

Land Auction

ACREAGE:

160.00 Acres, m/l
Mills County, IA

DATE:

Thursday
October 13, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

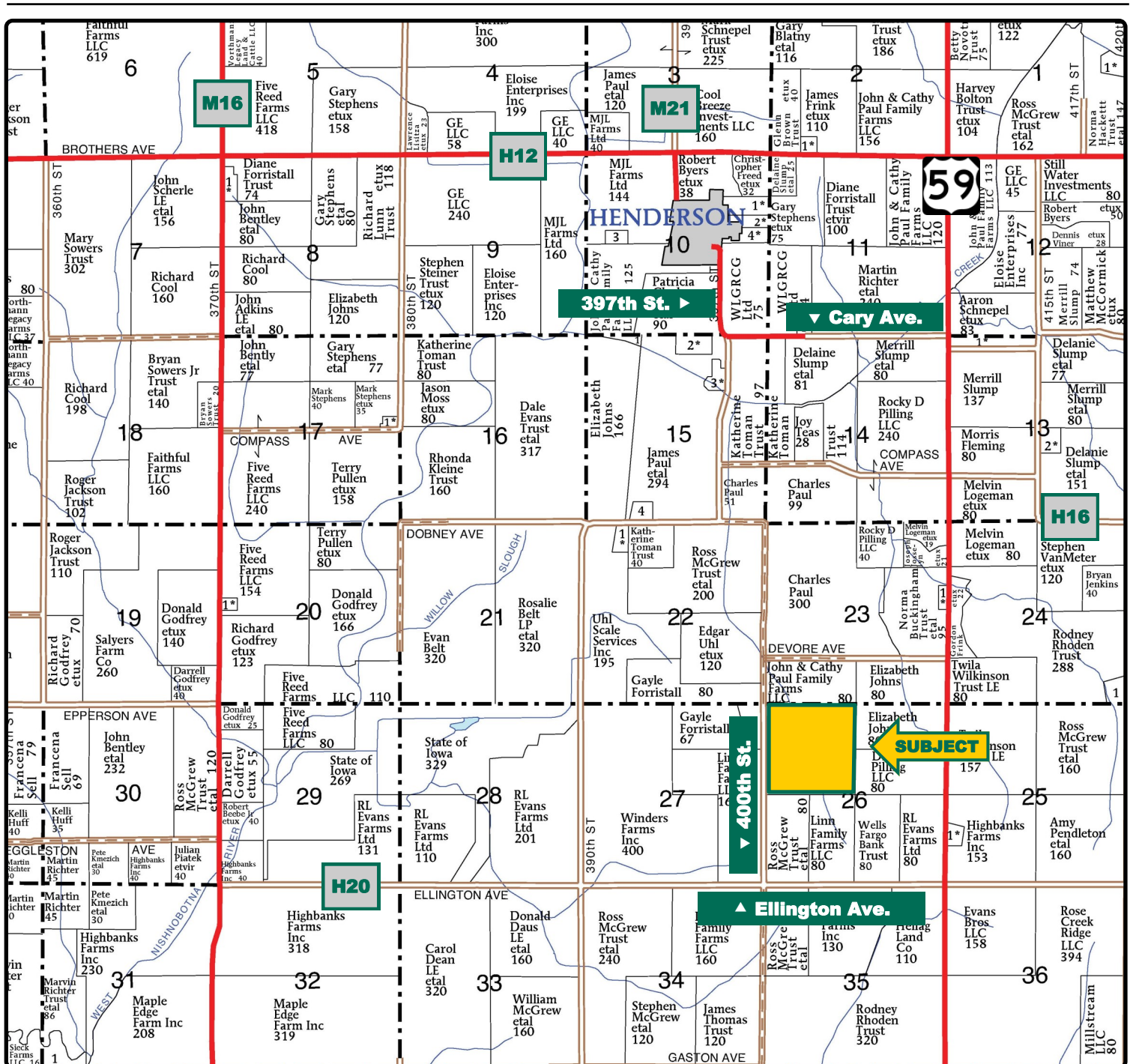


Property Key Features

- High Producing Mills County Farmland
- 148.31 FSA/Eff. Crop Acres with a 78.00 CSR2
- Significant Tile and Terrace Improvements

Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



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

Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag



FSA/Eff. Crop Acres: 148.31
Corn Base Acres: 74.20
Bean Base Acres: 64.70
Soil Productivity: 78.00 CSR2

Property Information

160.00 Acres, m/l

Location

From Henderson: ½ mile south on 397th St., then east 1 mile on Cary Ave., then south on Hwy. 59 for 4 miles, head west 1 mile on Ellington Ave., then north on 400th St. for ½ mile. The farm is on the east side of the road.

Legal Description

NW¼, Section 26, Township 73 North, Range 40 West of the 5th P.M., Mills Co., IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,298.00
Gross Acres: 160.00
Net Taxable Acres: 158.00
Tax per Net Taxable Acre: \$33.53
Tax parcel ID#s: 008770000000000, 008780000000000, 008790000000000, & 008800000000000

Lease Status

Open lease for 2023 Crop year.

FSA Data

Farm Number 32, Tract 122
FSA/Eff. Crop Acres: 148.31
Corn Base Acres: 74.20
Corn PLC Yield: 164 Bu.
Bean Base Acres: 64.70
Bean PLC Yield: 45 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Exira and Marshall. CSR2 on the FSA/Eff. crop acres is 78.00. 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 sloping.

Drainage

Natural with terraces and tile. Contact agent for maps.

Buildings/Improvements

None.

Scott Henrichsen, AFM

Licensed Salesperson in IA, NE, & MO

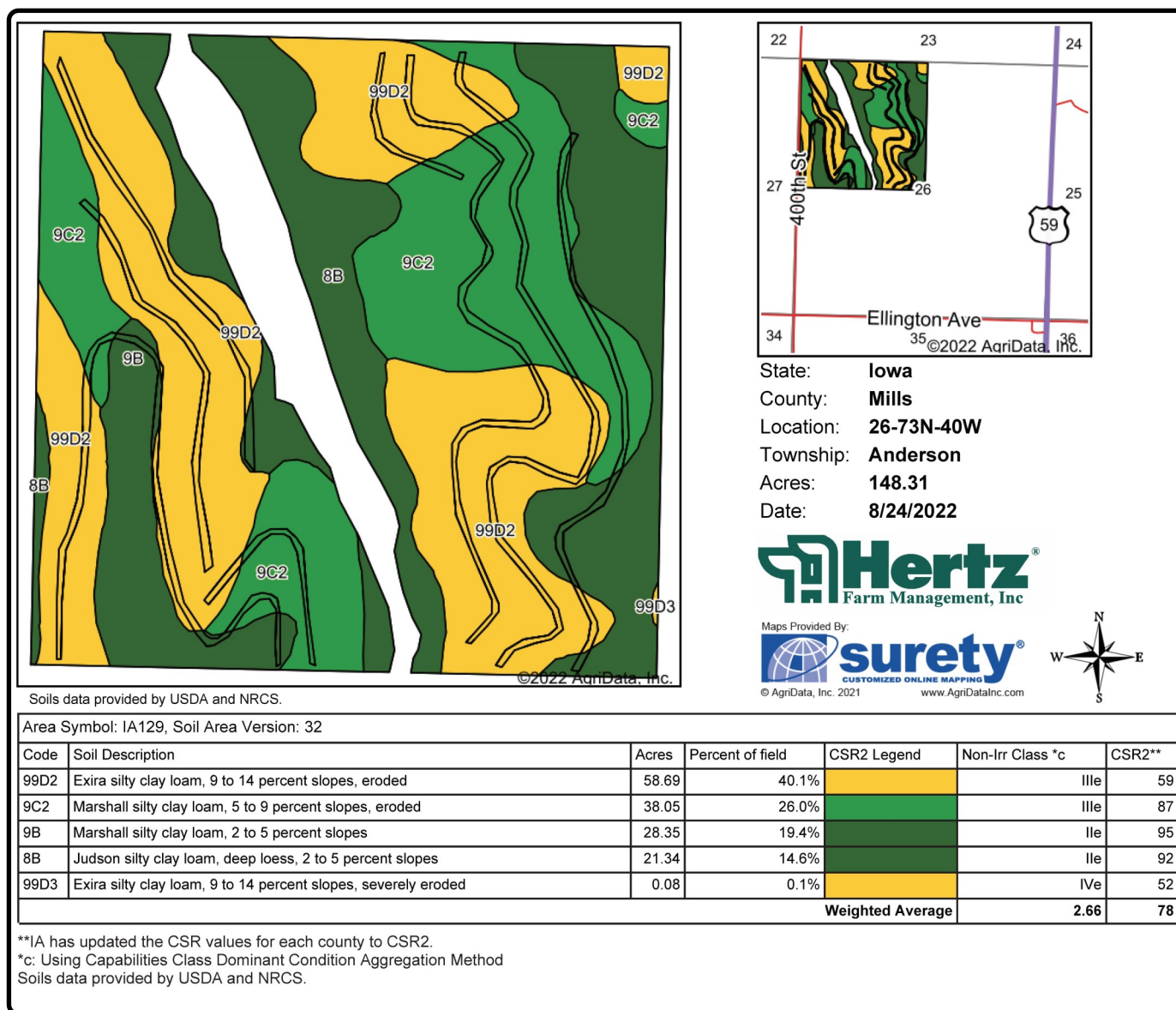
716-310-0466

ScottH@Hertz.ag

402-697-7500

11717 M Circle
Omaha, NE 68137

www.Hertz.ag



Water & Well Information

None.

Comments

Great opportunity to purchase a well-maintained, high-quality 160.00-acre tract in Mills County, IA.

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.

Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

Facing Northwest



Facing West



Facing North



Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

Facing Northeast



Facing Southeast



Facing South



Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag

Date: **Thurs., October 13, 2022**

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

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Scott Henrichsen at 716-310-0466 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.

Agency

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

Auctioneer

Kyle Hansen

Attorney

Brian Mensen
Billings and Mensen Law Firm

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. A 2% Buyer's premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 21, 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 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

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

Scott Henrichsen, AFM
Licensed Salesperson in IA, NE, & MO
716-310-0466
ScottH@Hertz.ag

402-697-7500
11717 M Circle
Omaha, NE 68137
www.Hertz.ag