

Land Auction

ACREAGE:

185.61 Acres, m/l
Jasper County, IA

DATE:

Wednesday
August 17, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Mitchellville, Iowa
bid.hertz.ag

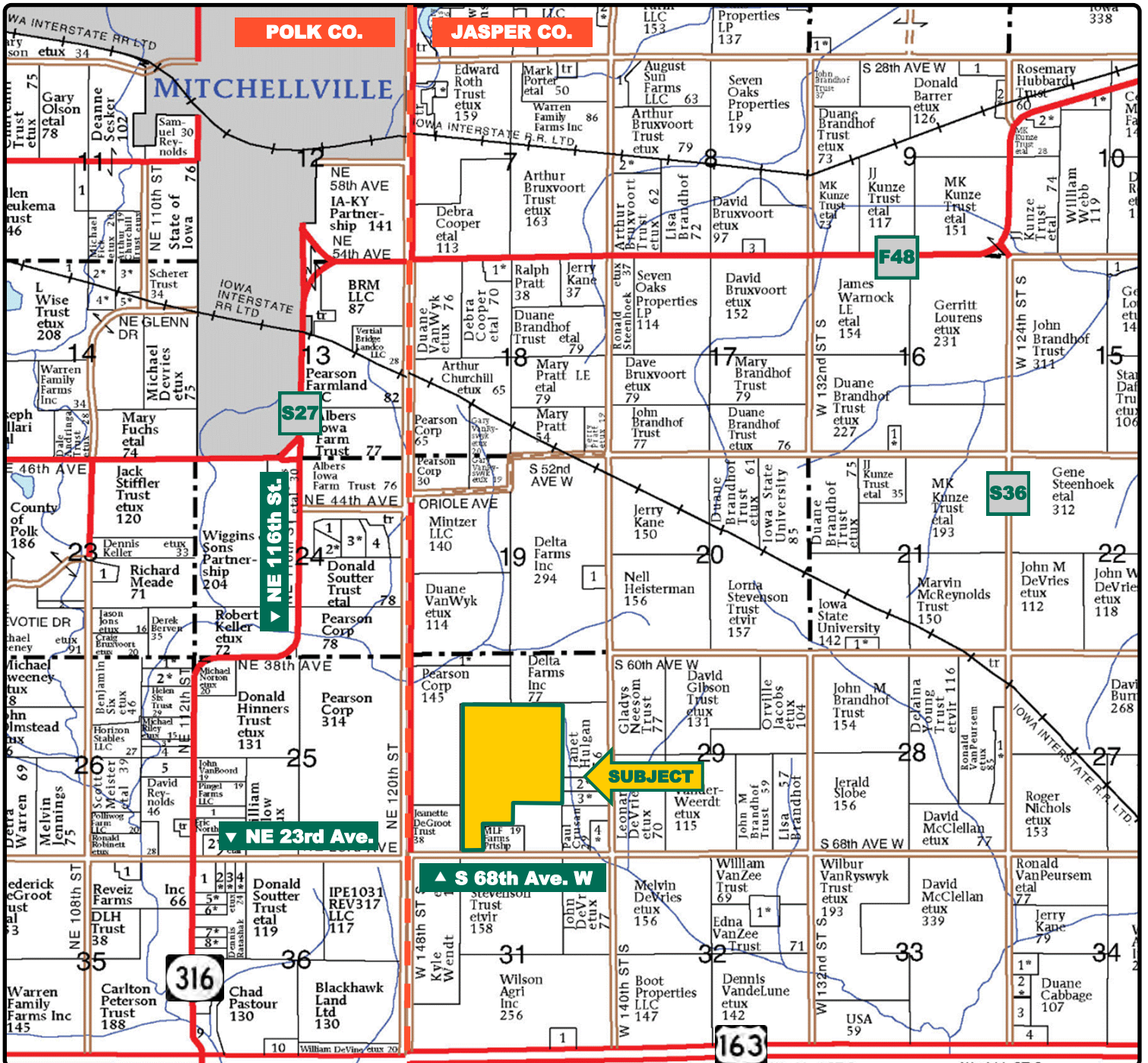


Property Key Features

- Four Miles South of Mitchellville and Nine Miles East of Altoona
- Nearly 100% Tillable Farm Carrying a 90.70 CSR2
- Part of the Donald W. Stevenson Estate

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
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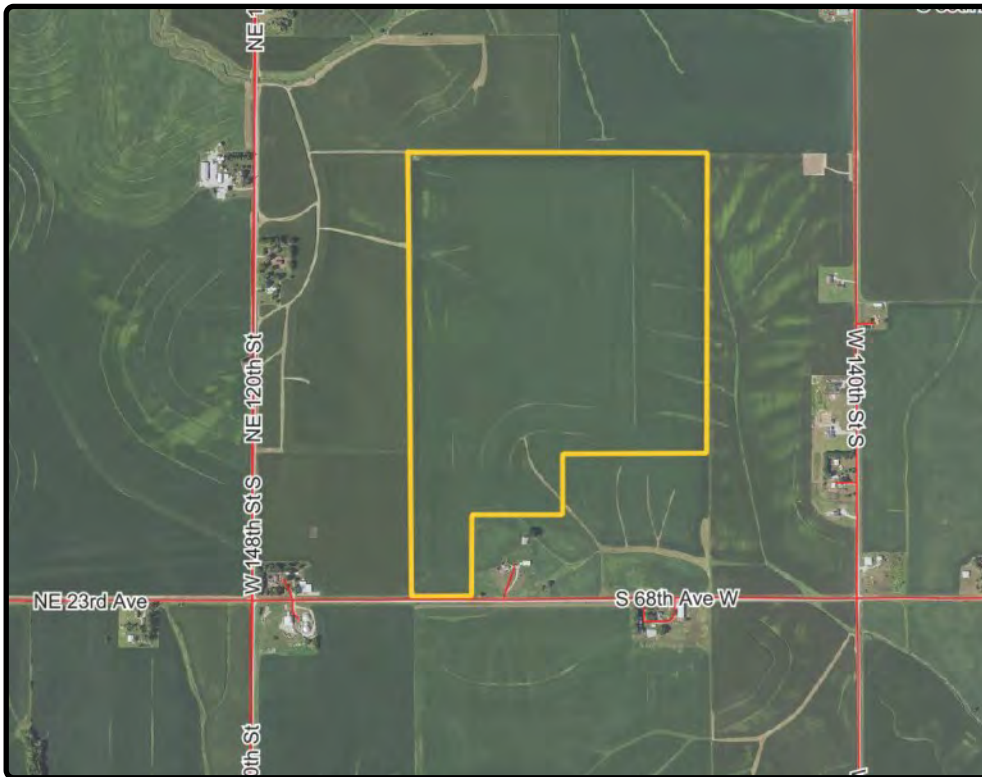
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415 S. 11th Street
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FSA/Eff. Crop Acres: 184.32*

Corn Base Acres: 87.23*

Bean Base Acres: 84.89*

Soil Productivity: 90.70 CSR2

**Acres are estimated.*

Property Information

185.61 Acres, m/l

Location

From Mitchellville: Go south on NE 116th St. / S27 for 4 miles, then east on NE 23rd Ave. / S 68th Ave. W for 1½ miles. Property is on the north side of the road.

Legal Description

E½ SW¼ (except Parcel B, also known as Lots 1 & 2 of MLF Farms subdivision), NW¼ SE¼, SE¼ NW¼, and SW¼ NE¼ all in Section 30, Township 79 North, Range 21 West of the 5th P.M. (Washington Twp.)

Real Estate Tax

Taxes Payable 2021 - 2022: \$8,280.00*
Net Taxable Acres: 185.61*
Tax per Net Taxable Acre: \$44.61*

**Taxes est. pending survey of property. Jasper Co. Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 7629, Tract 7266
FSA/Eff. Crop Acres: 184.32*
Corn Base Acres: 87.23*
Corn PLC Yield: 173 Bu.
Bean Base Acres: 84.89*
Bean PLC Yield: 50 Bu.

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

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Tama, Killduff and Muscatine. CSR2 on the est. FSA/Eff. crop acres is 90.70. See soil map for detail.

Drainage

Natural, plus tile and terraces. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

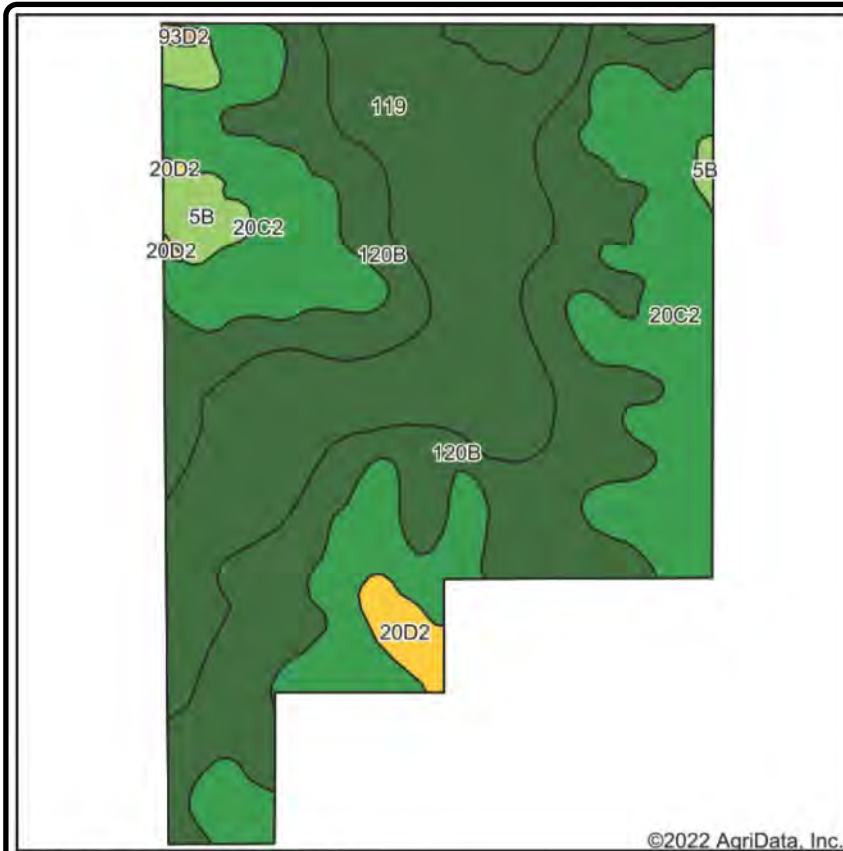
Rural water available along S 68th Avenue W.

Comments

Rare opportunity to purchase high-quality Jasper County farmland.

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State: Iowa
 County: Jasper
 Location: 30-79N-21W
 Township: Washington
 Acres: 184.32
 Date: 8/5/2022



Maps Provided By:



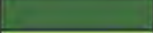


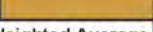
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	62.92	34.1%		Ile	95	93
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	58.42	31.7%		IIle	81	73
119	Muscataine silty clay loam, 0 to 2 percent slopes	54.38	29.5%		Iw	100	98
5B	Ackmore-Colo complex, 2 to 5 percent slopes	4.89	2.7%		IIw	77	68
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	3.27	1.8%		IIIle	55	63
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.44	0.2%		IIIle	35	25
Weighted Average					2.04	90.7	86.8

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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Northwest Looking Southeast



Northeast Looking Southwest



Southwest Looking Northeast



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Date: **Wed., August 17, 2022**

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

Site: **Mitchellville Community
Center
120 2nd St. NE
Mitchellville, IA 50169**

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 at 515-290-7286 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

Gregory W. Stevenson Heritage Trust

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 27, 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 27, 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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