

**ACREAGE:**

**146.84 Acres, m/l**  
Montgomery County, IA

**DATE:**

Bid Deadline:  
**September 26, 2022**  
**2:00 p.m., CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Omaha, NE

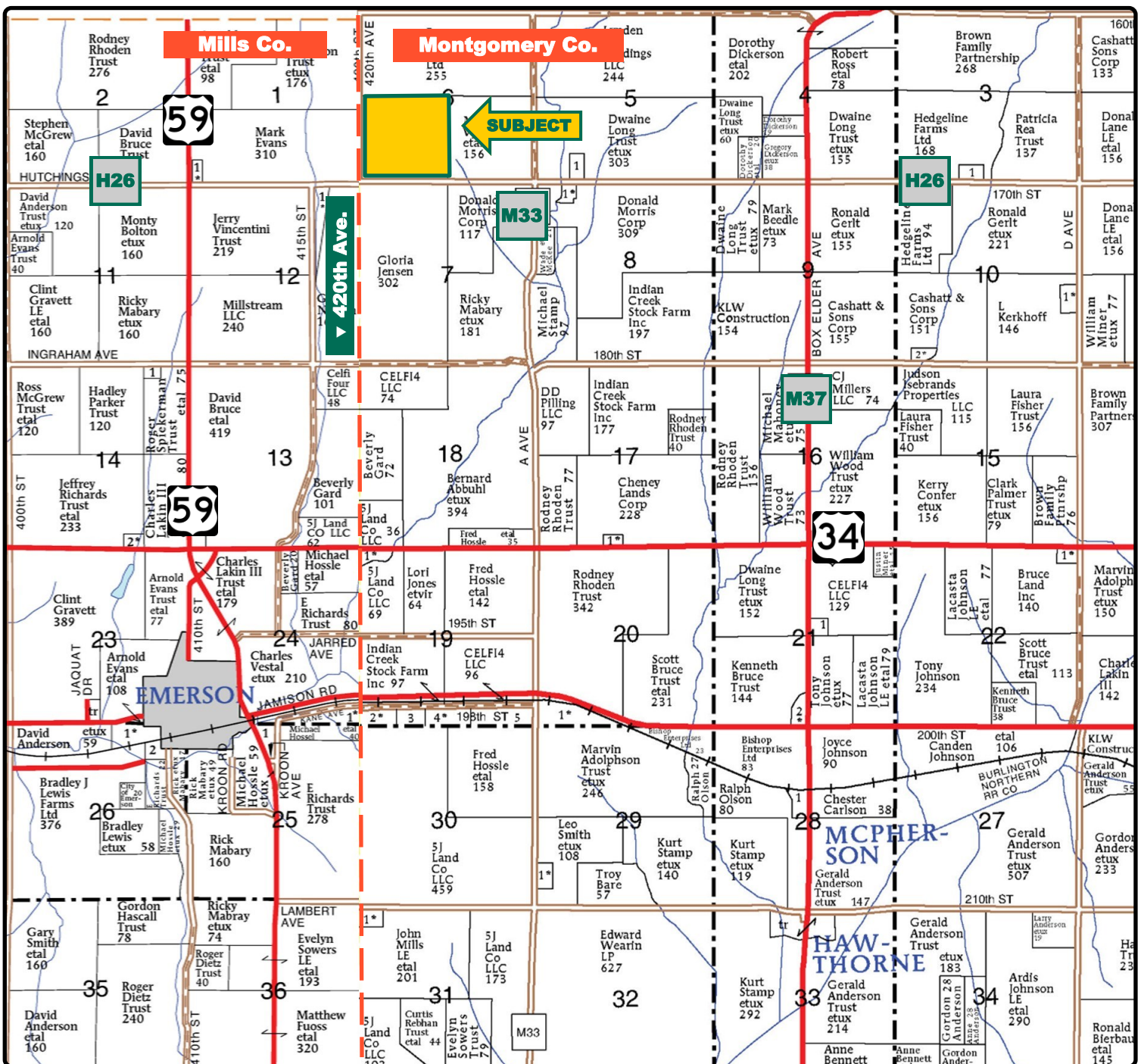


### Property Key Features

- Located 1 Mile East of Hwy 59 on the Border of Mills & Montgomery Counties
- High-Quality Farm with 147.04 FSA/Eff. Crop Acres & 77.50 CSR2
- Close to Several Ethanol Plants and Bunge Soybean Crush Plant

**Scott Henrichsen, AFM**  
Licensed Salesperson in NE, IA & MO  
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<b>FSA/Eff. Crop Acres:</b>	<b>147.04</b>
<b>Corn Base Acres:</b>	<b>103.70</b>
<b>Bean Base Acres:</b>	<b>43.30</b>
<b>Soil Productivity:</b>	<b>77.50 CSR2</b>

## Property Information

**146.84 Acres, m/l**

### Location

**From Emerson:** 2½ miles north on Hwy 59 to H26, then 1 mile east to 420th Ave. The property is on the north side of H26 and east of 420th Ave.

### Legal Description

SW¼, Section 6, Township 72 North, Range 39 West of the 5th P.M., Montgomery Co., IA. (Garfield Twp.)

### Real Estate Tax

Taxes Payable 2022-2023: \$5,478.00  
Net Taxable Acres: 146.84  
Tax per Net Taxable Acre: \$37.30  
Tax Parcel ID #s: 0506300001, 0506300002, 0506300003, 0506300004

### Lease Status

Open lease for the 2023 crop year.

### FSA Data

Farm Number 347, Tract 605  
FSA/Eff. Crop Acres: 147.04  
Corn Base Acres: 103.70  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 43.30  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Primary soils are Exira and Marshall.  
CSR2 on the FSA/Eff. crop acres is 77.50.  
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

Sloping.

### Drainage

Natural.

### Buildings

None.

### Water & Well Information

None.

### Natural Gas Pipeline

Kinder Morgan Natural Gas Pipeline #602 runs diagonally through the southwest to the southeast portion of the farm. Map available. Contact agent for details.

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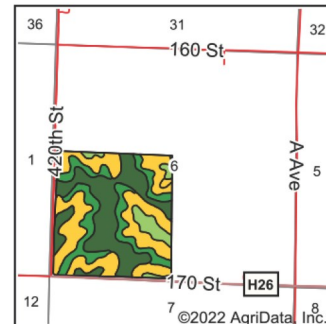
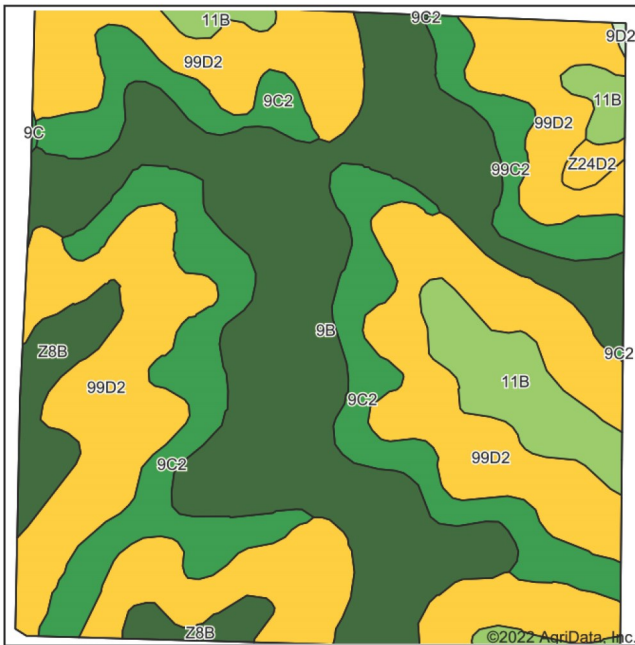
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State: **Iowa**  
 County: **Montgomery**  
 Location: **6-72N-39W**  
 Township: **Garfield**  
 Acres: **147.04**  
 Date: **8/23/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA137, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	59.02	40.1%		IIIe	59
9B	Marshall silty clay loam, 2 to 5 percent slopes	41.14	28.0%		Ile	95
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	25.96	17.7%		IIIe	87
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	9.63	6.5%		IIlw	79
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.91	4.0%		Ile	92
99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	4.39	3.0%		IIIe	87
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.82	0.6%		IIIe	52
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	0.11	0.1%		IIIe	61
9C	Marshall silty clay loam, 5 to 9 percent slopes	0.06	0.0%		IIIe	89
<b>Weighted Average</b>					<b>2.61</b>	<b>77.5</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.

## Proposed Pipeline

Summit Carbon Pipeline has applied with the Iowa Utility Commission for permission to run a CO2 pipeline through areas of Montgomery County. If approved, a 50-foot permanent easement, as well as a 50-foot temporary easement along the east boundary of the permanent easement, would run 2,648.87 feet north-south along the eastern boundary of the farm. Contact agent for maps and additional details.

*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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Looking North



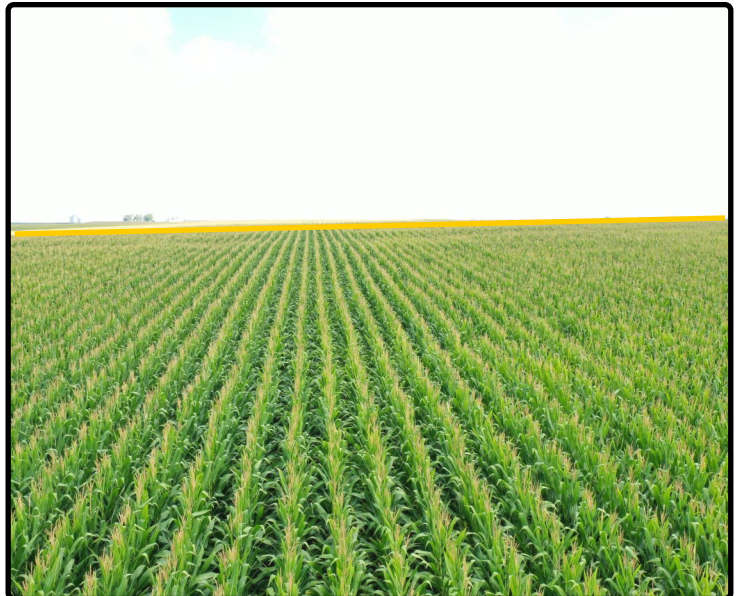
Looking North



Looking Northwest



Looking North



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Bid Deadline: **Mon., Sept. 26, 2022**

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

Mail To:

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

### **Seller**

Harry G. Leffler Estate

### **Agency**

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

### **Attorney**

Brian Mensen  
Billings & Mensen Law Firm

### **Method of Sale**

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

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services 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 402-697-7500.

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 Monday, September 26, 2022 by 2:00p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on September 28, 2022, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. A 2% Buyer’s Premium will be added to the final bid price to arrive at the final contract price. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 6, 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. 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 Buyer’s attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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