

# Land Auction

**ACREAGE:**

**139.89 Acres, m/l**  
Jasper County, IA

**DATE:**

Thursday  
**October 20, 2022**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag



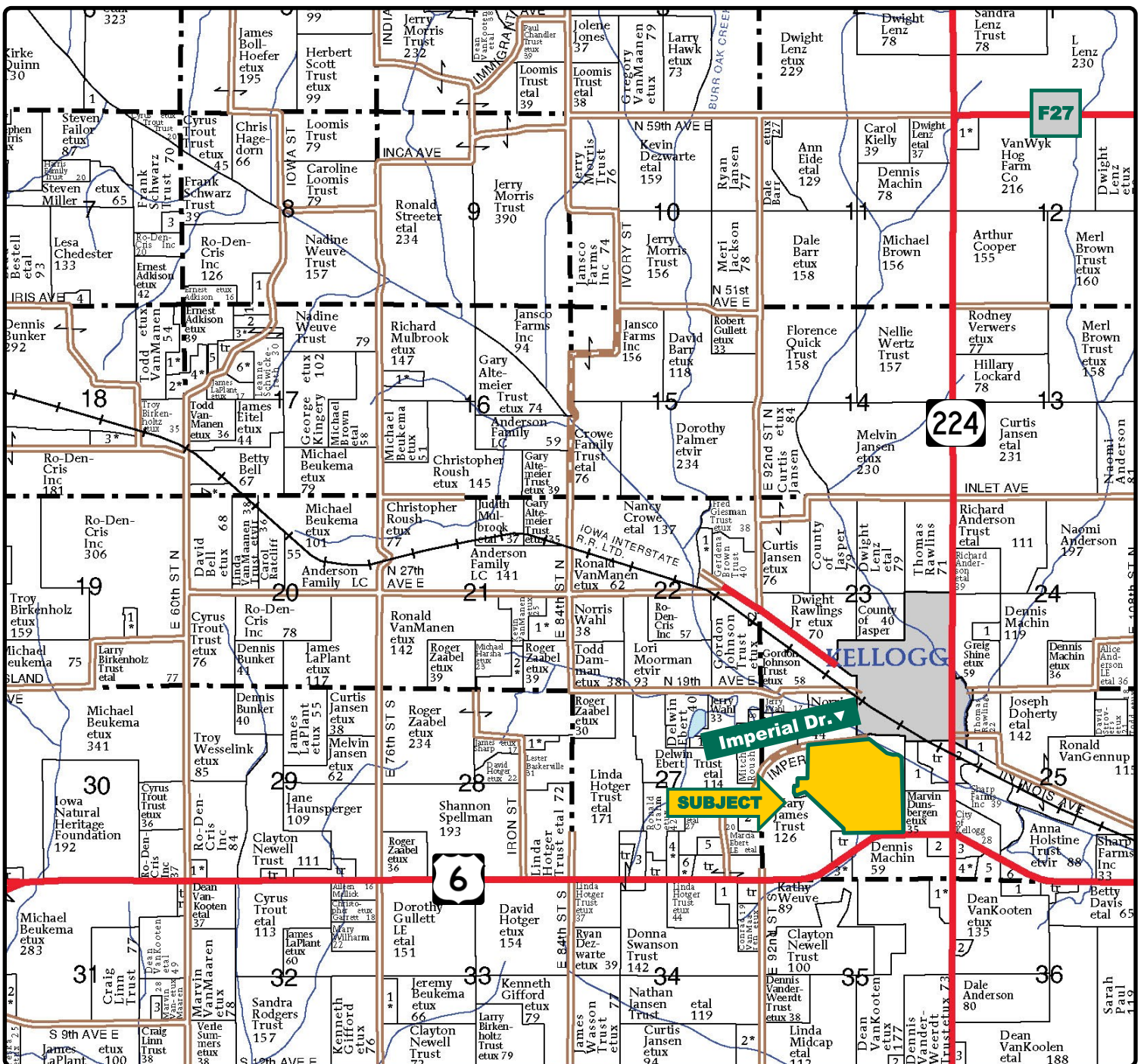
## Property Key Features

- Located South of Kellogg
- 117.36 FSA/Eff. Crop Acres Carrying an 85.70 CSR2 & 7.42 Acres of CRP
- High-Quality Farmland in West Central Jasper County

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<b>FSA/Eff. Crop Acres:</b>	<b>117.36</b>
<b>CRP Acres:</b>	<b>7.42</b>
<b>Corn Base Acres:</b>	<b>43.60</b>
<b>Bean Base Acres:</b>	<b>43.60</b>
<b>Soil Productivity:</b>	<b>85.70 CSR2</b>

## Property Information

**139.89 Acres, m/l**

### Location

From Kellogg: Go south on Highway 224 to Highway 6. Head west for ½ mile, property will be on the north side of the road.

### Legal Description

NW¼ SE¼, SW¼ NE¼ (lying south of creek), SE¼ NW¼ (lying south of road), and Tax Parcel #'s 0926100009, 092601001, 0926301002 & 0926326002, all in Section 26, Township 80 North, Range 18 West of the 5th P.M. (Kellogg Township)

### Lease Status

Open lease for the 2023 crop year.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,876.00  
 Net Taxable Acres: 139.89  
 Tax per Net Taxable Acre: \$42.00  
 Tax parcel ID#s: 0926301002, 0926252001, 0926326002, 0926301001, 0926400001, 0926100010, 0926100009

### FSA Data

Farm Number 2561, Tract 3633  
 FSA/Eff. Crop Acres: 117.36  
 CRP Acres: 7.42  
 Corn Base Acres: 43.60  
 Corn PLC Yield: 151 Bu.  
 Bean Base Acres: 43.60  
 Bean PLC Yield: 54 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### CRP Contracts

There are 7.42 acres enrolled in a CP-21 contract that pays \$1,439.00 annually and expires 9/30/35.

### Soil Types/Productivity

Primary soils are Colo, Kennebec and Downs. CSR2 on the FSA/Eff. crop acres is 85.70. See soil map for detail.

### Land Description

Nearly level to gently sloping.

### Drainage

Some tile. No tile maps available.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

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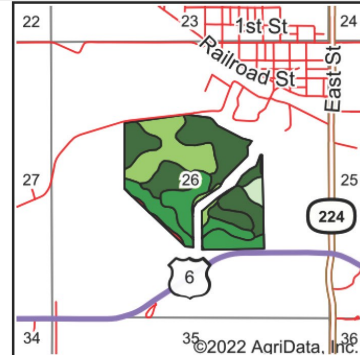
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State: **Iowa**  
 County: **Jasper**  
 Location: **26-80N-18W**  
 Township: **Kellogg**  
 Acres: **117.36**  
 Date: **9/6/2022**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	25.10	21.4%		IIw	78	85	
212	Kennebec silt loam, 0 to 2 percent slopes	21.85	18.6%		Iw	92	95	
T162B	Downs silt loam, benches, 2 to 5 percent slopes	17.65	15.0%		Ile	90	87	
8C	Judson silty clay loam, 5 to 9 percent slopes	16.85	14.4%		IIIe	89	75	
428B	Ely silty clay loam, 2 to 5 percent slopes	10.87	9.3%		Ile	88	88	
88	Nevin silty clay loam, 0 to 2 percent slopes	8.50	7.2%		Is	92	90	
7	Wiota silt loam, 0 to 2 percent slopes	4.96	4.2%		I	100	90	
453	Tuskeego silt loam, 0 to 1 percent slopes	4.57	3.9%		IIlw	81	58	
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.21	2.7%		IIw	60	70	
220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	2.45	2.1%		IIw	77	85	
65F	Lindley loam, 18 to 25 percent slopes	1.12	1.0%		VIIe	13	10	
3115	Colo, overwash-Lawson complex, channeled, 0 to 2 percent slopes, frequently flooded	0.23	0.2%		Vw	5	5	
<b>Weighted Average</b>						<b>1.94</b>	<b>85.7</b>	<b>84.2</b>

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.

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Southeast Looking Northwest



North Looking South



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Date: **Thur., October 20, 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, Matt Vegter at 515-382-1500 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

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

### Seller

Wayne Balmer Estate

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### 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 9, 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 9, 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.

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