

# Land Auction

**ACREAGE:**

**81.67 Acres**  
Clay County, IA

**DATE:**

Wednesday  
**April 6, 2022**  
**10:00 a.m.**

**LOCATION:**

**Royal Community Center**  
Royal, IA



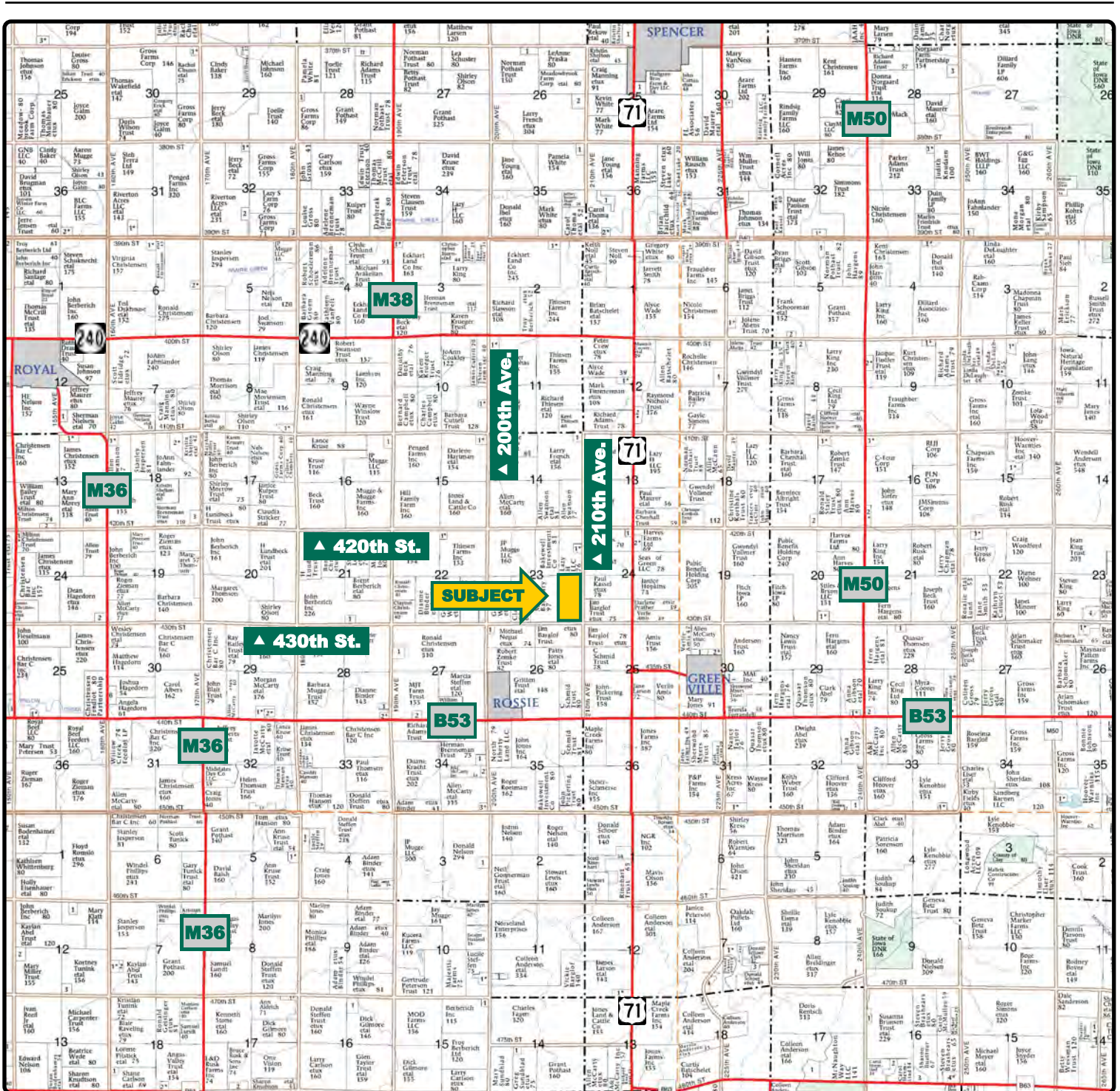
## Property Key Features

- Located 1 Mile Northeast of Rossie, Iowa
- 78.65 FSA/Eff. Crop Acres with a 93.20 CSR2
- Open Lease for 2022

**Tom Carlson, AFM**  
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<b>FSA/Eff. Crop Acres:</b>	<b>78.65</b>
<b>Corn Base Acres:</b>	<b>39.20</b>
<b>Bean Base Acres:</b>	<b>39.20</b>
<b>Soil Productivity:</b>	<b>93.20 CSR2</b>

## Property Information

### 81.67 Acres

### Location

**From Rossie:** ½ mile north on 200th Ave. and ¾ mile east on 430th St. The farm is located on the north side of the road.

**From Spencer:** 4½ miles south on Hwy 71, ½ mile west on 420th St. and ½ mile south on 210th Ave.

### Legal Description

The E½ of the SE¼ of Section 23, Township 95 North, Range 37 West of the 5<sup>th</sup> P.M., Clay County, Iowa.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,250.00\*  
Surveyed Gross Acres: 81.67

Exempt ROW Acres: 3.01  
Surveyed Net Taxable Acres: 78.66  
Tax per Net Taxable Acre: \$28.60\*  
*\*This property has been recently surveyed. Taxes are estimated pending reassessment by Clay County Assessor.*

### FSA Data

Farm Number 731, Tract 2419  
FSA/Eff. Crop Acres: 78.65  
Corn Base Acres: 39.20  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 39.20  
Bean PLC Yield: 46 Bu.

### Soil Types/Productivity

The soil is Gillett Grove. CSR2 on the FSA/Eff. crop acres is 93.20. See soil map for detail.

### Land Description

Level.

### Drainage

Natural with some tile.

### Water & Well Information

None.

### Potential Pipeline Easement

The owners of this farm have been contacted regarding interest in installation of a carbon dioxide pipeline through this land.

### Comments

This is a highly productive Clay County farm with a 93.20 CSR2! Open farm lease for the 2022 crop year!

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<b>Measured Tillable Acres</b>	78.65	<b>Avg. CSR2</b>	93.20		
<b>Soil Label</b>	<b>Soil Name</b>	<b>CSR2</b>	<b>Percent of Field</b>	<b>Non_Irr Class</b>	<b>Acres</b>
1092	Gillett Grove silty clay loam, 0 to 2	94	95.5%	IIw	75.08
992	Gillett Grove silty clay loam,	77	4.5%	IIIw	3.57

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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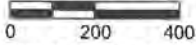
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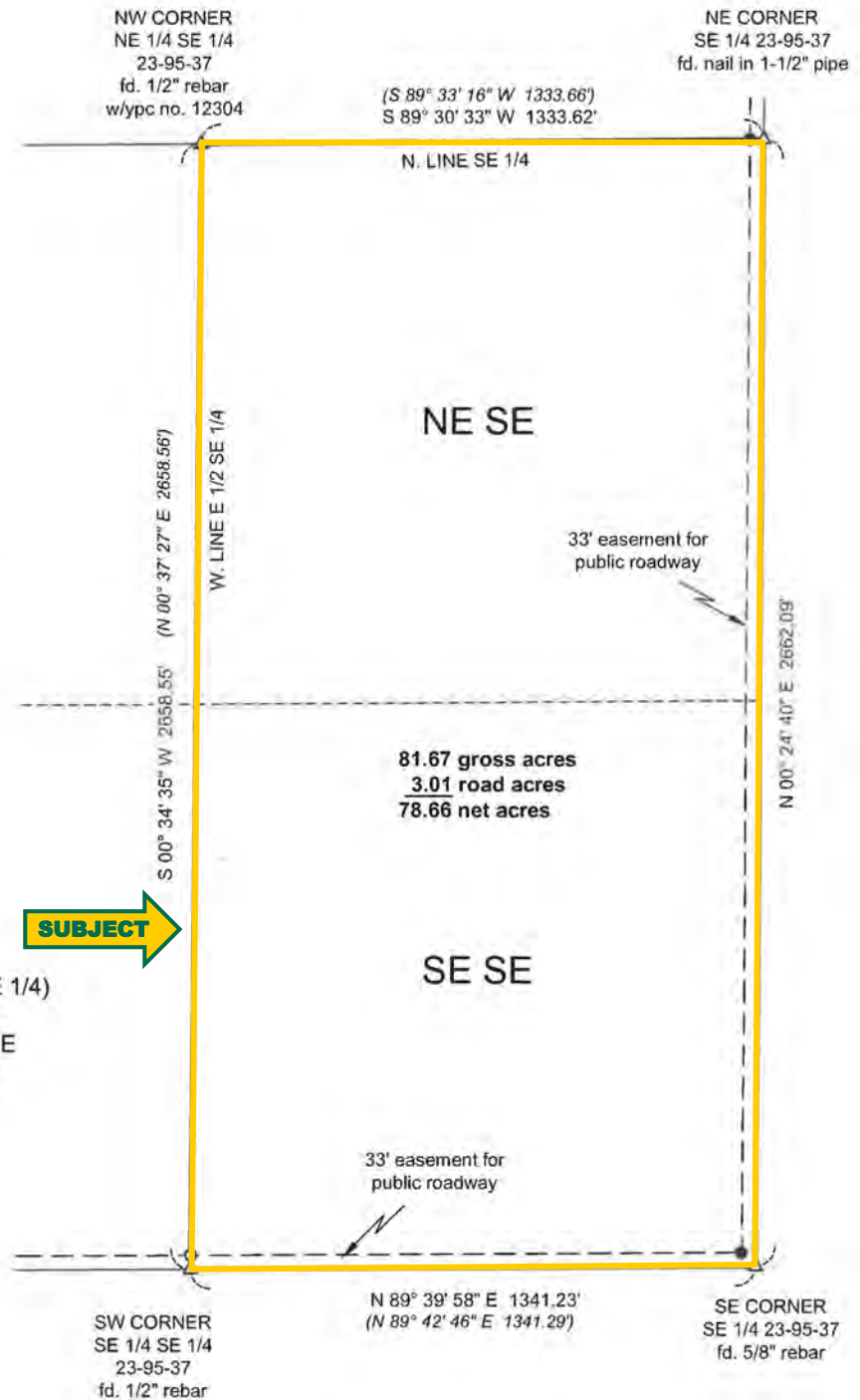


SCALE: 1" = 400'



BEARINGS SHOWN HEREON  
BASED ON THE IOWA REGIONAL  
COORDINATE SYSTEM ZONE 1.

	GROSS ACRES	ROAD ACRES	NET ACRES
NE SE	40.78	1.01	39.77
SE SE	40.89	2.00	38.89
TOTALS	81.67	3.01	78.66



**DESCRIPTION:**

THE EAST HALF OF THE  
SOUTHEASTQUARTER (E 1/2 SE 1/4)  
OF SECTION 23, TOWNSHIP 95  
NORTH, RANGE 37 WEST OF THE  
5TH P.M., CLAY COUNTY, IOWA.

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Date: **Wed., April 6, 2022**

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

Site: **Royal Community Center  
302 Main Street  
Royal, IA 51357**

### **Seller**

Haaland Family, L.L.C.

### **Agency**

Hertz Farm Management and their representatives are Agents of the Seller.

### **Auctioneer**

Troy Louwagie

### **Attorney**

Douglas Wolfe  
Wolfe Law Offices

### **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 May 5, 2022 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at April 8, 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.

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