

Land Auction

ACREAGE:

80.00 Acres, m/l
Marshall County, IA

DATE:

Monday
December 6, 2021
1:00 p.m.

LOCATION:

Liscomb Comm. Center
Liscomb, IA

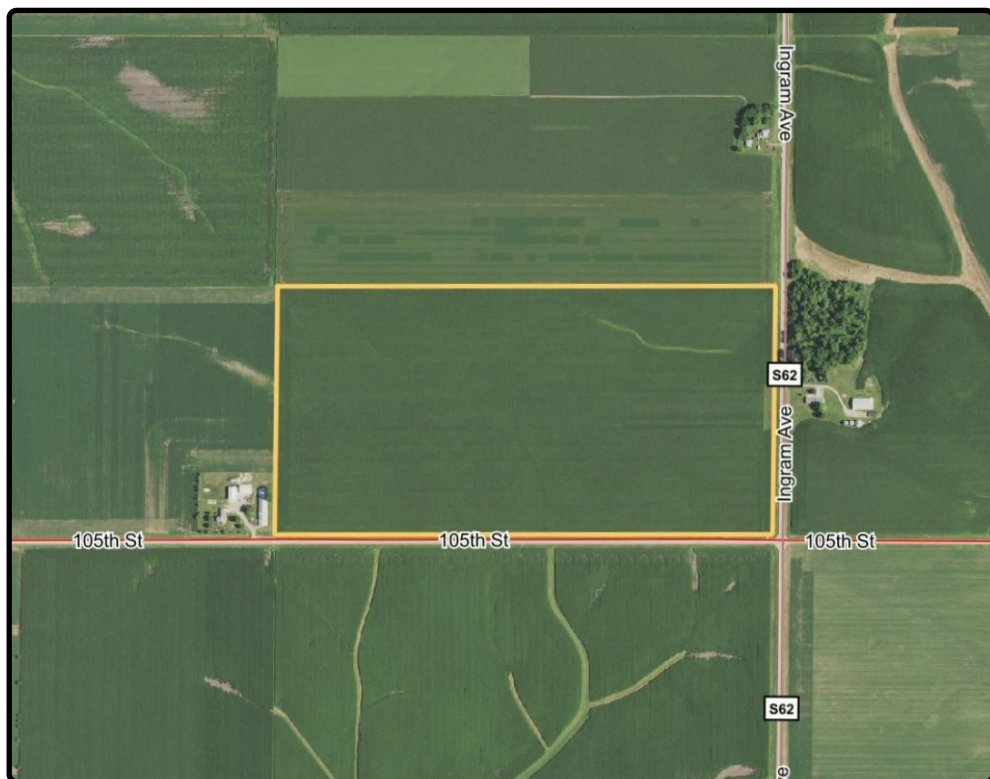


Property Key Features

- Four Miles Northwest of Liscomb on a County Blacktop
- 75.32 FSA/Eff. Crop Acres with a 93.00 CSR2
- Great Soils on this Northwest Marshall County Farm

Kyle Hansen, ALC
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FSA/Eff. Crop Acres:	75.32
Corn Base Acres:	45.31
Bean Base Acres:	30.01
Soil Productivity:	93.00 CSR2

Property Information

80.00 Acres, m/l

Location

From Liscomb: Go west on E18/Marble Road for 3 miles, then head north on S62/Ingram Avenue for 1 mile. Property is on the west side of the road.

Legal Description

S½ NW¼ of Section 4, Township 85 North, Range 19 West of the 5th P.M. (Bangor Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,108.00
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$40.36
Tax parcel ID#s: 8519-04-100-005, 8519-04-100-004

Lease Status

Open lease for 2022 crop year.

FSA Data

Farm Number 6917, Tract 1628
FSA/Eff. Crop Acres: 75.32
Corn Base Acres: 45.31
Corn PLC Yield: 173 Bu.
Bean Base Acres: 30.01
Bean PLC Yield: 52 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil is Tama silty clay loam.
CSR2 on the FSA/Eff. crop acres is 93.00.
See soil map for detail.

Land Description

Gently sloping to rolling.

Drainage

Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Highly tillable farm in northwest Marshall County.

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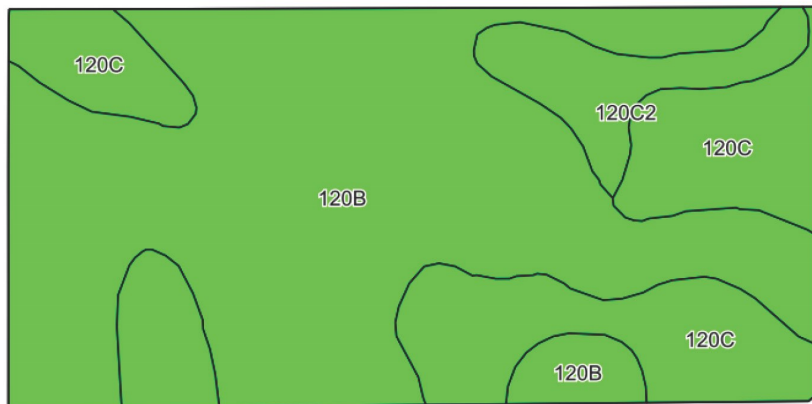
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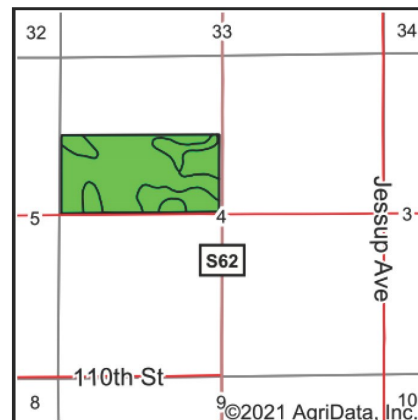
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State: **Iowa**
County: **Marshall**
Location: **4-85N-19W**
Township: **Bangor**
Acres: **75.32**
Date: **10/25/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	48.82	64.8%		Ile	95
120C	Tama silty clay loam, 5 to 9 percent slopes	21.50	28.5%		IIle	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.00	6.6%		IIIle	87
Weighted Average					2.35	93

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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West Looking East



Northeast Looking Southwest



Southeast Looking Northwest



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Date: **Mon., December 6, 2021**

Time: **1:00 p.m.**

Site: **Liscomb Comm. Center
114 Main Street
Liscomb, IA 50148**

Seller

M. Lucille Hensley Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Method of Sale

- This property 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 30, 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 30, 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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