

Land Auction

ACREAGE:

168.31 Acres, m/l
In 2 parcels
Mills County, IA

DATE:

Tuesday
July 26, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

- High-Quality Mills County Farm with a CSR2 of 84.50
- Located East of Highway 275 in Southwest Mills County
- 161.14 FSA/Eff. Crop Acres - 96% Tillable

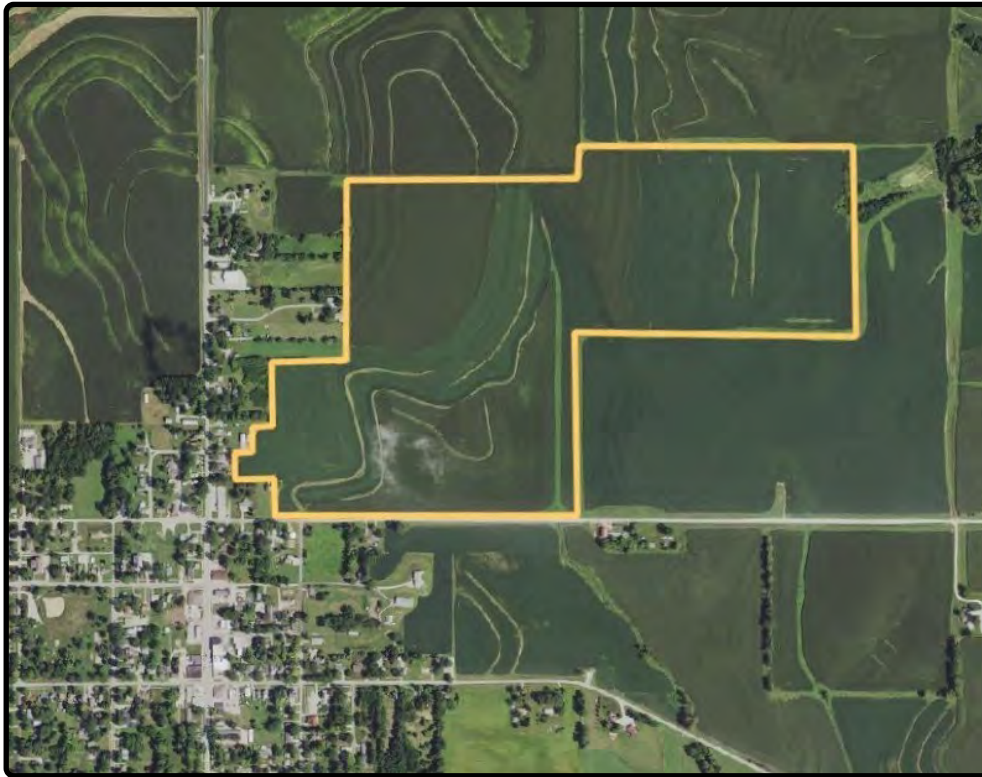
Scott Henrichsen, AFM, Agent
Licensed Salesperson in NE, IA & MO
716-310-0466
ScottH@Hertz.ag

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



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



Parcel 1

FSA/Eff. Crop Acres: 161.14
Corn Base Acres: 72.50
Bean Base Acres: 72.50
Soil Productivity: 84.50 CSR2

Parcel 1 Property Information 167.51 Acres, m/l

Location

This property borders directly east of Tabor, Iowa city limits and is located on the north side of Waubonsie Ave.

Legal Description

NW¼ SW¼, Lot 7; NE¼ SW¼, Lot 8, SW¼ SW¼, E Pt of Lot 15, All in Section 34, Township 71 North, Range 42 West of the 5th P.M., Mills Co., IA. *Updated abstract to govern.*

Real Estate Tax

Taxes Payable 2021-2022: \$6,836.00*
Gross Acres: 167.51*
Net Taxable Acres: 165.76*

Tax per Net Taxable Acre: \$41.24*

**Taxes are estimated pending tax parcel split. Mills County Assessor to determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 949, Tract 111
FSA/Eff. Crop Acres: 161.14
Corn Base Acres: 72.50
Corn PLC Yield: 175 Bu.
Bean Base Acres: 72.50
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Napier, Marshall and Monona. CSR2 on the FSA/Eff. crop acres is 84.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	250	72
2020	226	60
2019	209	68
2018	227	59
2017	232	67

Yield information is reported by tenant records.

Land Description

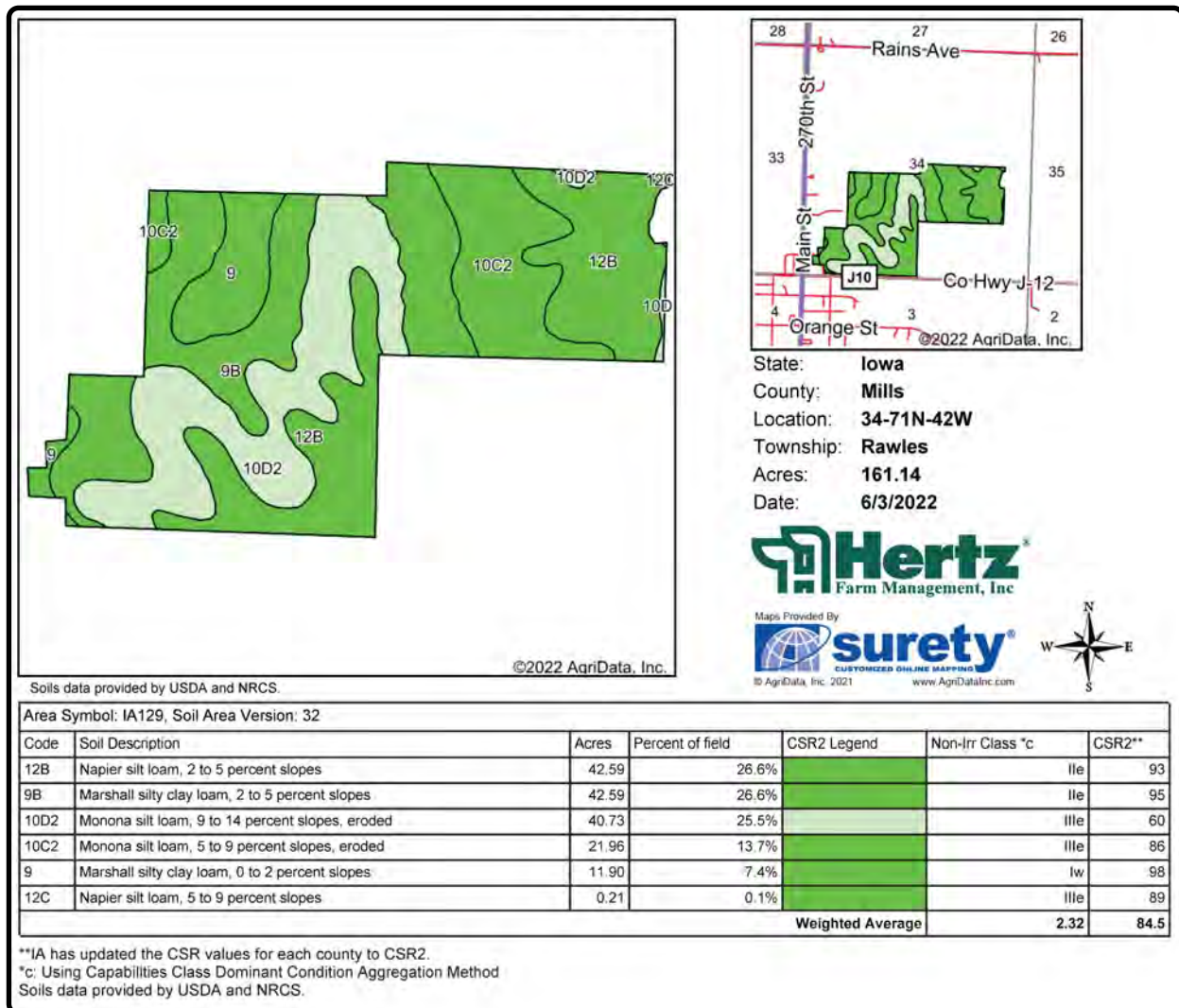
Gently rolling.

Drainage

Natural with tile and terraces. No maps available.

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



Buildings/Improvements

None.

Water & Well Information

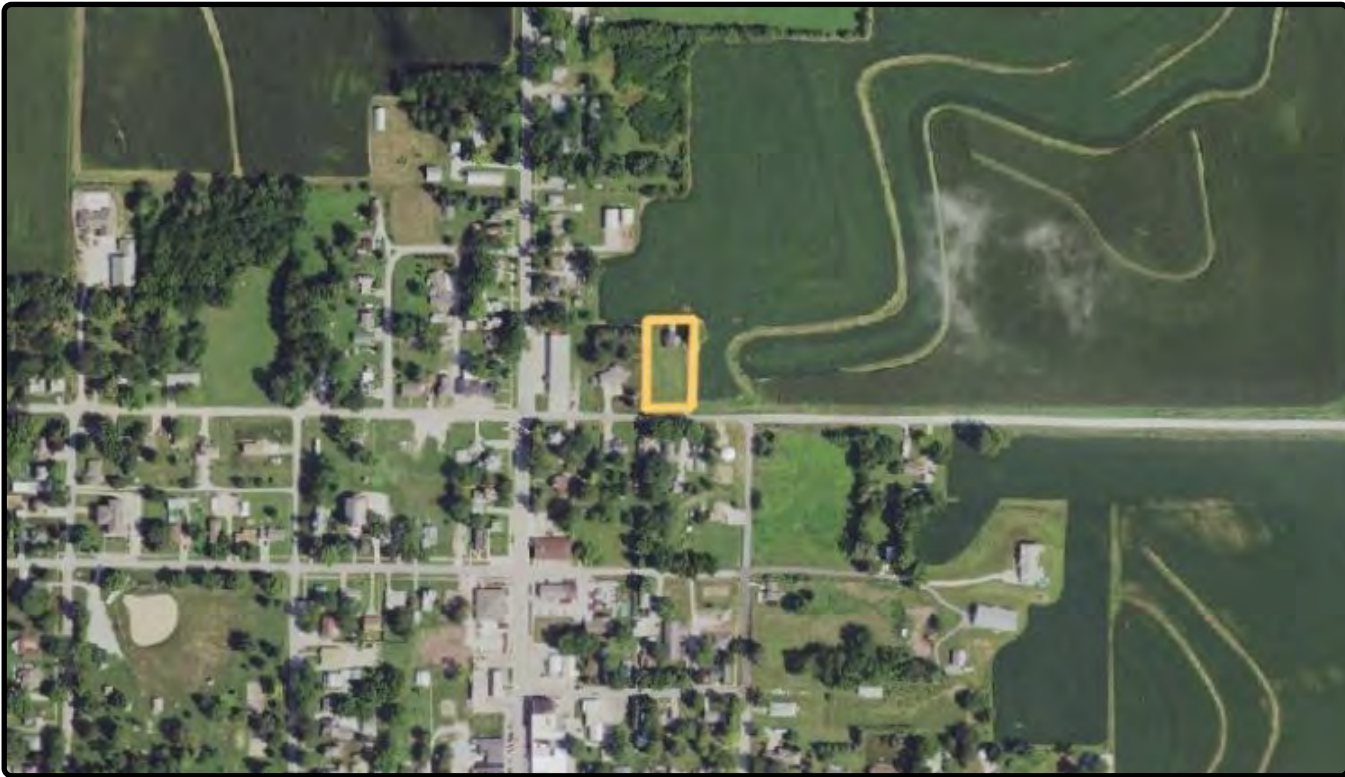
None.

Zoning

This property is zoned as Agricultural/
Residential. 0.67 of an acre is within the
city limits of Tabor.

Comments

Opportunity to pick up an exceptional
farm on the east side of Tabor. Farm has
strong yield history and is close to several
ethanol plants and a soybean processing
facility.



Parcel 2 **Property Information** **0.80 Acres, m/l**

Location

This property borders directly east of Tabor, Iowa city limits and is located on the north side of Waubonsie Ave.

Legal Description

Part of Lot 6, Section 34, Township 71 North, Range 42 West of the 5th P.M., Mills Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2021-2022: \$33.00*

Net Taxable Acres: 0.80*

**Taxes are estimated pending tax parcel split. Mills County Assessor to determine final tax figures.*

Land Description

Property lies east of incorporated Tabor, Iowa city limits.

Drainage

Natural.

Buildings/Improvements

There is a small lean-to, a garage and a small, unusable grain bin on this property with no value.

Water & Well Information

Cistern located in the northeast corner of the lot which has been covered.

Zoning

This property is zoned Agricultural/Residential. It is recommended that interested buyers contact the City of Tabor and Mills County to discuss future use plans prior to auction.

Annexation

This property will be annexed into the City of Tabor in 2022.

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.

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

Parcel 1 - Looking Northwest



Parcel 1 - Looking East



Parcel 1 - Looking South



Parcel 1 - Looking Southwest



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

Parcel 1 - Looking West



Parcel 2 - Lean-to, Garage, Grain Bin



Parcel 2 - Looking South



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

Date: **Tues., July 26, 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

- These parcels will be offered individually and not combined in any way. There will be two rounds of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Henry Sheer and Noel Sheer

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 December 7, 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. 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

Parcel 2 will be surveyed at Seller's expense and annexed into the City of Tabor in 2022. Final purchase price for Parcel 1 may be adjusted up or down based on remaining gross acres of survey to split from Parcel 2.

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

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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