

ACREAGE:

152.82 Acres, m/l
In 2 Parcels
Page County, IA

DATE:

Bid Deadline:
August 29, 2022
2:00 p.m., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE

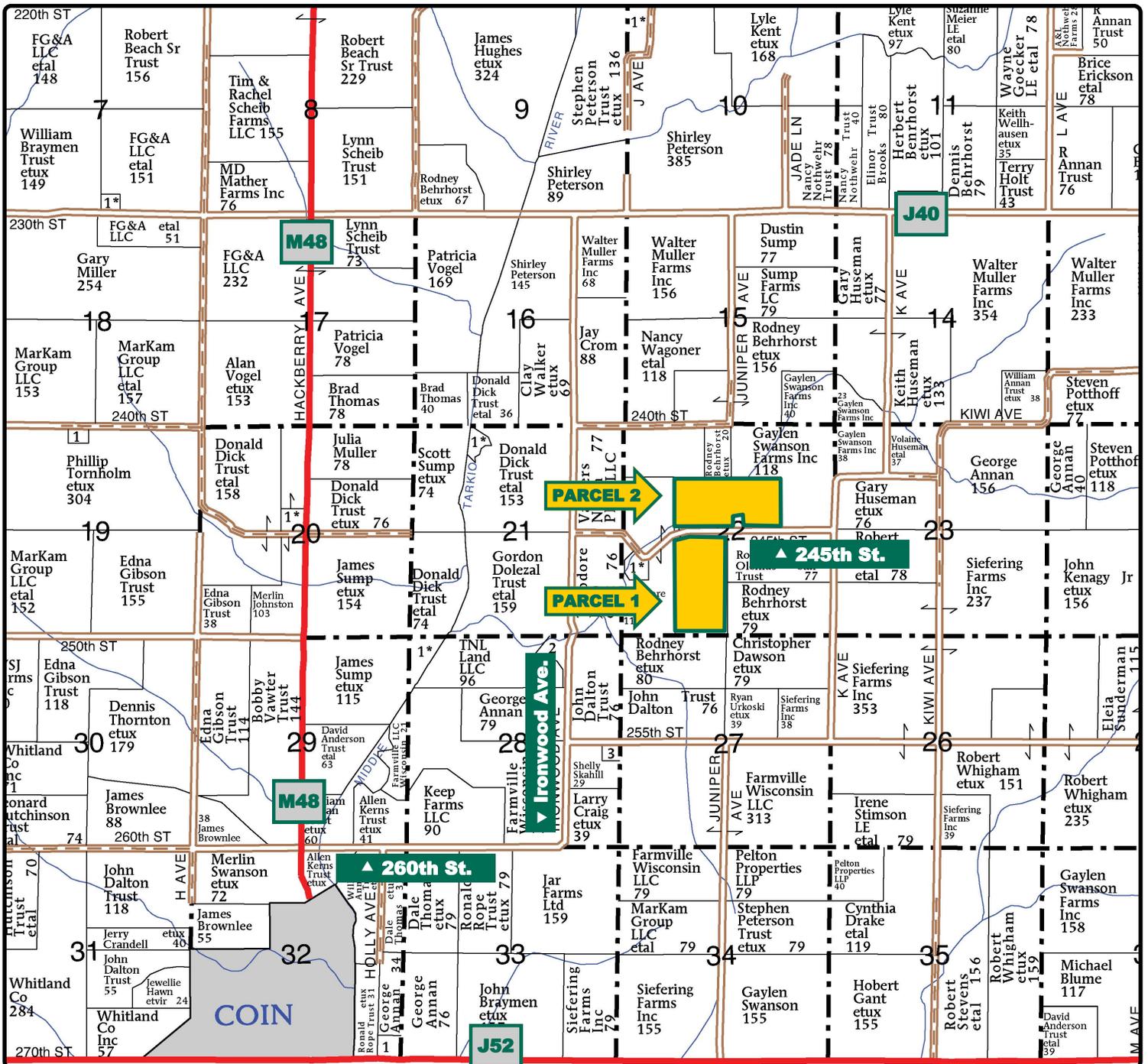


Property Key Features

- Being Offered in 2 Parcels
- Parcel 1 - 78.81 Acres with 72.37 FSA/Eff. Crop Acres & 58.50 CSR2
- Parcel 2 - 74.01 Acres with 66.77 FSA/Eff. Crop Acres & 61.90 CSR2

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

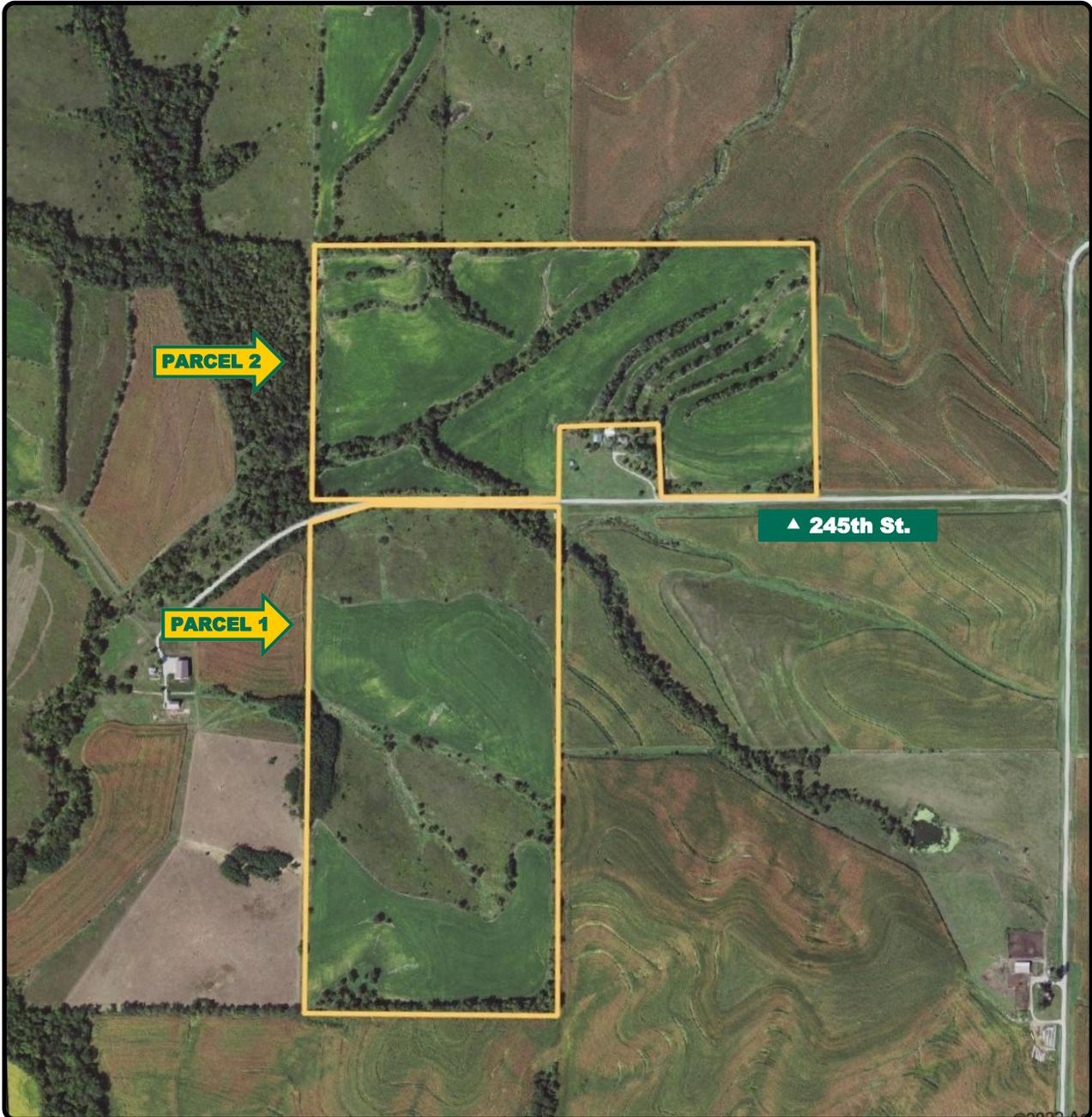
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Parcel 1

FSA/Eff. Crop Acres:	72.37
Corn Base Acres:	33.90
Bean Base Acres:	11.00
Soil Productivity:	58.50 CSR2

Parcel 1 Property Information 78.81 Acres, m/l

Location

From Coin: north on M48 for ¼ mile to 260th St., then east 1½ miles to Ironwood Ave., then 1½ miles north to 245th St., then ½ mile east. The farm is on the south side of 245th St.

Legal Description

E½ SW¼, Section 22, Township 68 North, Range 38 West of the 5th P.M., Page Co., IA. (Lincoln Twp.)

Real Estate Tax

Taxes Payable 2021-2022: \$1,690.00
Net Taxable Acres: 78.81
Tax per Net Taxable Acre: \$21.44

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4130, Tract 314
FSA/Eff. Crop Acres: 72.37
Corn Base Acres: 33.90
Corn PLC Yield: 105 Bu.
Bean Base Acres: 11.00
Bean PLC Yield: 39 Bu.

CRP Contracts

There are currently two CRP contracts on this property which total 27.43 acres and will expire on 9/30/22. Seller has already bought out CRP contracts and new Buyer will be able to farm these acres in 2023.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soil type is Sharpsburg silty clay loam. CSR2 on the FSA/Eff. crop acres is 58.50. 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

Rolling.

Drainage

Natural.

Buildings/Improvements

There is an old wooden corn crib in the northeast corner of this farm.

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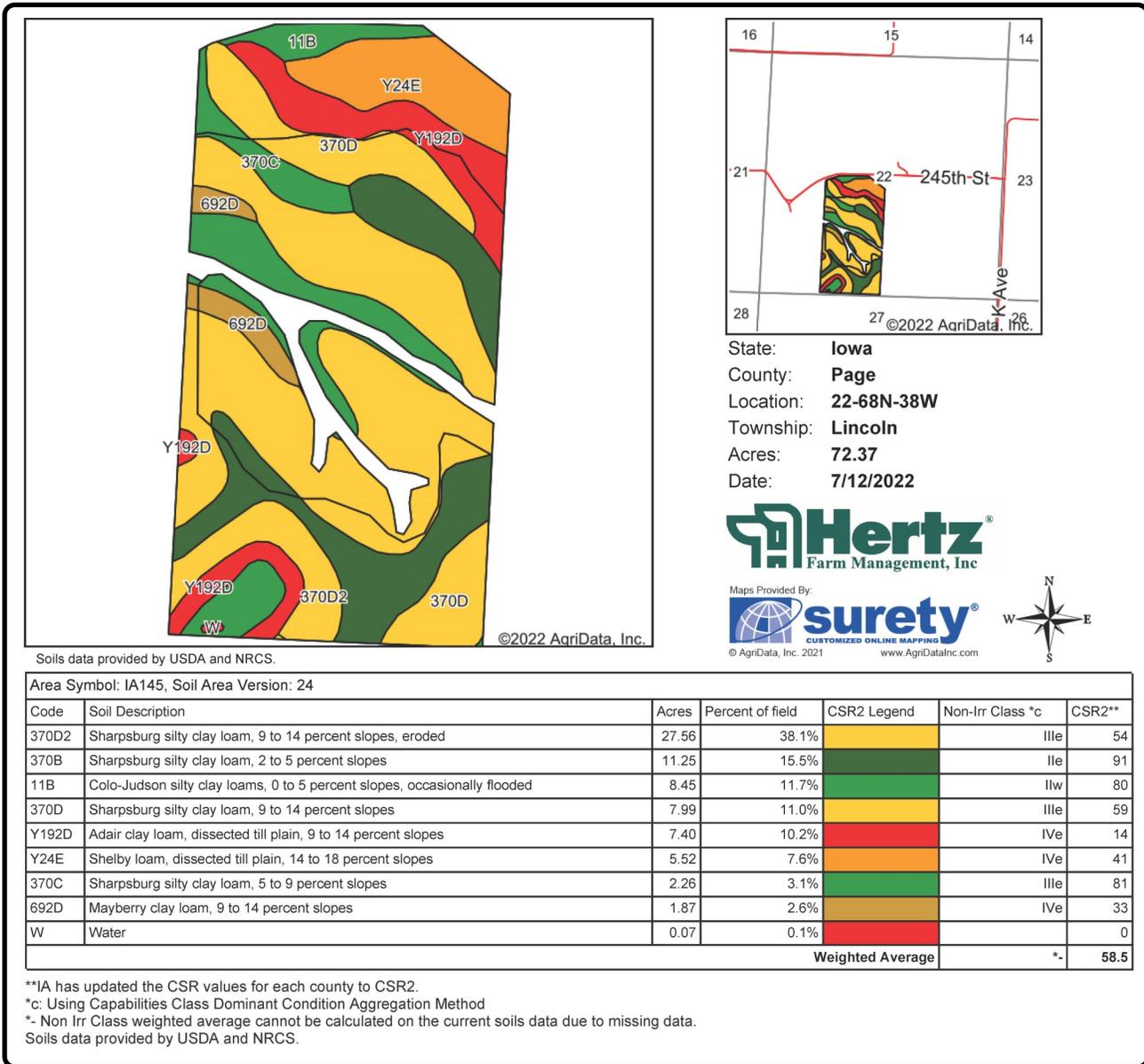
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Water & Well Information

None known.

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Parcel 2

FSA/Eff. Crop Acres:	66.77
Corn Base Acres:	31.20
Bean Base Acres:	10.10
Soil Productivity:	61.90 CSR2

Parcel 2 Property Information 74.01 Acres, m/l

Location

From Coin: north on M48 for ¼ mile to 260th St., then east 1½ miles to Ironwood Ave., then 1½ miles north to 245th St., then ½ mile east. The farm is on the north side of 245th St.

Legal Description

SW¼ NE¼, except tract in SW corner; SE¼ NW¼, except tract in SE corner, all in Section 22, Township 68 North, Range 38 West of the 5th P.M., Page Co., IA. (Lincoln Twp.)

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,632.00
Net Taxable Acres: 74.01
Tax per Net Taxable Acre: \$22.05

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4130, Tract 314
FSA/Eff. Crop Acres: 66.77
Corn Base Acres: 31.20
Corn PLC Yield: 105 Bu.
Bean Base Acres: 10.10
Bean PLC Yield: 39 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Colo-Judson and Sharpsburg. CSR2 on the FSA/Eff. crop acres is 61.90. 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

Rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None known.

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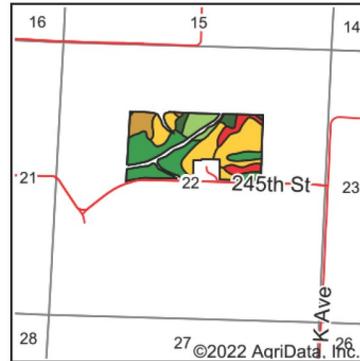
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State: **Iowa**
 County: **Page**
 Location: **22-68N-38W**
 Township: **Lincoln**
 Acres: **66.77**
 Date: **7/12/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IA145, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	20.21	30.3%		IIw	80
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	11.60	17.4%		IIIe	59
Y24D	Shelby loam, dissected till plain, 9 to 14 percent slopes	8.36	12.5%		IIIe	52
Y192D	Adair clay loam, dissected till plain, 9 to 14 percent slopes	5.86	8.8%		IVe	14
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	5.63	8.4%		IIw	78
692D	Mayberry clay loam, 9 to 14 percent slopes	4.75	7.1%		IVe	33
751D	Northboro silt loam, 9 to 14 percent slopes	4.75	7.1%		IIIe	50
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	3.04	4.6%		IIe	93
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	2.27	3.4%		IIIe	81
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	0.23	0.3%		IIIe	49
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.07	0.1%		IIe	91
Weighted Average					2.73	61.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.

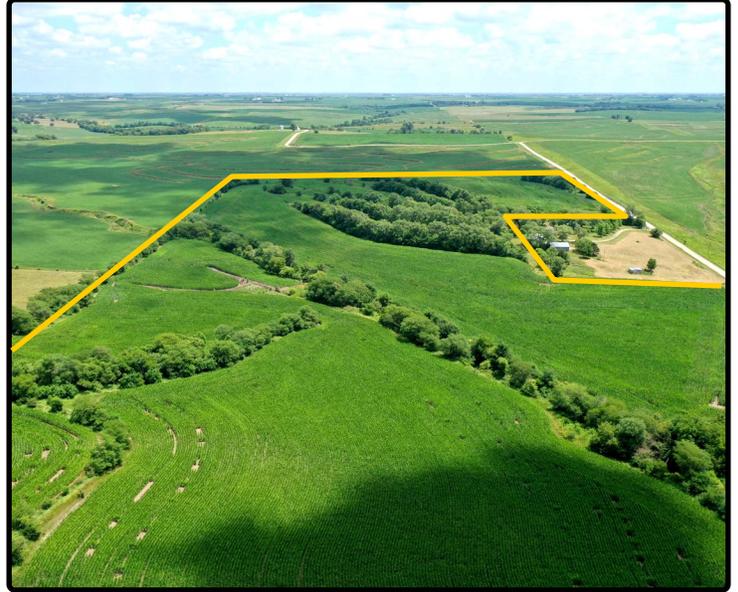
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Parcel 1 - Looking West



Parcel 2 - Looking East



Parcel 2 - Looking West



Parcels 1 & 2 - Looking North



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Bid Deadline: **Mon., Aug. 29, 2022**

Time: **2:00 p.m., CST**

Mail To:

**Hertz Farm Management
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137**

Seller

The Vawter's North Place, LLC

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Attorney

Brian Mensen
Billings & Mensen Law Firm

Method of Sale

- Parcels will be offered individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management, Inc. makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Scott Henrichsen at 716-310-0466.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management, Inc. To be considered, all Sealed Bids should be made and delivered to the Omaha, Nebraska Hertz office, on or before Monday, August 29, 2022 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Wednesday, August 31, 2022, and all bidders will be notified shortly thereafter.

Terms of Possession

Winning bidder(s) will be required to submit a 10% down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 21, 2022, for Parcel 1 and on or before January 18, 2023, for Parcel 2, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease which expires February 28, 2023. The Seller will pay the real estate taxes due and payable in March, 2023, and Buyer will pay real estate taxes due and payable in September, 2023.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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