

# Land Auction

**ACREAGE:**

**120.00 Acres, m/l**  
Marshall County, IA

**DATE:**

Tuesday  
**July 19, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag



## Property Key Features

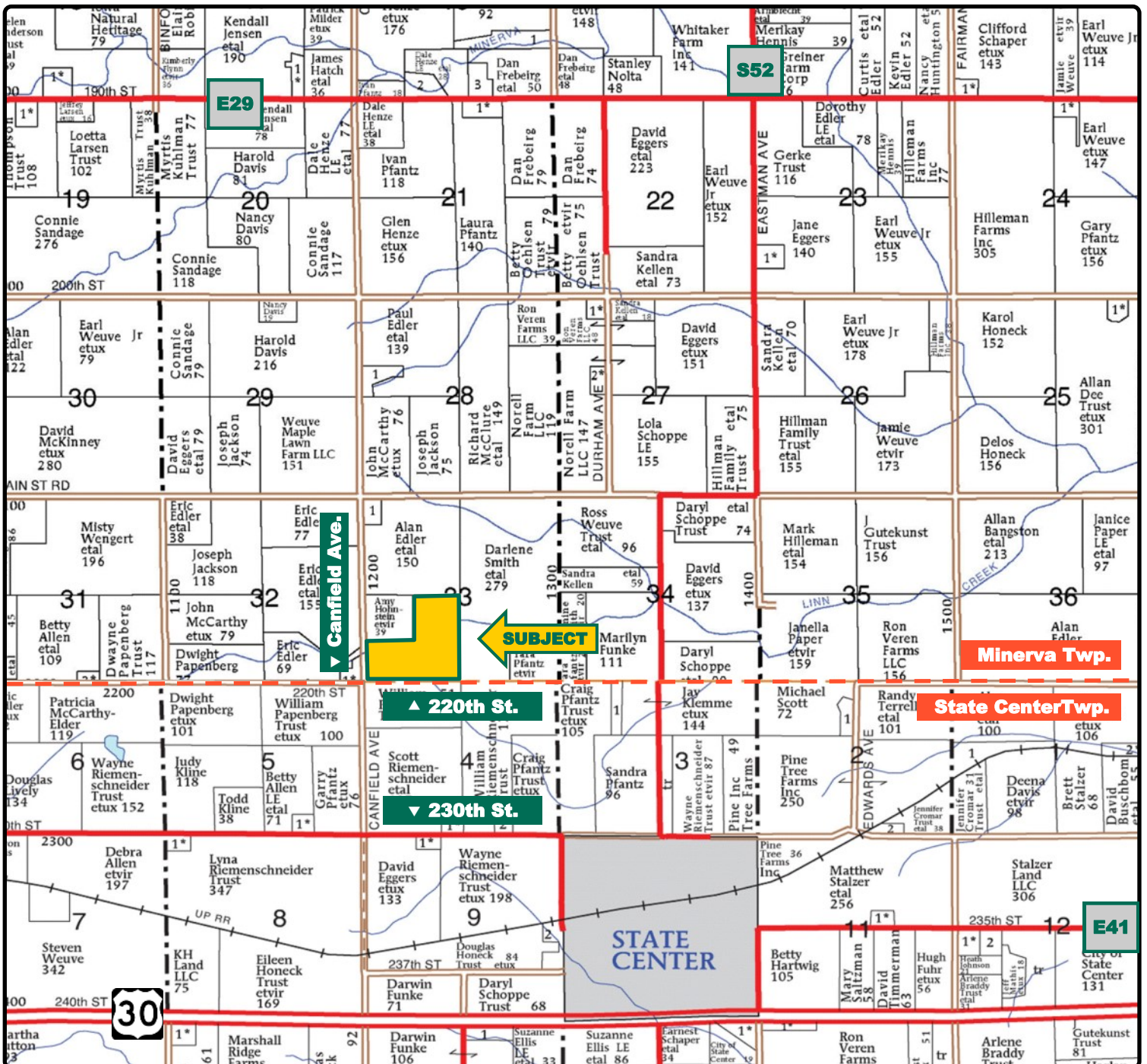
- Two Miles Northwest of State Center
- 101.54 FSA/Eff. Crop Acres Carrying a 69.80 CSR2
- Highly Tillable Marshall County Farmland

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
**ChadR@Hertz.ag**





Map reproduced with permission of Farm & Home Publishers, Ltd.

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
**ChadR@Hertz.ag**



<b>FSA/Eff. Crop Acres:</b>	<b>101.54</b>
<b>CRP Acres:</b>	<b>12.56</b>
<b>Corn Base Acres:</b>	<b>65.80</b>
<b>Bean Base Acres:</b>	<b>35.65</b>
<b>Soil Productivity:</b>	<b>69.80 CSR2</b>

## Property Information

### 120.00 Acres, m/l

### Location

From State Center: Go west on 230th Street for 1 mile, head north on Canfield Avenue for 1 mile. Property is on the east side of the road.

### Legal Description

S½ SW¼, NE¼ SW¼ all in Section 33, Township 84 North, Range 20 West of the 5th P.M. (Minerva Township)

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,660.00  
Gross Acres: 120.00  
Net Taxable Acres: 118.96  
Tax per Net Taxable Acre: \$30.77

### Lease Status

Leased for the 2022 crop year.

### FSA Data

Farm Number 7461, Tract 10755  
FSA/Eff. Crop Acres: 101.54  
CRP Acres: 12.56  
Corn Base Acres: 65.80  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 35.65  
Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.  
Conservation system being actively applied.

### CRP Contracts

There are 10.46 acres enrolled in a CP-21 contract that pays \$2,642.00 annually and expires 9/30/2027.

There are 1.30 acres enrolled in a CP-8A contract that pays \$277.00 annually and expires 9/30/2029.

There are .80 acres enrolled in a CP-43 contract that pays \$132.00 annually and expires 9/30/2030.

### Soil Types/Productivity

Primary soils are Clarion and Zook. CSR2 on the FSA/Eff. crop acres is 69.80. 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

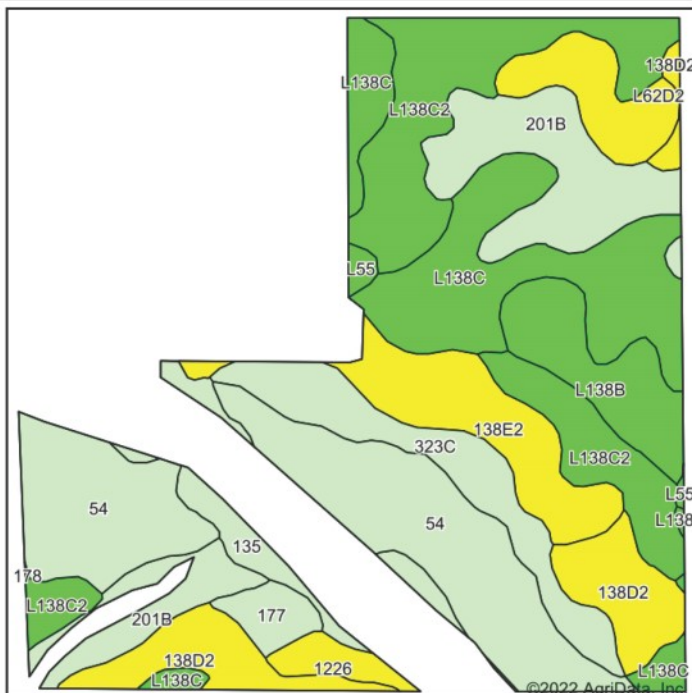
Rolling to moderately sloping.

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
**ChadR@Hertz.ag**





Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marshall**  
Location: **33-84N-20W**  
Township: **Minerva**  
Acres: **101.54**  
Date: **6/1/2022**



Maps Provided By:



Area Symbol: IA127, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.99	19.7%		60
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.59	15.4%		83
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	15.09	14.9%		84
201B	Coland-Terril complex, 2 to 5 percent slopes	11.64	11.5%		75
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	8.31	8.2%		56
138E2	Clarion loam, 14 to 18 percent slopes, moderately eroded	7.35	7.2%		44
323C	Terril loam, sandy substratum, 5 to 9 percent slopes	7.02	6.9%		75
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.58	5.5%		88
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4.08	4.0%		41
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.27	3.2%		76
177	Saude loam, 0 to 2 percent slopes	1.65	1.6%		60
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.50	1.5%		59
L55	Nicollet loam, 1 to 3 percent slopes	0.47	0.5%		91
Weighted Average					69.8

## Drainage

Natural, plus some tile and terraces. No tile maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells. Linn Creek crosses the SW 40 acres.

## Comments

Nice farm in west central Marshall County with CRP income.

*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.*

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
**ChadR@Hertz.ag**

Southeast Looking Northwest



Northeast Looking Southwest



West Looking East



**Kyle Hansen, ALC**  
Licensed Broker in IA, MO & NE  
**515-370-3446**  
**KyleH@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
**ChadR@Hertz.ag**

Date: **Tues., July 19, 2022**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[bid.hertz.ag](https://bid.hertz.ag)**

### 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 they guide the process.
- To register, go to [bid.hertz.ag](https://bid.hertz.ag) from an internet browser. Do not use "www." when typing the website address. 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 515-370-3446 or Chad Reifschneider at 515-450-9529 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via [bid.hertz.ag](https://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 sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

John M. Pitt Trust  
Marytha L. Pitt Trust

### 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 August 16, 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 August 16, 2022. Seller to credit the 2nd half of the 2022 cash rent payment to Buyer at 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.