

Land Auction

ACREAGE:

158.26 Acres, m/l
Mills County, IA

DATE:

Thursday
January 27, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag

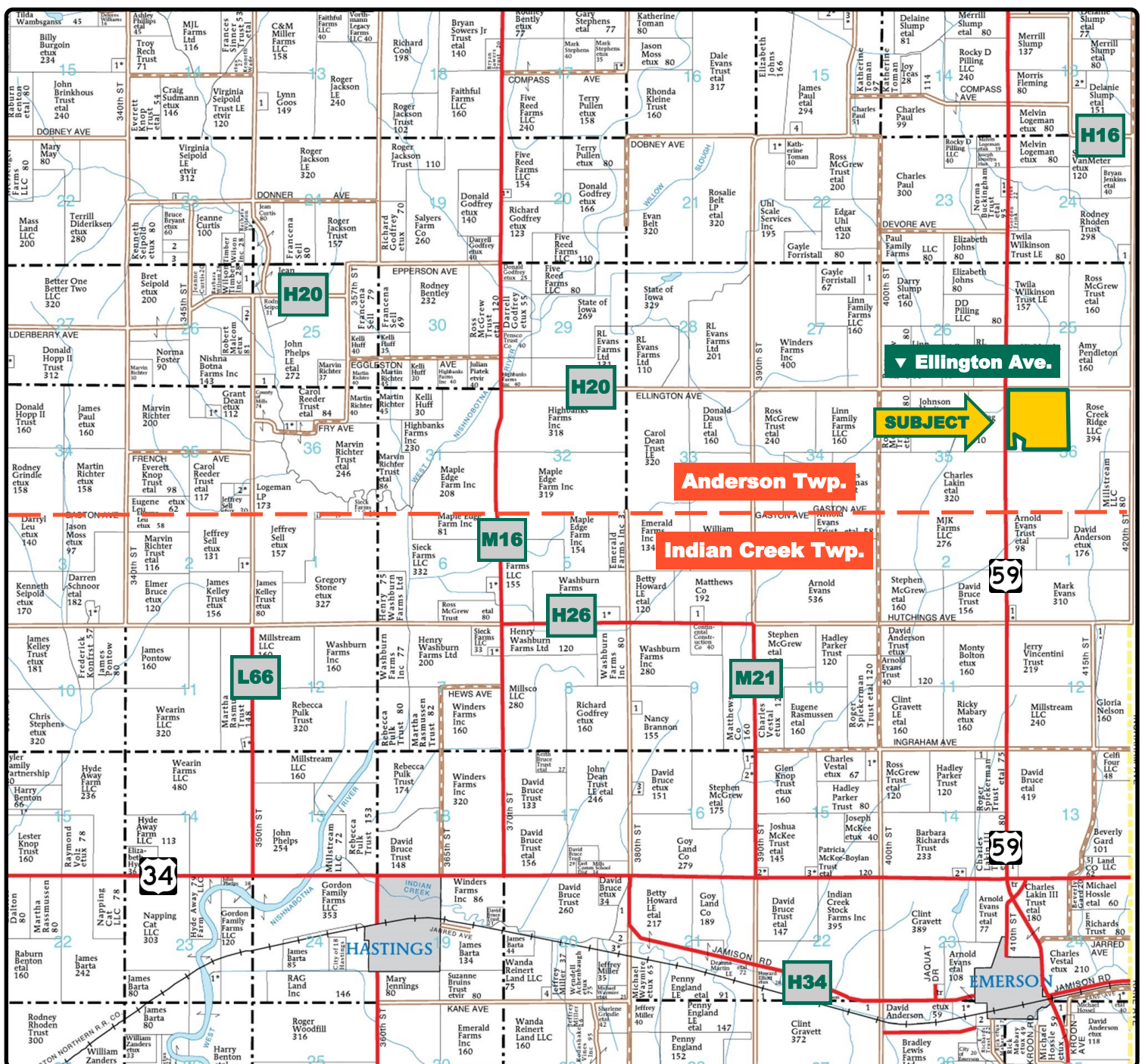


Property Key Features

- Exceptional, High-Quality Mills County Farm Carrying an 80.90 CSR2
- Located on State Highway 59 in Northern Mills County
- 151.63 FSA/Eff. Crop Acres - 96% Tillable

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FSA/Eff. Crop Acres: 151.63
Corn Base Acres: 77.30
Bean Base Acres: 74.30
Soil Productivity: 80.90 CSR2

Property Information

158.26 Acres, m/l

Location

From Emerson: north on Hwy 59 for 4½ miles to Ellington Ave. The farm is located on the east side of Hwy 59 and south of Ellington Ave.

Legal Description

NW¼, Section 36, Township 73 North, Range 40 West of the 5th P.M., Mills Co., IA, except for the tract in the SW¼ NW¼, containing 1.74 acres.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,810.00
Gross Acres: 158.26
Net Taxable Acres: 153.26
Tax per Net Taxable Acre: \$37.91

Lease Status

Open for the 2022 crop year.

FSA Data

Farm Number 2241, Tract 7295
FSA/Eff. Crop Acres: 151.63
Corn Base Acres: 77.30
Corn PLC Yield: 153 Bu.
Bean Base Acres: 74.30
Bean PLC Yield: 41 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Marshall and Exira.
CSR2 on the FSA/Eff. crop acres is 80.90.
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

Moderately sloping.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Pipeline

Oneok North System, LLC has a Petroleum Pipeline that runs along the southeast corner of the property but has no impact to the farming operation. Pipeline map available. Contact agent for details.

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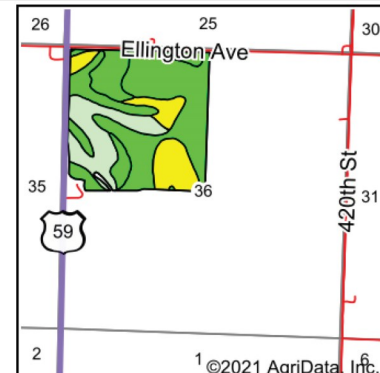
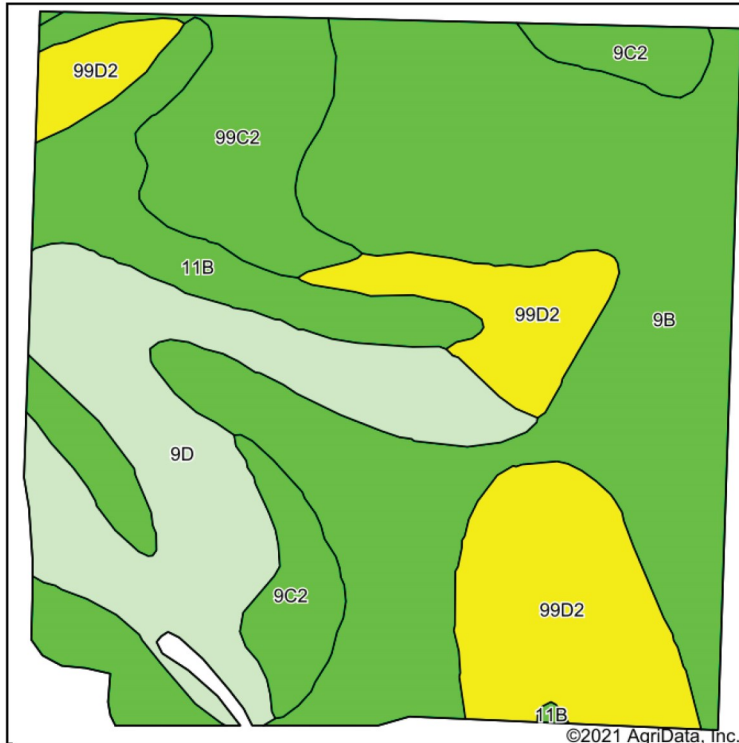
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State: **Iowa**
County: **Mills**
Location: **36-73N-40W**
Township: **Anderson**
Acres: **151.63**
Date: **12/9/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA129, Soil Area Version: 32						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9B	Marshall silty clay loam, 2 to 5 percent slopes	64.46	42.5%		Ile	95
9D	Marshall silty clay loam, 9 to 14 percent slopes	27.74	18.3%		IIle	64
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	25.15	16.6%		IIle	59
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	14.18	9.4%		IIw	80
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	12.27	8.1%		IIle	87
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	7.79	5.1%		IIle	87
Weighted Average					2.48	80.9

**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.

Comments

Exceptional, high-quality farm north of Emerson with immediate access to State Hwy 59 allowing for grain marketing to several ethanol and soybean processing plants.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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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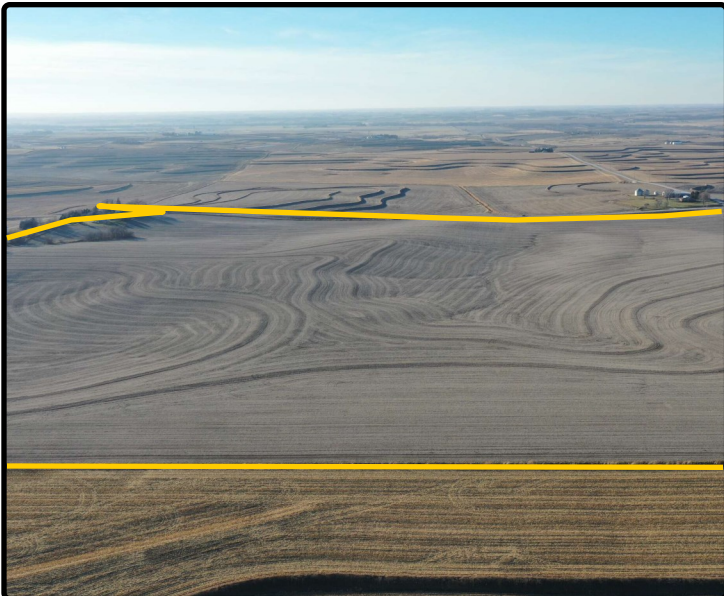
Looking Northwest



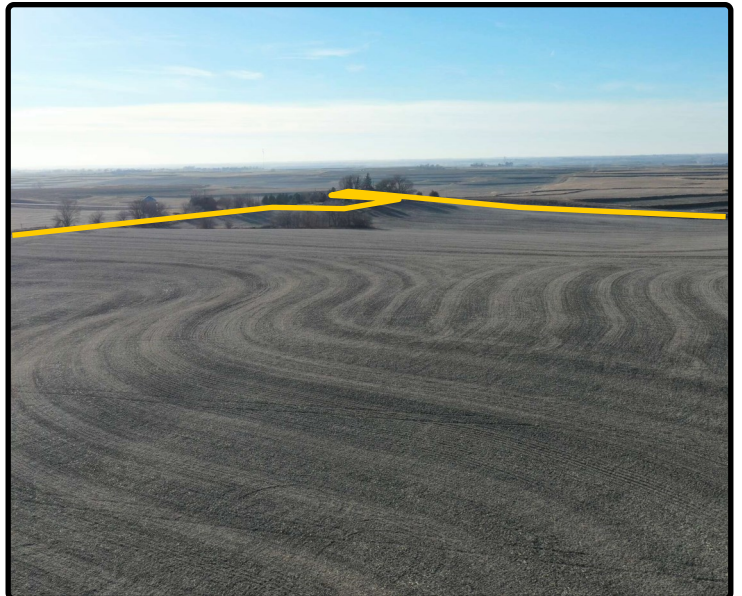
Looking East



Looking West



Looking Southwest



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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Mills County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Scott Henrichsen at 716-310-0466 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Evans Brothers LLC

Agency

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

Auctioneer

Kyle Hansen

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. A 2% Buyers Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 3, 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 February 28, 2022. Seller will pay 2021 real estate taxes due and payable March 2022 and September 2022. Buyer will pay 2022 real estate taxes due and payable beginning in 2023.

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.