

Land Auction

ACREAGE:

320.00 Acres, m/l
In 2 parcels
Greene County, IA

DATE:

Thursday
September 8, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Jefferson, IA &
bid.hertz.ag

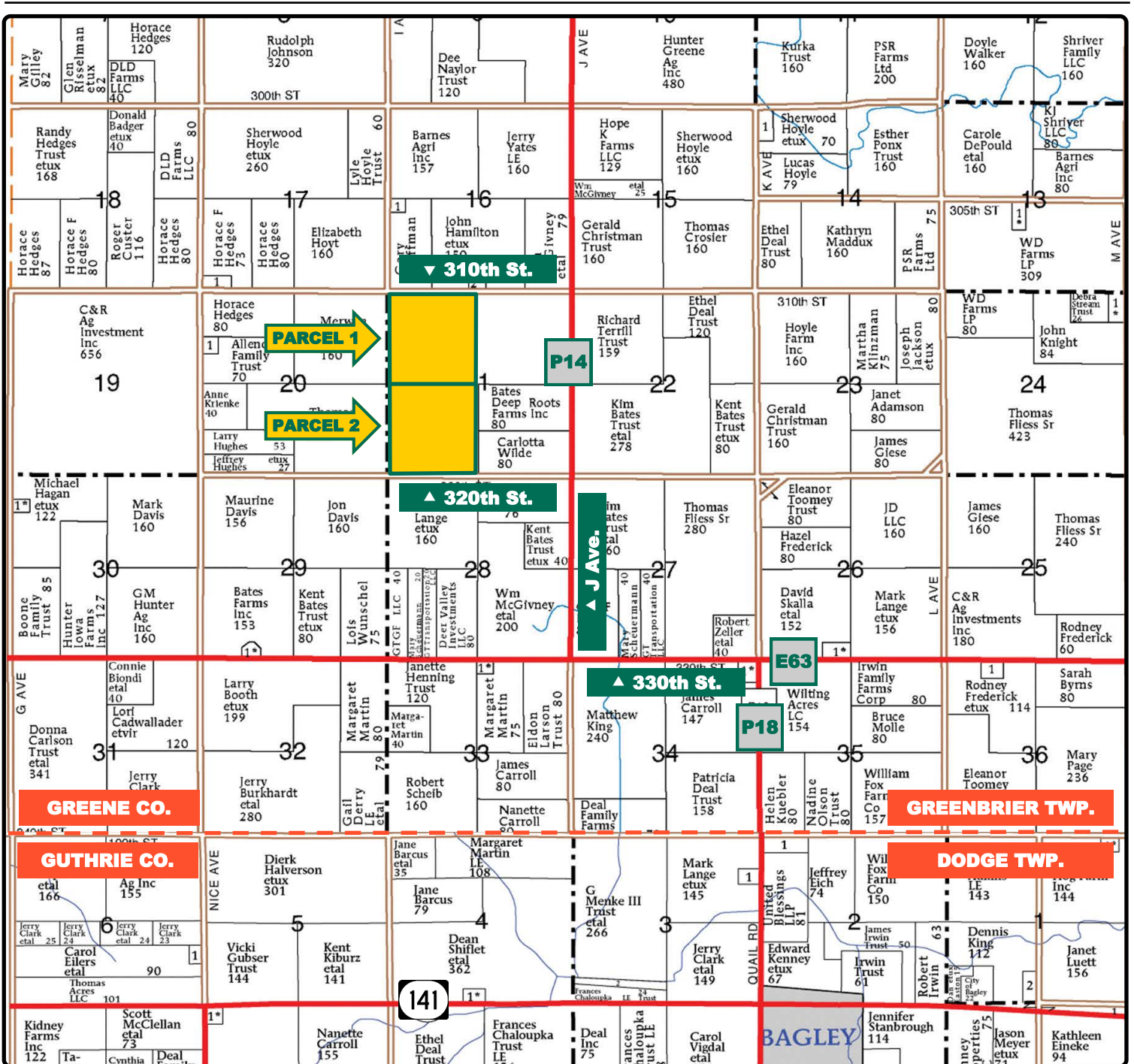


Property Key Features

- Located 5 Miles Northwest of Bagley
- 306.50 Combined Est. FSA/Eff. Acres Carrying an Average 87.40 CSR2
- High-Quality, Century Farms in Southern Greene County

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 155.14*

Corn Base Acres: 105.22*

Bean Base Acres: 49.91*

Soil Productivity: 87.50 CSR2

**Acres are estimated.*

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Bagley: Go north on P18 for 2 miles, then west on E63 / 330th Street for 1 mile. Head north on J Avenue / P14 for 2 miles, then west on 310th Street for ½ mile. Property will be on the south side of the road.

Legal Description

NW¼ of Section 21, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,320.00

Gross Acres: 160.00

Net Taxable Acres: 158.00

Tax per Net Taxable Acre: \$40.00

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

FSA Data

Part of Farm Number 541, Tract 1172

FSA/Eff. Crop Acres: 155.14*

Corn Base Acres: 105.22*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 49.91*

Bean PLC Yield: 45 Bu.

**Acres are estimate pending reconstitution of farm by the Greene County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the est. FSA/Eff. crop acres is 87.50. See soil map for detail.

Land Description

Level to mildly sloping.

Drainage

- Some tile. Contact agent for details.
- Located in Drainage District #128.

Buildings/Improvements

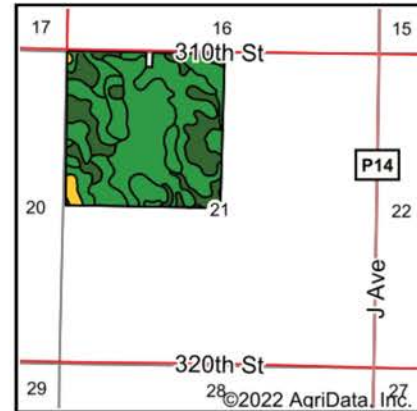
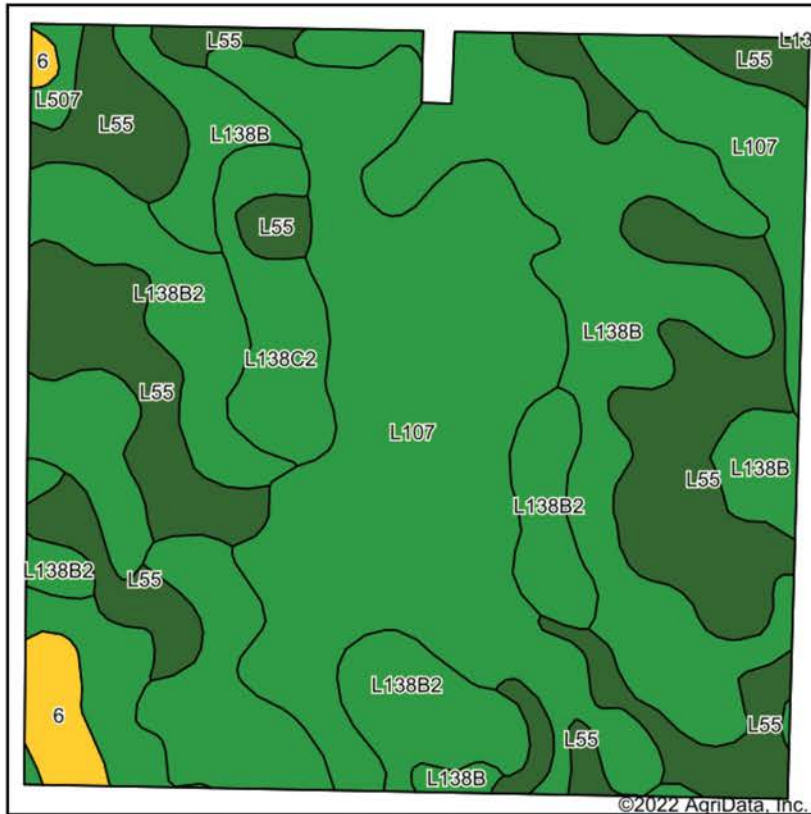
(1) small crib - 1941

Water & Well Information

No known wells.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



State: **Iowa**
 County: **Greene**
 Location: **21-82N-31W**
 Township: **Greenbrier**
 Acres: **155.14**
 Date: **7/27/2022**









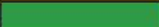
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	53.59	34.5%		88
L55	Nicollet loam, 1 to 3 percent slopes	35.88	23.1%		91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	31.61	20.4%		88
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	24.24	15.6%		85
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.18	4.0%		83
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.76	1.8%		59
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.88	0.6%		87
Weighted Average					87.5

Chad Reifschneider
 Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
 415 S. 11th Street
 Nevada, IA 50201
www.Hertz.ag

Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 151.36*

Corn Base Acres: 102.63*

Bean Base Acres: 48.68*

Soil Productivity: 87.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 160.00 Acres, m/l

Location

From Bagley: Go north on P18 for 2 miles, then west on E63 / 330th Street for 1 mile. Head north on J Avenue / P14 for 2 miles, then west on 320th Street for ½ mile. Property will be on the north side of the road.

Legal Description

SW¼ of Section 21, Township 82 North, Range 31 West of the 5th P.M. (Greenbrier Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,264.00

Gross Acres: 160.00

Net Taxable Acres: 158.00

Tax per Net Taxable Acre: \$39.65

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

FSA Data

Part of Farm Number 541, Tract 1172

FSA/Eff. Crop Acres: 151.36*

Corn Base Acres: 102.63*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 48.68*

Bean PLC Yield: 45 Bu.

**Acres are estimate pending reconstitution of farm by the Greene County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 87.30. See soil map for detail.

Land Description

Level to mildly sloping.

Drainage

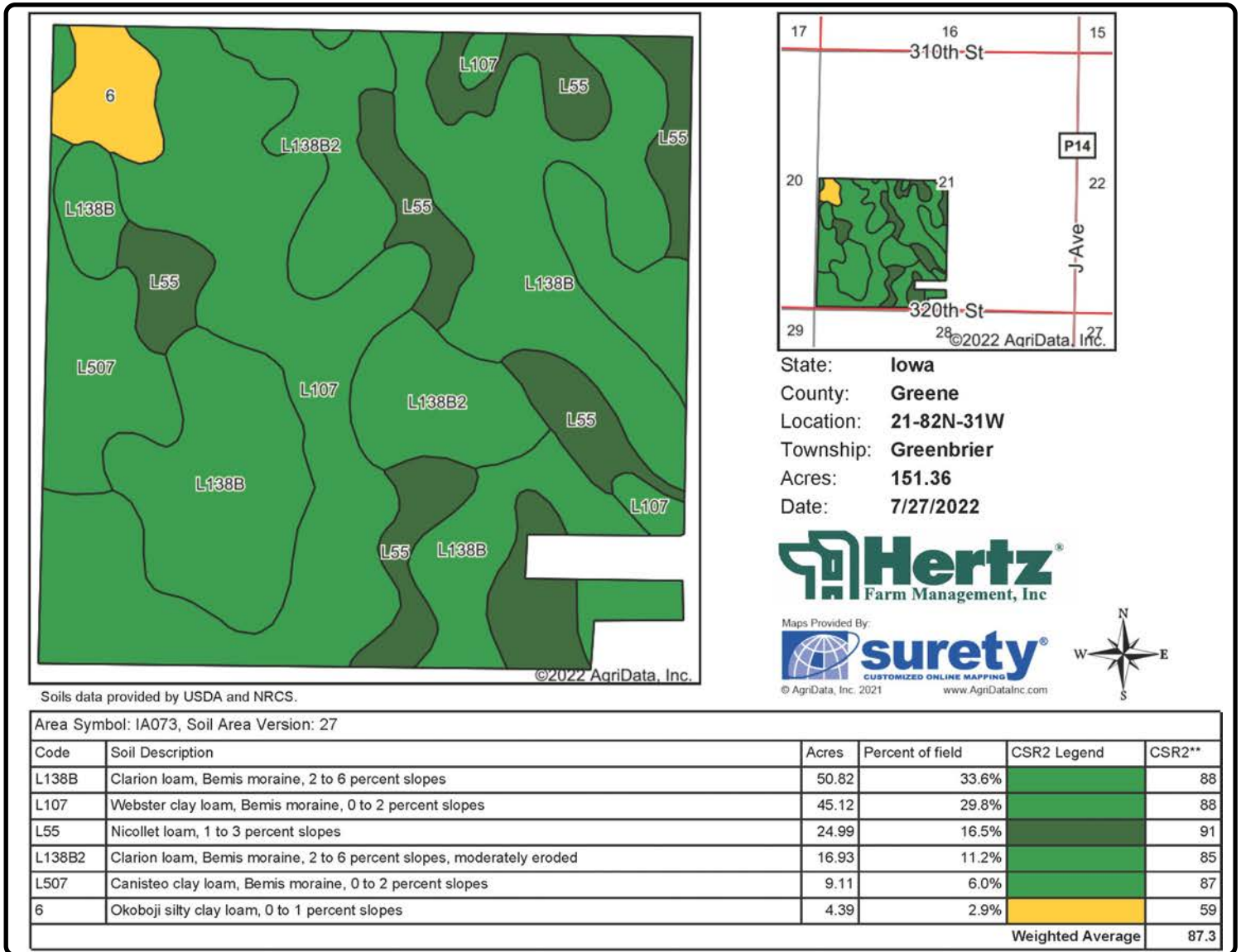
- Some tile. Contact agent for details.
- Located in Drainage District #128.

Buildings/Improvements

None.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



State: Iowa
 County: Greene
 Location: 21-82N-31W
 Township: Greenbrier
 Acres: 151.36
 Date: 7/27/2022



Water & Well Information

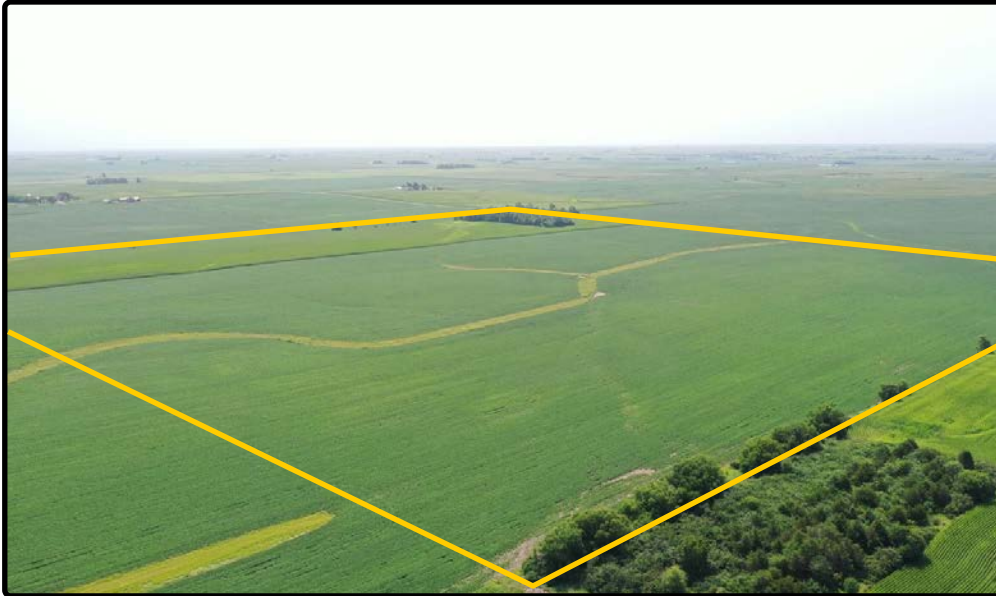
One well located on the old acreage site in the southeast corner. Well is currently not in use, but has not been capped.

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.

Chad Reifschneider
 Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
 415 S. 11th Street
 Nevada, IA 50201
www.Hertz.ag

Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Date: **Thur., Sept. 8, 2022**

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

Site: **Jefferson Community
Golf Course
501 W. Greenwood Rd.
Jefferson, IA 50129**

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, Chad Reifschneider at 515-382-1500 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 land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Walter G. Sleeper Revocable Trust
Pauline C. Sleeper Revocable Trust

Agency

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

Auctioneer

Kyle Hansen

Attorney

Heather A. Timmons
Grefe & Sidney P.L.C.

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 20, 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 October 20, 2022.

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.

Make the Most of Your Farmland Investment

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

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag