

Land Auction

ACREAGE:

158.81 Acres, m/l
Greene County, IA

DATE:

Tuesday
July 12, 2022
2:00 p.m.

AUCTION TYPE:

Hybrid
Jamaica, IA &
bid.hertz.ag

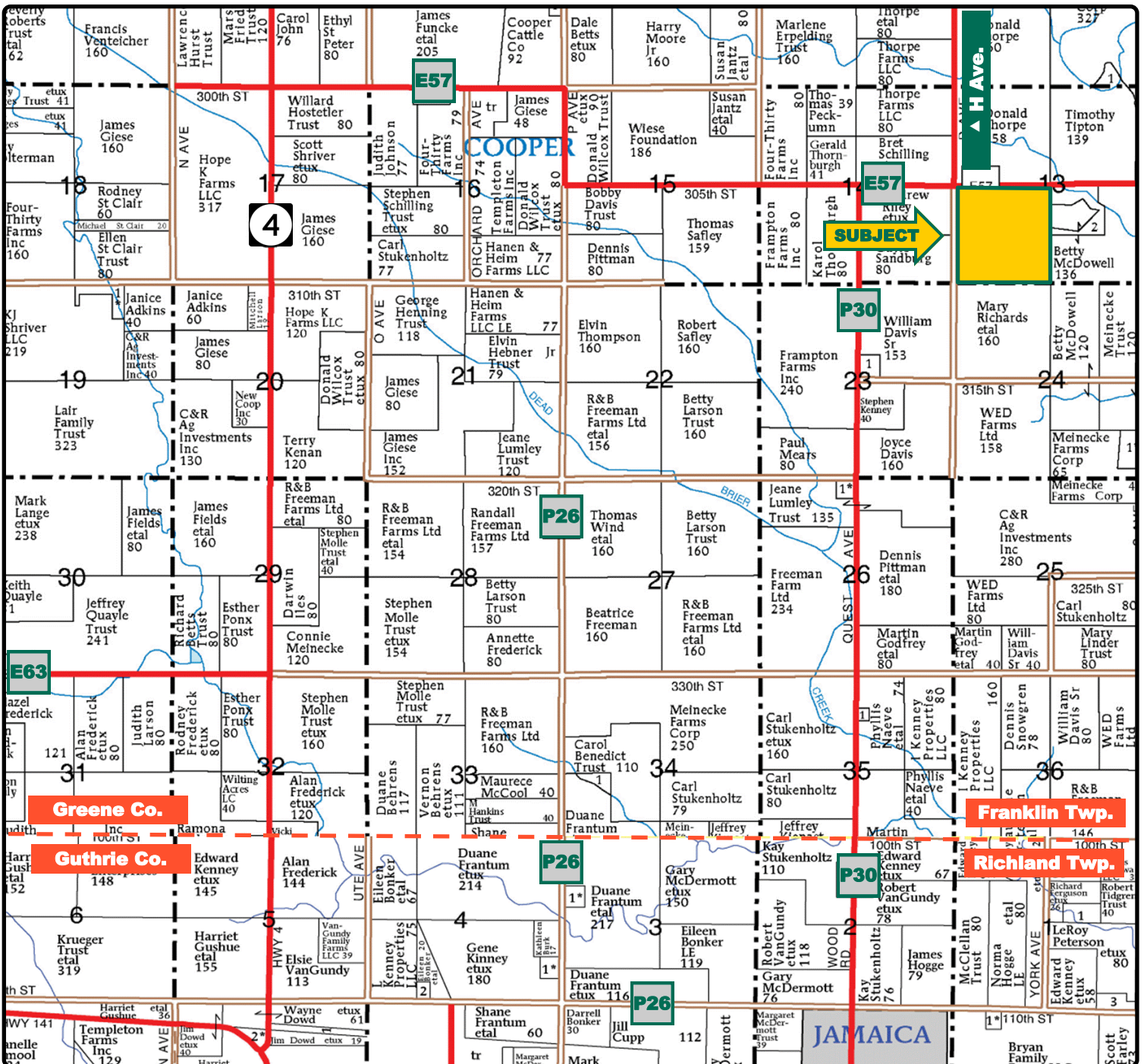


Property Key Features

- **4½ Miles North of Jamaica**
- **133.66 FSA/Eff Crop Acres with an 83.40 CSR2**
- **Nice Mix of Tillable, CRP, and Timber Acres**

Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
515-370-3446
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515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



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FSA/Eff. Crop Acres:	133.66
CRP Acres:	14.58
Corn Base Acres:	65.90
Bean Base Acres:	64.90
Soil Productivity:	83.40 CSR2

Property Information

158.81 Acres, m/l

Location

From Jamaica: Go north on Co. Rd. P30 for 4½ miles, then head east on Co. Rd. E57 for ½ mile. Property is on the south side of the road.

Legal Description

SW¼ of Section 13, Township 82 North, Range 30 West of the 5th P.M. (Franklin Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,068.00
Gross Acres: 158.81
Net Taxable Acres: 155.58
Tax per Net Taxable Acre: \$32.57

Lease Status

Leased for the 2022 crop year.

FSA Data

Farm Number 289, Tract 603
FSA/Eff. Crop Acres: 133.66
CRP Acres: 14.58
Corn Base Acres: 65.90
Corn PLC Yield: 158 Bu.
Bean Base Acres: 64.90
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a prior converted non-wetland.

CRP Contracts

There are 14.58 acres enrolled in a CP-38E contract that pays \$3,689.00 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Clarion, LeSueur and Nicollet. CSR2 on the FSA/Eff. crop acres is 83.40. 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

Rolling to moderately sloping.

Drainage

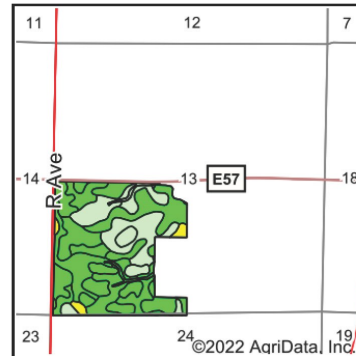
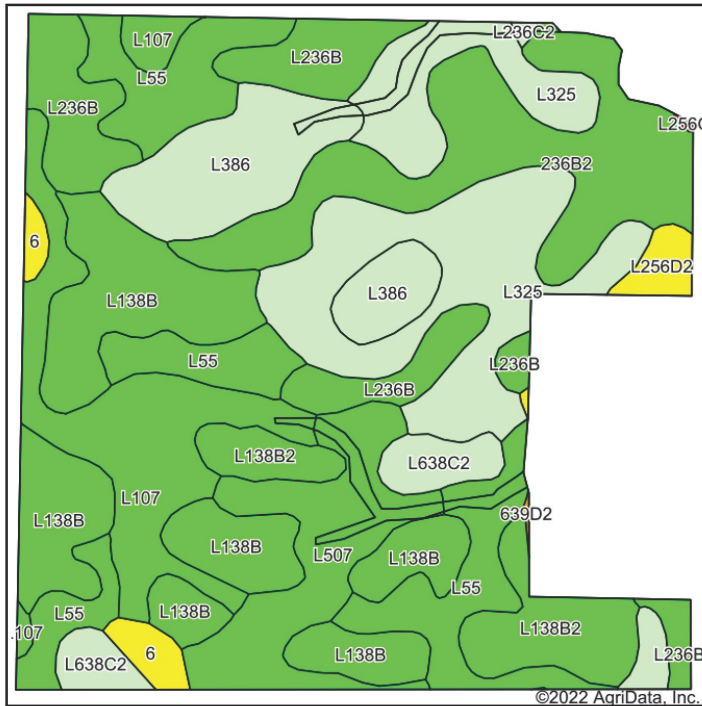
Natural, plus some tile. No tile maps available.

Buildings/Improvements

None.

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State: **Iowa**
 County: **Greene**
 Location: **13-82N-30W**
 Township: **Franklin**
 Acres: **133.66**
 Date: **5/19/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.48	16.1%		88
L325	Le Sueur loam, Bemis moraine, 1 to 3 percent slopes	20.86	15.6%		78
L55	Nicollet loam, 1 to 3 percent slopes	16.23	12.1%		91
236B2	Lester loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	15.77	11.8%		81
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.85	9.6%		88
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	11.72	8.8%		85
L386	Cordova clay loam, Bemis moraine, 0 to 2 percent slopes	11.07	8.3%		77
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.81	7.3%		87
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	7.06	5.3%		85
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.45	2.6%		75
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.77	1.3%		59
L256D2	Lester-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	1.39	1.0%		45
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.13	0.1%		77
639D2	Salida-Storden complex, 9 to 14 percent slopes, moderately eroded	0.07	0.1%		26
Weighted Average					83.4

Water & Well Information

No known wells. There is a natural spring in the waterway area.

Comments

Great farm in southeast Greene County.

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



Southeast Looking Northwest



Southwest Looking Northeast



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Date: **Tues., July 12, 2022**

Time: **2:00 p.m.**

Site: **Jamaica Comm. Center
1061 Wood Rd.
Jamaica, IA 50128**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to **bid.hertz.ag** from an internet browser. Do not use “www.” when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at Phone 515-370-3446 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

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

Seller

The Audrey Marshall Estate

Agency

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

Auctioneer

Kyle Hansen, ALC

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 September 30, 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, 2023. Taxes will be prorated to September 30, 2022.

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.