

Land Auction

ACREAGE:

489.00 Acres, m/l

In 4 parcels

Wayne County, IA

DATE:

Thursday

July 21, 2022

10:00 a.m.

AUCTION TYPE:

Virtual-Online Only

bid.Hertz.ag

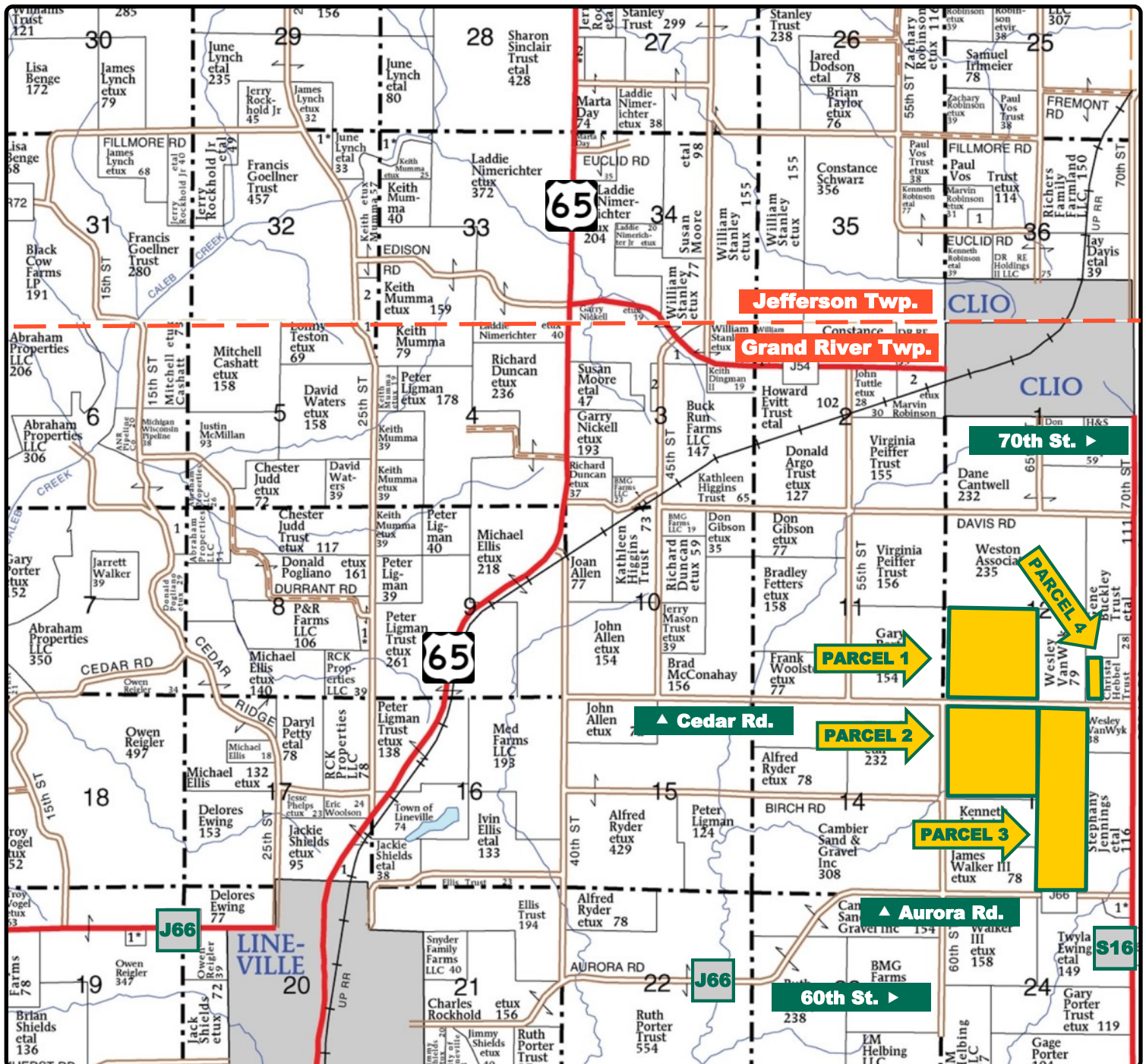


Property Key Features

- Quality & Well-Maintained Wayne County Farmland
- Highly Tillable Tracts - 97% Tillable
- Significant Tile and Terrace Improvements

Scott Henrichsen, AFM, Agent
Licensed Salesperson in NE, IA & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

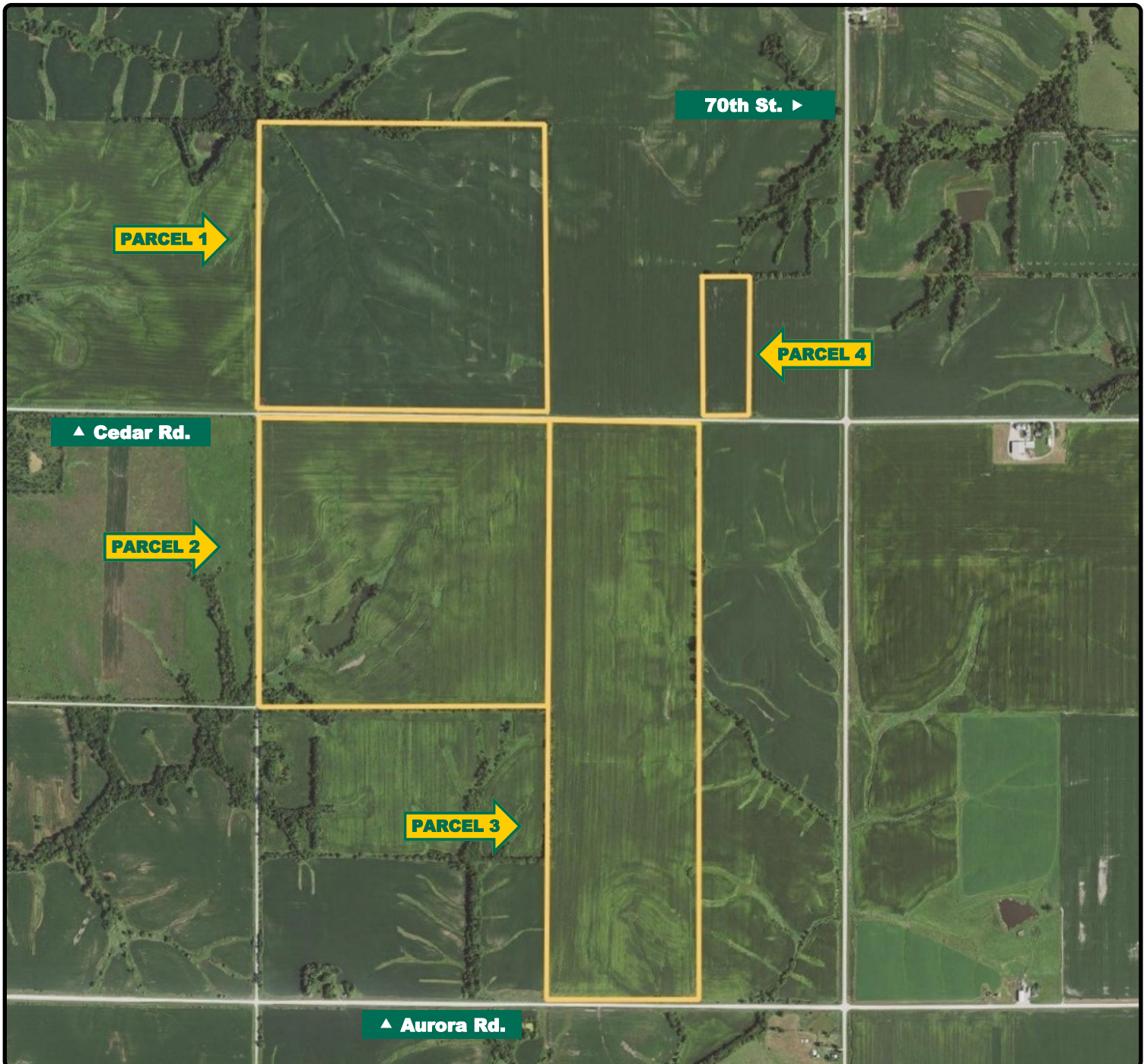


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Parcel 1

FSA/Eff. Crop Acres:	155.97
Corn Base Acres:	117.38
Oats Base Acres:	38.59
Soil Productivity:	40.20 CSR2

Parcel 1 Property Information 158.00 Acres, m/l

Location

From Clio: 1½ miles south on 70th St. to Cedar Rd., then ½ mile west. The farm is on the north side of Cedar Rd.

Legal Description

SW¼, Section 12, Township 67 North, Range 23 West of the 5th P.M., Wayne Co., IA.

Real Estate Tax

Taxes Payable 2021-2022: \$2,318.00
Gross Acres: 158.00
Net Taxable Acres: 155.52
Tax per Net Taxable Acre: \$14.90

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 5623, Tract 1867
FSA/Eff. Crop Acres: 155.97
Corn Base Acres: 117.38
Corn PLC Yield: 107 Bu.
Oats Base Acres: 38.59
Oats PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Clarinda, Seymour and Lamoni. CSR2 on the FSA/Eff. crop acres is 40.20. 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

Gently rolling.

Drainage

Natural with tile and terraces. See tile map.

Buildings/Improvements

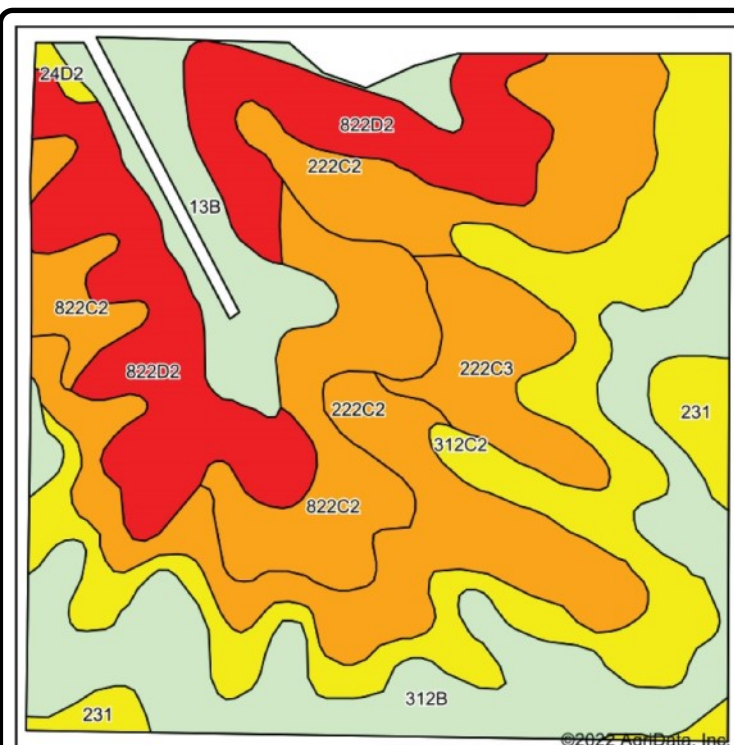
None.

Water & Well Information

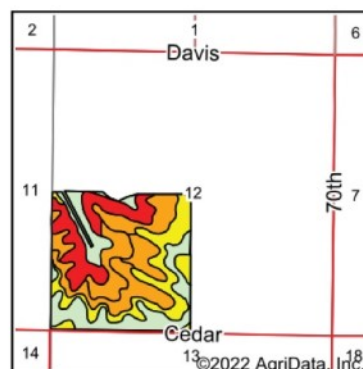
None.

Comments

Highly tillable piece of Wayne County farmland.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Wayne**
Location: **12-67N-23W**
Township: **Grand River**
Acres: **155.97**
Date: **6/2/2022**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA185, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	30.42	19.9%		IVw	28
312C2	Seymour silty clay loam, 5 to 9 percent slopes, moderately eroded	28.62	18.7%		IIIe	56
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	27.06	17.7%		IVe	10
312B	Seymour silt loam, 2 to 5 percent slopes	26.70	17.4%		IIIe	64
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	16.57	10.8%		IIIe	31
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	11.30	7.4%		IIw	68
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	7.65	5.0%		Vle	21
231	Edina silt loam, 0 to 2 percent slopes	4.36	2.8%		IIIw	59
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.49	0.3%		IIIe	51
Weighted Average					3.45	40.2

**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.

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Parcel 2

FSA/Eff. Crop Acres: 146.59*

Corn Base Acres: 78.35*

Bean Base Acres: 52.07*

Soil Productivity: 50.80 CSR2

**Acres are estimated.*

Parcel 2 Property Information 156.00 Acres, m/l

Location

From Clio: 1½ miles south on 70th St. to Cedar Rd., then ½ mile west. The farm is on the south side of Cedar Rd.

Legal Description

NW¼, Section 13, Township 67 North, Range 23 West of the 5th P.M., Wayne Co., IA.

Real Estate Tax

Taxes Payable 2021-2022: \$2,752.00
Gross Acres: 156.00
Net Taxable Acres: 146.59
Tax per Net Taxable Acre: \$18.77

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 5623, Tract 4337

FSA/Eff. Crop Acres: 146.59*

Corn Base Acres: 78.35*

Corn PLC Yield: 117 Bu.

Bean Base Acres: 52.07*

Bean PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of farm by the Wayne County FSA office.*

Soil Types/Productivity

Primary soils are Seymour, Edina and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 50.80. 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

Gently rolling.

Drainage

Natural with tile and terraces. See tile map.

Buildings/Improvements

None.

Water & Well Information

There is a pond on this property.

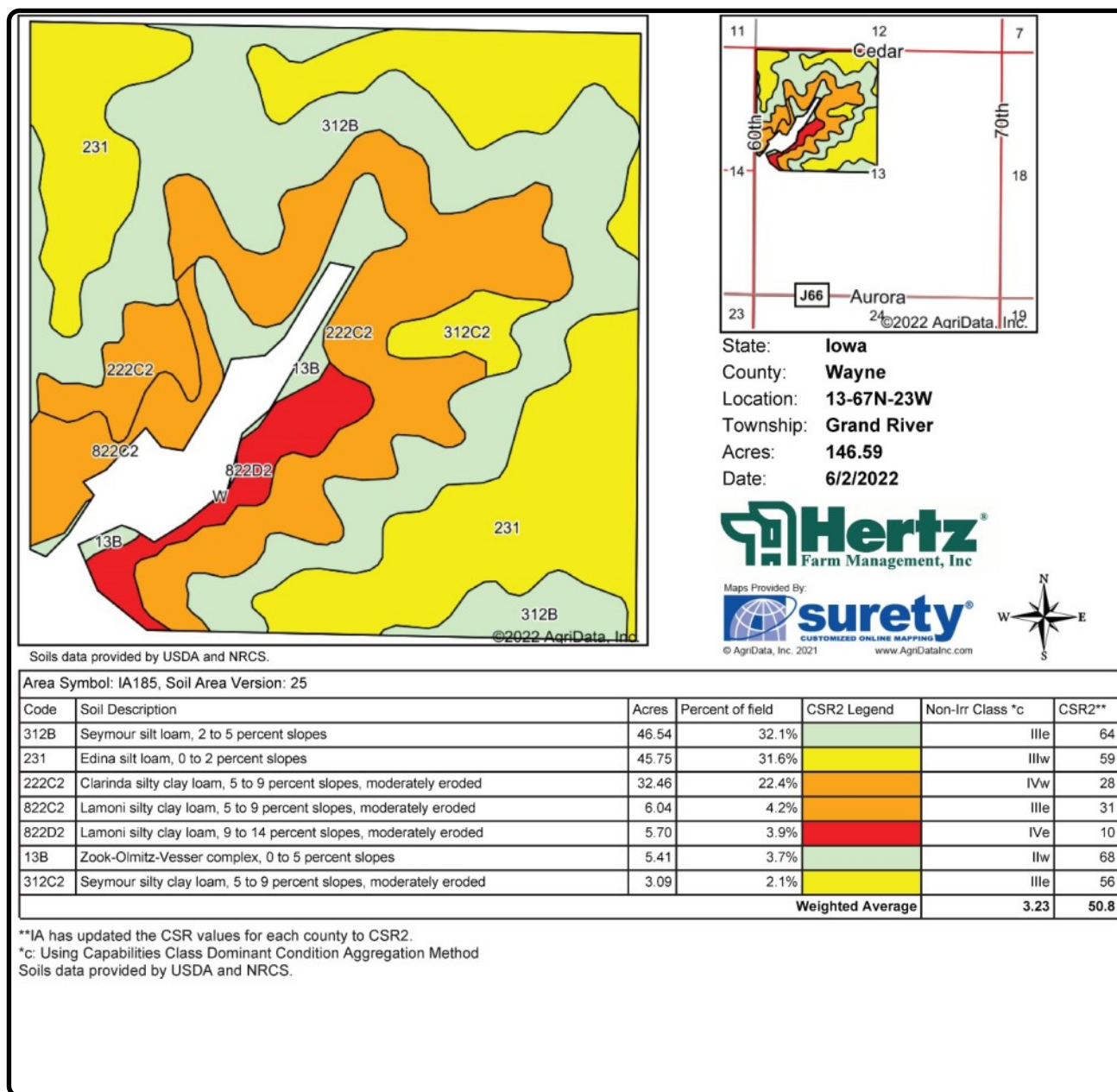
Comments

Nice Wayne County farm with pond and recreational opportunities.

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Parcel 2 - 146.59 Estimated FSA/Eff. Crop Acres



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Parcel 3

FSA/Eff. Crop Acres: 158.56*

Corn Base Acres: 84.75*

Bean Base Acres: 56.33*

Soil Productivity: 52.00 CSR2

**Acres are estimated.*

Parcel 3 Property Information 160.00 Acres, m/l

Location

From Clio: 1½ miles south on 70th St. to Cedar Rd., then ¼ mile west. The farm is on the south side of Cedar Rd.

Legal Description

W½ NE¼ and W½ SE¼, Section 13, Township 67 North, Range 23 West of the 5th P.M., Wayne Co., IA.

Real Estate Tax

Taxes Payable 2021-2022: \$2,976.00
Gross Acres: 160.00
Net Taxable Acres: 158.98
Tax per Net Taxable Acre: \$18.72

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 5623, Tract 4337

FSA/Eff. Crop Acres: 158.86*

Corn Base Acres: 84.75*

Corn PLC Yield: 117 Bu.

Bean Base Acres: 56.33*

Bean PLC Yield: 36 Bu.

**Acres are estimated pending reconstitution of farm by the Wayne County FSA office.*

Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the estimated FSA/Eff. crop acres is 52.00. 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

Gently rolling.

Drainage

Natural with tile and terraces. See tile map.

Buildings/Improvements

None.

Water & Well Information

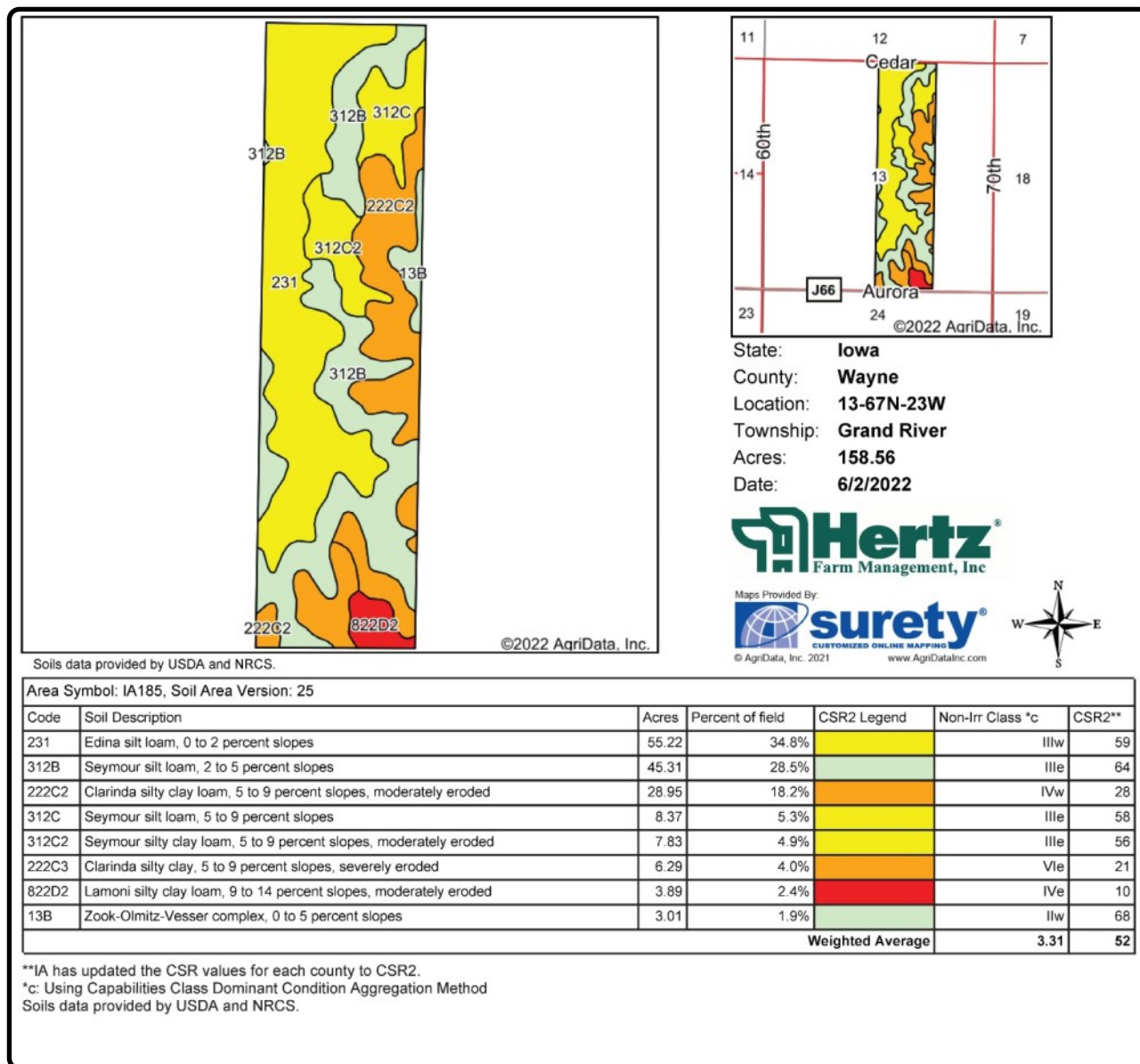
None.

Comments

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Parcel 4

FSA/Eff. Crop Acres:	14.98
Corn Base Acres:	8.02
Oat Base Acres:	.01
Soil Productivity:	59.90 CSR2

Parcel 4 Property Information 15.00 Acres, m/l

Location

From Clio: 1½ miles south on 70th St. to Cedar Rd., then ¼ mile west. The farm is on the north side of Cedar Rd.

Legal Description

W Pt of SE¼ SE¼, Section 12, Township 67 North, Range 23 West of the 5th P.M., Wayne Co., IA.

Real Estate Tax

Taxes Payable 2021-2022: \$324.00
Net Taxable Acres: 15.00
Tax per Net Taxable Acre: \$21.60

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 5623, Tract 4338
FSA/Eff. Crop Acres: 14.98
Corn Base Acres: 8.02
Corn PLC Yield: 117 Bu.
Oat Base Acres: .01
Oat PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Edina and Seymour.
CSR2 on the FSA/Eff. crop acres is 59.90.
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

Gently rolling.

Drainage

Natural.

Buildings/Improvements

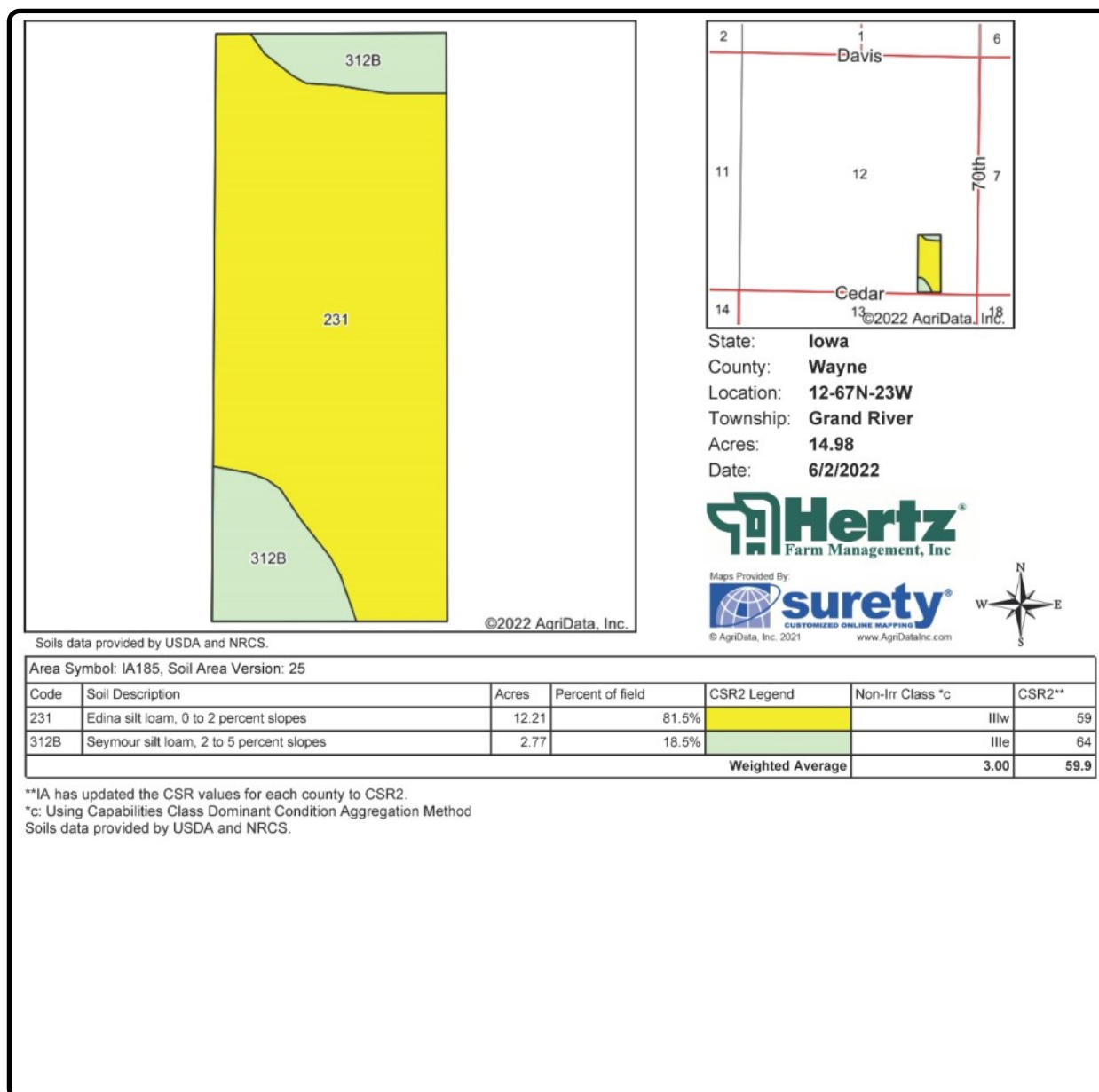
None.

Water & Well Information

None.

Comments

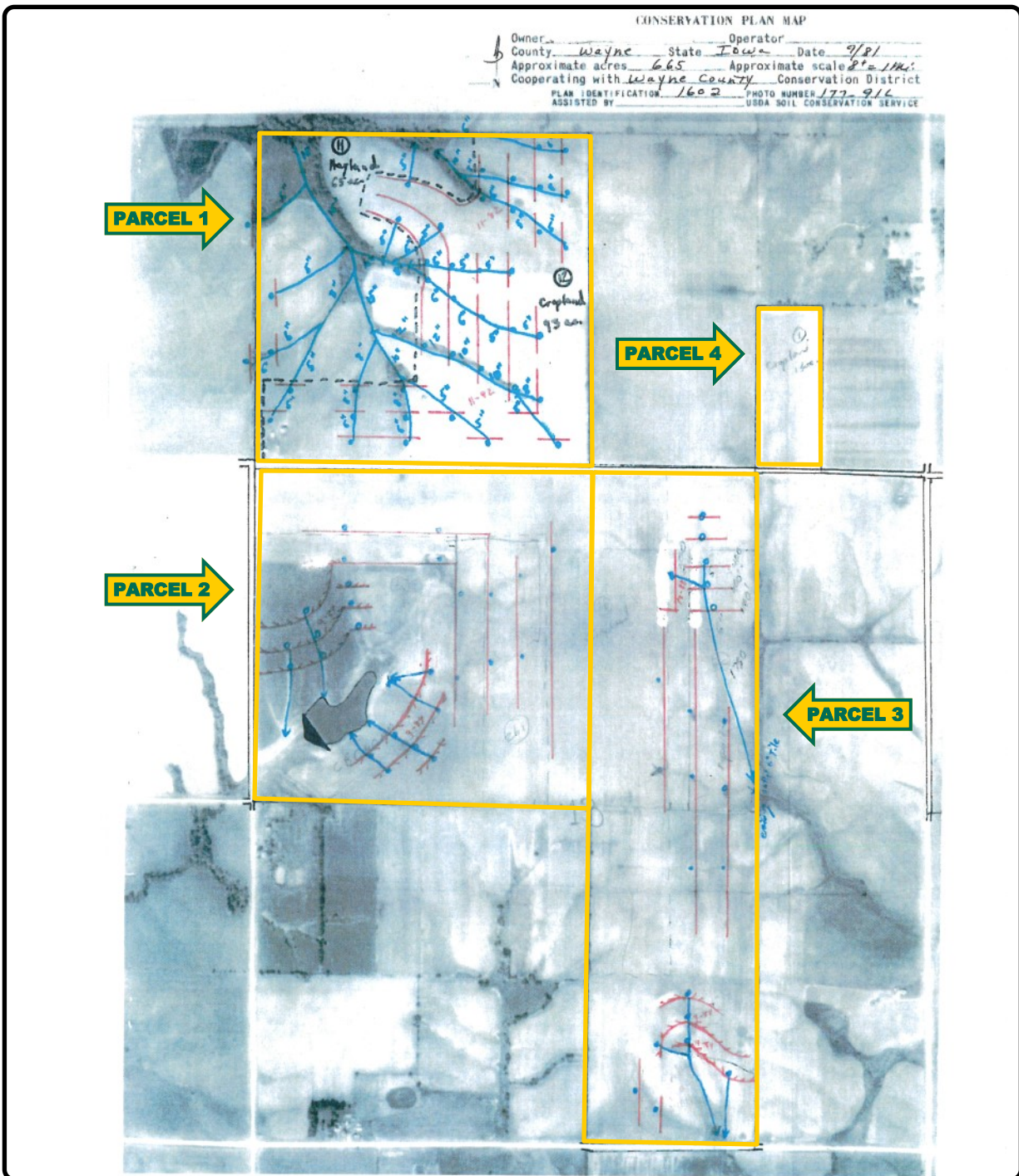
Highly tillable piece of Wayne County farmland.



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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Parcel 1 - Looking North



Parcel 2 - Looking West



Parcel 2 - Looking North



Parcels 2 & 3 - Looking South



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Parcels 1, 2, 3 & 4 - Looking North



Parcel 4 - Looking North



Parcel 4 - Looking East



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Date: **Thurs., July 21, 2022**

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

Site: **Virtual Live Auction
Online Only
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 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, Scott Henrichsen at 716-310-0466 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 land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder.
- Seller reserves the right to refuse any and all bids.

Seller

Ground Floor Farms, LLC

Agency

Hertz Farm Management, Inc. 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 September 1, 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 March 1, 2023. Buyer will receive second half cash rent payment due and payable in November, 2022. Seller will pay the real estate taxes due and payable in March 2023; Buyer will pay real estate taxes due and payable in September 2023 and beyond.

Survey

Parcels 2 & 3 will be surveyed by Seller prior to closing, if sold to different buyers. Final purchase price per acre will be adjusted up or down based on final gross surveyed acres.

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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

Make the Most of Your Farmland Investment

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