

# Land Auction

**ACREAGE:**

**80.00 Acres, m/l**  
Story County, IA

**DATE:**

Thursday  
**August 18, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Huxley, IA  
bid.hertz.ag



## Property Key Features

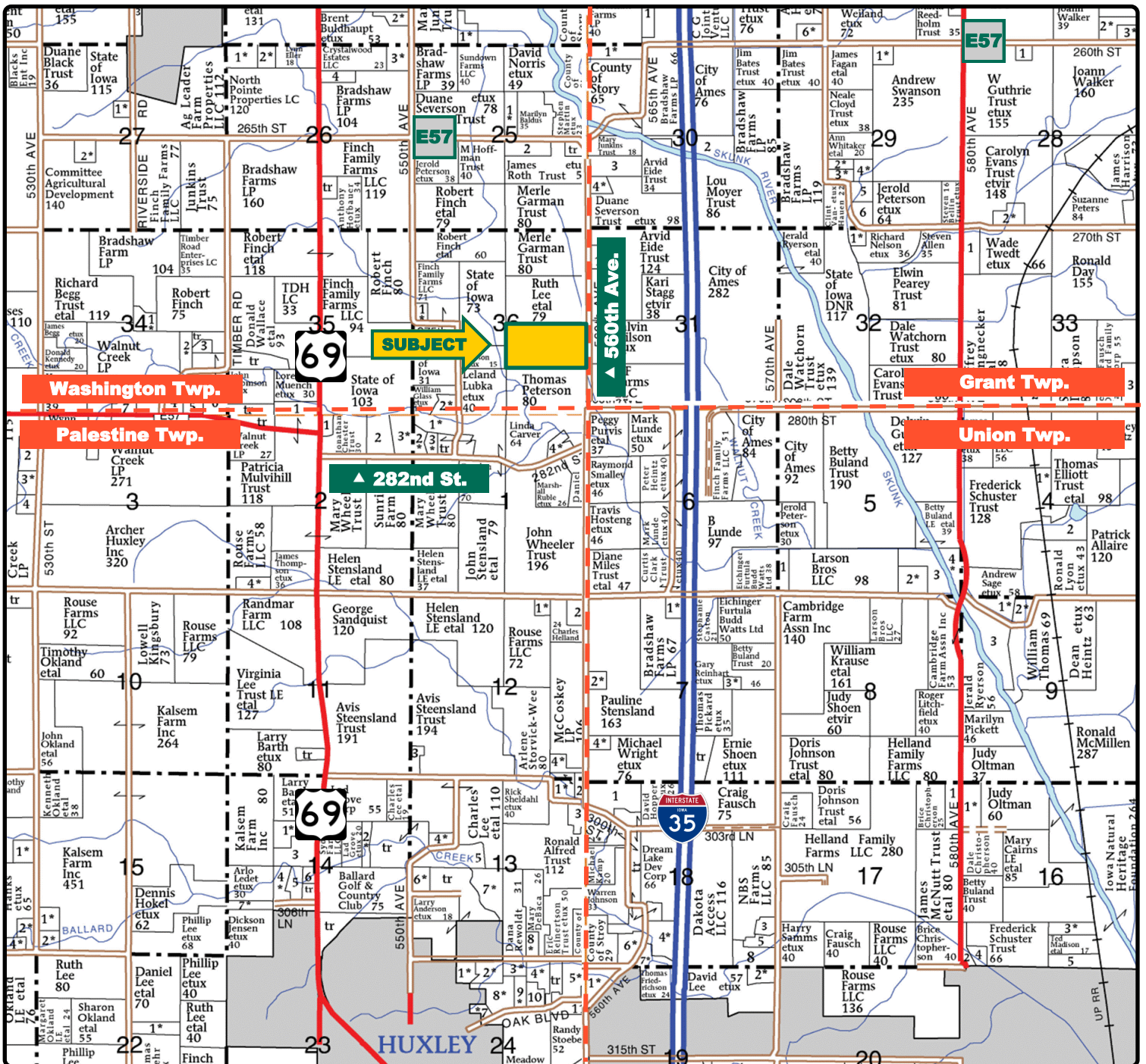
- Located Between Ames and Huxley
- 76.88 FSA/Eff. Crop Acres Carrying an 88.00 CSR2
- High-Quality Story County Farmland

**Matt Vegter, ALC**  
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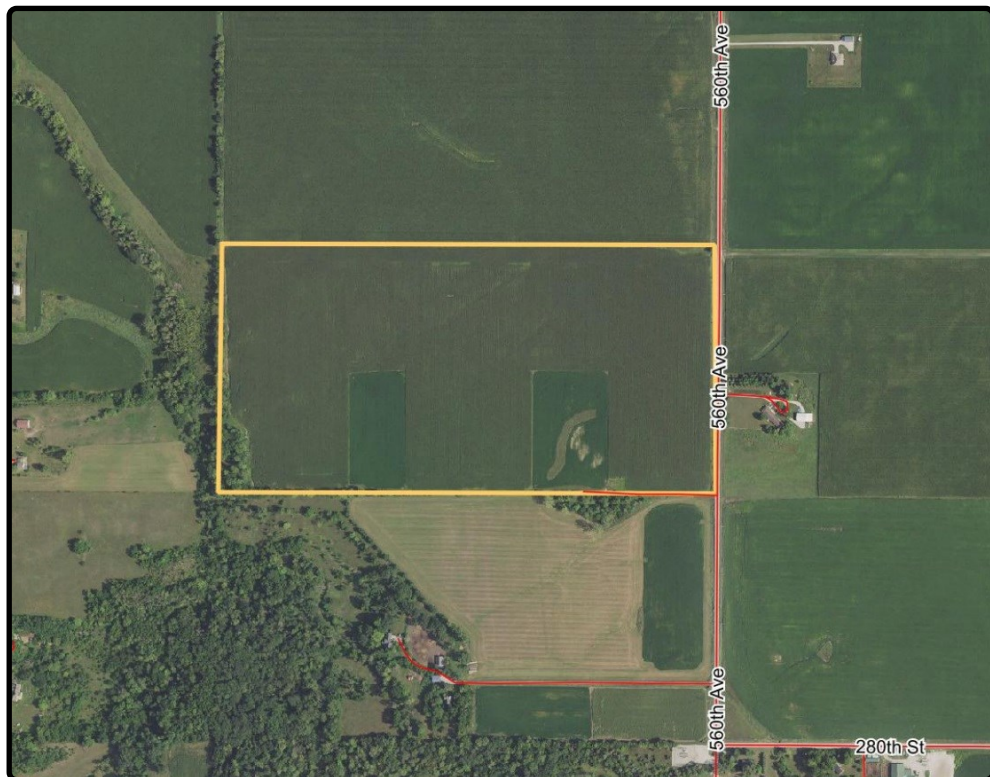


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<b>FSA/Eff. Crop Acres:</b>	<b>76.88</b>
<b>Corn Base Acres:</b>	<b>38.44</b>
<b>Bean Base Acres:</b>	<b>38.44</b>
<b>Soil Productivity:</b>	<b>88.00 CSR2</b>

## Property Information

**80.00 Acres, m/l**

### Location

From Huxley: Go north on Highway 69 for 3 miles. Head east on 282nd Street for 1 mile, then go north on 560th Avenue for ¼ mile. The property is on the west side of the road.

### Legal Description

N½ SE¼ of Section 36, Township 83 North, Range 24 West of the 5th P.M. (Washington Township)

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,936.00  
Gross Acres: 80.00  
Net Taxable Acres: 79.00  
Tax per Net Taxable Acre: \$37.16

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 4402, Tract 2384  
FSA/Eff. Crop Acres: 76.88  
Corn Base Acres: 38.44  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 38.44  
Bean PLC Yield: 48 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the FSA/Eff. crop acres is 88.00. 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

Level to moderately sloping.

### Drainage

Natural, plus tile. See tile map for details.

### Buildings/Improvements

Corn crib built in 1959.

### Water & Well Information

Well located next to corn crib.

### Comments

High-quality Story County farmland that has been well-cared-for.

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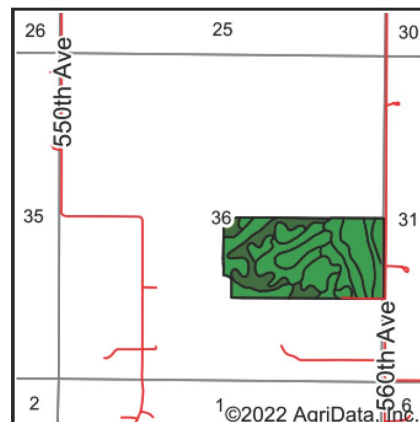
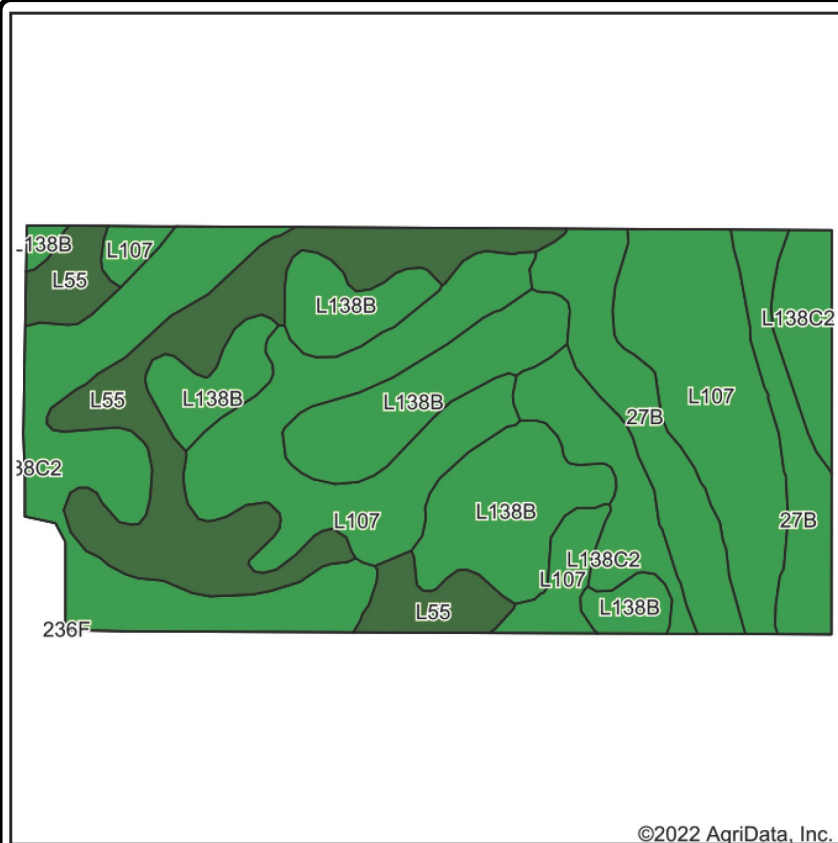
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State: **Iowa**  
County: **Story**  
Location: **36-83N-24W**  
Township: **Washington**  
Acres: **76.88**  
Date: **6/29/2022**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	26.24	34.1%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	21.30	27.7%		IIlw	88
L55	Nicollet loam, 1 to 3 percent slopes	13.83	18.0%		Ie	91
27B	Terril loam, 2 to 6 percent slopes	9.27	12.1%		Ile	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.24	8.1%		IIIe	83
Weighted Average					1.90	88

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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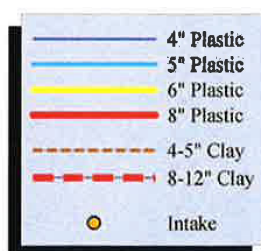
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Northwest Looking Southeast



West Looking East



Looking Southeast



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Date: **Thurs., August 18, 2022**

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

Site: **Safe Room  
515 N. Main Avenue  
Huxley, IA 50124**

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, Matt Vegter or Steve Johnston at 515-382-1500 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 reserves the right to refuse any and all bids.

### Seller

Mark & Linda Lunde

### 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 28, 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 September 28, 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.

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