

Land Auction

ACREAGE:

201.48 Acres, m/l
In 2 parcels
Mitchell & Howard Co., IA

DATE:

Thursday
December 2, 2021
10:00 a.m.

LOCATION:

Riceville Community Center
Riceville, IA

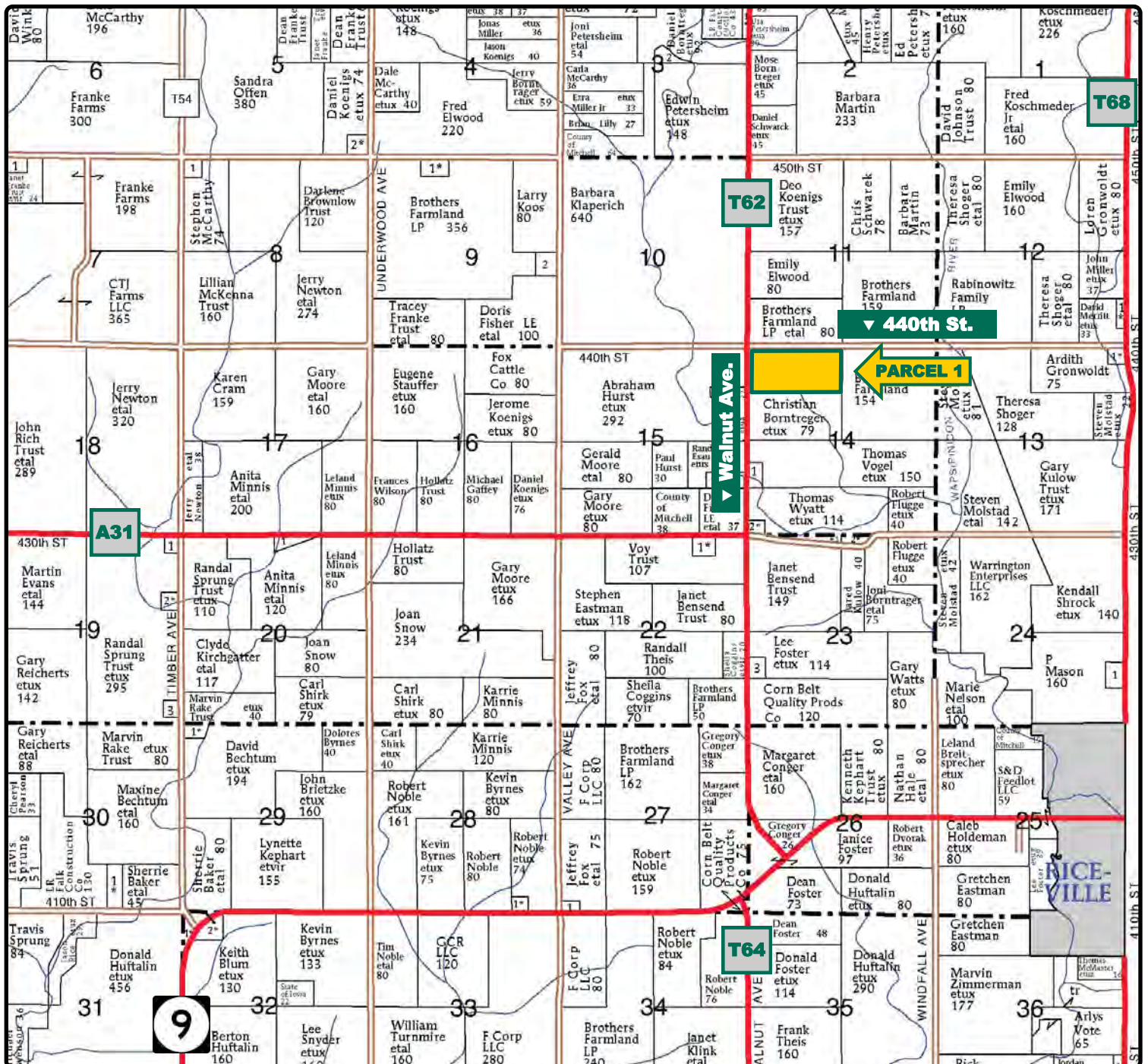


Property Key Features

- Two High-Quality, Pattern-Tiled Farms in Strong Farming Communities
- Parcel 1 Located Northwest of Riceville in Mitchell Co. — 83.20 CSR2
- Parcel 2 Located Northeast of Elma in Howard Co. — 77.20 CSR2

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NicoleR@Hertz.ag

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Mason City, IA 50401
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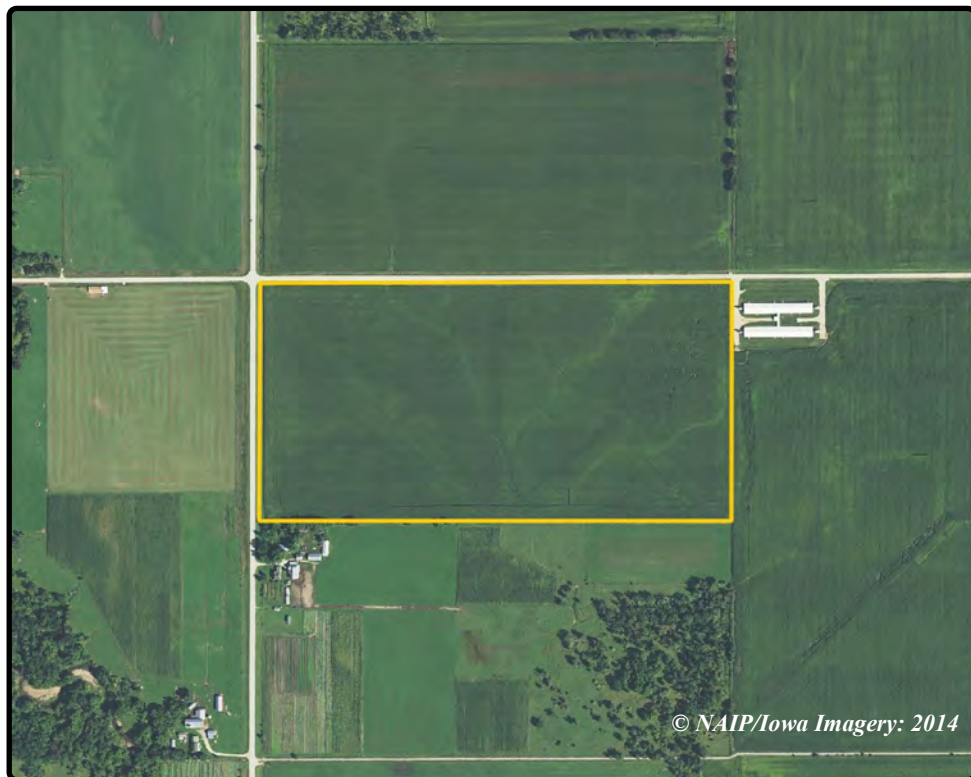
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Parcel 1

FSA/Eff. Crop Acres: **77.45**
Corn Base Acres: **77.00**
Soil Productivity: **83.20 CSR2**

Parcel 1 Property Information 81.48 Acres, m/l

Location

From Riceville: go west on Hwy. 9 for 1½ miles, then north on T62/Walnut Ave. for 2½ miles. Property is southeast of the Walnut Ave. and 440th St. intersection.

Legal Description

N½ NW¼ and N 24½' S½ NW¼, Section 14, Township 99 North, Range 15 West of the 5th P.M., Jenkins Township., Mitchell Co., IA. *Updated abstract to govern.*

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,912.00
Gross Acres: 81.48
Net Taxable Acres: 77.63
Tax per Net Taxable Acre: \$24.63

FSA Data

Farm Number 4988, Tract 598
FSA/Eff. Crop Acres: 77.45
Corn Base Acres: 77.00
Corn PLC Yield: 151 Bu.

Soil Types/Productivity

Primary soils are Clyde, Pinicon, and Oran. CSR2 on the FSA/Eff. crop acres is 83.20. 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 gently rolling.

Drainage

See tile map. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

High-quality farm in strong farming community.

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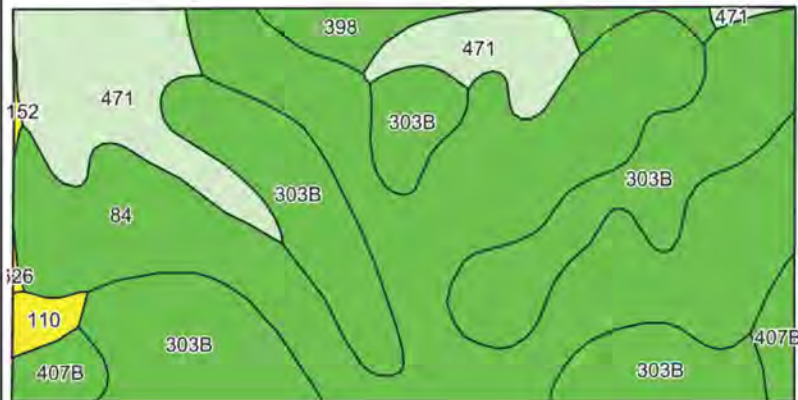
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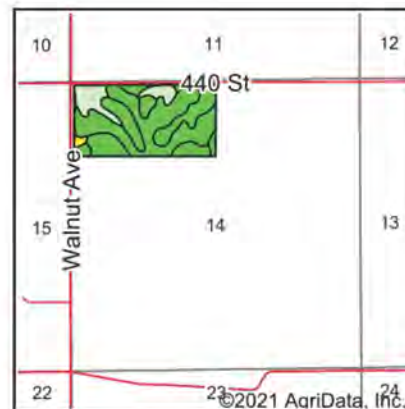
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State: **Iowa**
County: **Mitchell**
Location: **14-99N-15W**
Township: **Jenkins**
Acres: **77.45**
Date: **10/21/2021**



Maps Provided By:



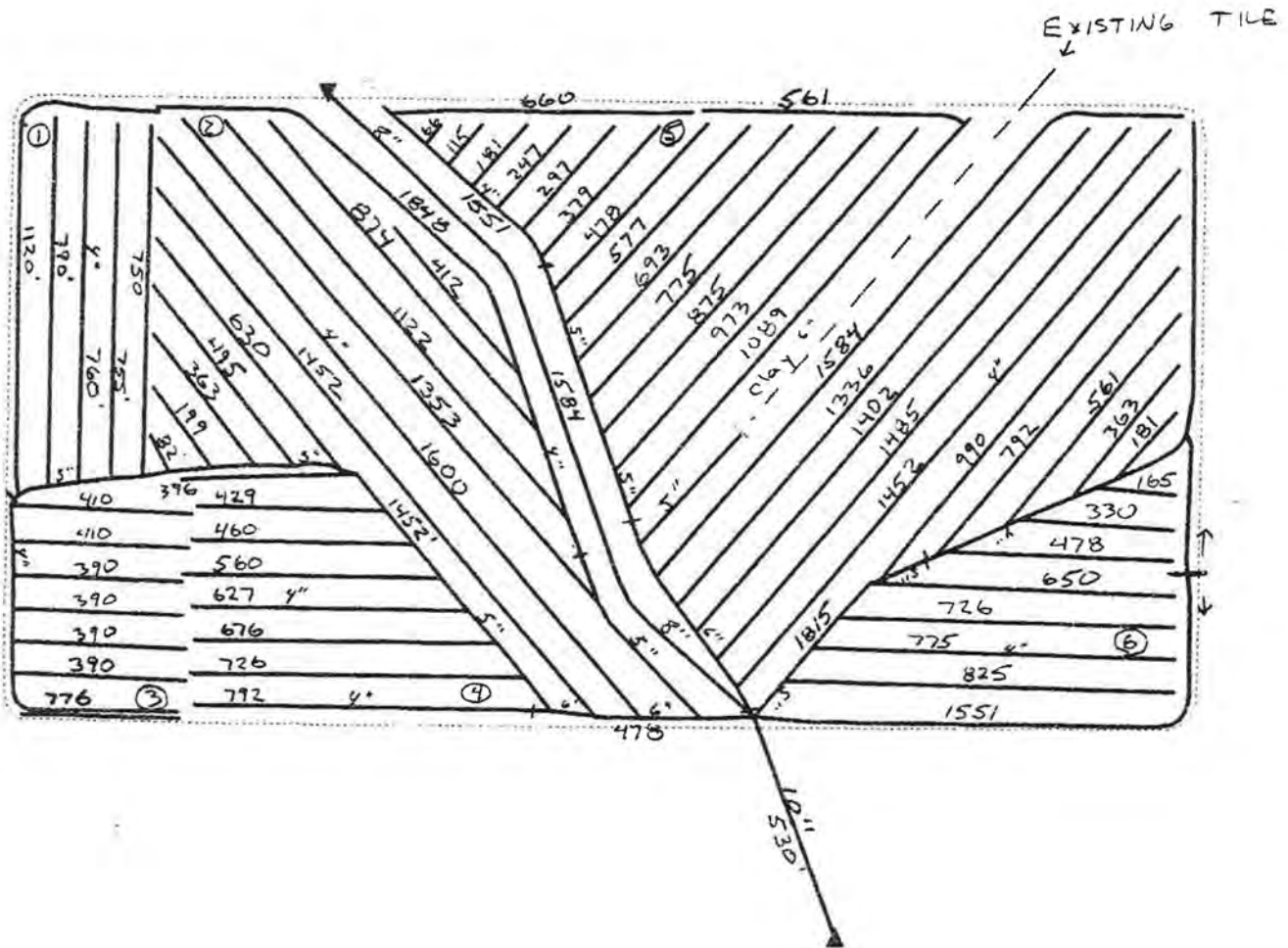
Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	34.75	44.9%		IIw	88
303B	Pinicon loam, 1 to 4 percent slopes	25.96	33.5%		IIw	80
471	Oran loam, 0 to 2 percent slopes	10.77	13.9%		Iw	79
398	Tripoli clay loam, 0 to 2 percent slopes	2.47	3.2%		IIw	82
407B	Schley silt loam, 1 to 4 percent slopes	2.45	3.2%		IIw	81
110	Lamont fine sandy loam, 0 to 2 percent slopes	0.87	1.1%		IIIs	57
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	0.11	0.1%		IIw	54
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.07	0.1%		IIs	53
Weighted Average					1.87	83.2

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Kondes Farm
Jenkins Twp. Sec. 14
N 1/2 of NE 1/4
1 inch = 330 feet

12/1/00



GPS
services

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Southeast Looking Northwest



Southwest Looking Northeast



Northeast Looking Southwest



Soybean Rows Looking East



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Parcel 2

FSA/Eff. Crop Acres:	94.20
CRP Acres:	6.10
Corn Base Acres:	83.10
Bean Base Acres:	11.10
Soil Productivity:	77.20 CSR2

Parcel 2 Property Information 120.00 Acres, m/l

Location

From Elma: go north on V18/Garden Ave. for 3.3 miles, then east on A46/150th St. for 5 miles. The property is northeast of the 150th St. and Lilac Ave. intersection.

Legal Description

SW¼ NW¼ and W½ SW¼, Section 13, Township 98 North, Range 13 West of the 5th P.M., Howard Township, Howard, Co., IA. *Updated abstract to govern.*

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,634.00
Gross Acres: 120.00
Net Taxable Acres: 112.07
Tax per Net Taxable Acre: \$23.50

FSA Data

Farm Number 1915, Tract 758
FSA/Eff. Crop Acres: 94.20
CRP Acres: 6.10
Corn Base Acres: 83.10
Corn PLC Yield: 175 Bu.
Bean Base Acres: 11.10
Bean PLC Yield: 43 Bu.

CRP Contracts

There are 6.10 acres enrolled in a CP-21 contract that pays \$223.64/acre or \$1,364.00 annually and expires 9/30/33.

Soil Types/Productivity

Primary soils are Schley, Bassett, and Oran. CSR2 on the FSA/Eff. crop acres is 77.20. 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

Gently rolling.

Drainage

See tile maps. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

No known wells.

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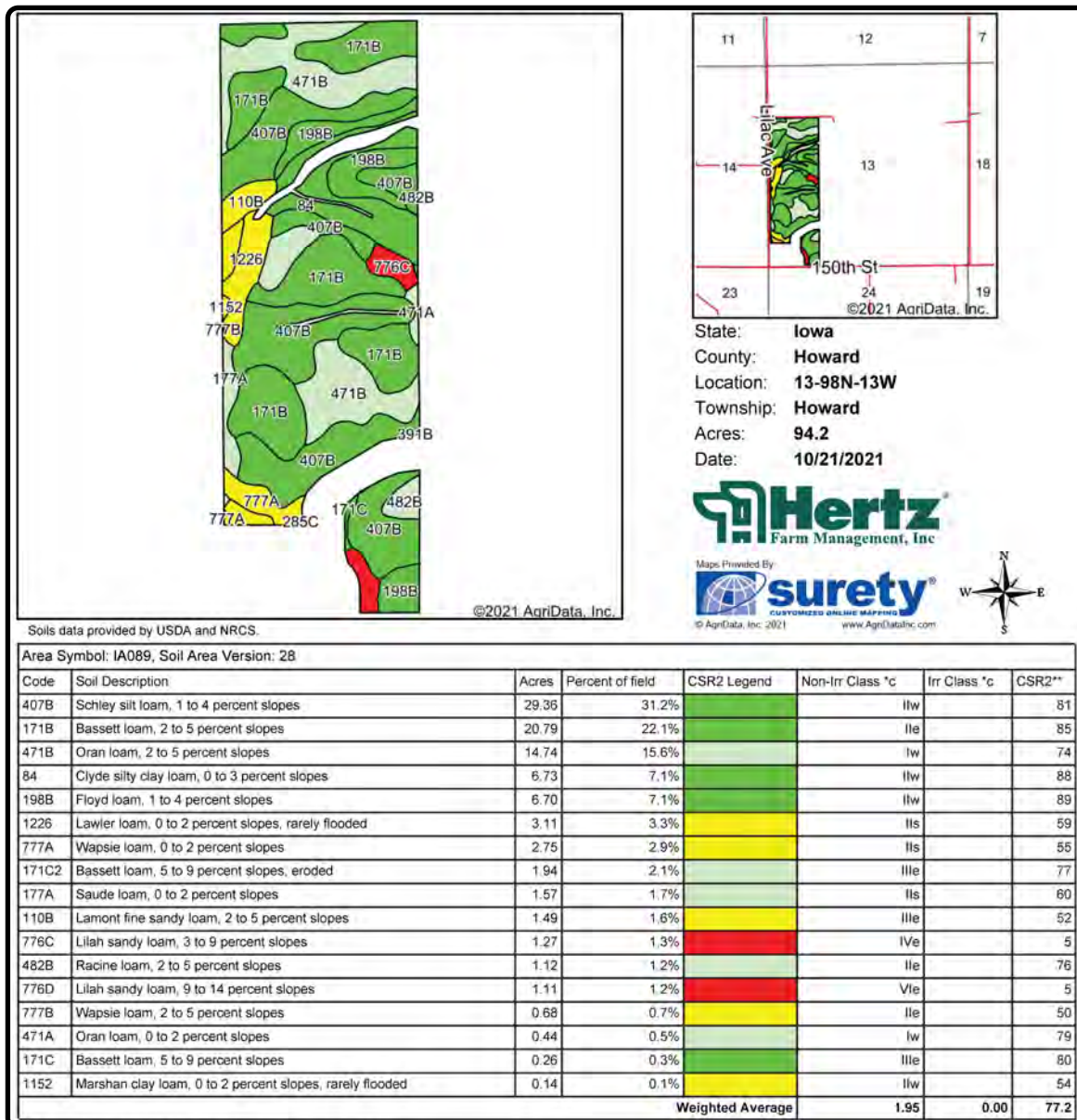
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Comments

Howard County farm with great road frontage on three sides.

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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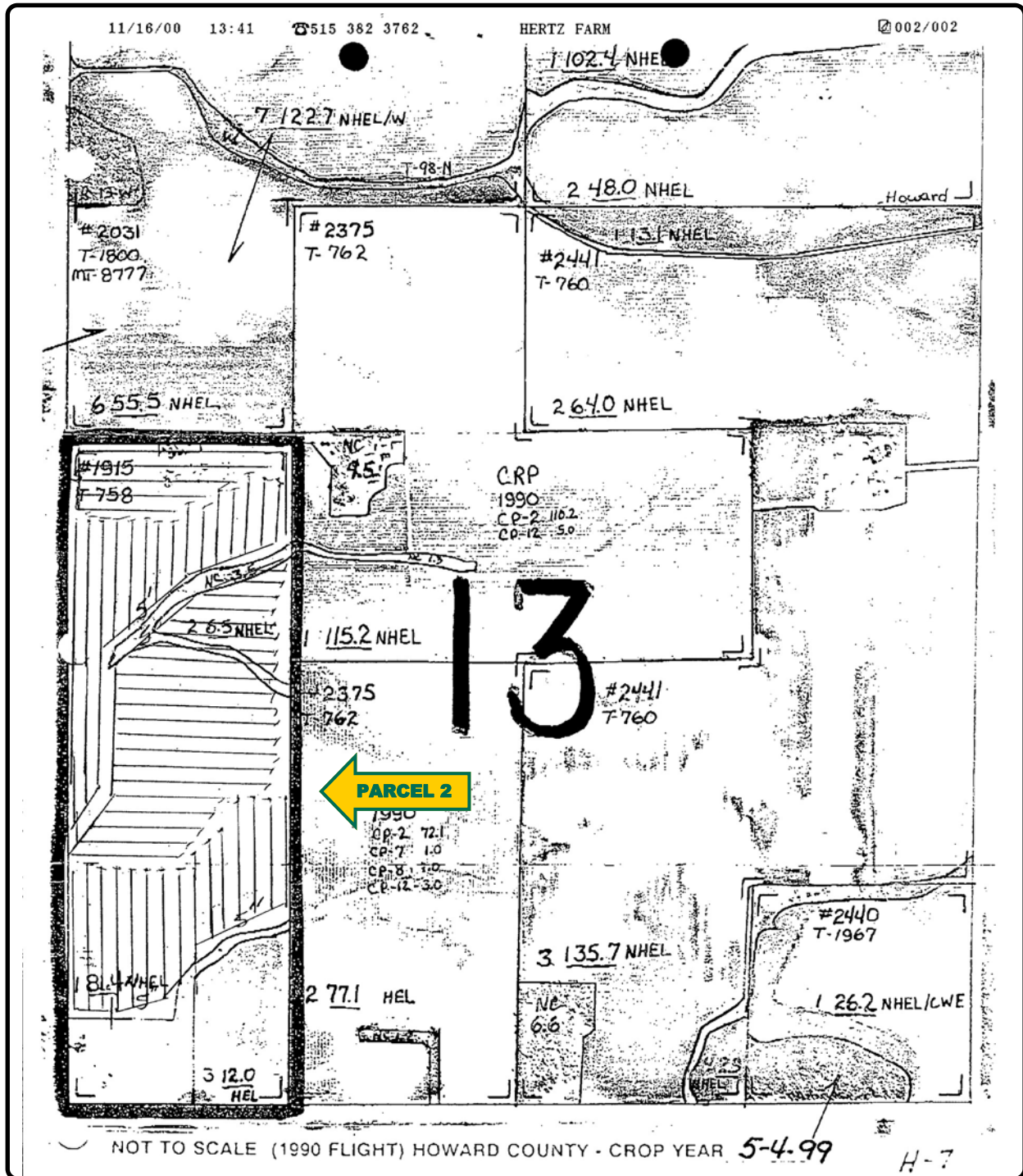
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Northwest Looking Southeast



Southwest Looking Northeast



Northeast Looking Southwest



Corn Rows Looking South



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Date: **Thurs., December 2, 2021**

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

Site: **Riceville Community
Center
119 W Main St.
Riceville, IA 50466**

Seller

James P. Kondes Irrevocable Trust

Agency

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

Auctioneer

Marv Huntrods

Attorney

Collin M. Davison
Laird Law Firm

Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- 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 January 13, 2022, 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 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.

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