

Land Auction

ACREAGE:

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

DATE:

Monday November 8, 2021 10:00 a.m. **Turner Hall**

LOCATION:

Keystone, IA



Property Key Features

- Highly Productive Land Off a Hard-Surface Road in Strong Agricultural Area
- Parcel 1 133.75 Acres 130.25 Est. FSA/Eff. Crop Acres with a CSR2 of 83.01
- Parcel 2 147.30 Acres 141.41 Est. FSA/Eff. Crop Acres with a CSR2 of 89.35

Cal Wilson Licensed Salesperson in IA 319.360.1009 CalW@Hertz.ag **319.234.1949** 6314 Chancellor Dr./ P.O. Box 1105 Cedar Falls, IA 50613 **www.Hertz.ag**

REID: 050-1104-01



Homer Township, Benton County, IA

Dick Palmer John 88	▼ 63rd St.	Dr.	Nancy Boles etal 144 Selk Lanny Lanny	Lanny Selk Trust etux = 5%	seph trrtosh uust 80 105 105 105 105 105 105 105 105 105 10
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Dahiel Derycke Fall A3 Stanley Ledvina 74 Context Dotate Family F	riorie ers arms I arms 0 0 0 0 0 0 0 0 0 0 0 1 1 7 3	Lanny Selk etux 78	David Selken etux 80 Richard Silhanek	DWS Farms LLC 160 Donald Albers	Thomas Harty 160 160 160 160 160 160 160 160
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Keith Hennings Keith Corp	Ann Reinberg	Connie Allers Trust etal 151 192	Ropert Popl- Hichard Holist tary L Horist Catal St L Catal	Virginia Krutzfoldt Trust 149	Geiger 74 Geiger 74 Geiger 74 Albertsen Four 78 Solution Four 78
Blum etux 90 Fraziers Inc 80 egth ST	Borglum Trust etal 240 Darold Laackmann etux 80	Richard Pickart Kapucian Trust Farms etux Inc 160 120	Corley Junge etux 400	Franzen- burg Farms inc 150	Margaret Depinis Depinis Andresen Frust Keith eux 40 6 Junge Trust 800 80 80 80 80 80 80 80 80 80 80 80 80
Wayne Klemm- ensen etux 163 Hennings Farm Corp 239	Garry Krutzfeldt Trust etux 80 Rosemary Rayman 398	Paulette Sindt etal Irust 80 H H H H H H H H H H H H H H H H H H H	Darwin Ochlirich etal 160 10 etws 75	Carry Kapucian Anne Social Social Social Social Carry Kapucian Social So	Rick ctux Pickering 40 Pickering 40 Pickering 40 Flaugh 40 Flaugh 40 Flaugh 40 Flaugh 40
1 Jody Kasal etal 90 Trust	Hawkins 80 Niclson 80	Ellén Witterbury Kndop Trust 80 Dennis Andresen Trust 20 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Trust 80 Dennis Andresen Dennis Bol Dennis Andresen Trust Bol Dennis Andresen Dennis Dennis Andresen Dennis Bol Dennis Bol Dennis Dennis Andresen Dennis Bol Bol Dennis Bol Dennis Bol Dennis Bol De	Hennings Family Inc 160 Selken Trust etux 80 Teresa Selken Trust etvir 80	Duane Selken etux 320	Dennis Andresen Trust etux 160 12 Delbert Smith Trust etux 155
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18 Michael Sherwin Vavroch Kuch etux 137	Teresa Selken	Dennis Andresen Trust 16 Edna Heitmann	1 Marilyn Duncalf etal 4* 128 15 Franzenburg Farms Inc 89	141	TSTONE Ritscher Family Farmer

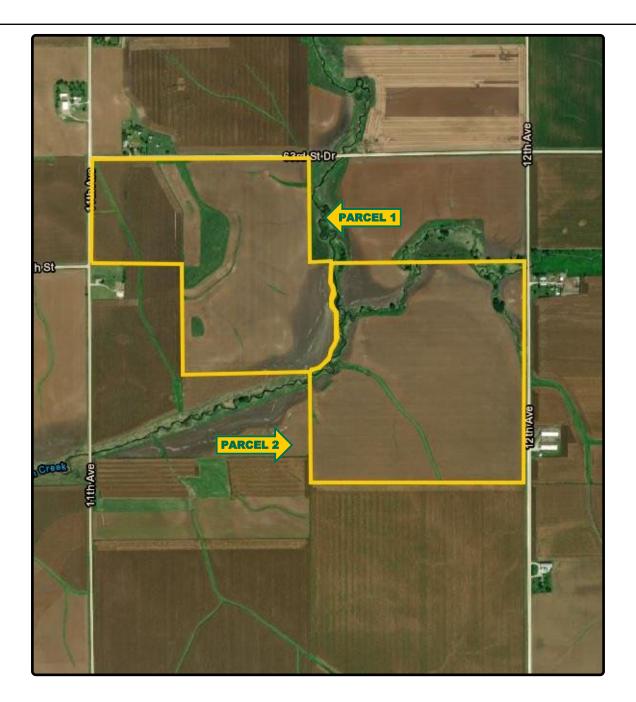
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Aerial Photo

281.05 Acres

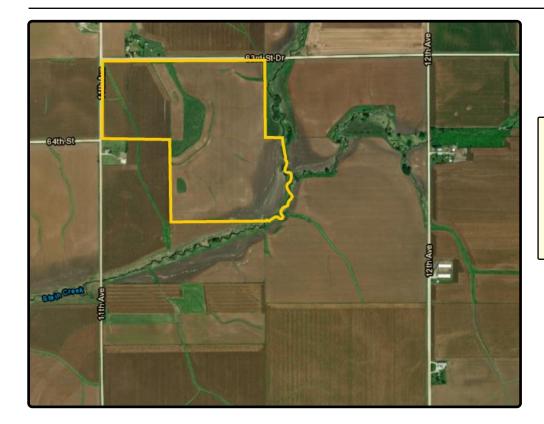


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Aerial Photo

Parcel 1 - 133.75 Acres, m/l



Parcel 1

FSA/Eff. Crop Acre	es: 130.25*			
Corn Base Acres:	84.94*			
Bean Base Acres:	41.22*			
Soil Productivity:	83.01 CSR2			
*Acres are estimated.				

Parcel 1 Property Information 133.75 Acres, m/l

Location

Approximately 6 miles northwest of Keystone, IA on the south side of 63rd St. Dr., midway between Dysart and Keystone.

Legal Description

S¹/₂ SW¹/₄ Section 8 and NE¹/₄ NW¹/₄ & Parcel C NW¹/₄ NW¹/₄ and 8.28 acres in the NE¹/₄ west of the creek in Section 17, all in Township 84 North, Range 12 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,581* Net Taxable Acres: 133.75* Tax per Net Taxable Acre: \$34.25* *Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Tenant of 5 years has been terminated in preparation of sale. Open lease for the 2022 crop year.

FSA Data

Farm Number 5403, Tract 9166 FSA/Eff. Crop Acres: 121.97 Corn Base Acres: 79.30 Corn PLC Yield: 159 Bu. Bean Base Acres: 38.20 Bean PLC Yield: 51 Bu. Farm Number 1091, Tract 698 FSA/Eff. Crop Acres: 8.28* Corn Base Acres: 5.64* Corn PLC Yield: 159 Bu. Bean Base Acres: 3.02* Bean PLC Yield: 51 Bu. *Acres are estimated pending reconstitution of farm by the Benton County FSA office.

CRP Contracts

None.

Soil Types/Productivity

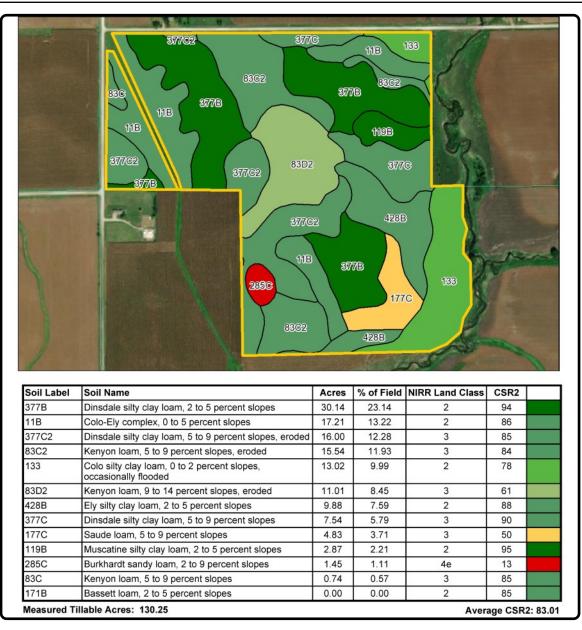
Primary soils are Dinsdale silty clay loam and Colo-Ely complex. CSR2 on the estimated FSA/Eff. crop acres is 83.01. See soil map for detail.

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Soil Map

Parcel 1 - 130.25 Est. FSA/Eff. Crop Acres



Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Natural drainage. Some artificial tile. Contact listing agent for details.

Water & Well Information

No known well.

Survey

Final purchase price will be adjusted to reflect net surveyed acres, if not sold to Parcel #2 buyer.

Comments

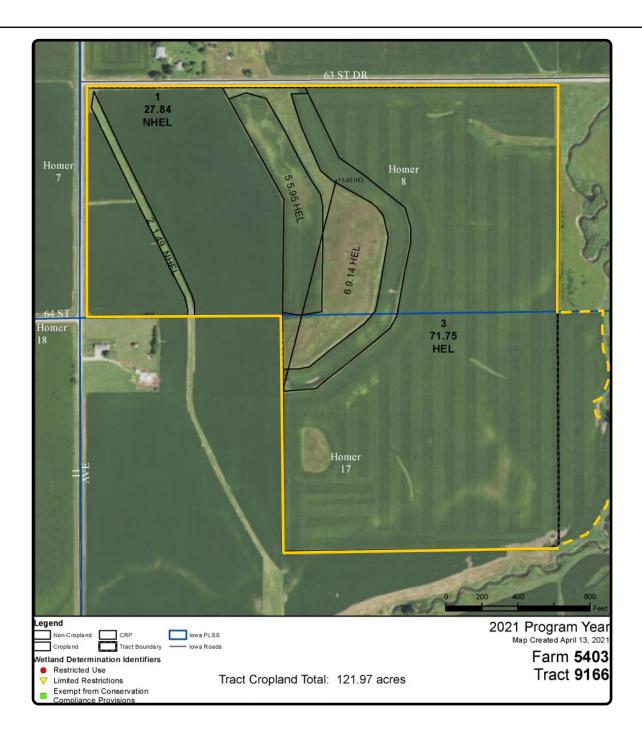
Highly productive land in strong agricultural area.

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Parcel 1 - 121.97 Est. FSA/Eff. Crop Acres

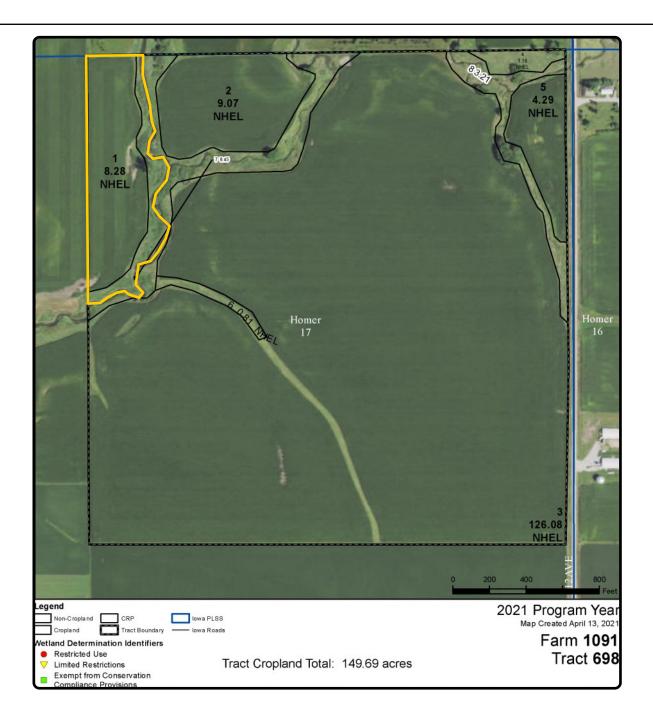


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Parcel 1 - 8.28 Est. FSA/Eff. Crop Acres

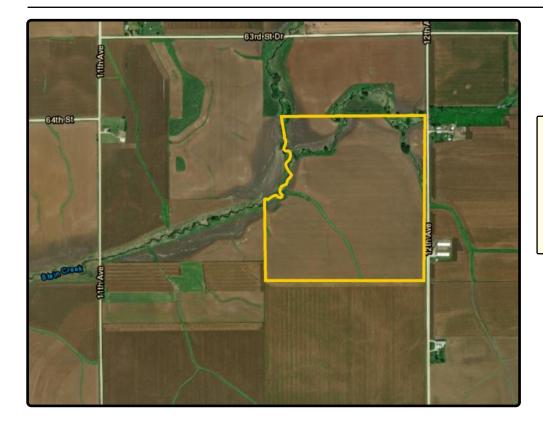


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Aerial Photo

Parcel 2 - 147.30 Acres, m/l



Parcel 2

FSA/Eff. Crop Acre	es: 141.41*			
Corn Base Acres:	88.36*			
Bean Base Acres:	47.28*			
Soil Productivity:	89.35 CSR2			
*Acres are estimated.				

Parcel 2 Property Information 147.30 Acres, m/l

Location

Approximately 6 miles northwest of Keystone, IA on the west side of 12th Ave., midway between Dysart and Keystone.

Legal Description

NE¹/₄ Section 17, Township 84 North, Range 12 West of the 5th P.M. excluding 8.28 acres west of the creek.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,185* Net Taxable Acres: 147.30* Tax per Net Taxable Acre: \$35.20* *Taxes estimated pending survey of* property. Benton County Treasurer/ Assessor will determine final tax figures.

Lease Status

Tenant of 5 years has been terminated in preparation of sale. Open lease for the 2022 crop year.

FSA Data

Farm Number 1091, Tract 698 FSA/Eff. Crop Acres: 141.41* Corn Base Acres: 88.36* Corn PLC Yield: 159 Bu. Bean Base Acres: 47.28* Bean PLC Yield: 51 Bu. *Acres are estimated pending reconstitution of farm by the Benton County FSA office.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Colo silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 89.35. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling.

Drainage

Natural drainage. Some artificial tile. Contact listing agent for details.

Water & Well Information

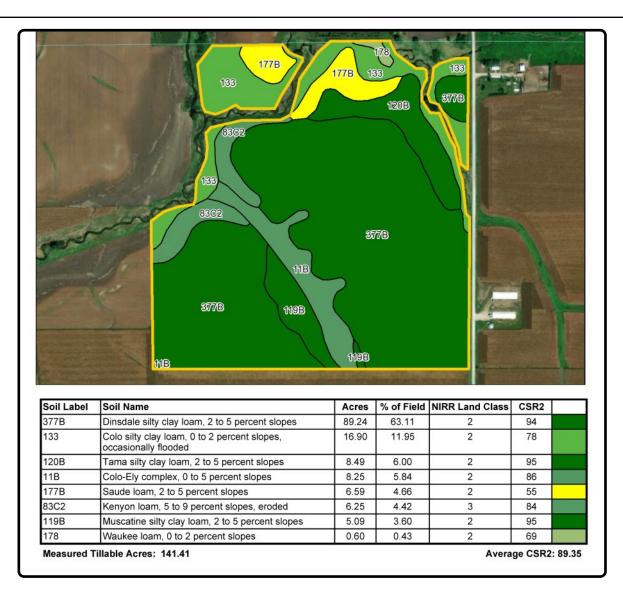
No known well.

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Parcel 2 - 141.41 Est. FSA/Eff. Crop Acres



Survey

Final purchase price will be adjusted to reflect net surveyed acres, if not sold to Parcel #1 buyer.

Comments

Highly productive land in strong agricultural area.

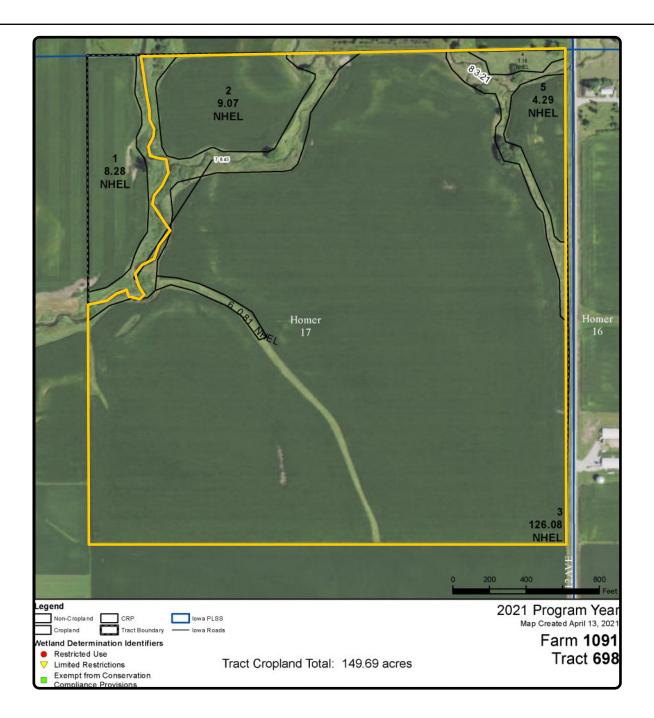
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information 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 - 141.41 Est. FSA/Eff. Crop Acres



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Parcel 1 - South looking north



Parcel 2 - South looking north



Parcel 1 - Northeast looking southwest

Parcel 2 - Southeast looking northwest



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Auction Information

- Date: Mon., Nov. 8, 2021
- Time: 10:00 a.m.
- Site: Turner Hall 91 2nd St. Keystone, IA 52249

Seller

Scott and Jacqueline S. Dunker Revocable Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Eric Johnson Beecher, Field, Walker, Morris, Hoffman & Johnson, P.C.

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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 8, 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 8, 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.

Survey

Final purchase price will be adjusted to reflect net surveyed acres. There will not be a survey if one party purchases both parcels.

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