

# Land Auction

**ACREAGE:**

**121.74 Acres, m/l**  
Cerro Gordo County, IA

**DATE:**

Thursday  
**November 18, 2021**  
**10:00 a.m.**

**LOCATION:**

**Columbia Club**  
Mason City, IA

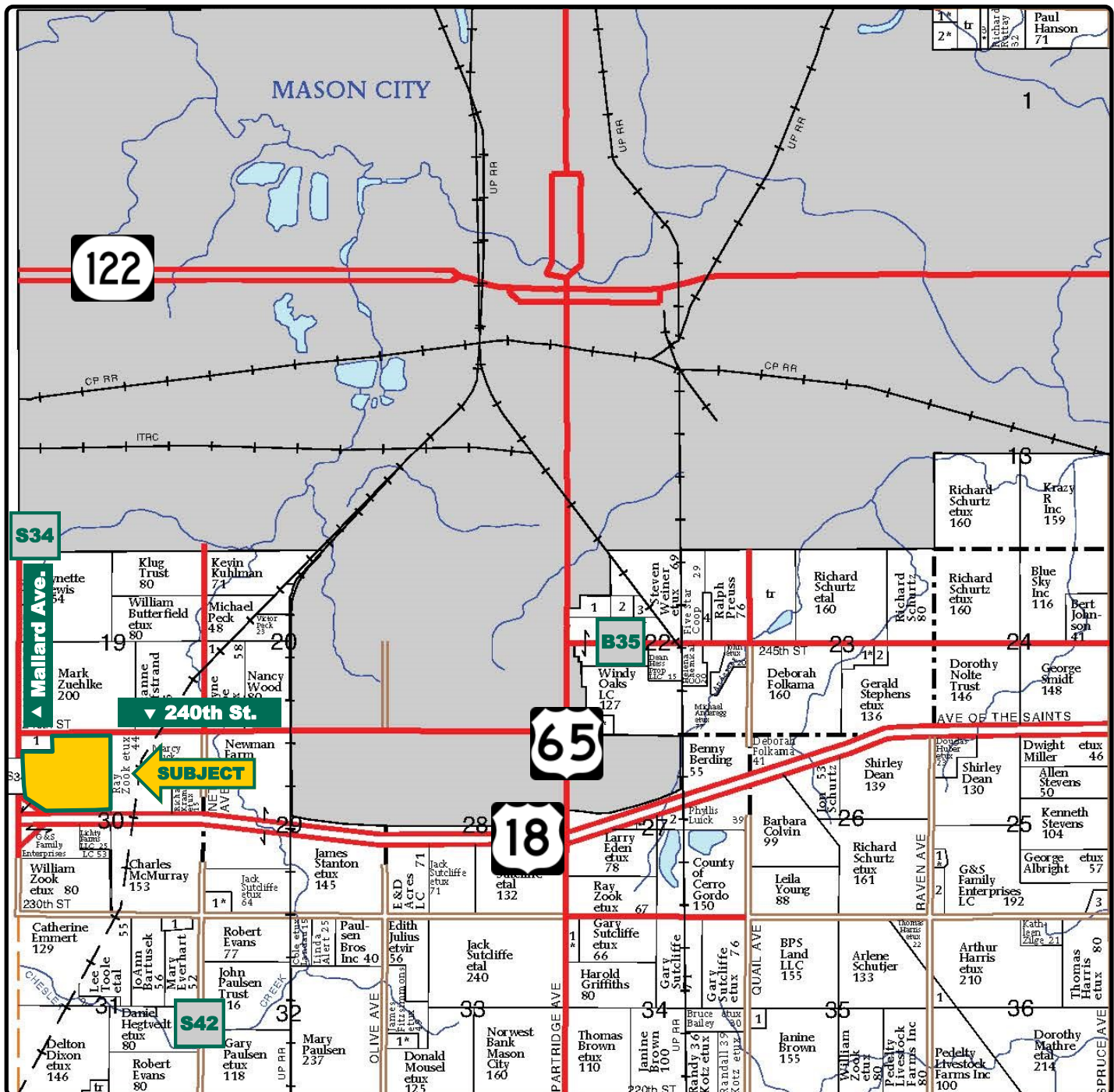


## Property Key Features

- High-Quality Farm near Mason City and the Avenue of the Saints
- Hard-Surface Roads on 3 Sides Allow for Easy Access
- Development/Building Site Possibility

**Cal Dickson, AFM, ALC, CCA**  
Licensed Broker in IA & MN  
**641-425-0978**  
**CalD@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 7  
Mason City, IA 50401  
**www.Hertz.ag**



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**FSA/Eff. Crop Acres: 119.05**  
**Corn Base Acres: 73.40**  
**Bean Base Acres: 45.65**  
**Soil Productivity: 72.20 CSR2**

## Property Information

### 121.74 Acres, m/l

### Location

From Mason City: begin south of town at the intersection of Hwy. 65 and Hwy. 18. Go west on Hwy. 18 for 3 miles. The property is northeast of the Hwy. 18 and Mallard Ave./Eisenhower Ave. intersection.

### Legal Description

NW¼ except parcel and R.O.W., Section 30, Township 96 North, Range 20 West of the 5th P.M., Cerro Gordo Co., IA.  
*Updated abstract to govern.*

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,492.00  
 Gross Acres: 121.74  
 Net Taxable Acres: 117.02  
 Tax per Net Taxable Acre: \$29.84

### FSA Data

Farm Number 927, Tract 2254  
 FSA/Eff. Crop Acres: 119.05  
 Corn Base Acres: 73.40  
 Corn PLC Yield: 143 Bu.  
 Bean Base Acres: 45.65  
 Bean PLC Yield: 43 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 Wetlands determinations not complete.

### Soil Types/Productivity

Primary soils are Webster, Saude, and Canisteo. CSR2 on the FSA/Eff. crop acres is 72.20. 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

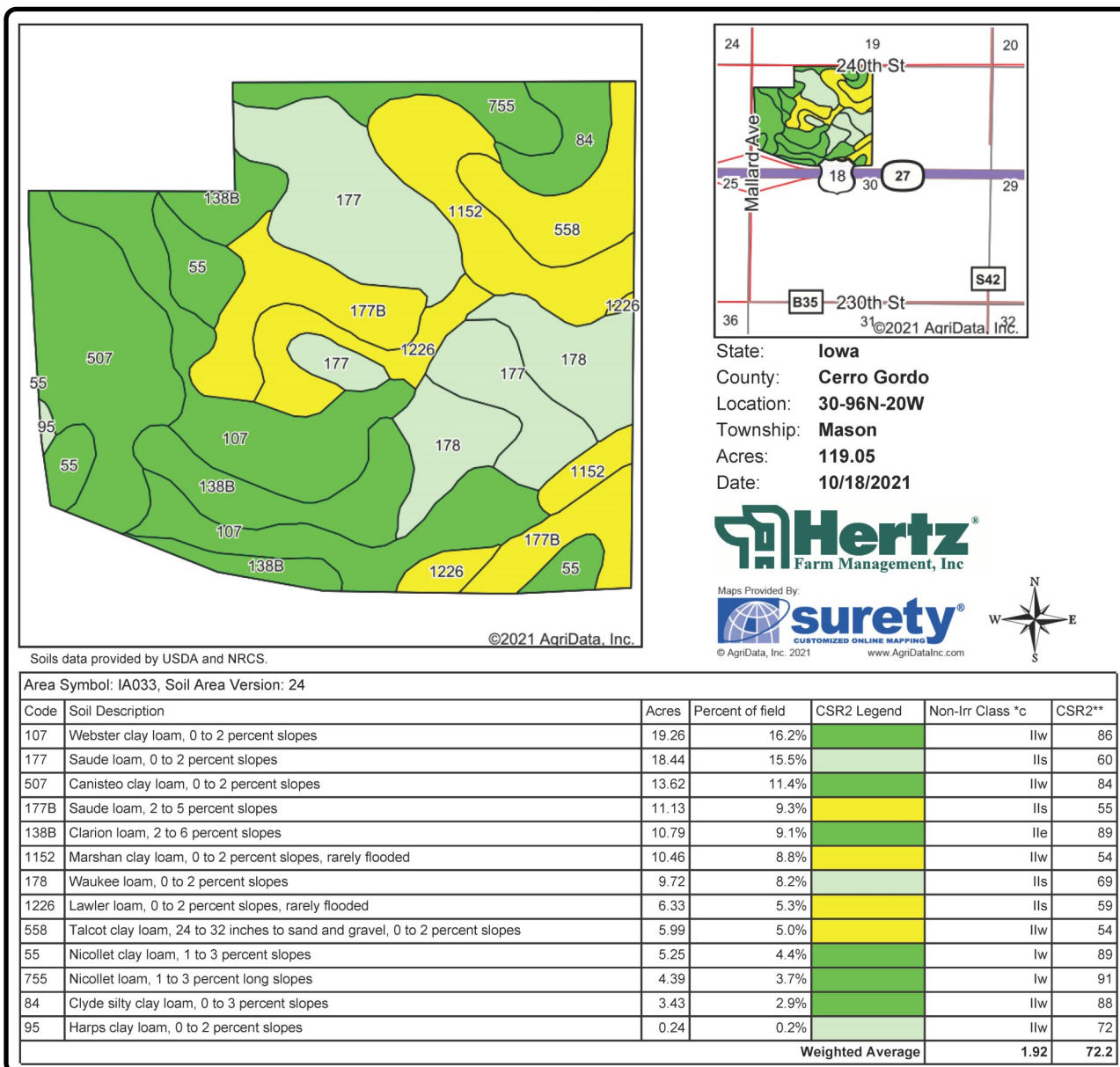
Level to moderately sloping.

### Drainage

Some tile. Maps available, contact agent for details.

### Buildings/Improvements

None.



## Water & Well Information

No known wells.

## Comments

High-quality farm with close access to Mason City and the Avenue of the Saints.

*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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Northeast Looking Southwest



East Looking West



Southeast Looking Northwest



Southwest Looking Northeast



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Date: **Thurs., November 18, 2021**

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

Site: **Columbia Club  
551 South Taft Avenue  
Mason City, IA 50401**

### **Seller**

Thomas, Hans, Philip, and Andreas  
Haugaard

### **Agency**

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

### **Auctioneer**

Marv Huntrods

### **Attorney**

Gerald M. Stambaugh  
Laird Law Firm

### **Method of Sale**

- Parcel 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 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 date of closing.

### **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.