

# Land Auction

**ACREAGE:**

**160.00 Acres, m/l**  
Adams County, IA

**DATE:**

Tuesday  
**Sept. 13, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

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

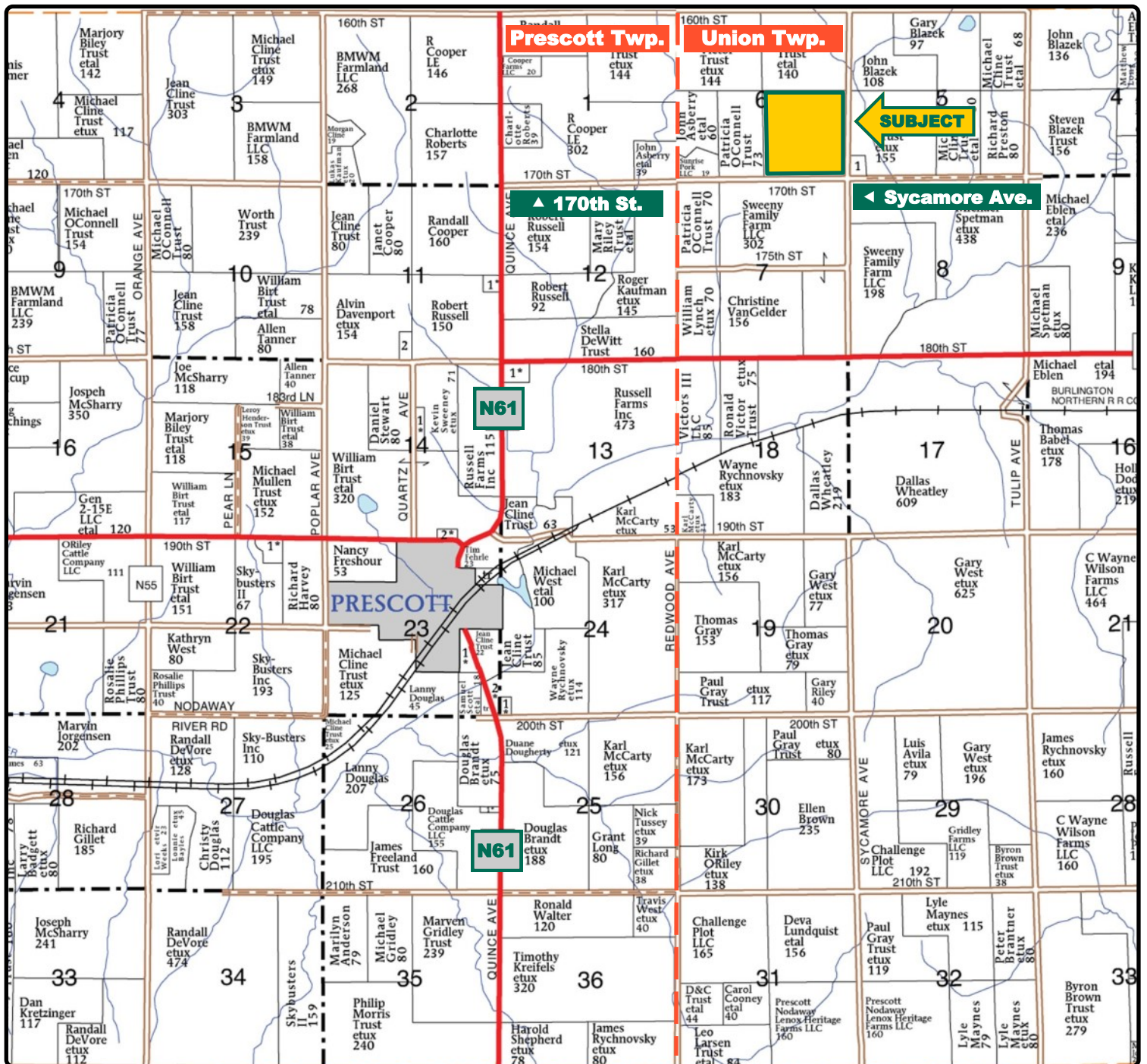


## Property Key Features

- Kerns Family Trust Farm
- High Producing Adams County Farmland
- 151.60 FSA/Eff. Crop Acres with a 66.50 CSR2

**Scott Henrichsen, AFM**  
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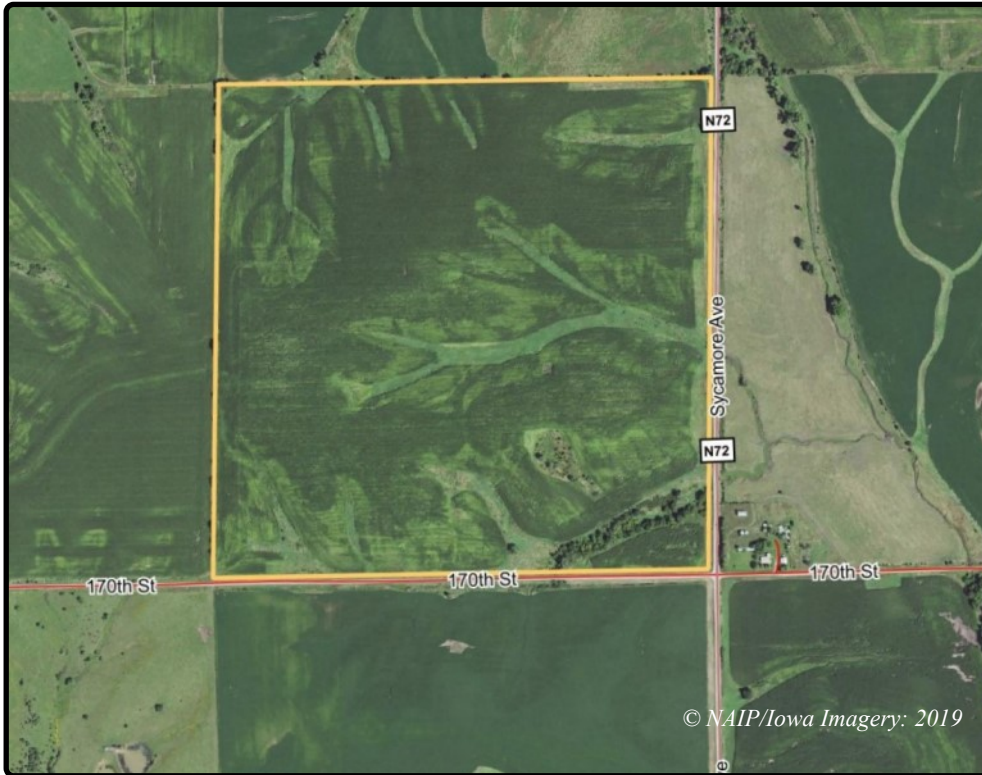


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<b>FSA/Eff. Crop Acres:</b>	<b>151.60</b>
<b>Corn Base Acres:</b>	<b>140.50</b>
<b>Soil Productivity:</b>	<b>66.50 CSR2</b>

## Property Information

**160.00 Acres, m/l**

### Location

**From Prescott:** 2 miles north on N61 to 170th St., then 2 miles east. The property is at the intersection of 170th St. and Sycamore Ave., north of 170th St. and west of Sycamore Ave.

### Legal Description

SE¼, Section 6, Township 72 North, Range 32 West of the 5th P.M., Adams Co., IA. (Union Twp.)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,012.00  
Gross Acres: 160.00  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$25.71

## Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 1476, Tract 661  
FSA/Eff. Crop Acres: 151.60  
Corn Base Acres: 140.50  
Corn PLC Yield: 131 Bu.

### Soil Types/Productivity

Primary soils are Sharpsburg and Sharpsburg-Nira. CSR2 on the FSA/Eff. crop acres is 66.50. 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

Gently rolling.

### Drainage

Natural with significant drainage tile added to farm. Contact agent for tile map.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

An opportunity to pick up a well-maintained, high-quality, 160-acre tract of Adams County farmland.

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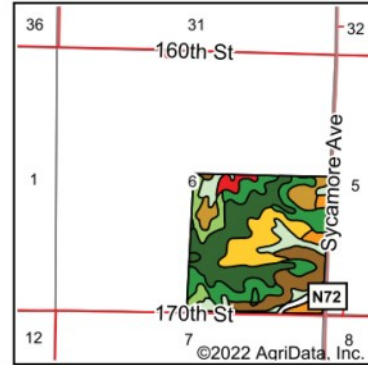
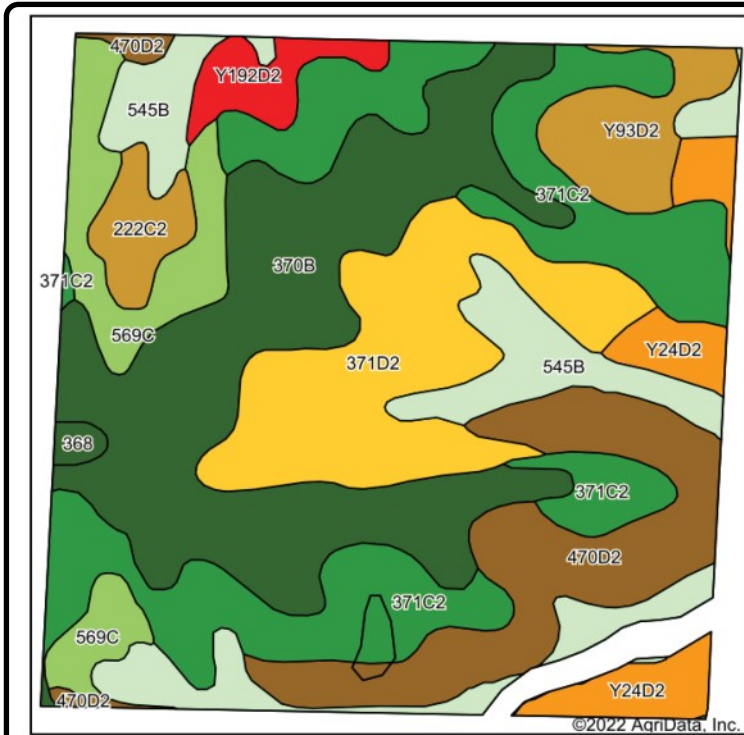
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State: **Iowa**  
 County: **Adams**  
 Location: **6-72N-32W**  
 Township: **Union**  
 Acres: **151.60**  
 Date: **7/19/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA003, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	36.27	24.1%		Ile	91
371C2	Sharpsburg-Nira silty clay loams, 5 to 9 percent slopes, eroded	30.88	20.3%		IIIe	83
371D2	Sharpsburg-Nira silty clay loams, 9 to 14 percent slopes, eroded	20.01	13.2%		IIIe	57
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	17.93	11.8%		IVe	26
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	16.40	10.8%		Ile	64
569C	Nira-Clearfield complex, 5 to 9 percent slopes	9.80	6.5%		IIIe	78
Y24D2	Shelby clay loam, dissected till plain, 9 to 14 percent slopes, eroded	6.69	4.4%		IIIe	49
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	6.06	4.0%		IIIe	35
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, eroded	3.47	2.3%		IVw	38
Y192D2	Adair clay loam, dissected till plain, 9 to 14 percent slopes, eroded	3.41	2.2%		IVe	16
368	Macksburg silty clay loam, 0 to 2 percent slopes	0.68	0.4%		Iw	93
<b>Weighted Average</b>					<b>2.81</b>	<b>66.5</b>

\*\*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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Southwest Looking Northeast



Looking East



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Looking North



North Looking South



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Date: **Tues., Sept. 13, 2022**

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

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, Scott Henrichsen at 716-310-0466 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

Kerns Family Trust

### Agency

Hertz Farm Management, Inc. 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 November 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 February 28, 2023. Seller will pay real estate taxes due and payable in March 2023; Buyer will pay real estate taxes due and payable in September 2023 and beyond.

### 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. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.



## **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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