

# Land Auction

**ACREAGE:**

**119.40 Acres, m/l**  
Dickinson County, IA

**DATE:**

Friday  
**September 23, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Everly, IA  
bid.hertz.ag



## Property Key Features

- **Highly Productive Dickinson County Farm**
- **114.60 FSA Crop Acres with 89.60 CSR2 Average**
- **Great Location Near Everly, Hartley, and Milford**

**Brian Olson, AFM**

Licensed Salesperson in IA, MN, & SD

**515-368-2097**

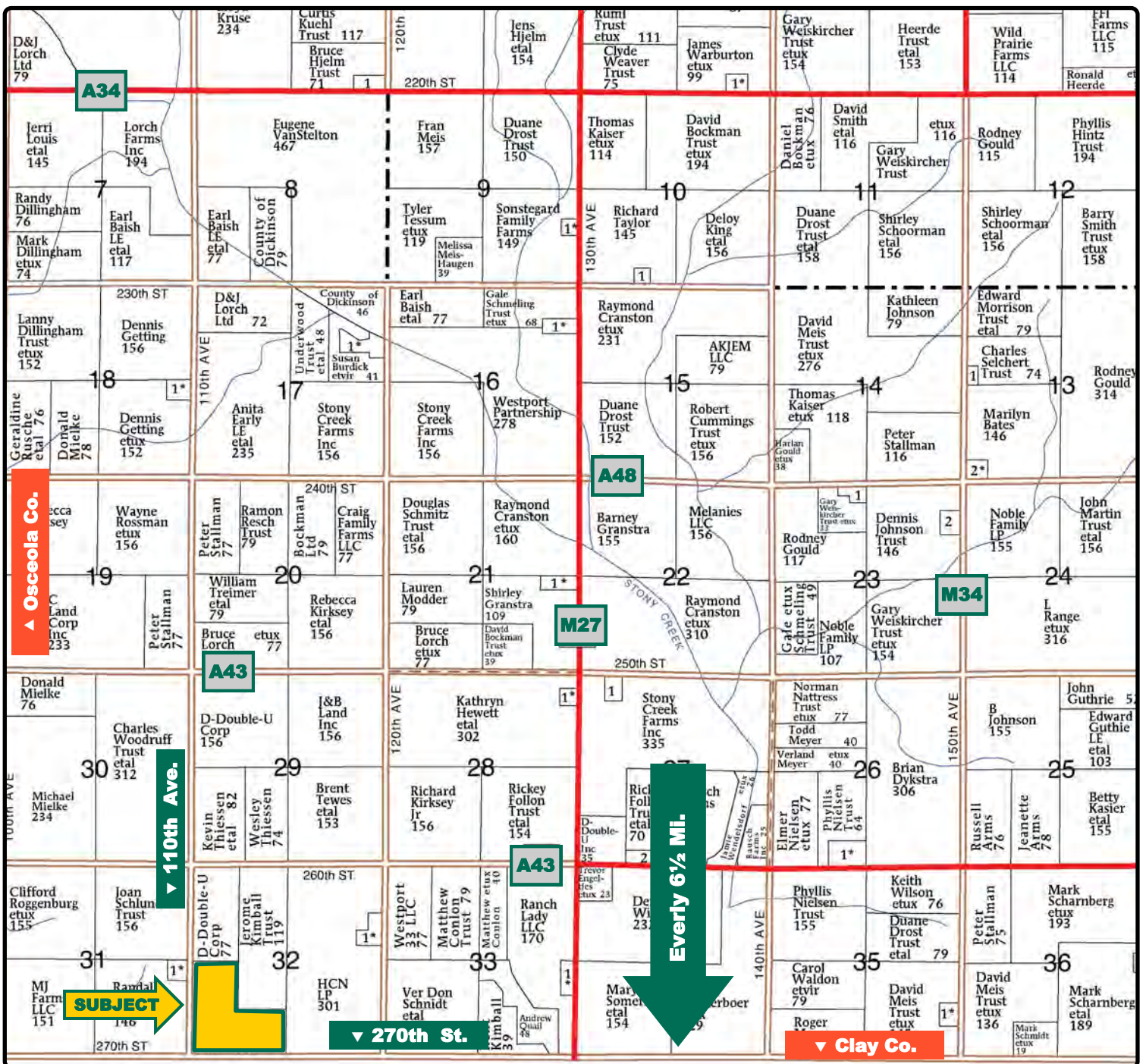
**BrianO@Hertz.ag**

**515-332-1406**

1101 13th St. N Suite 2

Humboldt, IA 50548

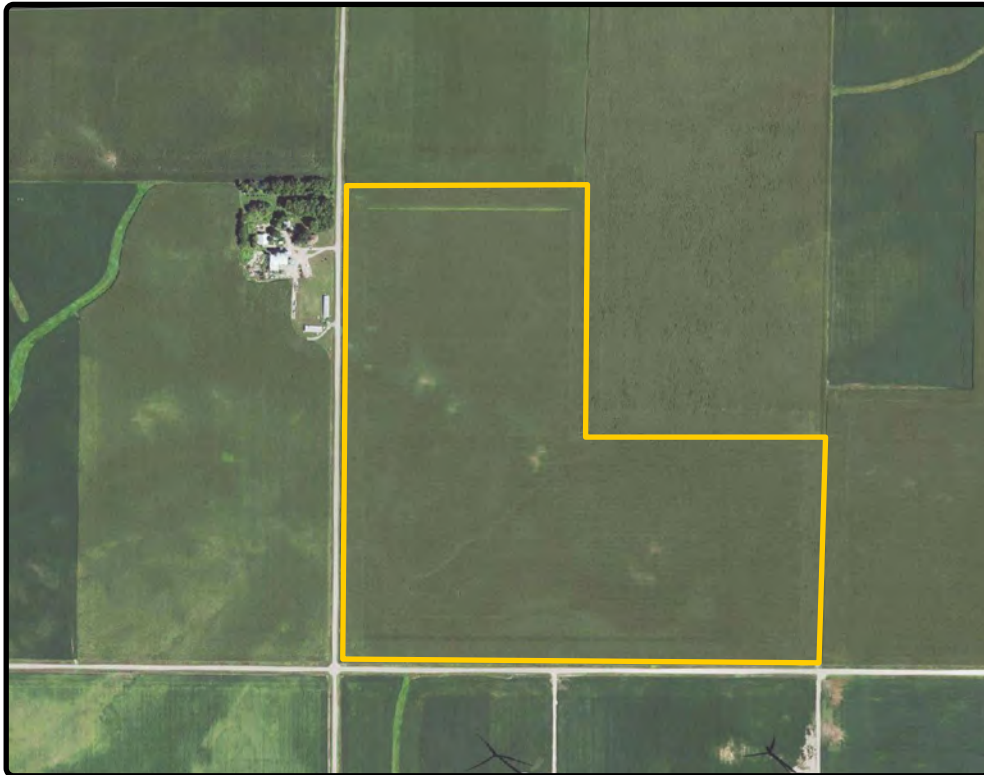
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<b>FSA/Eff. Crop Acres:</b>	<b>114.60</b>
<b>Corn Base Acres:</b>	<b>56.90</b>
<b>Bean Base Acres:</b>	<b>56.90</b>
<b>Soil Productivity:</b>	<b>89.60 CSR2</b>

## Property Information

**119.40 Acres, m/l**

### Location

From Everly go north on 130th Ave. / M27 for 6½ miles, then west on 270th St. for 2 miles. The property is on the north side of the road.

### Legal Description

W½ of SW¼ and SE¼ of SW¼, except the North 33 feet of said SE¼ SW¼ all in Section 32, Township 98 North, Range 38 West of the 5th p.m., Dickinson Co., IA.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$2,660.00\*  
 Surveyed Acres: 119.40  
 Net Taxable Acres: 115.02\*  
 Tax per Net Taxable Acre: \$23.12\*

Tax parcel ID#s: 0932300001, 0932300002, & 0932300005  
*\*Taxes are estimated due to recent survey of property. Dickinson County Assessor will determine final tax figures.*

### Lease Status

Open lease for 2023 crop year.

### FSA Data

Farm Number 5640, Tract 351  
 FSA/Eff. Crop Acres: 114.60  
 Corn Base Acres: 56.90  
 Corn PLC Yield: 182 Bu.  
 Bean Base Acres: 56.90  
 Bean PLC Yield: 53 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
 PCNW-Prior Converted Non-Wetlands.

### Soil Types/Productivity

Primary soil types are Fostoria, Roine, Wilmonton, and Gillett Grove. CSR2 on the FSA/Eff. crop acres is 89.60 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

Natural with some tile. Contact agent for maps.

### Buildings/Improvements

None.

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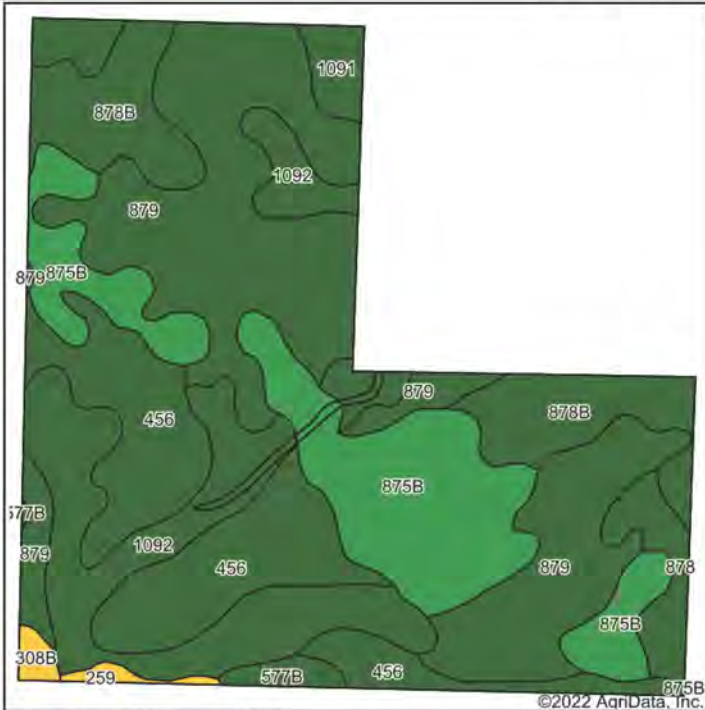
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State: Iowa  
 County: Dickinson  
 Location: 32-98N-38W  
 Township: Westport  
 Acres: 114.6  
 Date: 8/17/2022



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

Area Symbol: IA059, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
879	Fostoria loam, 1 to 3 percent slopes	36.54	31.9%		I	91
875B	Roine fine sandy loam, 2 to 5 percent slopes	21.06	18.4%		Ille	81
456	Wilmington silty clay loam, 1 to 3 percent slopes	19.31	16.8%		Iw	91
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	18.89	16.5%		Ilw	94
878B	Ocheyedan loam, 2 to 5 percent slopes	11.84	10.3%		Ile	92
878	Ocheyedan loam, 0 to 2 percent slopes	3.04	2.7%		I	96
1091	McCreath silty clay loam, 0 to 2 percent slopes	1.71	1.5%		Iw	99
577B	Everly clay loam, 2 to 5 percent slopes	1.07	0.9%		Ile	91
308B	Wadena loam, 2 to 6 percent slopes	0.61	0.5%		Ile	52
259	Biscay clay loam, 0 to 2 percent slopes	0.53	0.5%		Ilw	52
<b>Weighted Average</b>					<b>1.65</b>	<b>89.6</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.

## Water & Well Information

None.

## Comments

Great opportunity to purchase a high-quality Dickinson County farm.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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East looking West



East looking West



Northwest looking Southeast



Southeast looking Northwest



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Date: **Fri., September 23, 2022**

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

Site: **Hap Ketelsen  
Community Center  
203 North Main St.  
Every, IA 51338**

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, Brian Olson at 515-368-2097 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

Merlyn J. Brammer & Maxine Brammer  
Revocable Trust

### Agency

Hertz Farm Management 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 3, 2022 or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2023. Taxes will be prorated to November 3, 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.

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