

Land Auction

ACREAGE:

138.78 Acres, m/l
Grundy County, IA

DATE:

Thursday
October 6, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Wellsburg, IA &
bid.hertz.ag



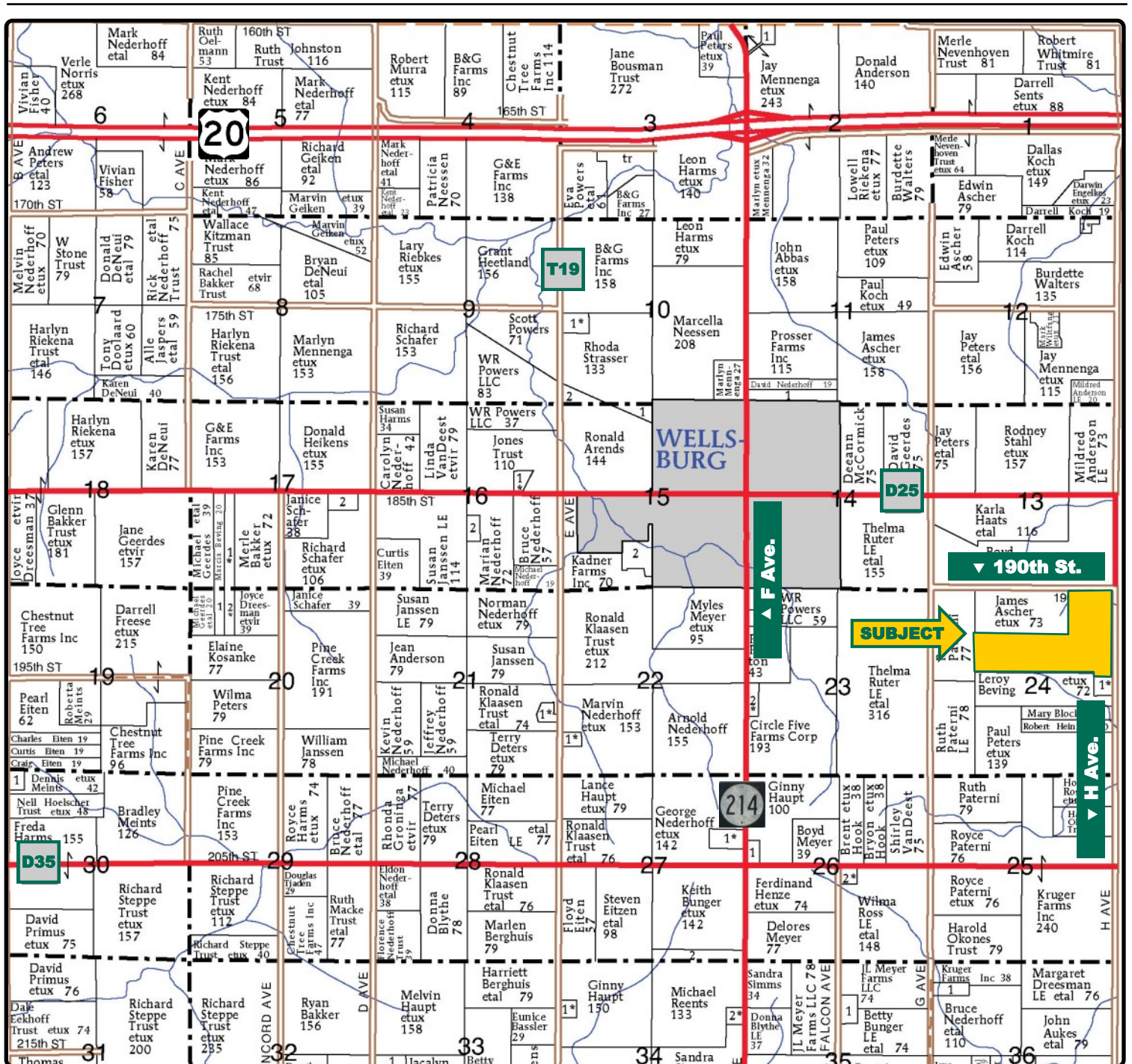
Property Key Features

- Located in a Strong Agricultural Area Approximately 1½ Miles SE of Wellsburg
- High CSR2 Rating of 92.70
- 96.6% Tillable with 134.15 Crop Acres

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

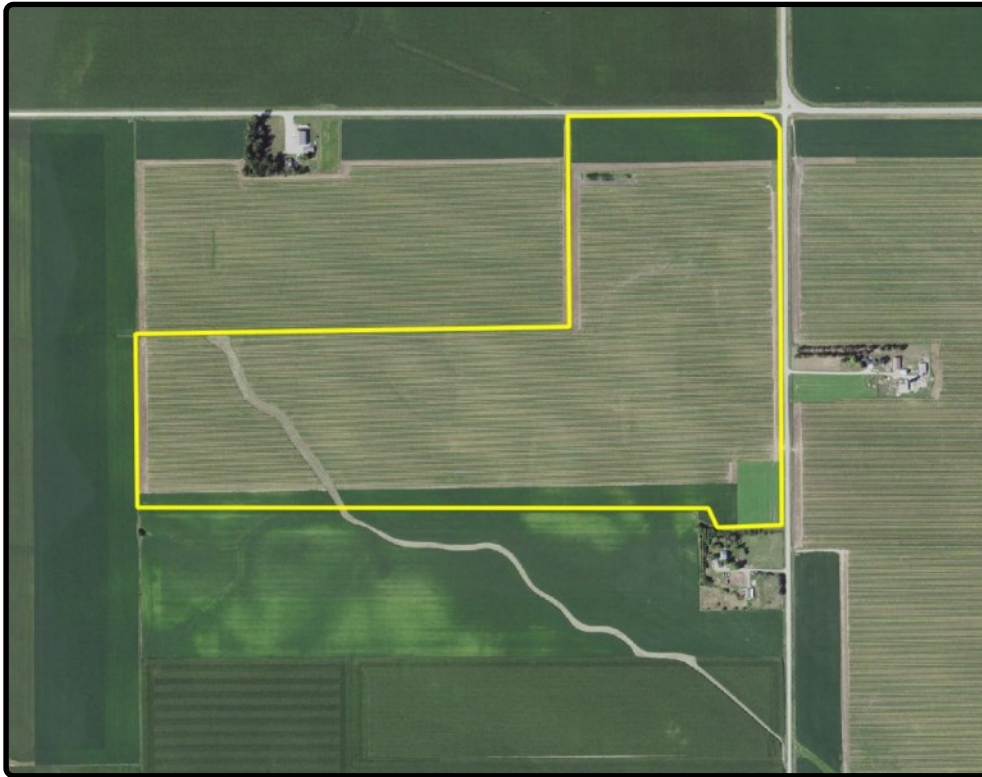
319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



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

<p>Cal Wilson Licensed Salesperson in IA 319.360.1009 CalW@Hertz.ag</p>	<p>319.234.1949 6314 Chancellor Dr./P.O. Box 1105 Cedar Falls, IA 50613 www.Hertz.ag</p>	<p>Elliott Siefert Licensed Salesperson in IA 319.540.2957 ElliottS@Hertz.ag</p>
---	--	--



FSA/Eff. Crop Acres:	134.15
Corn Base Acres:	84.40
Bean Base Acres:	49.75
Soil Productivity:	92.70 CSR2

Property Information

138.78 Acres, m/l

Location

Located approximately 1½ miles southeast of Wellsburg's southeast city limits at the corner of 190th St. and H Ave.

Legal Description

NE NE SW NE, EX S213' SE NE, EX 5.09 AC.TR. SE NW, EX S213' all in Section 24, Township 88 North, Range 18 West of the 5th P.M., Grundy County, IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,732
Net Taxable Acres: 138.78
Tax per Net Taxable Acre: \$34.10

Lease Status

Tenant lease has been terminated.
Available for 2023 crop year.

FSA Data

Farm Number 4974, Tract 2055
FSA/Eff. Crop Acres: 134.15
Corn Base Acres: 84.40
Corn PLC Yield: 163 Bu.
Bean Base Acres: 49.75
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the FSA/Eff. crop acres is 92.70. 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.

Drainage

No tile maps available.

Buildings/Improvements

None.

Cal Wilson

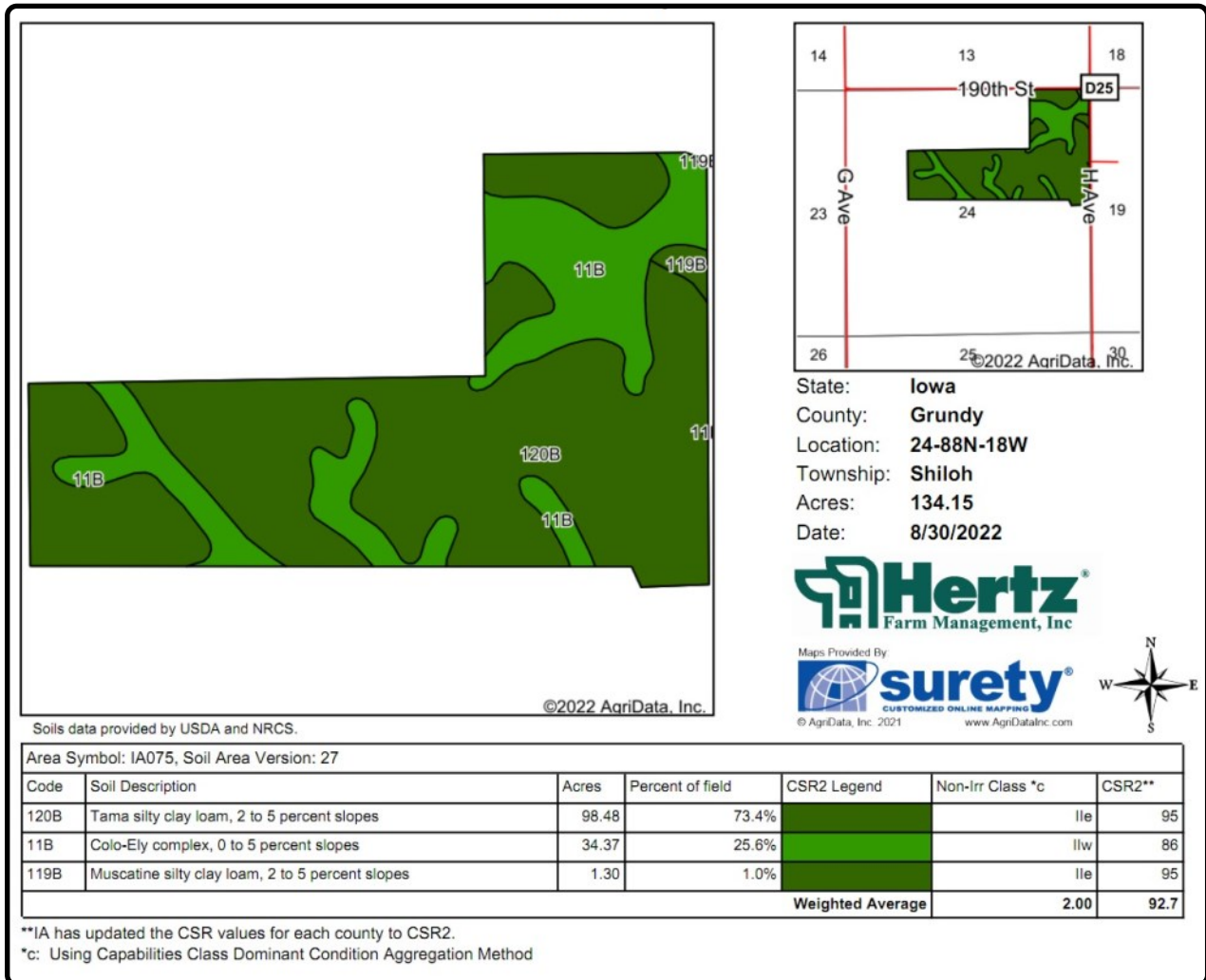
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

319.234.1949

6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



Water & Well Information

No known wells.

Comments

Opportunity to buy one tract of a high-quality 92.70 CSR2 farm in a strong area.

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

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

Looking South from 190th St.



Looking East from West Field Boundary



Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

Date: **Thurs, Oct. 6, 2022**

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

Site: **Wellsburg Memorial
Building
501 N Adams St.
Wellsburg, IA 50680**

Seller

Marcella L. Neessen Estate

Agency

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

Auctioneer

Elliott Siefert

Attorney

Matthew D. Gardner
Gardner Law Firm, P.C.

Method of Sale

- This land 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 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 November 15, 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 closing.

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.

Cal Wilson

Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

319.234.1949

6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag