

# Land Auction

**ACREAGE:**

**368.32 Acres, m/l**  
In 3 parcels  
Bremer & Butler Co., IA

**DATE:**

Wednesday,  
**August 24, 2022**  
**10:00 a.m.**

**LOCATION:**

**Gateway to NE IA**  
**Welcome Center**  
Nashua, IA



## Property Key Features

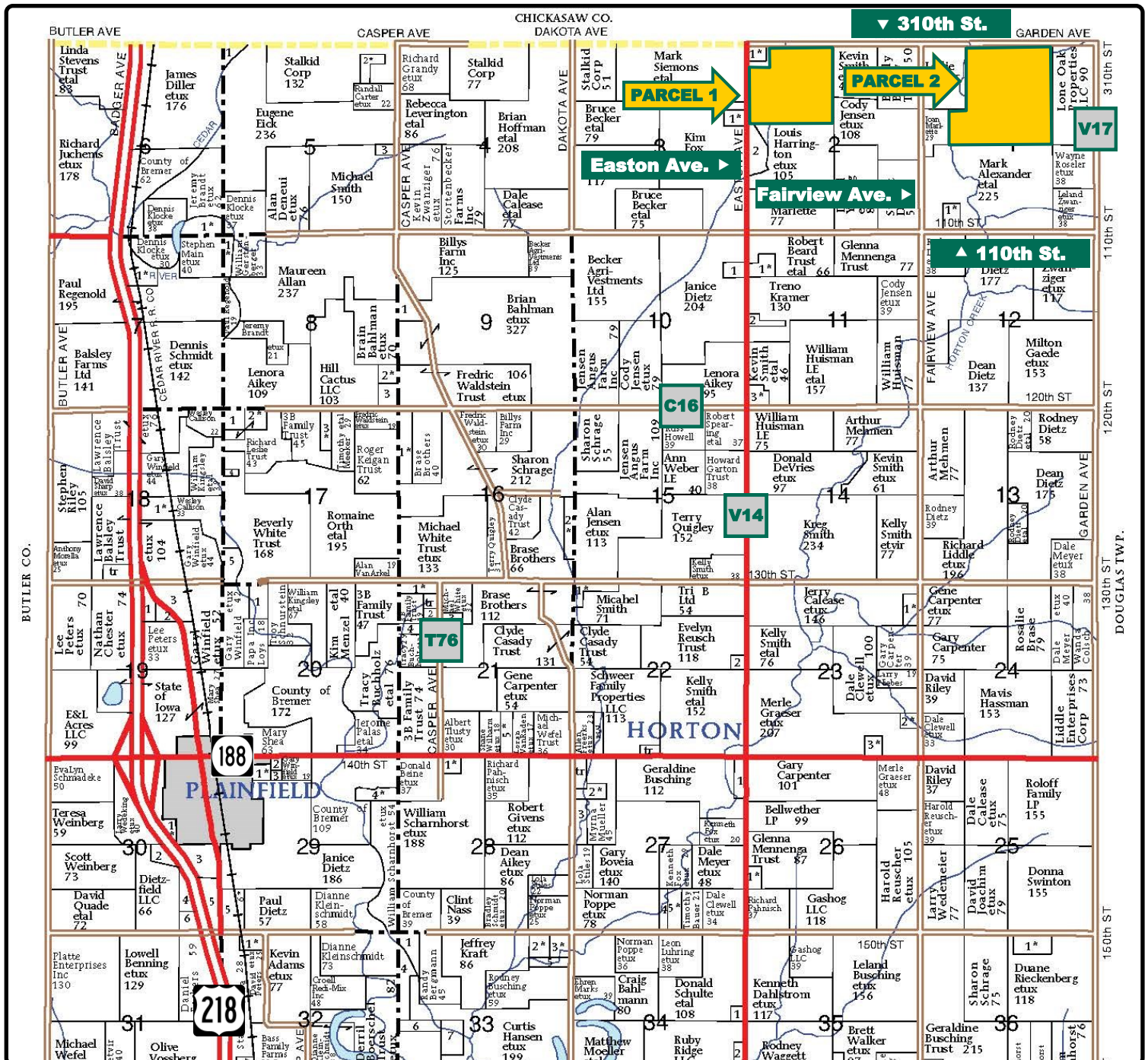
- Located North of Plainfield, Iowa
- Highly Tillable Tracts Located Along or Near Hard-Surface Roads
- Quality Soils on all 3 Parcels

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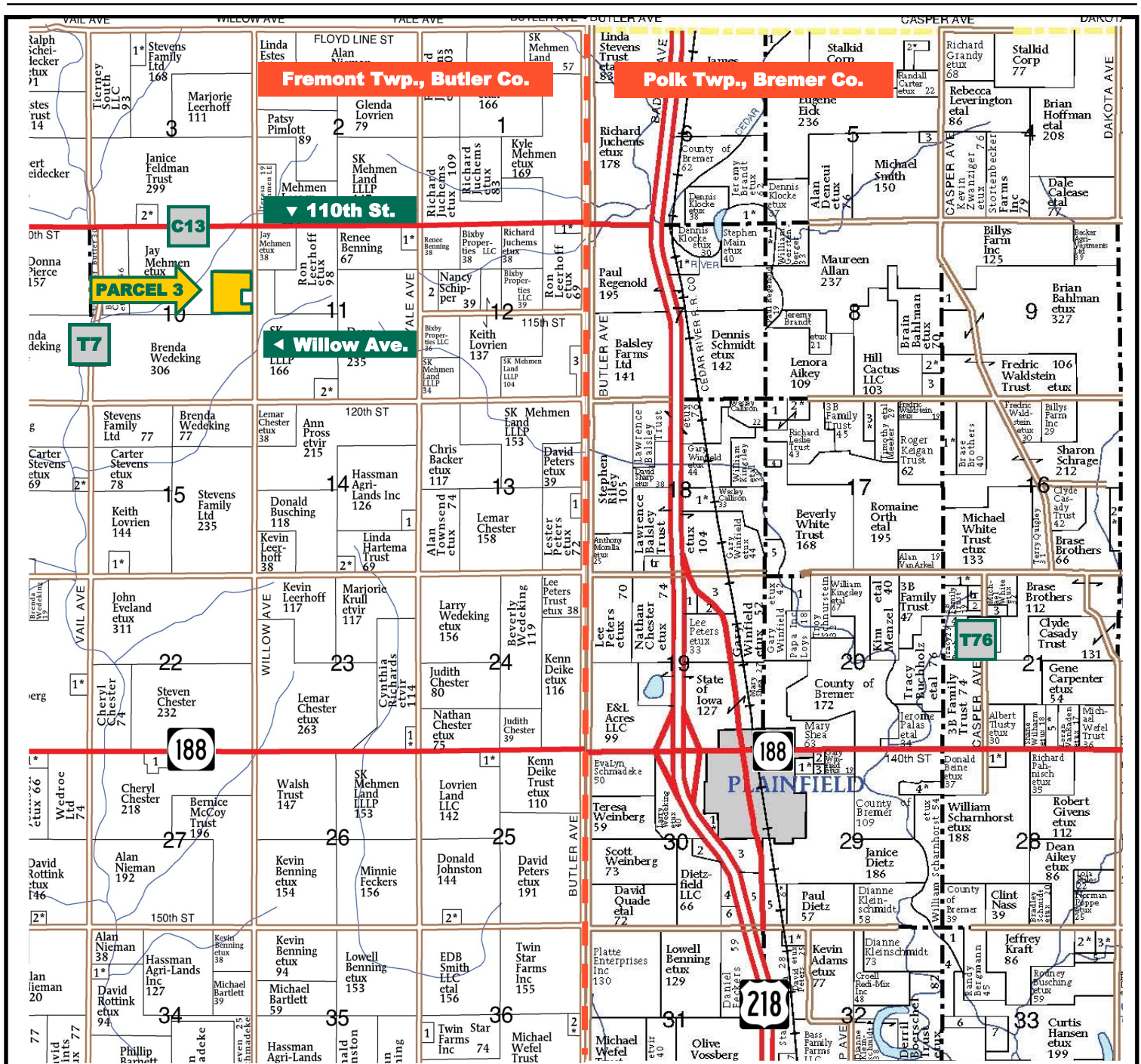
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## Parcel 1 - Bremer Co.

FSA/Eff. Crop Acres:	98.64
CRP Acres:	14.03
Corn Base Acres:	50.90
Bean Base Acres:	43.90
Soil Productivity:	77.42 CSR2

## Parcel 1 - Bremer Co. Property Information 133.15 Acres, m/l

### Location

3 miles northeast of Horton, Iowa on south side of 310th St. at Easton Ave.

### Legal Description

NW¼ excluding the acreage site Section 2, Township 93 North, Range 14 West of the 5th P.M., Bremer Co., IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,028.00  
Net Taxable Acres: 133.15  
Tax per Net Taxable Acre: \$22.74  
Tax Parcel ID #s: 0102100002,  
0102100004, 0102100005, 0102100008

### Lease Status

Currently leased for the 2022 crop year.

### FSA Data

Farm Number 997, Tract 180  
FSA/Eff. Crop Acres: 98.64  
CRP Acres: 14.03  
Corn Base Acres: 50.90  
Corn PLC Yield: 153 Bu.  
Bean Base Acres: 43.90  
Bean PLC Yield: 39 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland or farmed wetland.

### CRP Contracts

There are 14.03 acres enrolled in a CP-42 contract that pays \$4,209.00 annually and expires 09/30/2027.

### Soil Types/Productivity

Primary soils are Floyd loam and Coland-Spillville complex. CSR2 on the FSA/Eff. crop acres is 77.42. 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 gently rolling.

### Drainage

Some tile. Contact listing agent for details.

### Water & Well Information

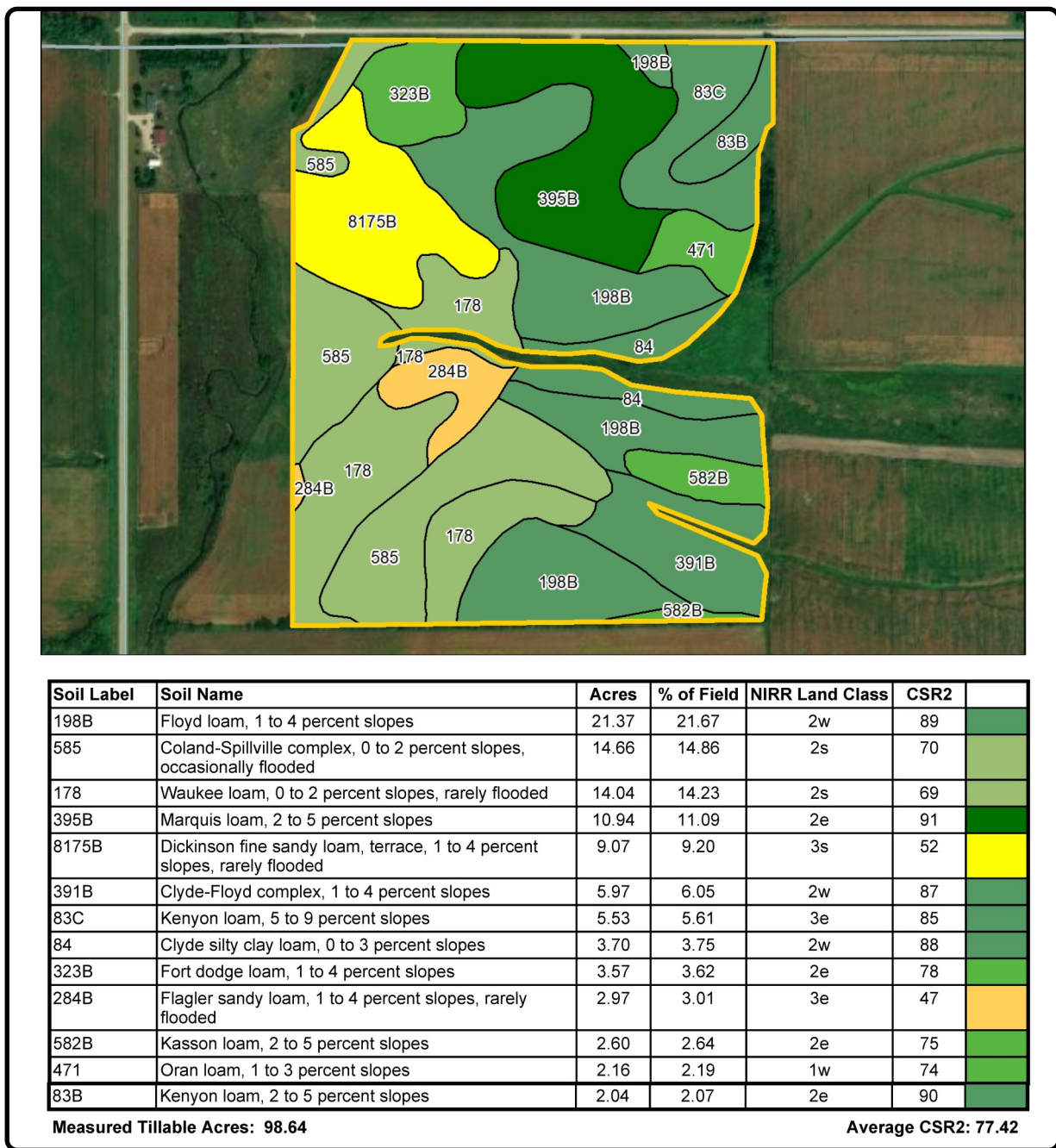
No known well.

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## Comments

Mixed-use parcel with creek, grass, and tillable acres.

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## Parcel 2 - Bremer Co.

FSA/Eff. Crop Acres:	144.88
CRP Acres:	8.12
Corn Base Acres:	126.20
Bean Base Acres:	1.00
Soil Productivity:	83.30 CSR2

## Parcel 2 - Bremer Co. Property Information 199.31 Acres, m/l

### Location

3 miles northeast of Horton, Iowa on the south side of 310th St.

### Legal Description

E½ NW¼ and W½ NE¼ and E½ SW¼ NW¼ Section 1, Township 93 North, Range 14 West of the 5th P.M., Bremer Co. IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,674.00  
Net Taxable Acres: 199.31  
Tax per Net Taxable Acre: \$23.45  
Tax Parcel ID #: 0101100002, 0101100004, 0101100006, 0101200001, 0101200003

### Lease Status

Currently leased for the 2022 crop year.

### FSA Data

Farm Number 5462, Tract 187  
FSA/Eff. Crop Acres: 144.88  
CRP Acres: 8.12  
Corn Base Acres: 126.20  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 1.00  
Bean PLC Yield: 36 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland or farmed wetland.

### CRP Contracts

There are two CRP contracts on this farm:

- 1.76 acres enrolled in a CP-8A contract that pays \$424.00 annually and expires 09/30/2030.
- 6.36 acres enrolled in a CP-21 contract that pays \$1,992.00 annually and expires 09/30/2027.

### Soil Types/Productivity

Primary soils are Floyd loam and Marquis loam. CSR2 on the FSA/Eff. crop acres is 83.30. See soil map for detail.

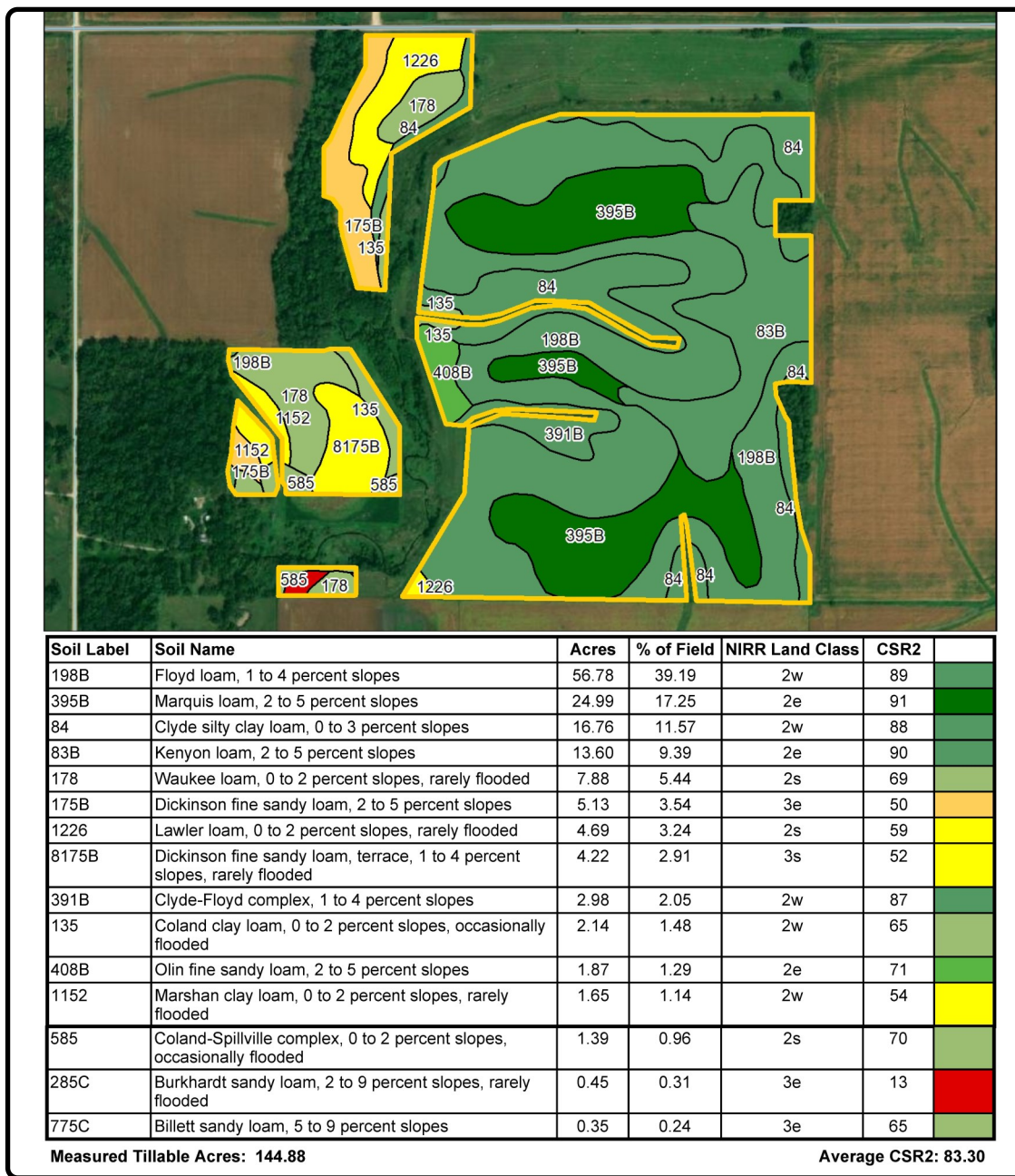
### Mineral Rights

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## Land Description

Level to gently rolling.

## Water & Well Information

No known well.

## Comments

Mixed-use parcel with creek, grass, and tillable acres.

## Drainage

Some tile. Contact listing agent for details.

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## Parcel 3 - Butler Co.

FSA/Eff. Crop Acres:	35.00
Corn Base Acres:	26.25
Bean Base Acres:	8.75
Soil Productivity:	75.84 CSR2

### Parcel 3 - Butler Co. Property Information 35.86 Acres, m/l

#### Location

4 miles northwest of Plainfield, Iowa on the west side of Willow Ave.

#### Legal Description

SE¼ NE¼ excluding acreage site along the east side in Section 10, Township 93 North, 15 West of the 5th P.M., Butler Co., IA.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$992.00  
Net Taxable Acres: 35.86  
Tax per Net Taxable Acre: \$27.66  
Tax Parcel ID #: 0410200042

#### Lease Status

Currently leased for the 2022 crop year.

#### FSA Data

Farm Number 7017, Tract 11371  
FSA/Eff. Crop Acres: 35.00  
Corn Base Acres: 26.25  
Corn PLC Yield: 157 Bu.  
Bean Base Acres: 8.75  
Bean PLC Yield: 45 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.  
Tract contains a wetland or farmed wetland.

#### Soil Types/Productivity

Primary soils are Protivin loam and Clyde silty clay loam. CSR2 on the FSA/Eff. crop acres is 75.84. 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 gently rolling.

#### Drainage

Some tile. Contact listing agent for details.

#### Buildings/Improvements

Pole barn built in 1950.

#### Water & Well Information

No known well.

#### Comments

Highly-tillable tract located along a hard-surface road.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
798B	Protivin loam, 1 to 4 percent slopes	14.90	42.57	2e	61	
84	Clyde silty clay loam, 0 to 3 percent slopes	12.47	35.62	2w	88	
394B	Ostrander loam, 2 to 5 percent slopes	4.57	13.07	2e	88	
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	1.74	4.97	3s	73	
83B	Kenyon loam, 2 to 5 percent slopes	1.32	3.77	2e	90	

**Measured Tillable Acres: 35.00**

**Average CSR2: 75.84**

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, 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 northeast



**Parcel 2** - Looking northwest



**Parcel 2** - Looking west



**Parcel 3** - Looking northeast



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Date: **Wed., August 24, 2022**

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

Site: **Gateway to Northeast  
Iowa Welcome Center  
10 Amherst Blvd.  
Nashua, IA 50658**

### **Seller**

Carol Bolton Estate

### **Agency**

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

### **Auctioneer**

Elliott Siefert

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 October 5, 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 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.

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