

Land Auction

ACREAGE:

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

DATE:

Monday
November 8, 2021
10:00 a.m.

LOCATION:

Turner Hall
Keystone, IA

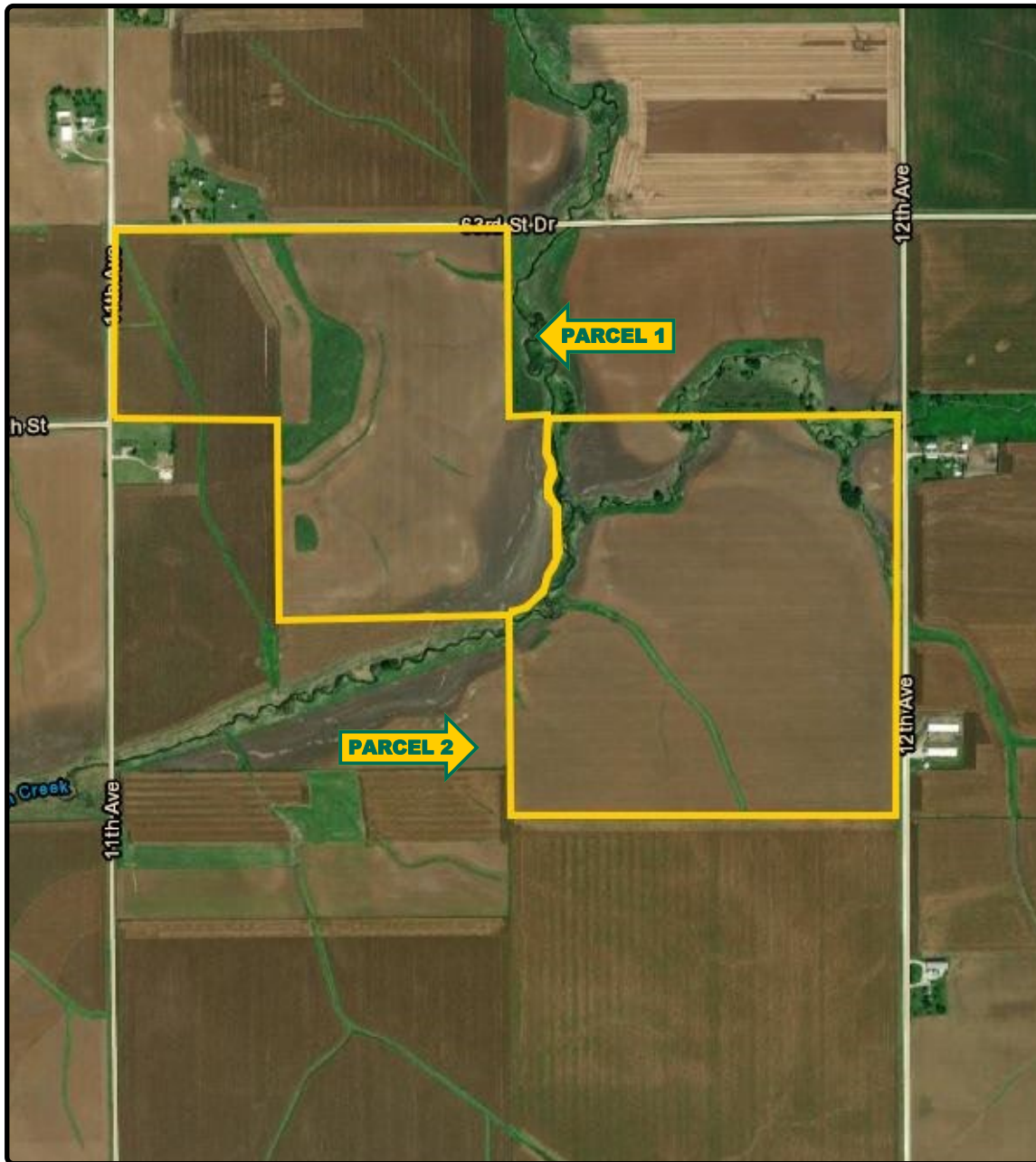


Property Key Features

- **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**

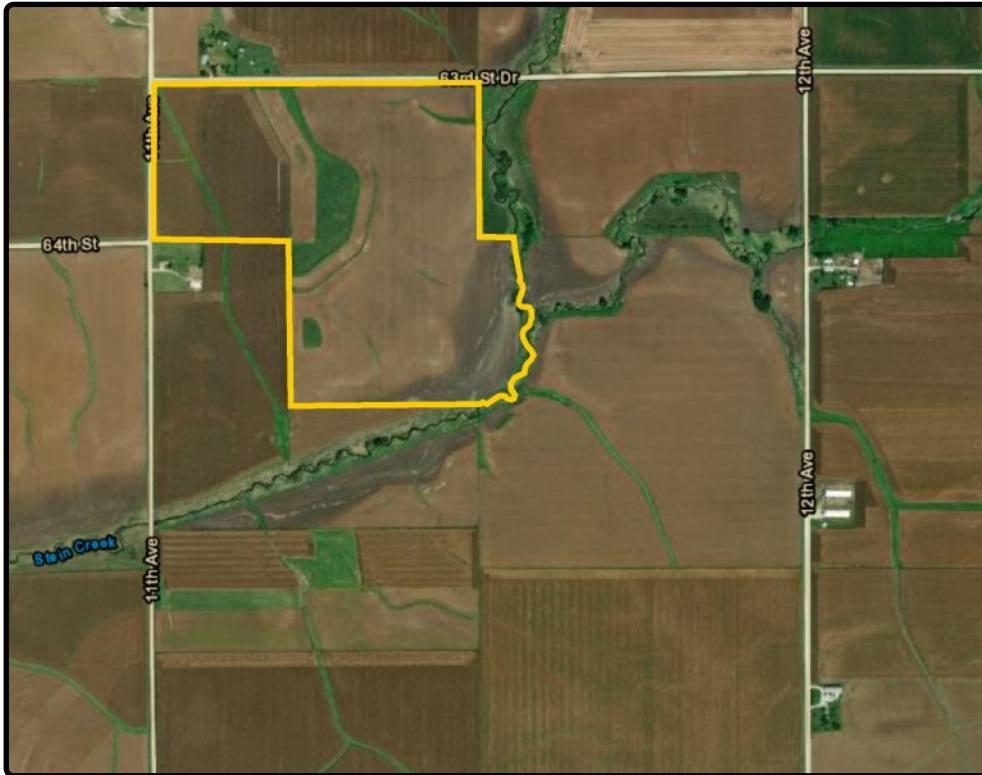
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Parcel 1

FSA/Eff. Crop Acres: 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

S½ SW¼ Section 8 and NE¼ NW¼ & Parcel C NW¼ NW¼ and 8.28 acres in the NE¼ 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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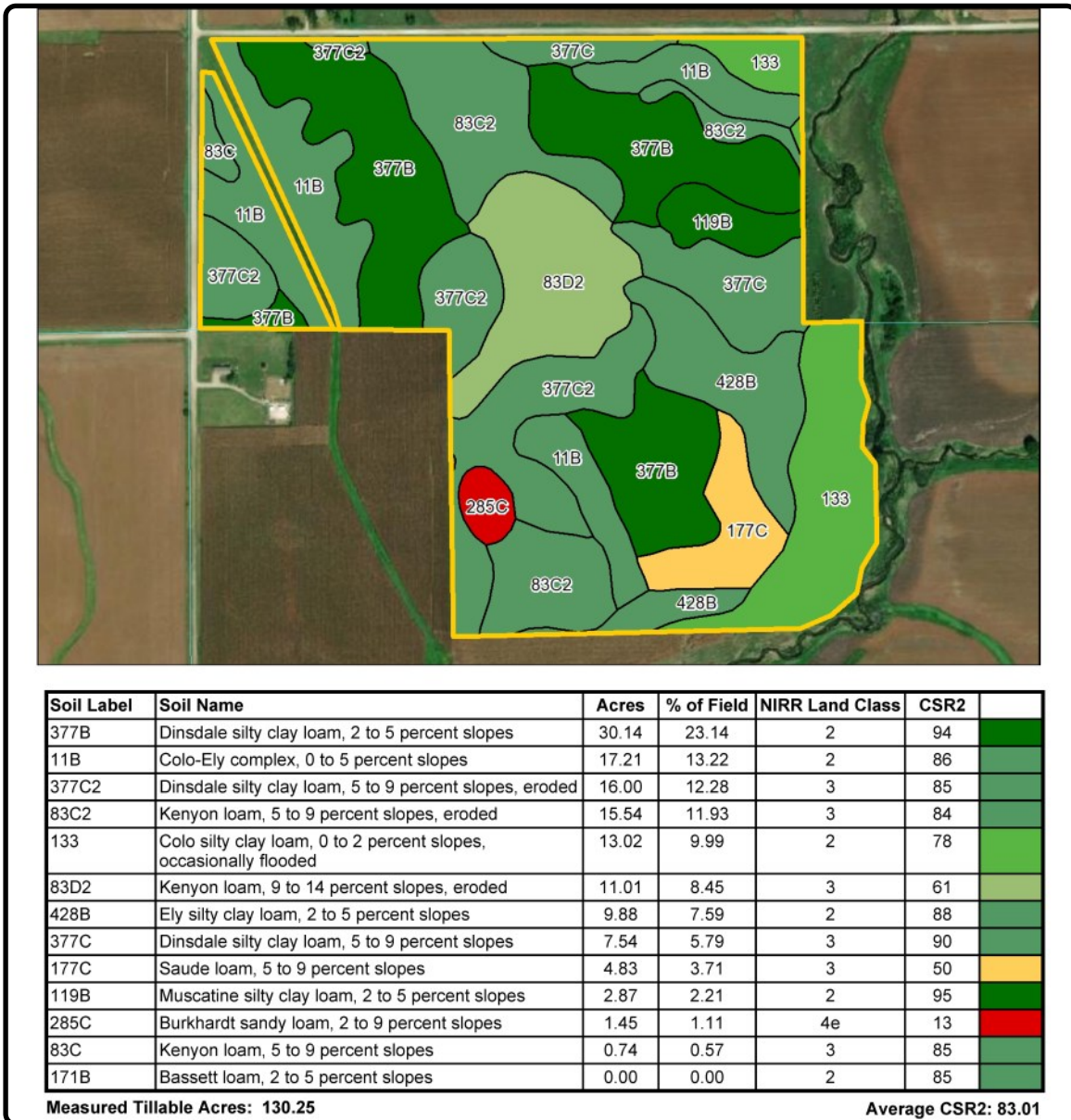
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Mineral Rights

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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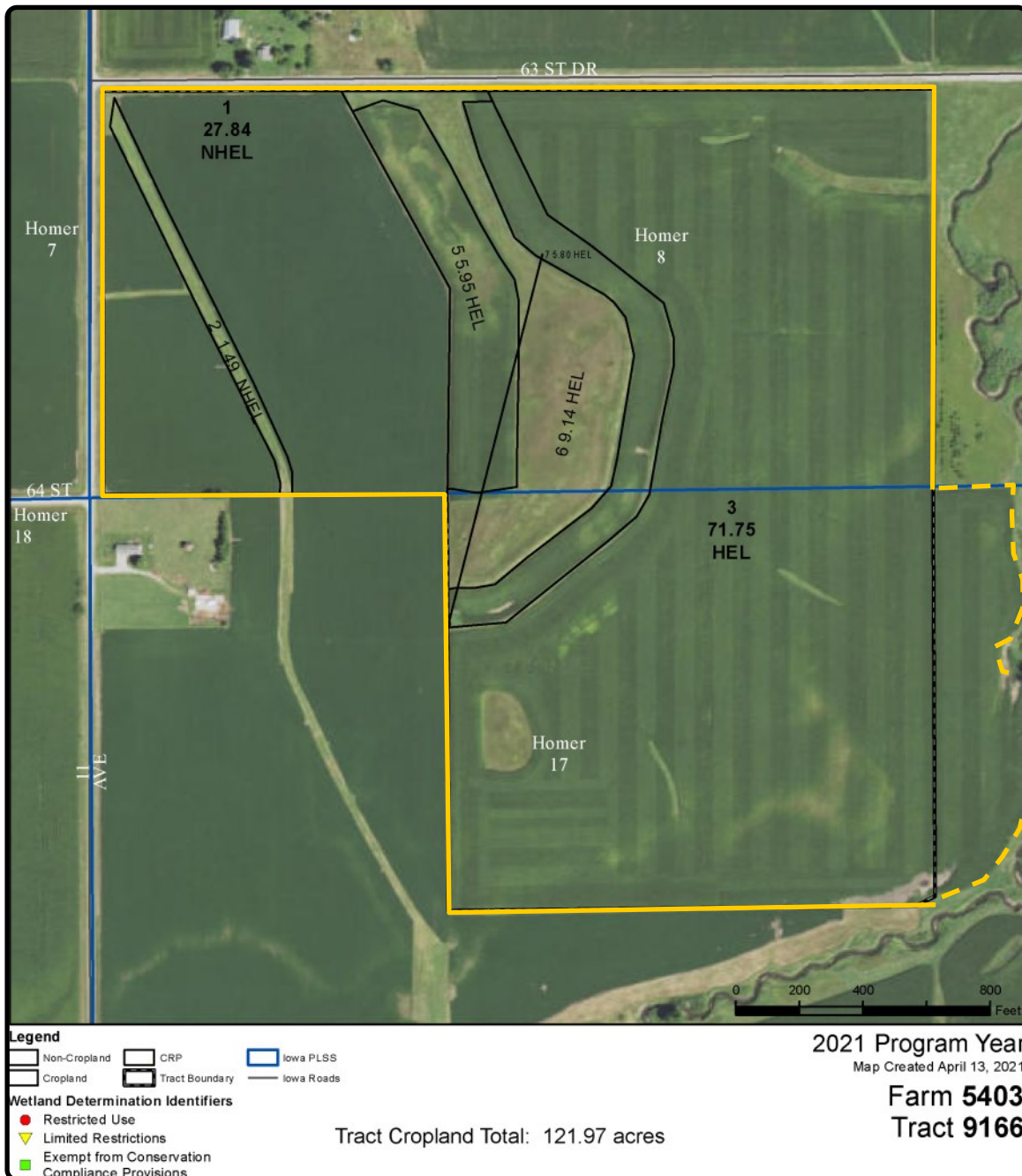
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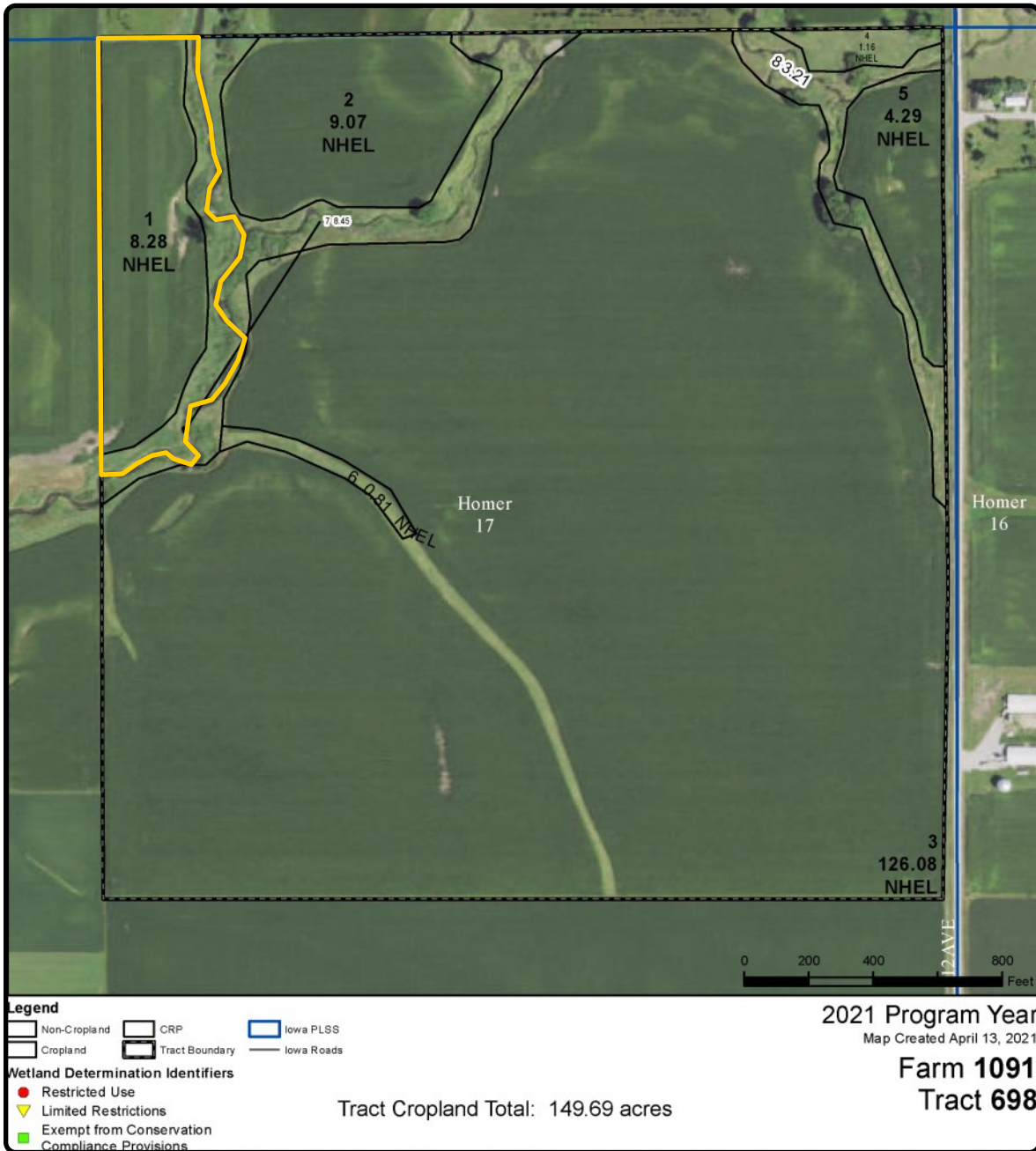
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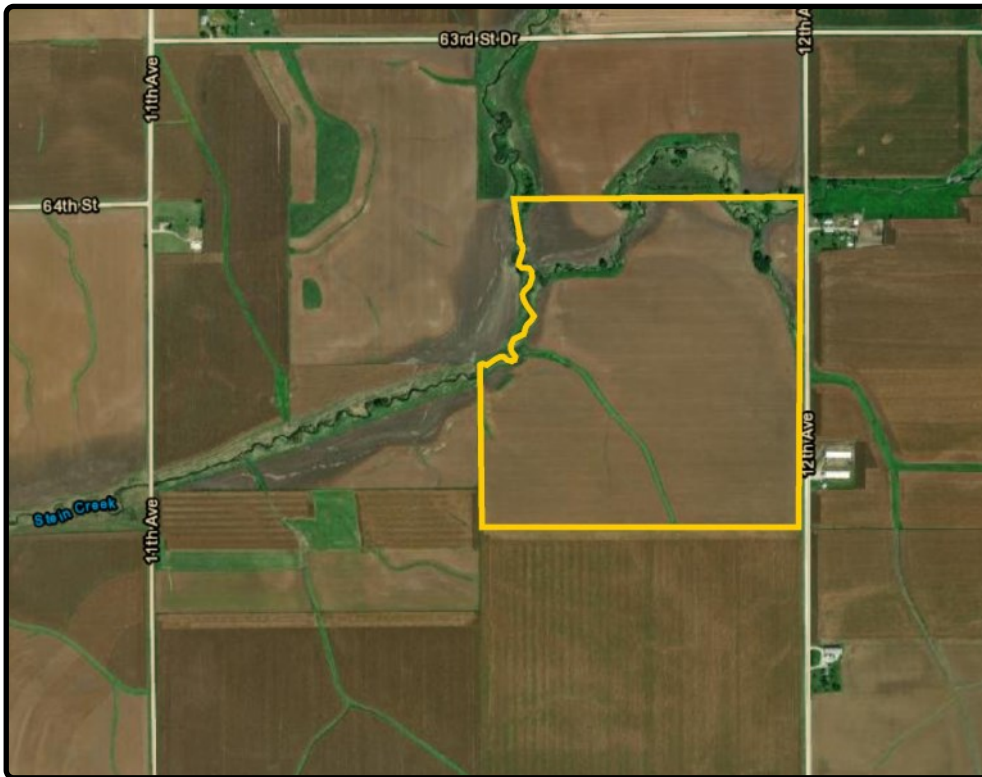
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Parcel 2

FSA/Eff. Crop Acres: 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

NE¼ 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.
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CRP Contracts

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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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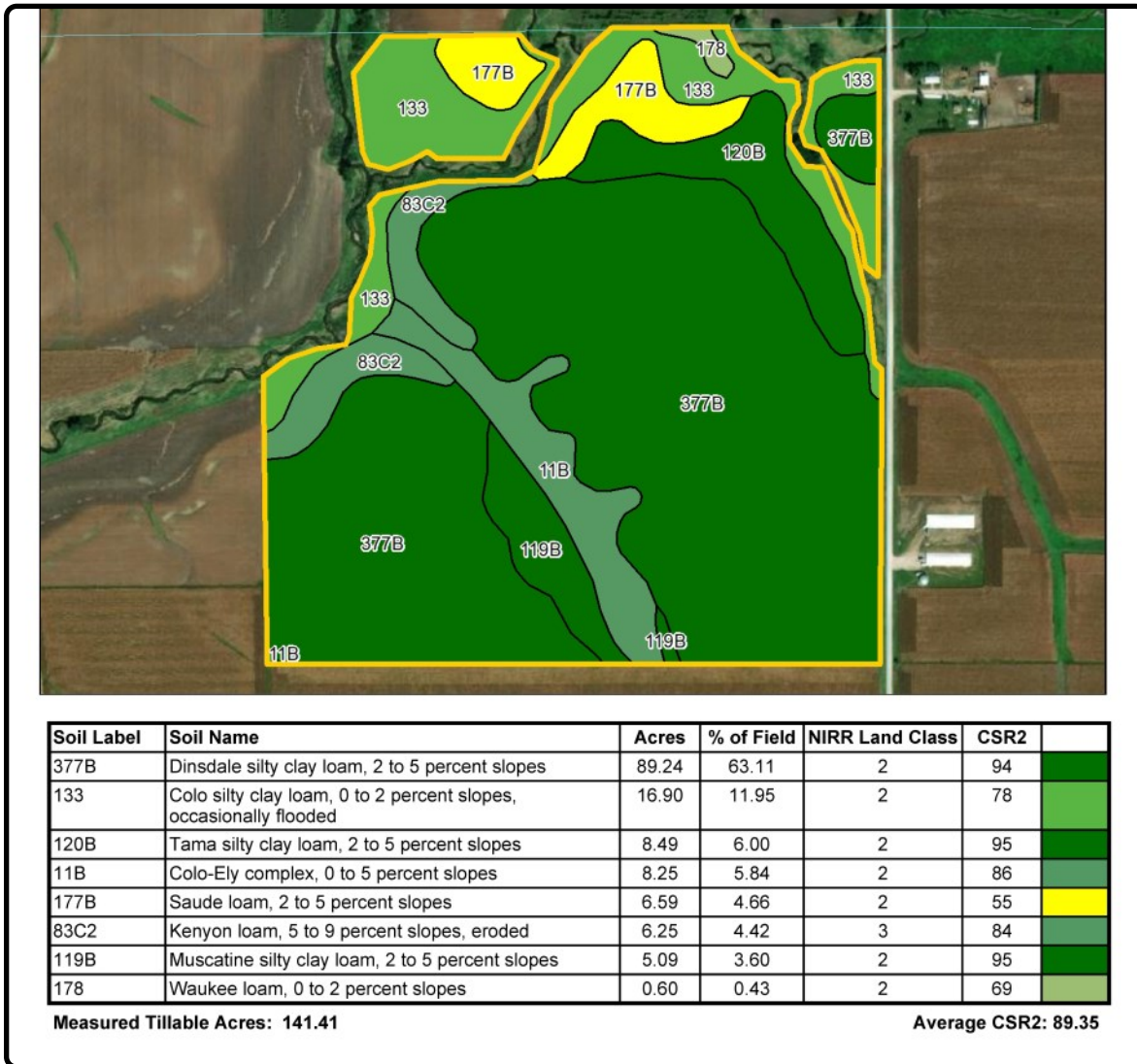
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Survey

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 1 - South looking north



Parcel 1 - Northeast looking southwest



Parcel 2 - South looking north



Parcel 2 - Southeast looking northwest



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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

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