

Land Auction

ACREAGE:

125.78 Acres, m/l
Marion County, IA

DATE:

Thursday,
August 25, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Pleasantville, IA &
bid.hertz.ag

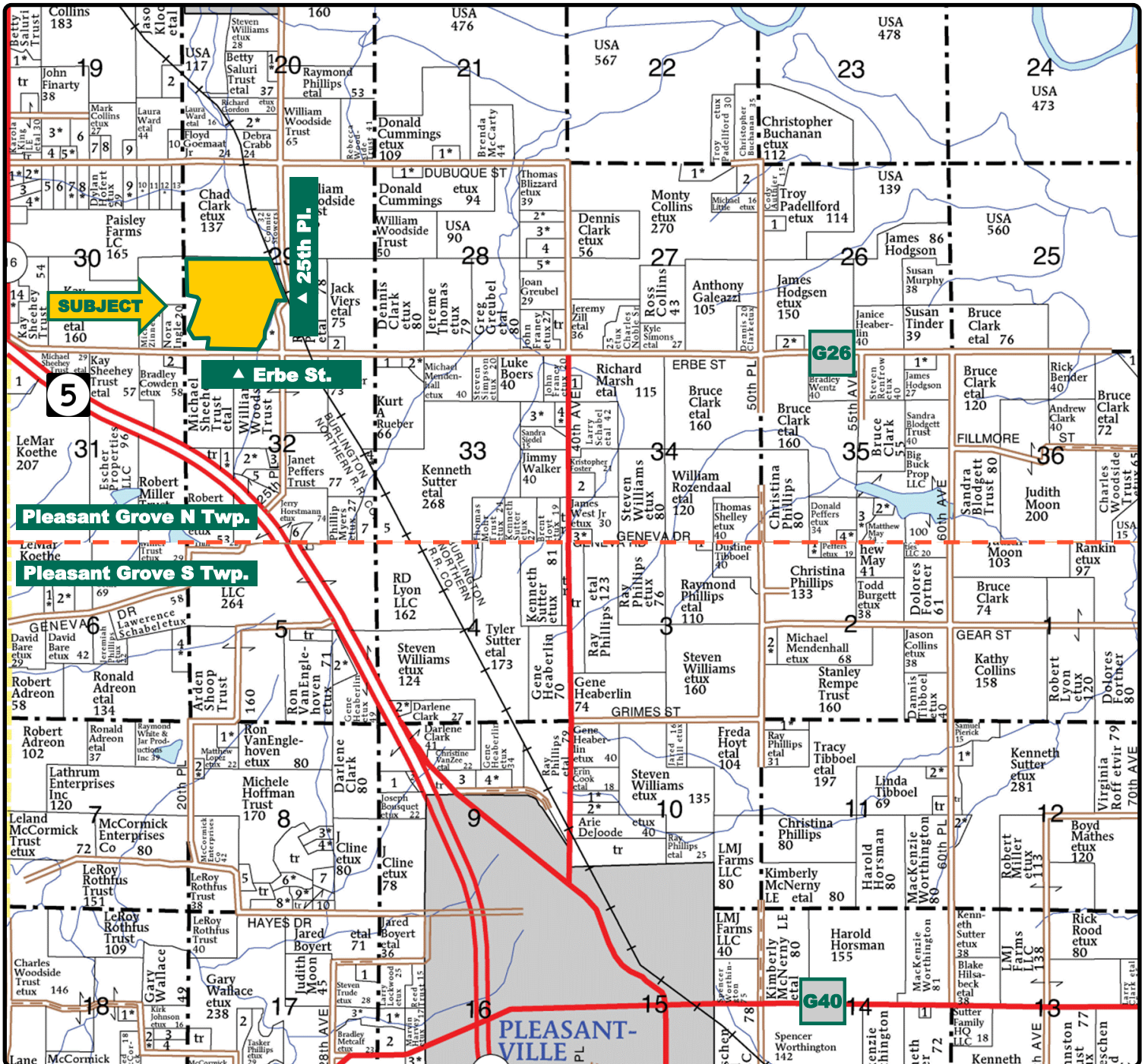


Property Key Features

- Located 5 Miles Northwest of Pleasantville, IA
- 118.89 Est. FSA/Eff. Crop Acres Carrying a 73.20 CSR2
- Productive Marion County Farm with Several Recent Improvements

Matt Vegter, ALC
Licensed Salesperson in IA
515-290-7286
MattV@Hertz.ag

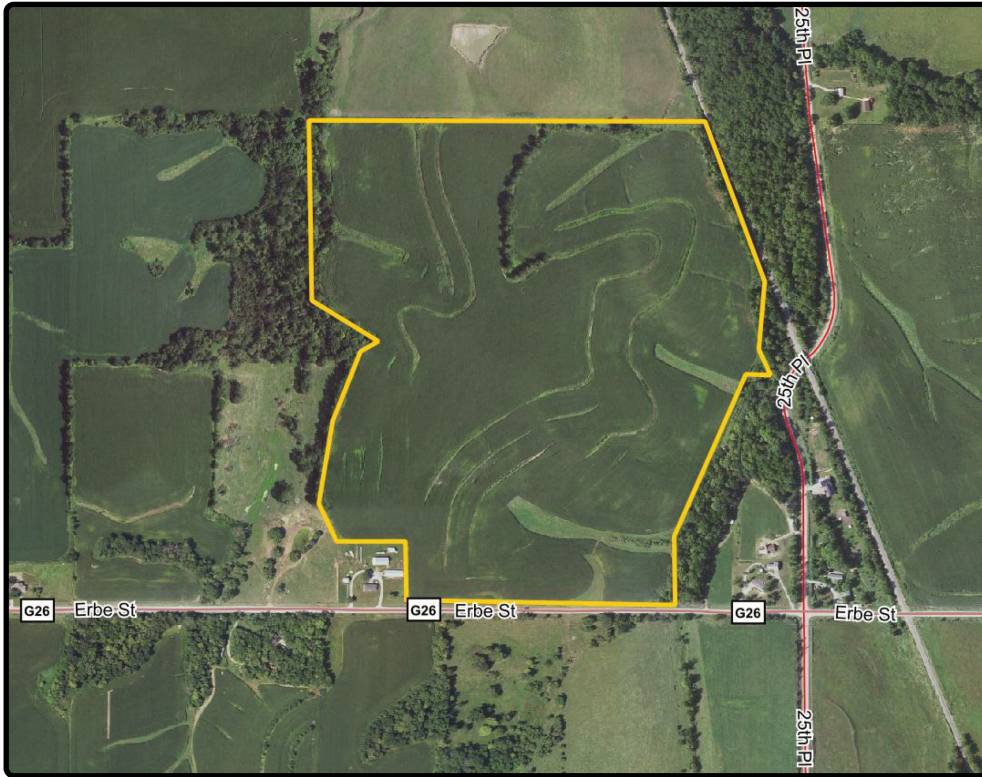
515-382-1500
415 S. 11th Street
Nevada, IA 50201
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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FSA/Eff. Crop Acres: 118.89*

Corn Base Acres: 49.14*

Oat Base Acres: 8.19*

Soil Productivity: 73.20 CSR2

**Acres are estimated.*

Property Information

125.78 Acres, m/l

Location

From Pleasantville: Go northwest on IA-5 for 3 miles, head north on 25th Pl. for 1 mile, then west on Erbe St. Property is on the north side of the road.

Legal Description

SW¼, lying west of RR right of way, except Parcels B, C, D and Tax Parcel 199600200, all in Section 29, Township 77 North, Range 21 West of the 5th P.M. (Pleasant Grove N Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,977.00*

Gross Acres: 125.78*

Net Taxable Acres: 124.68*

Tax per Net Taxable Acre: \$31.90*

**Taxes estimated pending survey of property. Marion County Assessor will determine final tax figures.*

FSA Data

Farm Number 6451, Tract 9126

FSA/Eff. Crop Acres: 118.89*

Corn Base Acres: 49.14*

Corn PLC Yield: 106 Bu.

Bean Base Acres: 8.19*

Bean PLC Yield: 52 Bu.

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

Land Description

Nearly level to moderately sloping.

Soil Types/Productivity

Primary soils are Tama and Downs. CSR2 on the est. FSA/Eff. crop acres is 73.20. See soil map for details.

Drainage

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

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Many improvements have been made to the farm in the last 5 years including tile and terrace work, tree clearing and a new fence on the north boundary of the farm.

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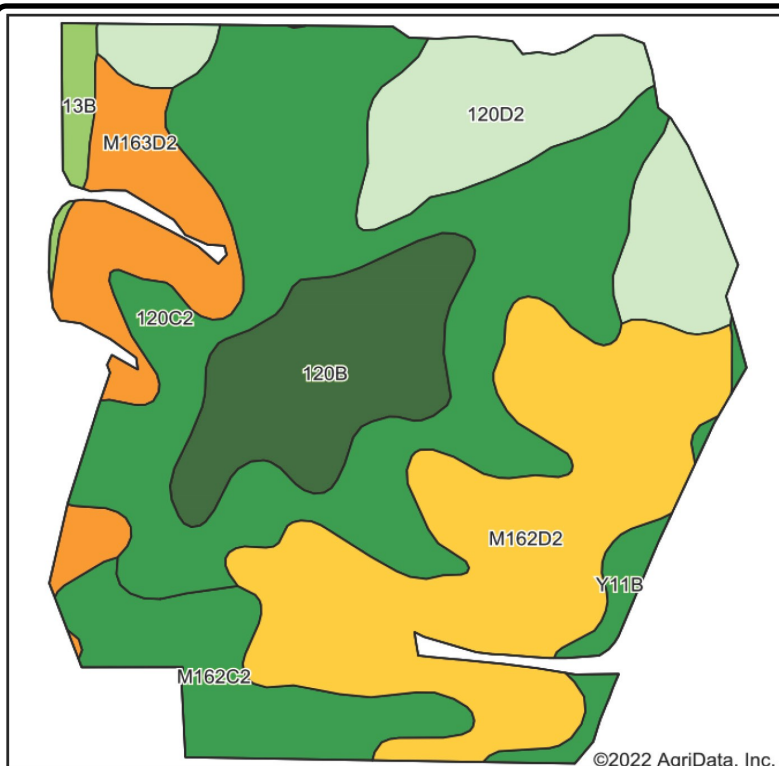
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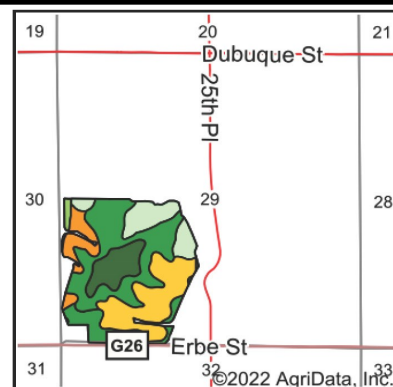
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marion**
Location: **29-77N-21W**
Township: **Pleasant Grove**
Acres: **118.89**
Date: **6/16/2022**



Area Symbol: IA125, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	37.82	31.8%		87
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	28.94	24.3%		57
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	16.03	13.5%		62
120B	Tama silty clay loam, 2 to 5 percent slopes	12.65	10.6%		95
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	9.90	8.3%		47
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	9.39	7.9%		82
Y11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	2.59	2.2%		80
13B	Nodaway-Vesser silt loams, 2 to 5 percent slopes	1.57	1.3%		79
Weighted Average					73.2

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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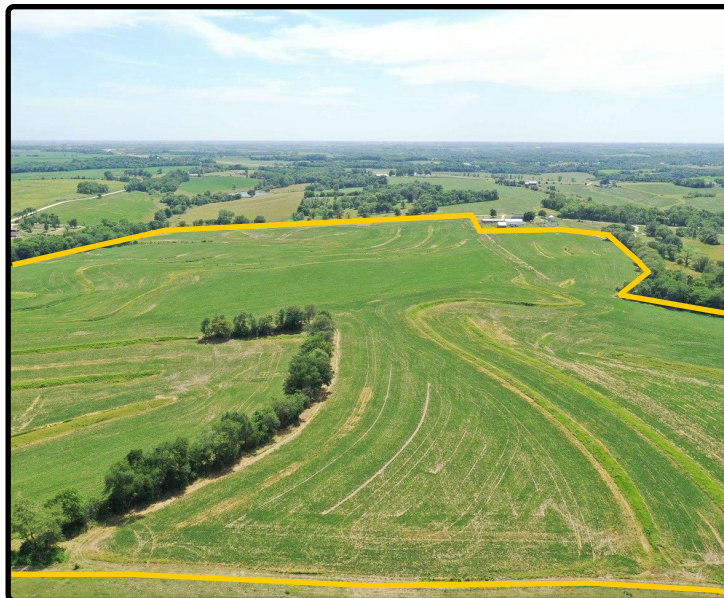
Southwest Looking Northeast



South Looking North



North Looking South



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Date: **Thurs., August 25, 2022**

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

Site: **Pleasantville Mem. Hall
101 N Jefferson St.
Pleasantville, IA 50225**

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

Nora Lee Ingle Estate

Agency

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

Auctioneer

Kyle Hansen

Attorney

Ron Danks
Myers, Myers & Danks

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 29, 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 29, 2022.

Survey

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.

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- Professional Farm Management
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