

# One-Chance Sealed Bid Sale

**ACREAGE:**

**120.42 Acres, m/l**  
Pottawattamie Co., IA

**DATE:**

Bid Deadline:  
**September 28, 2022**  
**2:00 p.m., CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Omaha, NE



## Property Key Features

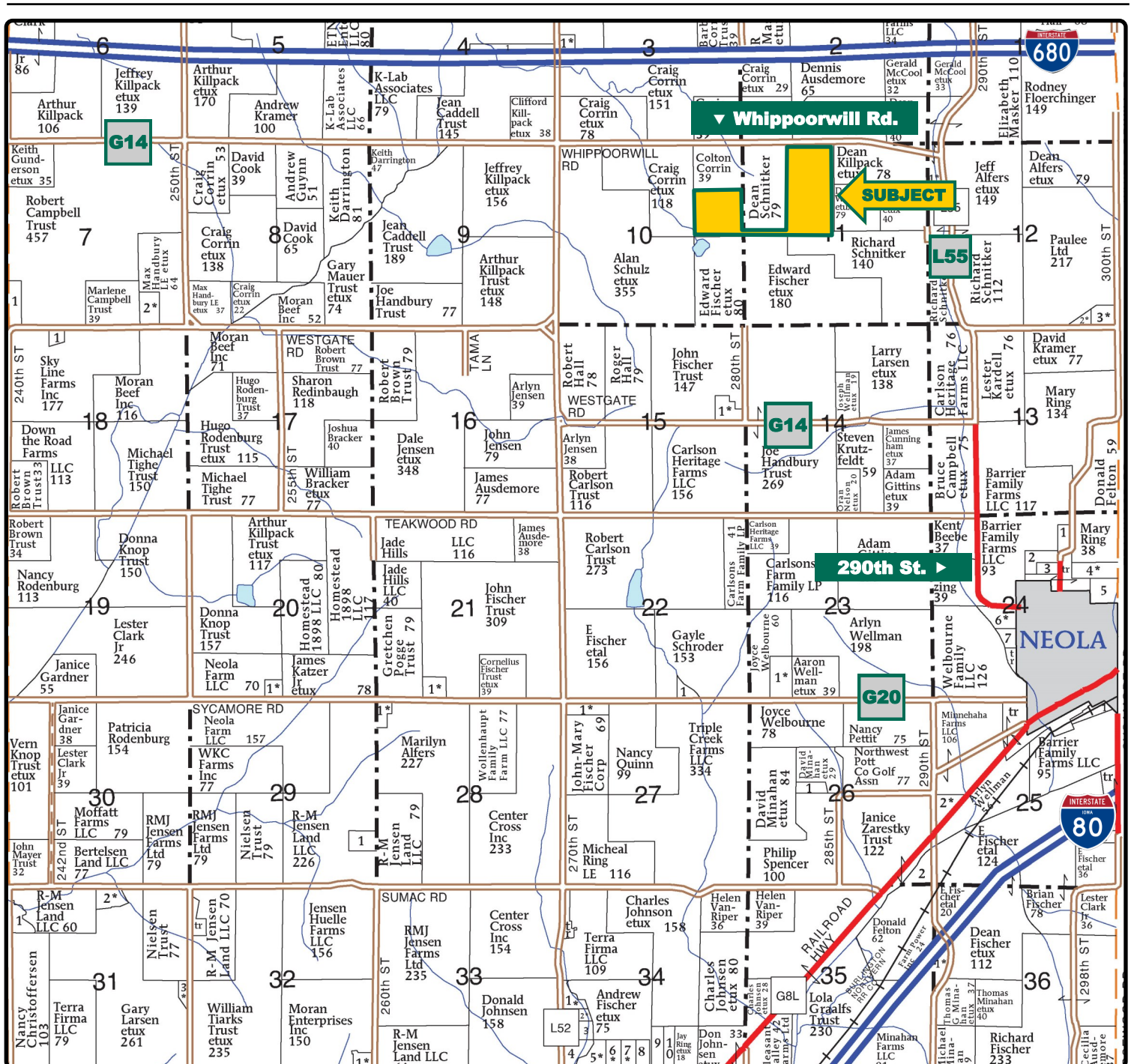
- Rita M. Honz Trust Farm
- Quality Pottawattamie County Farm with 117.55 FSA/Eff. Crop Acres
- High Efficiency Farm; 97% FSA/Eff. Crop Acres

**Mike Krause, AFM, ALC**  
Licensed Broker in NE & IA  
**402-690-8312**  
**MikeK@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
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**Scott Henrichsen, AFM**  
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**FSA/Eff. Crop Acres:** 117.55  
**Corn Base Acres:** 92.70  
**Bean Base Acres:** 24.80  
**Soil Productivity:** 55.50 CSR2

## Property Information

### 120.42 Acres, m/l

### Location

**From Neola:** north on 290th St./Co. Rd. L55 for 2.6 miles, then west on Whippoorwill Rd. for 0.60 miles. The farm is on the south side of the road.

### Legal Description

E½ NW¼, South 14 feet of the SW¼ NW¼ in Section 11 AND SE¼ NE¼ in Section 10, all in Township 77 North, Range 42 West of the 5th P.M., Pottawattamie Co., IA. (Neola Twp.)

### Lease Status

Open lease for the 2023 crop year.

### Real Estate Tax

Taxes Payable 2022-2023: \$3,044.00  
 Gross Acres: 120.42  
 Net Taxable Acres: 119.42  
 Tax per Net Taxable Acre: \$25.49  
 Tax Parcel ID #s: 774211100003, 774210200004, 774211100005 & 774211100004

### FSA Data

Farm Number 5870, Tracts 1120 & 2085  
 FSA/Eff. Crop Acres: 117.55  
 Corn Base Acres: 92.70  
 Corn PLC Yield: 162 Bu.  
 Bean Base Acres: 24.80  
 Bean PLC Yield: 41 Bu.

### Soil Types/Productivity

Primary soils are Ida, Monona and Napier. CSR2 on the FSA/Eff. crop acres is 55.50. 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

Rolling.

### Drainage

Natural with Terraces.

### Buildings/Improvements

None.

### Water & Well Information

None known.

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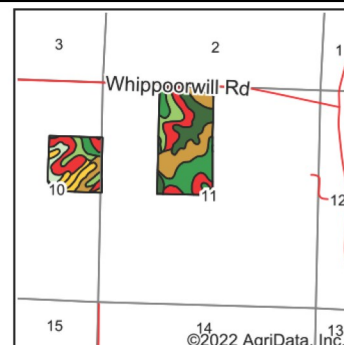
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Pottawattamie**  
Location: **11-77N-42W**  
Township: **Neola**  
Acres: **117.55**  
Date: **8/29/2022**



Maps Provided By:



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Area Symbol: IA155, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	28.12	23.9%		IVe		18
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	23.84	20.3%		IIIe		32
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	20.79	17.7%		IIIe		86
12B	Napier silt loam, 2 to 5 percent slopes	13.76	11.7%		IIe		93
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	13.62	11.6%		IIIe		79
717C	Napier-Gullied land complex, 2 to 10 percent slopes	7.09	6.0%		IIIe	IVe	55
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	4.50	3.8%		IIIe		60
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.57	2.2%		IIIe		58
10B	Monona silt loam, 2 to 5 percent slopes	2.08	1.8%		IIe	IIIe	95
12C	Napier silt loam, 5 to 9 percent slopes	1.18	1.0%		IIIe		89
Weighted Average					3.10	*-	55.5

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

## Comments

Strong Pottawattamie County farm that is 97% + tillable.

*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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Section 10 - Looking Northwest



Section 10 - Looking West



Section 11 - Looking North



Section 11 - Looking South



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**Bid Deadline: Wed., Sept. 28, 2022**

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

**Mail To:**

**Hertz Farm Management  
Attn: Mike Krause  
11717 M Circle  
Omaha, NE 68137**

### **Seller**

Rita Mae Honz Trust

### **Agency**

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

### **Attorney**

Deborah L. Petersen  
Petersen Law PLLC

### **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 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 Managers, Mike Krause or 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 Wednesday, September 28, 2022 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Friday, September 30, 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. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 1, 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 Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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