

Land Auction

ACREAGE:

DATE:

AUCTION TYPE:

350.84 Acres, m/l

Wednesday

In-Person

In 2 parcels

July 20, 2022

Emmetsburg, IA

Emmet & Kossuth Counties, IA

10:00 a.m.



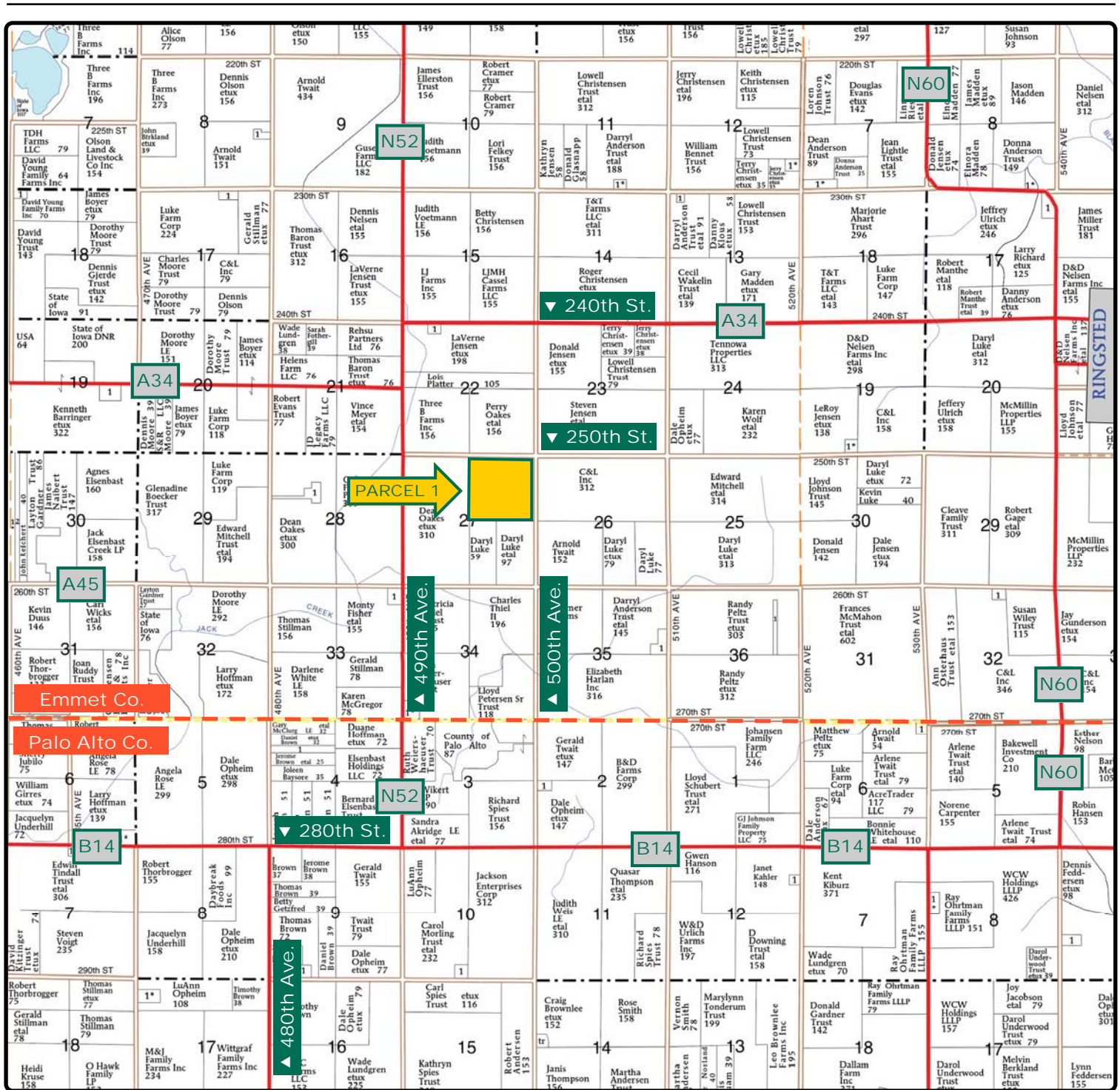
Property *Key Features*

- **156.00 Acres Located Southwest of Ringsted, Iowa**
- **194.84 Acres Located 6 Miles Northwest of Algona, Iowa**
- **High-Quality Emmet and Kossuth County Farms**

Rick Dodds, AFM
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Humboldt, IA 50548
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Troy Louwagie, ALC
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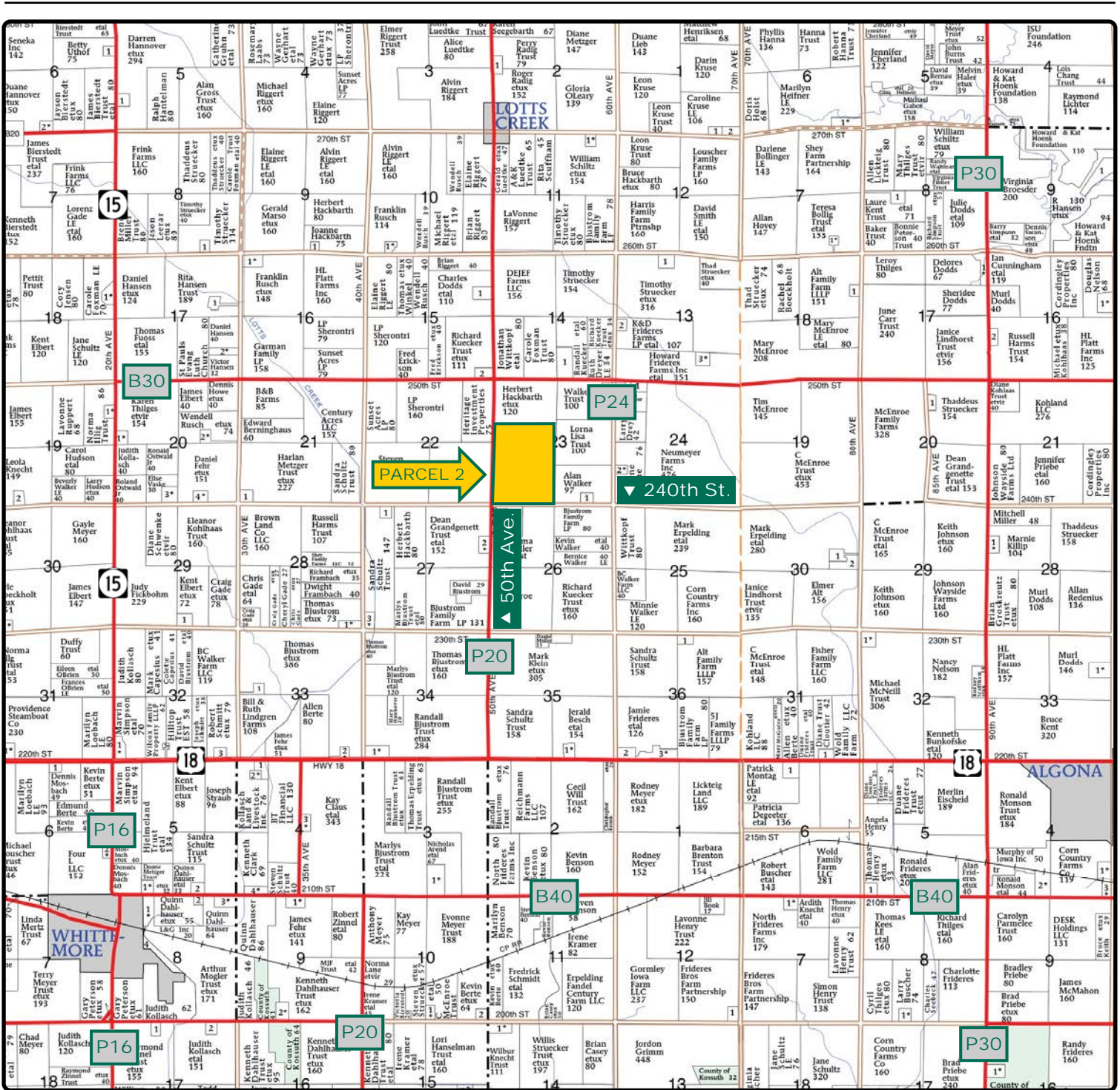


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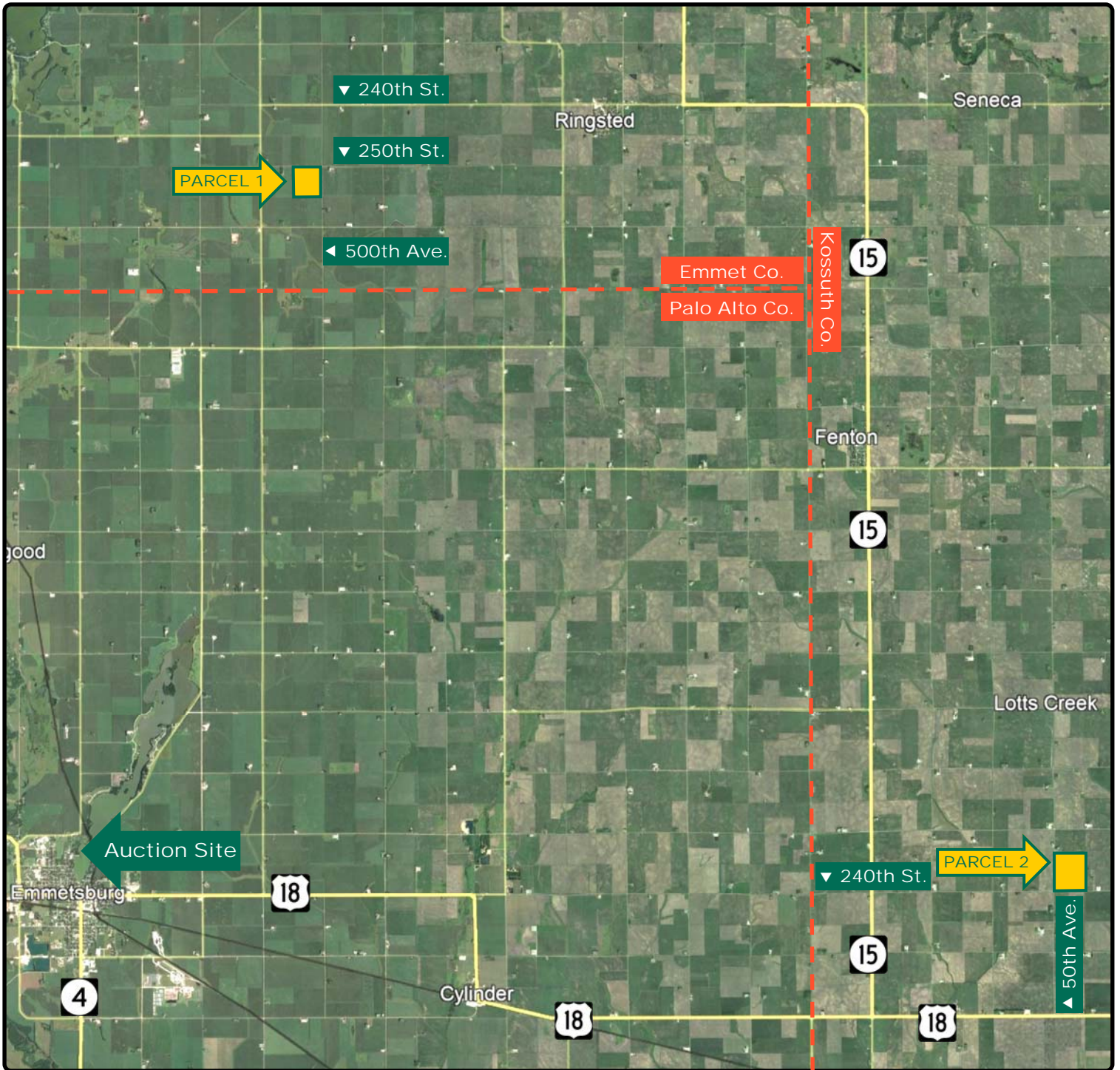


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Parcel 1 - Emmet Co.

FSA/Eff. Crop Acres:	155.80
Corn Base Acres:	116.40
Bean Base Acres:	38.80
Soil Productivity:	83.34 CSR2

Parcel 1 - Emmet Co. Property Information 156.00 Acres, m/l

Location

From Emmetsburg—Intersection of Hwy 4 and US-18: 2 miles east on US-18, 9 miles north on 480th Ave., 1 mile east on 280th St., 3 miles north on 490th Ave. and ½ mile east on 250th St. The property is on the south side of the road.

From Ringsted: 4¼ miles west on 240th St. and 1 mile south on 500th Ave.

Legal Description

The NE¼ of Section 27, Township 98 North, Range 32 West of the 5th P.M., Emmet County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,206.00
Net Taxable Acres: 156.00
Tax per Net Taxable Acre: \$26.96
Tax Parcel ID #s: 1127200003, 1127200002, 1127200001 & 1127200004

FSA Data

Farm Number 3581, Tract 11274
FSA/Eff. Crop Acres: 155.80
Corn Base Acres: 116.40
Corn PLC Yield: 154 Bu.
Bean Base Acres: 38.80
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Okoboji. CSR2 on the FSA/Eff. crop acres is 83.34. See soil map for detail.

Land Description

Level.

Drainage

This farm is located in Emmet/Palo Alto County Drainage District #21. The district map indicates a 12" tile outlet is located in the southwest corner of the farm. See drainage map for details.

Buildings/Improvements

None.

Water & Well Information

None.

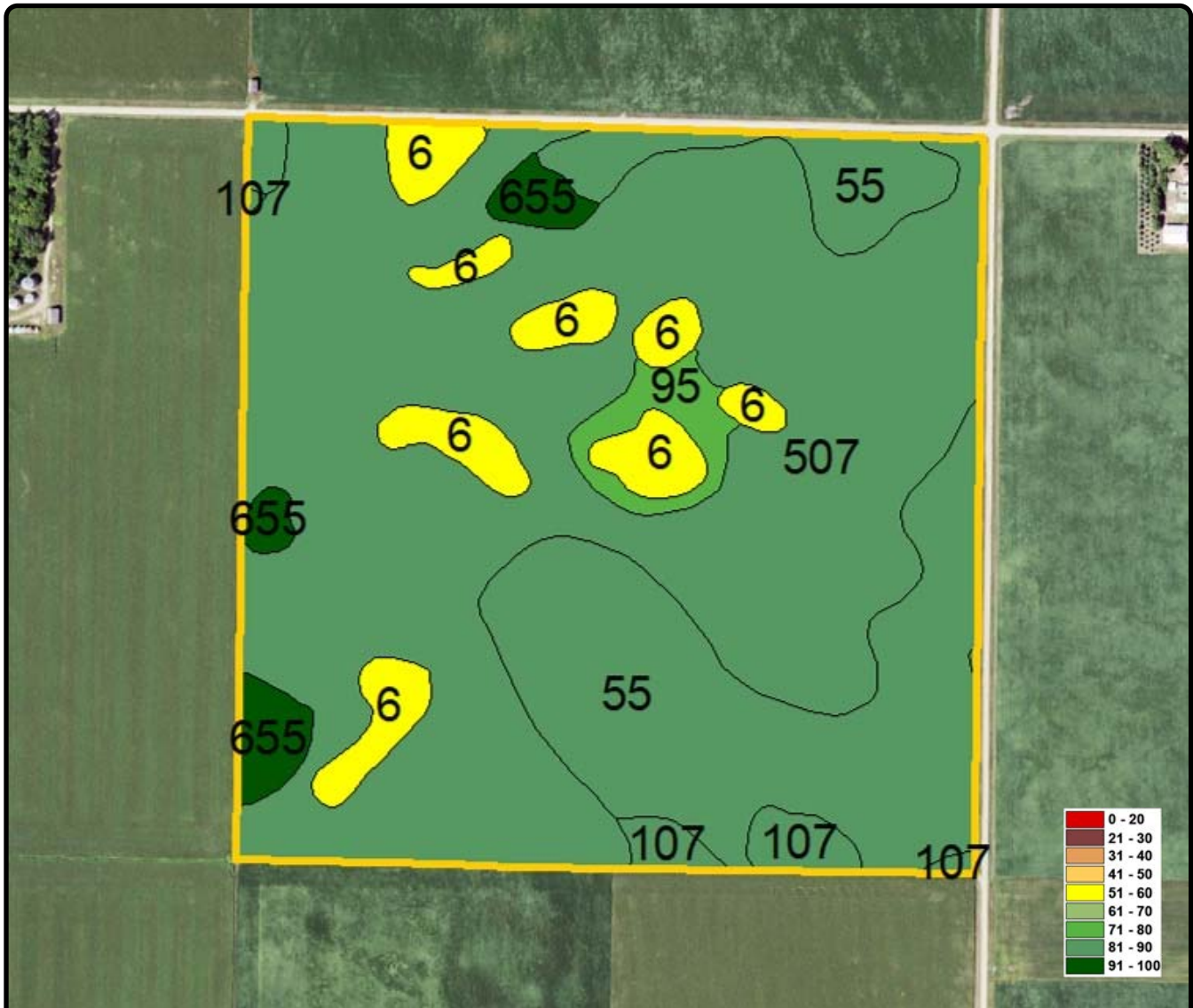
Comments

This is a high-quality Emmet County farm with an 83.34 CSR2. This farm lays nice with excellent eye appeal.

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FSA/Eff. Crop Acres		155.80		Avg. CSR2		83.34	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
507	Canisteo clay loam, 0 to 2 percent slopes	84	61.9%	IIw	96.41		
55	Nicollet clay loam, 1 to 3 percent slopes	89	23.9%	Iw	37.24		
6	Okoboji silty clay loam, 0 to 1 percent slopes	59	7.4%	IIIw	11.46		
655	Crippin loam, 1 to 3 percent slopes	91	2.8%	Ie	4.30		
107	Webster clay loam, 0 to 2 percent slopes	86	2.0%	IIw	3.13		
95	Harps clay loam, 0 to 2 percent slopes	72	2.1%	IIw	3.26		

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Parcel 1 - 156.00 Acres, m/l



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Parcel 2 - Kossuth Co.

FSA/Eff. Crop Acres:	192.89
Corn Base Acres:	112.50
Bean Base Acres:	80.30
Soil Productivity:	84.05 CSR2

Parcel 2 - Kossuth Co. Property Information 194.84 Acres, m/l

Location

From Emmetsburg—Intersection of Hwy 4 and US-18: 17.5 miles east on US-18 and 2 miles north on 50th Ave. The property is on the east side of the road.

From Algona: 4 miles west on US-18 and 2 miles north on 50th Ave.

Legal Description

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 23, Township 96 North, Range 30 West of the 5th P.M., Kossuth County, Iowa.

Real Estate Tax

Taxes Payable 2021 - 2022: \$5,256.00
Net Taxable Acres: 194.84
Tax per Net Taxable Acre: \$26.98
Tax Parcel ID #: 01723100003, 01723100006, 01723300001, 01723300002, 01723300003 & 01723300004

FSA Data

Farm Number 10108, Tract 14270
FSA/Eff. Crop Acres: 192.89
Corn Base Acres: 112.50
Corn PLC Yield: 164 Bu.
Bean Base Acres: 80.30
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 84.05. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

This farm is located in Kossuth County Drainage Districts #77 & #83. The district map indicates four drainage outlets are available near the farm. See drainage map for more details.

Recent Improvements

The building site in the southwest portion of the farm has been cleared to provide 0.99 additional crop acres. Combining the 192.89 cropland acres currently certified with the Kossuth County FSA with the 0.99 cleared acres offers the potential for 193.88 tillable acres.

Water & Well Information

None.

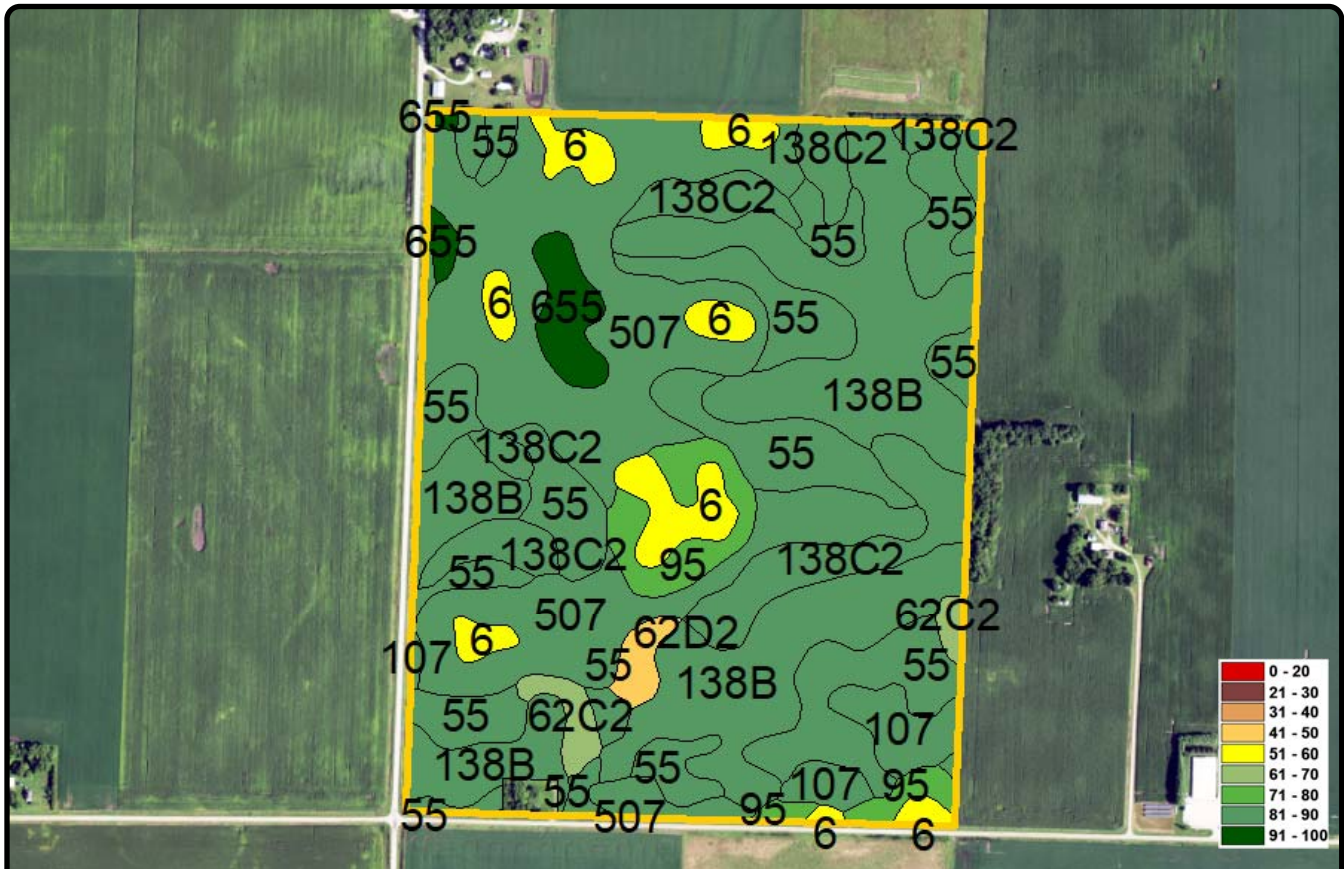
Comments

This productive Kossuth County farm has an 84.05 CSR2 and is located in a strong area.

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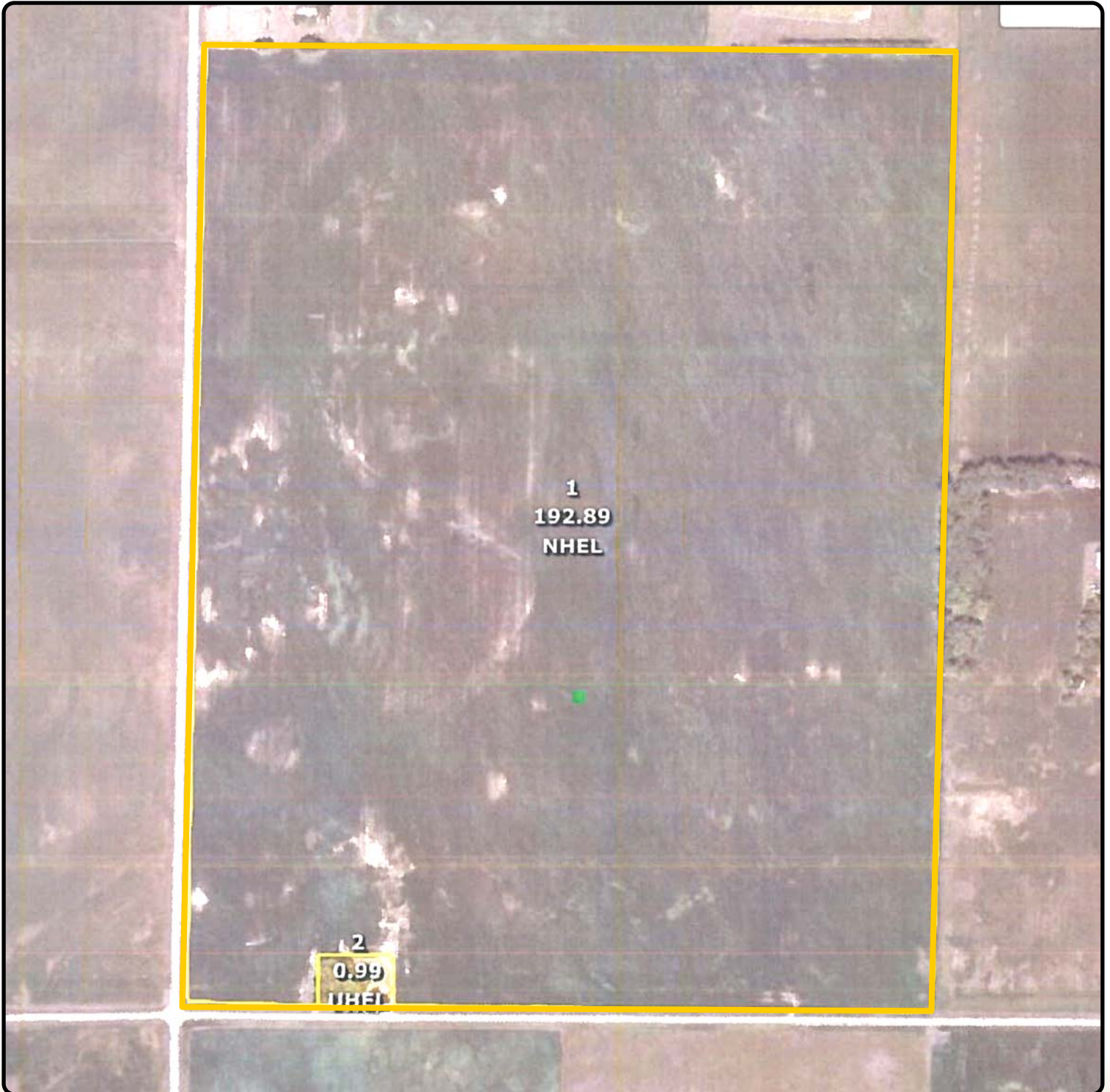
FSA/Eff. Crop Acres		192.89		Avg. CSR2		84.05	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
507	Canisteo clay loam, 0 to 2 percent slopes	84	27.2%	IIw	52.49		
138B	Clarion loam, 2 to 6 percent slopes	89	25.2%	Ile	48.63		
55	Nicollet clay loam, 1 to 3 percent slopes	89	22.0%	Iw	42.44		
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	83	8.8%	IIIe	16.89		
6	Okoboji silty clay loam, 0 to 1 percent slopes	59	5.4%	IIIw	10.41		
95	Harps clay loam, 0 to 2 percent slopes	72	3.8%	IIw	7.42		
107	Webster clay loam, 0 to 2 percent slopes	86	2.8%	IIw	5.46		
655	Crippin loam, 1 to 3 percent slopes	91	2.5%	Ie	4.82		
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	64	1.4%	IIIe	2.64		
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	41	0.9%	IVe	1.69		

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 2 - 194.84 Acres, m/l



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Date: Wed., July 20, 2022

Time: 10:00 a.m.

Site: The Shores at Five Island
14 N Lawler Street
Emmetsburg, IA 50536

Seller

Sarazine Family Farms, L.P.

Agency

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

Auctioneer

Troy Louwagie

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 August 31, 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. 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.

Make the Most of Your Farmland Investment

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