

Land Auction

ACREAGE:

111.82 Acres, m/l
In 2 parcels
Dallas County, IA

DATE:

Wednesday
Sept. 28, 2022
10:00 a.m.

AUCTION TYPE:

In-Person
Dallas Center, IA

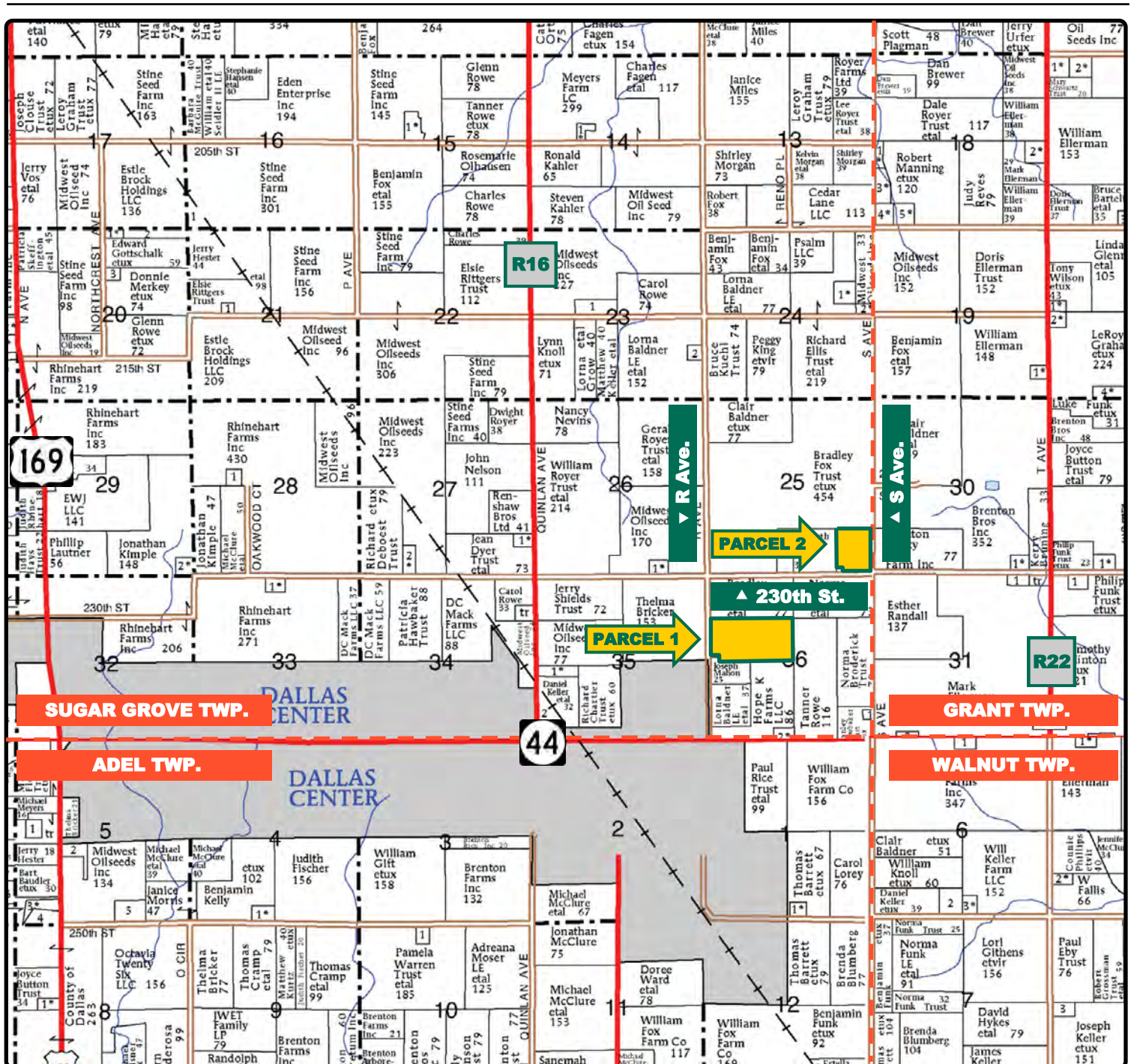


Property Key Features

- Northeast of the Dallas Center City Limits
- 112.83 Combined FSA/Eff. Crop Acres with an Average 84.80 CSR2
- Highly Tillable Dallas County Farm Ground

Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

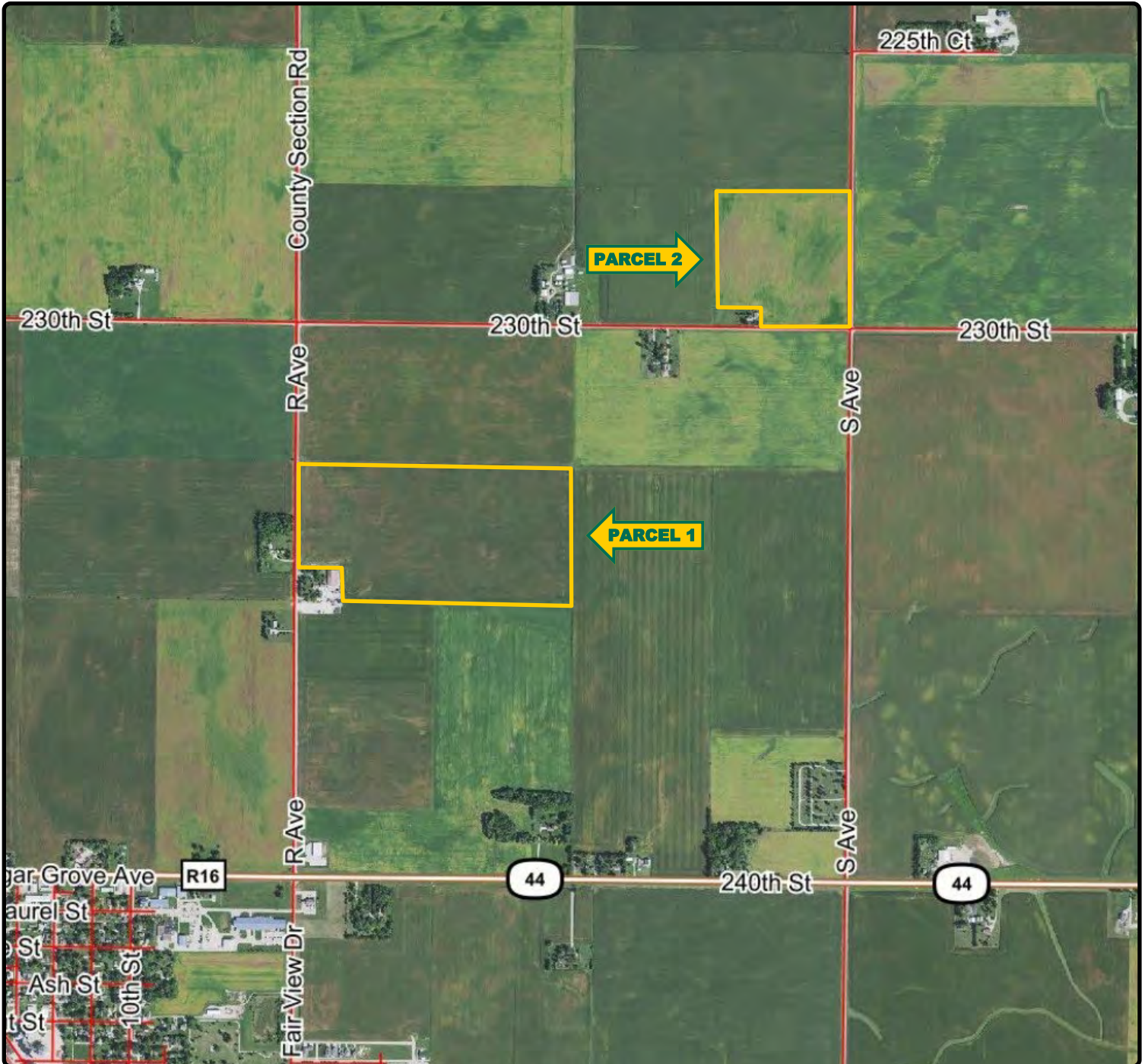
515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



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

Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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



Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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



Parcel 1

FSA/Eff. Crop Acres:	76.13
Corn Base Acres:	38.07
Bean Base Acres:	38.07
Soil Productivity:	87.50 CSR2

Parcel 1 Property Information 75.75 Acres, m/l

Location

From Dallas Center: Go east on Highway 44 to R Avenue, then north on R Avenue for ½ mile. Property is on the east side of the road.

Legal Description

S½ NW¼ of Section 36, Township 80 North, Range 27 West of the 5th P.M. (Sugar Grove Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,282.00
Net Taxable Acres: 75.75
Tax per Net Taxable Acre: \$30.13
Tax Parcel ID #s: 0736100004 & 0736100005

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7765, Tract 1857
FSA/Eff. Crop Acres: 76.13
Corn Base Acres: 38.07
Corn PLC Yield: 156 Bu.
Bean Base Acres: 38.07
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

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

Fertility Data

Soil tests completed in 2019 by Corteva Agriscience.
pH: 6.60
K: 204.70
P: 24.60

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	246.30	x
2020	x	57.00
2019	227.10	x
2018	x	50.50
2017	224.80	x

Yield information reported from Heartland Coop grain settlement sheets.

Land Description

Level.

Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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








State: **Iowa**
 County: **Dallas**
 Location: **36-80N-27W**
 Township: **Sugar Grove**
 Acres: **76.13**
 Date: **8/9/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.94	39.3%		IIw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.46	33.4%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	15.60	20.5%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.35	4.4%		IIw	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.78	2.3%		IIIw	59
Weighted Average					1.82	87.5

Drainage

Some tile. No maps available.

Comments

High-quality land near development.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Chris Smith, AFM, ALC
 Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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



Parcel 2

FSA/Eff. Crop Acres:	36.70
Corn Base Acres:	18.40
Bean Base Acres:	18.30
Soil Productivity:	82.10 CSR2

Parcel 2 Property Information 36.07 Acres, m/l

Location

From Dallas Center: Go east on Highway 44 to S Avenue, then north on S Avenue for 1 mile. Property sits on the northwest corner of S Avenue and 230th Street.

Legal Description

SE¼ SE¼, except acreage, Section 25, Township 80 North, Range 27 West of the 5th P.M. (Sugar Grove Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,018.00
Net Taxable Acres: 36.07
Tax per Net Taxable Acre: \$28.22
Tax Parcel ID #: 0725400007

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7765, Tract 28239
FSA/Eff. Crop Acres: 36.70
Corn Base Acres: 18.40
Corn PLC Yield: 156 Bu.
Bean Base Acres: 18.30
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Harps and Nicollet. CSR2 on the FSA/Eff. crop acres is 82.10. See soil map for detail.

Fertility Data

Soil tests completed in 2019 by Corteva Agriscience.
pH: 6.52
K: 183.30
P: 31.07

Yield History (Bu./Ac.)

Year	Corn	Beans
2021	x	61.80
2020	183.60	x
2019	x	66.60
2018	180.50	x
2017	x	65.30

Yield information is reported by Heartland Coop grain settlement sheets.

Land Description

Level.

Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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



Drainage

Some tile. No maps available.

Comments

High-quality land near development.

Buildings/Improvements

None.

Water & Well Information

No known wells.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, 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.

Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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

Parcel 1 - Northeast Looking Southwest



Parcel 1 - Northwest Looking Southeast



Parcel 2 - South Looking North



Parcel 2 - Northwest Looking Southeast



Chris Smith, AFM, ALC
Licensed Salesperson in IA
515-229-7262
ChrisS@Hertz.ag

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

Date: **Wed., Sept. 28, 2022**

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

Site: **Dallas Center Mem. Hall
1502 Walnut St.
Dallas Center, IA 50063**

Seller

Candy Morgan

Agency

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

Auctioneer

Chris Smith

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 remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

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 December 1, 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 December 1, 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.

Chris Smith, AFM, ALC

Licensed Salesperson in IA

515-229-7262

ChrisS@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

www.Hertz.ag

Make the Most of Your Farmland Investment

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

Chris Smith, AFM, ALC

Licensed Salesperson in IA

515-229-7262

ChrisS@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

www.Hertz.ag