

# Land Auction

**ACREAGE:**

**79.64 Acres, m/l**  
Floyd County, IA

**DATE:**

Wednesday  
**August 31, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
Bid.hertz.ag



## Property Key Features

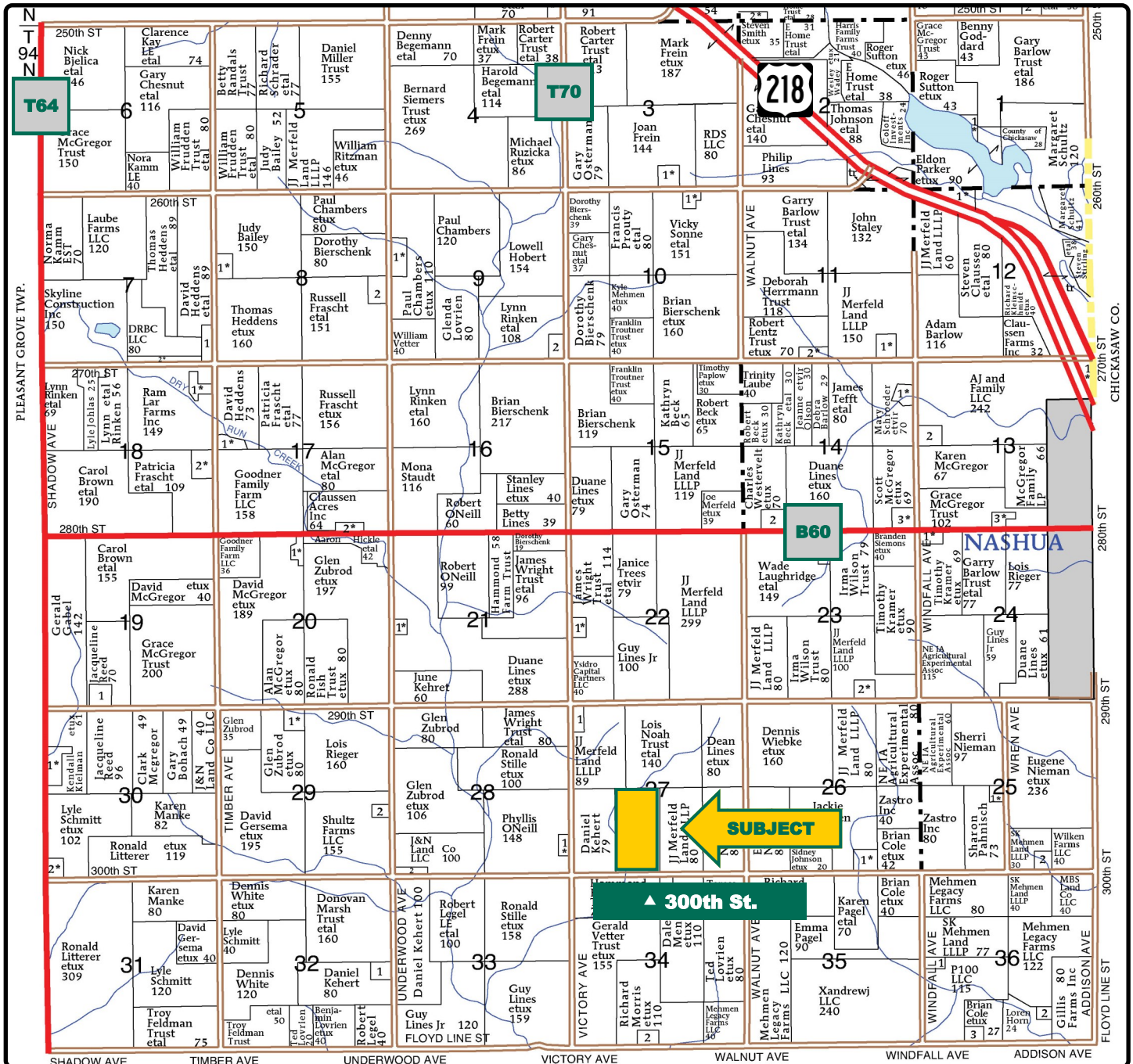
- Mix-Use Property in Floyd County, Iowa - 2½ Miles West of Nashua
- Potential Building Site for Acreage Use
- CSR2 of 88.62 on 57.97 Tillable Acres

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**FSA/Eff. Crop Acres:** 57.97  
**Corn Base Acres:** 46.73  
**Oat Base Acres:** 1.94  
**Soil Productivity:** 88.62 CSR2

## Property Information

### 79.64 Acres, m/l

### Location

2½ miles southwest of Nashua, Iowa.

### Legal Description

E½ SW¼ EX HY Section 27, Township  
94 North, Range 15 West of the 5th P.M.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,988.00  
 Net Taxable Acres: 79.64  
 Tax per Net Taxable Acre: \$24.96  
 Tax parcel ID#s: 16-27-300-002-00

### Lease Status

Currently leased for the 2022 crop year.

### FSA Data

Farm Number 8594, Tract 2264  
 FSA/Eff. Crop Acres: 57.97  
 Corn Base Acres: 46.73  
 Corn PLC Yield: 126 Bu.  
 Oat Base Acres: 1.94  
 Oat PLC Yield: 53 Bu.

### NRCS Classification

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

### Soil Types/Productivity

Primary soils are Kenyon loam and Floyd  
 loam. CSR2 on the FSA/Eff. crop acres is  
 88.62. 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 drainage tile. Contact listing agent  
 for details.

### Water & Well Information

Drilled well. Condition unknown.

### Comments

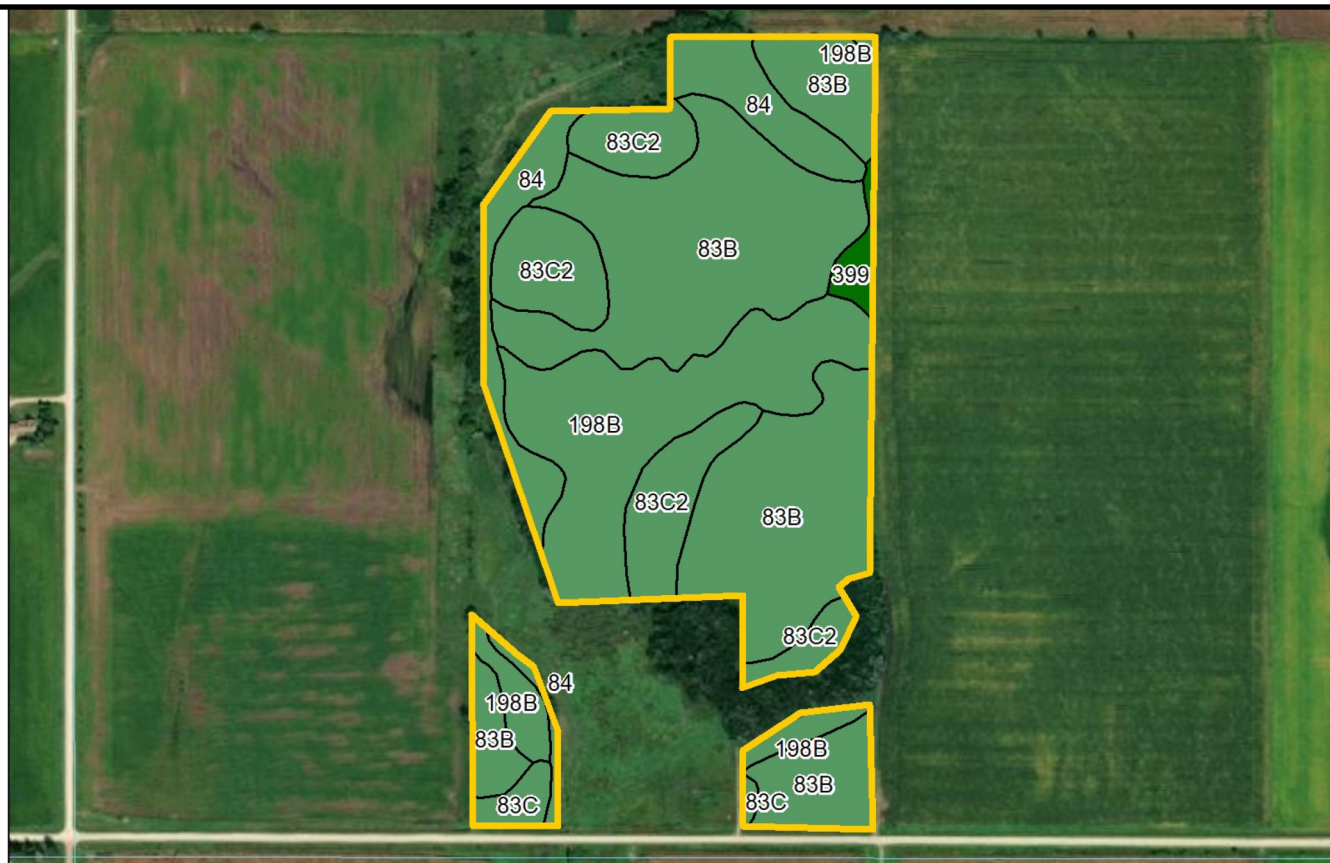
Mixed-use property with 88.62 CSR2 on  
 the tillable land.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	29.02	50.06	2e	90	
198B	Floyd loam, 1 to 4 percent slopes	12.72	21.94	2w	89	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.48	14.63	3e	84	
84	Clyde silty clay loam, 0 to 3 percent slopes	5.99	10.34	2w	88	
83C	Kenyon loam, 5 to 9 percent slopes	0.99	1.71	3e	85	
399	Readlyn silt loam, 1 to 3 percent slopes	0.77	1.32	1w	91	

Measured Tillable Acres: 57.97

Average CSR2: 88.62

*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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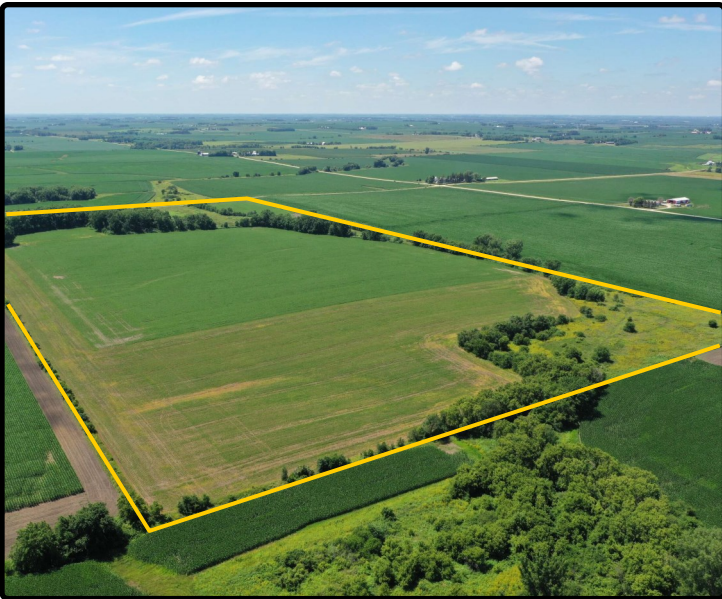
Looking Northeast



Looking Northwest



Looking Southwest



Looking Southeast



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Site: **Virtual Live Auction  
\*\*Online Only\*\*  
bid.hertz.ag**

### Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Morgan Troendle at 319-239-6500 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

First Bank

### Agency

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

### Auctioneer

Elliott Siefert

### 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 between October 1, 2022 and December 1, 2022, to be decided by Buyer, 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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