

ACREAGE:

162.20 Acres, m/l
In 2 Parcels
Crawford County, IA

DATE:

Bid Deadline:
Sept., 29, 2022
2:00 p.m., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Omaha, NE



Parcel
1
.....
157.66 Ac.

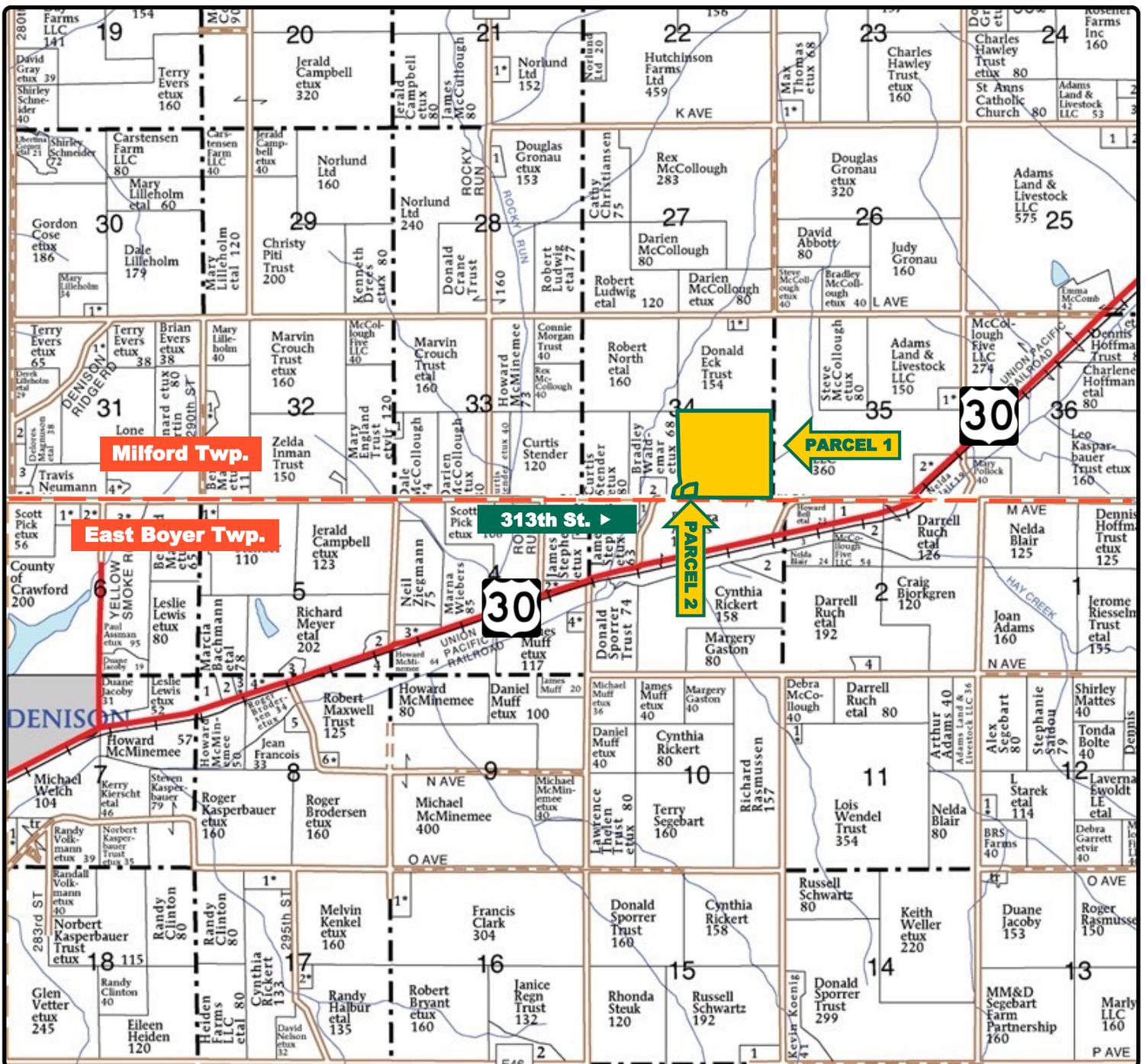
Parcel
2
.....
4.54 Ac.

Property Key Features

- Well-Maintained Extensively Improved Farm
- Parcel 1 - 157.66 Acres with 147.50 FSA/Eff. Crop Acres & 64.50 CSR2
- Parcel 2 - Wonderfully Maintained Acreage with Incredible Views

Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
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Parcel 1

FSA/Eff. Crop Acres: 147.50*

Corn Base Acres: 82.30*

Bean Base Acres: 55.70*

Soil Productivity: 64.50 CSR2

**Acres are estimated*

Parcel 1 Property Information 157.66 Acres, m/l

Location

From Denison: go east on Hwy 30 5½ miles to 313th St., then head north ½ a mile, head east on 313th lane. Parcel 1 is on the west side the acreage.

Legal Description

Part SE¼ of Section 34, Township 84 North, Range 38 West of the 5th p.m., Crawford Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,094.00*

Gross Acres: 157.66*

Exempt Acres: 7.68*

Net Taxable Acres: 149.69*

Tax per Net Taxable Acre: \$27.35*

Tax Parcel ID #s: 0934400001, 0934400002, 0934400004, & 0934400005

**Taxes are estimated pending the survey of property. Crawford County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Leased through the 2022 crop year.

FSA Data

Farm Number 5899, Tract 5437

FSA/Eff. Crop Acres: 147.50*

Corn Base Acres: 82.30*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 55.70*

Bean PLC Yield: 53 Bu.

**Acres are estimated pending reconstitution of farm by the Crawford County FSA office.*

Soil Types/Productivity

Primary soils types are Marshall and Judson. CSR2 on the FSA/Eff. crop acres is 64.50. 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.

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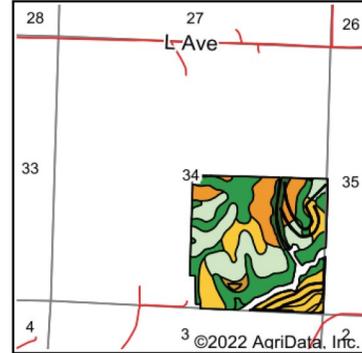
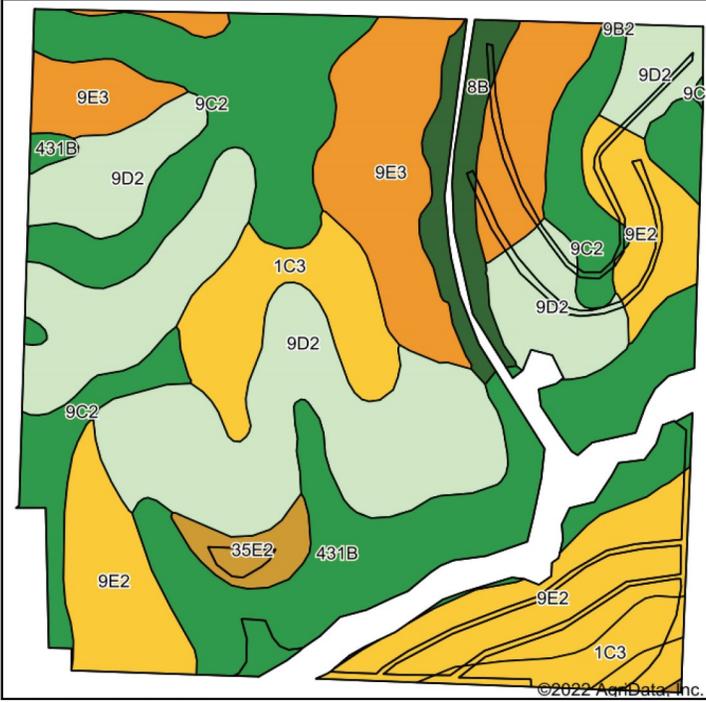
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State: **Iowa**
 County: **Crawford**
 Location: **34-84N-38W**
 Township: **Milford**
 Acres: **147.50**
 Date: **8/16/2022**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA047, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	39.27	26.6%		IIIe	61
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	23.91	16.2%		IIIe	87
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	22.88	15.5%		IVe	50
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	22.15	15.0%		IIe	81
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	20.11	13.6%		IVe	45
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	11.17	7.6%		IIIe	58
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.53	3.7%		IIe	92
35E2	Liston-Burchard complex, 14 to 18 percent slopes, moderately eroded	2.40	1.6%		IVe	31
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	0.07	0.0%		IIe	92
Weighted Average					3.12	64.50

**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.

Drainage

Natural with tile and terraces. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

7.68-acre pond. One well southwest of the pond.

Comments

Access to the Parcel 1 will be created along the west side of the Parcel 2, running along the north boundary of the building site and added to Parcel 1 to allow adequate access for farm equipment.

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Parcel 2

Total Living SF:	1,144
Bedrooms:	3
Bathrooms:	1 3/4
Year Built:	1971

ADDRESS:
2180 313th Ln.
Denison, IA 51442

Open House

Sat., Sept. 10 10 a.m. – 1 p.m.

Parcel 2 Property Information 4.54 Acres, m/l

Location

From Denison go east on Hwy 30 5½ miles to 313th St., then head north ½ a mile, head east on 313th lane. Parcel 2, the acreage site, is on the north side of the lane.

Legal Description

Lot 1 of SW SE and Lot 2 of SE SW of Section 34, Township 84 North, Range 38 West of the 5th p.m., Crawford Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,666.00*
Net Taxable Acres: 4.54*

Tax Parcel ID #:09344000003

**Taxes are estimated pending the survey of property. Crawford County Treasurer/ Assessor will determine final tax figures.*

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Drainage

Natural.

Water & Well Information

Rural water.

House

This property features a one-story three-bedroom house, built in 1971. There is a full bath and a 3/4 bath. It consists of 1,144 square feet with a partially finished

basement and a one-stall attached garage. There is a large covered patio with concrete flooring with potential for further additions.

Buildings/Improvements

- 44 x 80 x 14 Steel Utility Building
- 45 x 75 Open Machine Shed
- 28 x 52 Open Machine Shed
- 12,000 Bu. Steel grain drying bin
Diameter 30' Height 19'
- Steel bin diameter 14' Height 11'

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Survey

Parcel 2 will be surveyed and adjusted allowing for access to Parcel 1, west of the 80' x 44' building along west boundary and running north reducing the lot size along the west and north boundary of the building site. The size of the lot will then be expanded east to the terrace and run north to match the boundary line of the building site revised north boundary. Exact lot size will be determined by the final survey.

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.

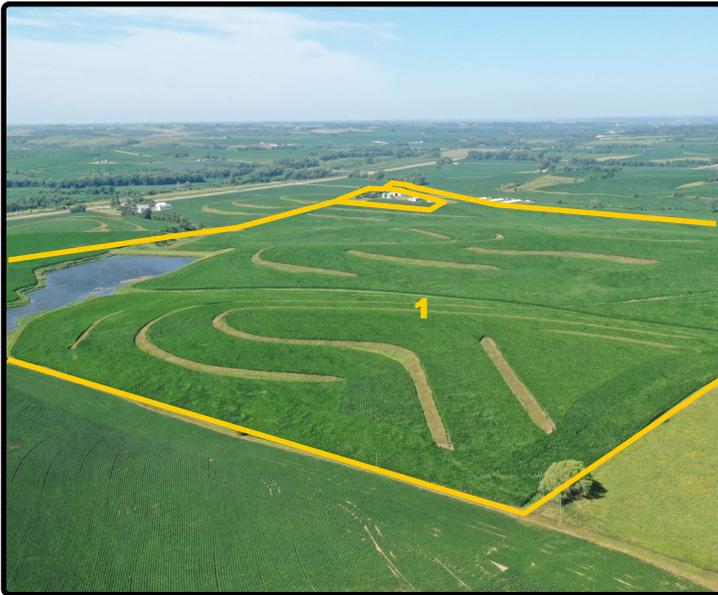
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Parcel 1 & 2 - Looking West



Parcel 1 & 2 - Facing Southwest



Parcel 1 & 2 - Facing South



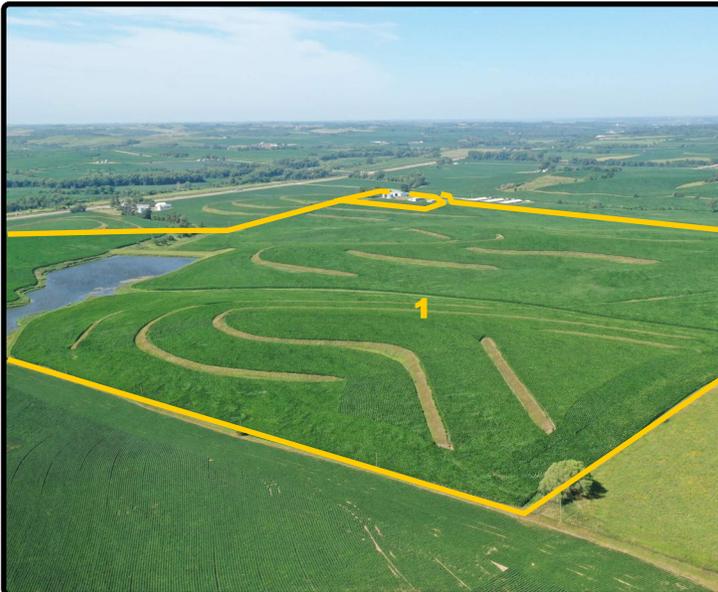
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Parcel 1 & 2 - Building Site View



Parcel 1 & 2 - Facing Southwest



Parcel 1 & 2 - Facing South



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Time: **2:00 p.m., CST**

Mail To:
**Hertz Farm Management
Attn: Scott Henrichsen
11717 M Circle
Omaha, NE 68137**

Seller
Sharon Reis

Agency
Hertz Farm Management and their
representatives are Agents of the Seller.

- Method of Sale**
- Parcels will be offered individually and not combined in any way.
 - Bidding will be on a “dollars per acre” basis for parcel 1. The purchase price will be calculated by multiplying the per acre bid amount times the number of acres per the auction brochure, subject to the final survey to split off parcel 2. Parcel 2 will be offered on a “total dollar” basis.
 - Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Scott Henrichsen at 716-310-0466.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Thursday September 29, 2022 by 2:00 p.m. The Seller will accept or reject all bids on or before October 1, 2022 at 1:00 p.m. and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder(s) will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 15, 2022 or as soon thereafter as closing documents are available. 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. The 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

Upon acceptance of bid by Seller, the successful 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 the Buyer’s attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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