIe	90
Weighted Average						78.3

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Parcel 1 - South Looking North



Parcel 1 - Southwest Looking Northeast



Parcel 1 - North Looking South



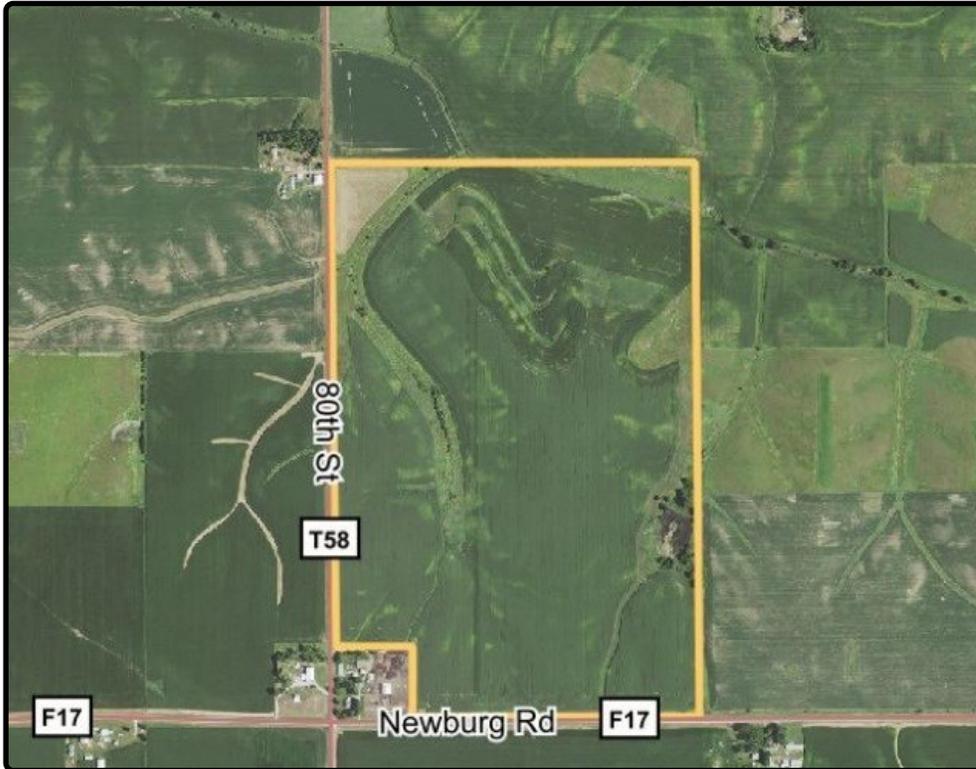
Parcel 1 - Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres:	204.53
CRP Acres:	8.11
Corn Base Acres:	109.00
Bean Base Acres:	64.40
Soil Productivity:	67.10 CSR2

Parcel 2 Property Information 229.91 Acres, m/l

Location

From Grinnell: Go east on Highway 6 for 5 miles. Head north on 80th Street for 4 miles. Property is on the east side of the road.

Legal Description

SW¼, except acreage site, and S½ NW¼, Section 20, Township 81 North, Range 15 West of the 5th P.M. (Sheridan Township)

Real Estate Tax

Taxes Payable: 2021 - 2022: \$6,166.00
Gross Acres: 229.91
Net Taxable Acres: 226.75
Tax per Net Taxable Acre: \$27.19

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4985, Tract 9640
FSA/Eff. Crop Acres: 204.53
CRP Acres: 8.11
Corn Base Acres: 109.00
Corn PLC Yield: 152 Bu.
Bean Base Acres: 64.40
Bean PLC Yield: 46 Bu.

CRP Contracts

There are 2.41 acres enrolled in a CP21 contract that pays \$723.00 annually and expires 9/30/2031.

There are 5.70 acres enrolled in a CP21 contract that pays \$2,211.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Tama, Shelby and Killduff. CSR2 on the FSA/Eff. crop acres is 67.10. See soil map for detail.

Land Description

Level to very sloping.

Drainage

Natural, plus tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive soils on this Poweshiek County farm.

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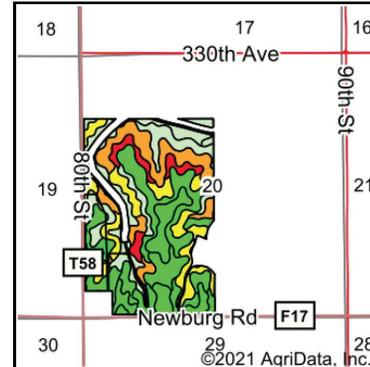
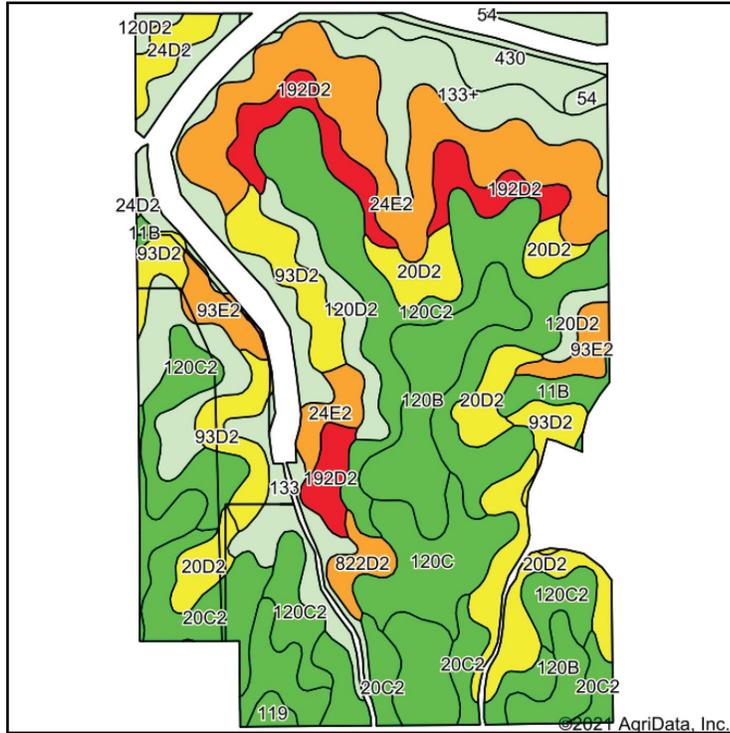
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State: **Iowa**
 County: **Poweshiek**
 Location: **20-81N-15W**
 Township: **Sheridan**
 Acres: **204.53**
 Date: **10/4/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	36.86	18.0%		IIIe	87
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	23.51	11.5%		IVe	36
120B	Tama silty clay loam, 2 to 5 percent slopes	23.33	11.4%		IIe	95
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	17.38	8.5%		IIIe	55
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	14.81	7.2%		IIIe	81
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.29	7.0%		IIw	78
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	12.53	6.1%		IIIe	44
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	12.18	5.9%		IIIe	62
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	10.62	5.2%		IVe	16
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	9.63	4.7%		IIw	78
120C	Tama silty clay loam, 5 to 9 percent slopes	8.79	4.3%		IIIe	90
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.90	3.9%		IIw	70
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	4.66	2.3%		Vle	30
11B	Colo-Ely complex, 0 to 5 percent slopes	2.40	1.2%		IIw	86
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	2.34	1.1%		IIIe	51
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	2.13	1.0%		IVe	22
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.81	0.4%		Iw	100
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.76	0.4%		IIw	60
Weighted Average						67.1

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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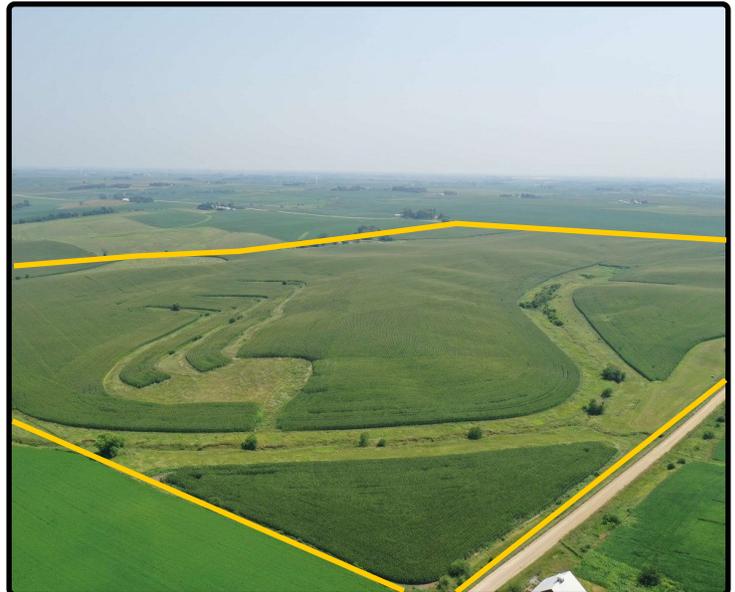
Parcel 2 - North Looking South



Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



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Date: **Fri., November 19, 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 Poweshiek 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 or Dick Pringnitz at Phone 515-382-1500 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

Cynthia Owens

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 16, 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 16, 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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