

Land Auction

ACREAGE:

517.40 Acres, m/l
In 4 parcels
Jasper County, IA

DATE:

Tuesday
October 25, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

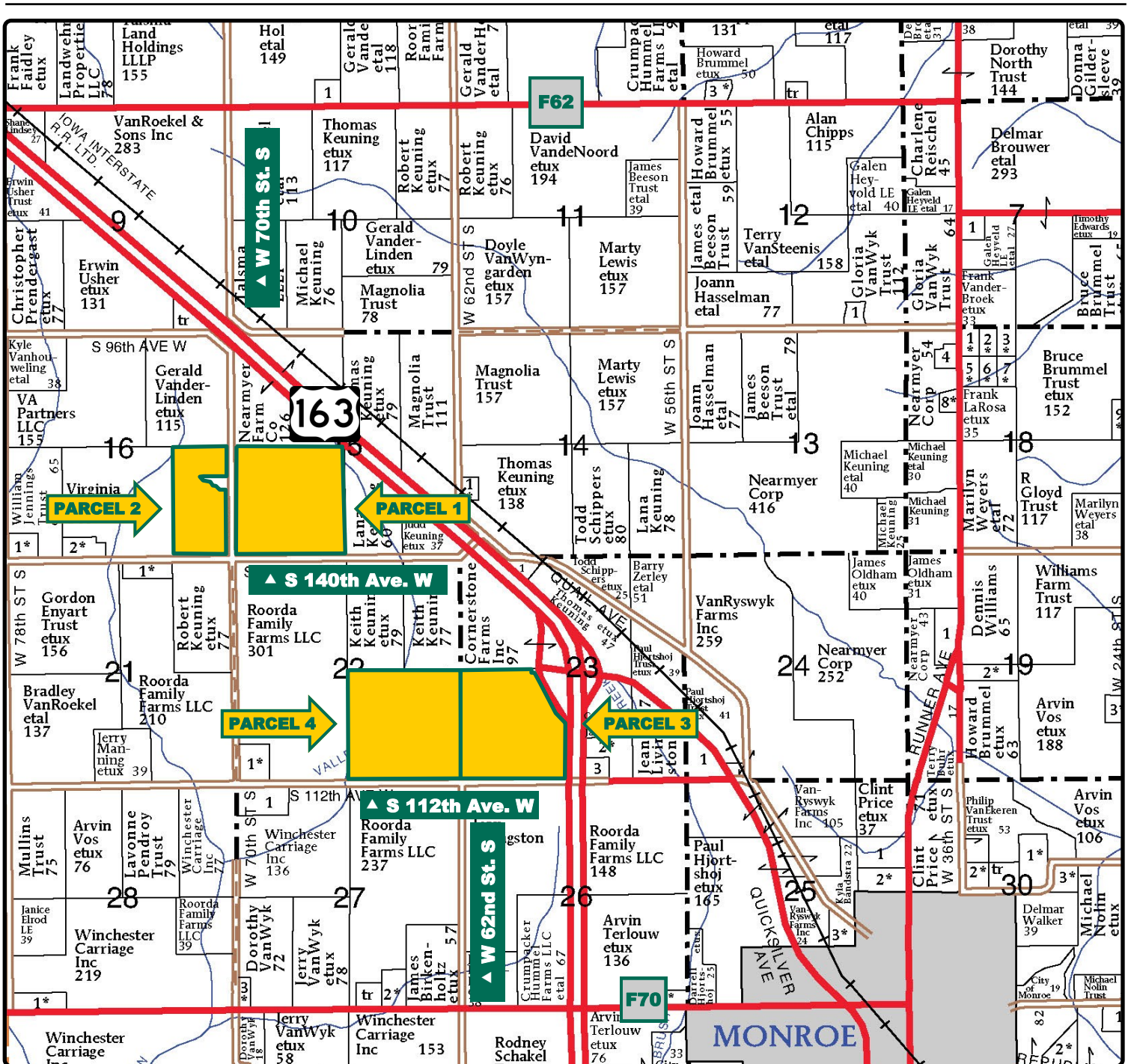


Property Key Features

- Northwest of Monroe off of Highway 163
- 504.90 Combined FSA/Eff. Crop Acres
- High-Quality Farms in Southwest Jasper County

Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
515-370-3446
KyleH@Hertz.ag

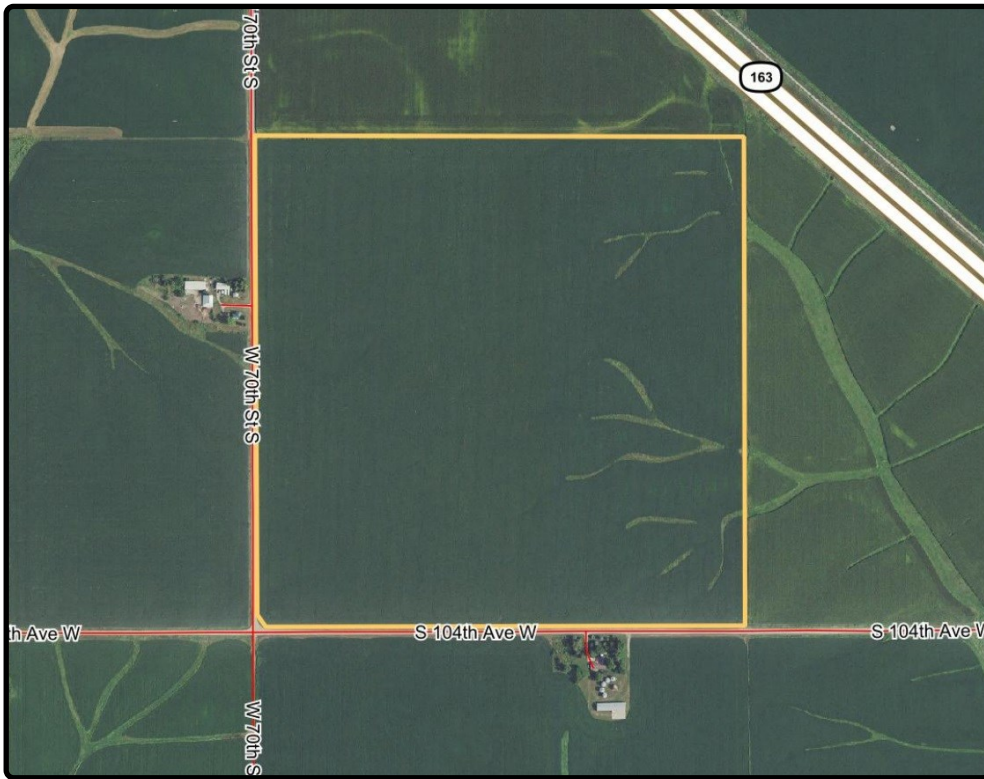
515-382-1500
415 S. 11th Street
Nevada, IA 50201
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Parcel 1

FSA/Eff. Crop Acres: 155.63
Corn Base Acres: 110.57*
Bean Base Acres: 34.43*
Soil Productivity: 88.30 CSR2

**Acres are estimated.*

Parcel 1 Property Information 156.00 Acres, m/l

Location

From Monroe: Go north on Highway 163 to W 70th Street S, head south for ¼ mile. Property is on the east side of the road.

Legal Description

SW¼ of Section 15, Township 78 North, Range 20 West of the 5th P.M. (Fairview 'W' Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,954.00
 Net Taxable Acres: 156.00
 Tax per Net Taxable Acre: \$44.58
 Tax Parcel ID #s: 1715300001, 1715300002, 1715300003, 1715300004

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7926, Tract 7495
 FSA/Eff. Crop Acres: 155.63
 Corn Base Acres: 110.57*
 Corn PLC Yield: 160 Bu.
 Bean Base Acres: 34.43*
 Bean PLC Yield: 48 Bu.
**Base Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Mahaska, Otley and Taintor. CSR2 on the FSA/Eff. crop acres is 88.30. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

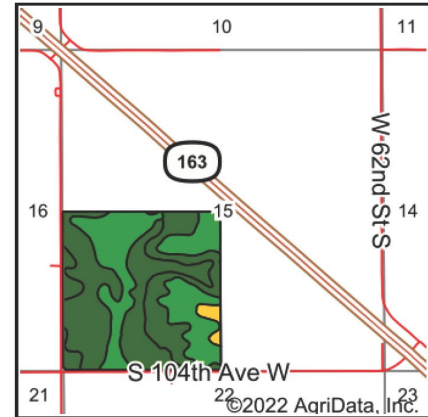
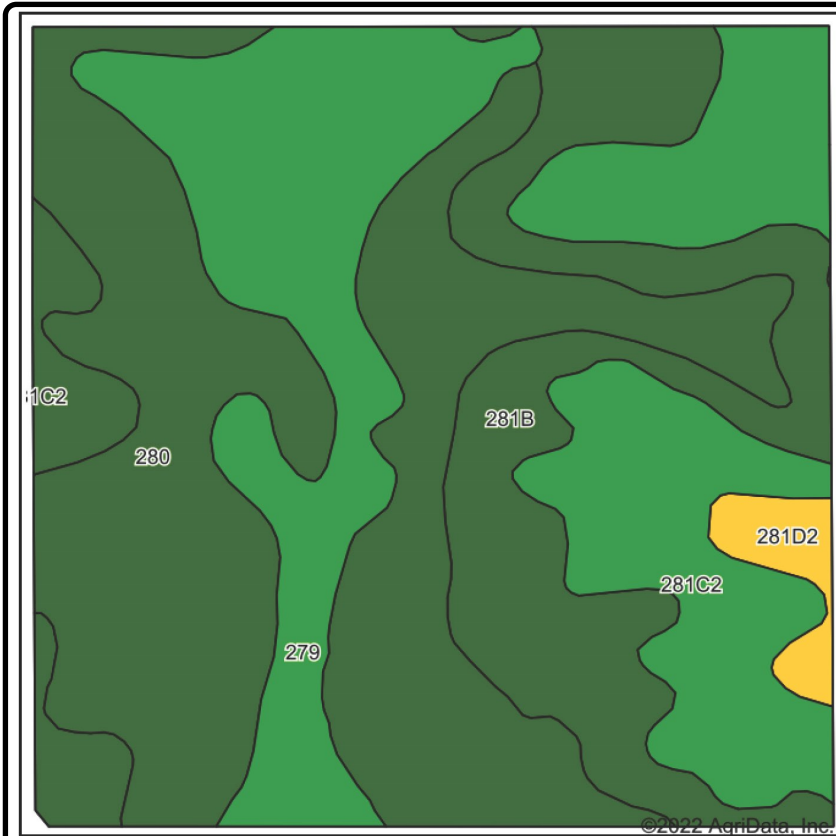
No known wells.

Comments

Great soils on this Jasper County farm.

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State: **Iowa**
 County: **Jasper**
 Location: **15-78N-20W**
 Township: **Fairview**
 Acres: **155.63**
 Date: **9/21/2022**



Maps Provided By:



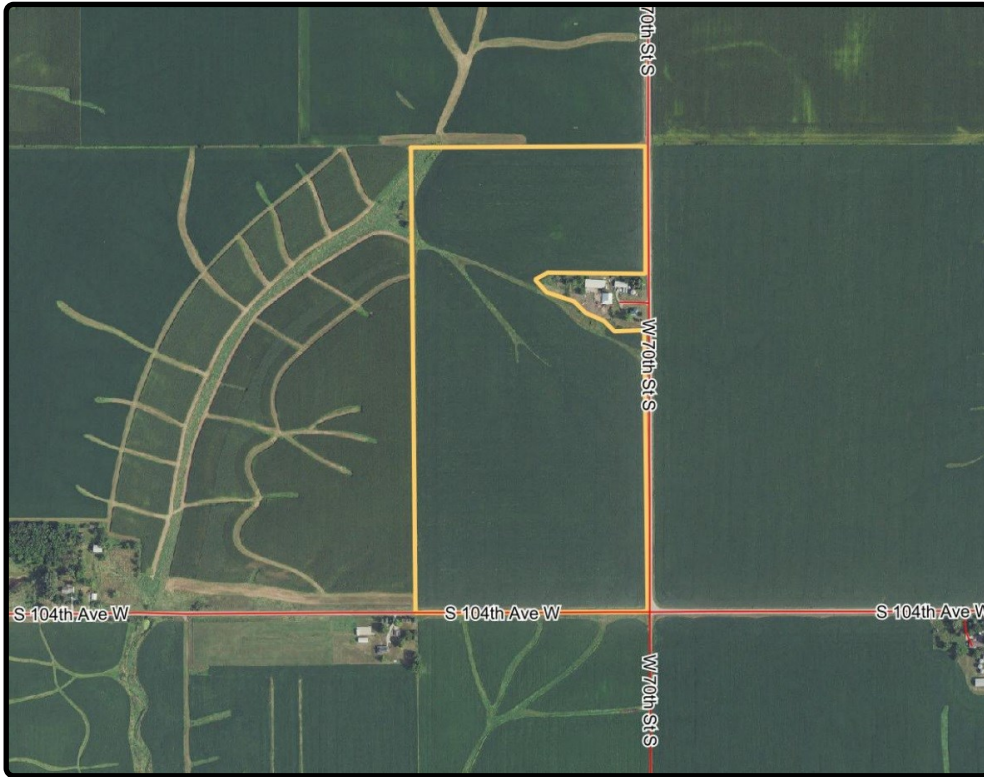
Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	59.98	38.5%		94
281B	Otley silty clay loam, 2 to 5 percent slopes	35.35	22.7%		91
279	Taintor silty clay loam, 0 to 2 percent slopes	28.77	18.5%		83
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	28.45	18.3%		82
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	3.08	2.0%		54
Weighted Average					88.3

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Parcel 2

FSA/Eff. Crop Acres: 73.52
Corn Base Acres: 52.23*
Bean Base Acres: 16.27*
Soil Productivity: 85.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 74.08 Acres, m/l

Location

From Monroe: Go north on Highway 163 to W 70th Street S, head south for ¼ mile. Property is on the west side of the road.

Legal Description

E½, except Parcel 'A', in Section 16, Township 78 North, Range 20 West of the 5th P.M. (Fairview 'W' Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,172.00
 Net Taxable Acres: 74.08
 Tax per Net Taxable Acre: \$42.82
 Tax Parcel ID #: 1716400004,
 1716400006

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7926, Tract 7495
 FSA/Eff. Crop Acres: 73.52
 Corn Base Acres: 52.23*
 Corn PLC Yield: 160 Bu.
 Bean Base Acres: 16.27*
 Bean PLC Yield: 48 Bu.
**Base Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Land Description

Rolling to moderately sloping.

Soil Types/Productivity

Primary soils are Otley and Mahaska. CSR2 on the FSA/Eff. crop acres is 85.00. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

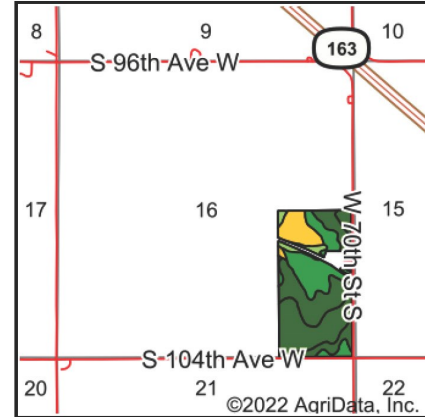
No known wells.

Comments

Great southwest Jasper County farmland.

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State: **Iowa**
 County: **Jasper**
 Location: **16-78N-20W**
 Township: **Fairview**
 Acres: **73.52**
 Date: **9/20/2022**








Maps Provided By:



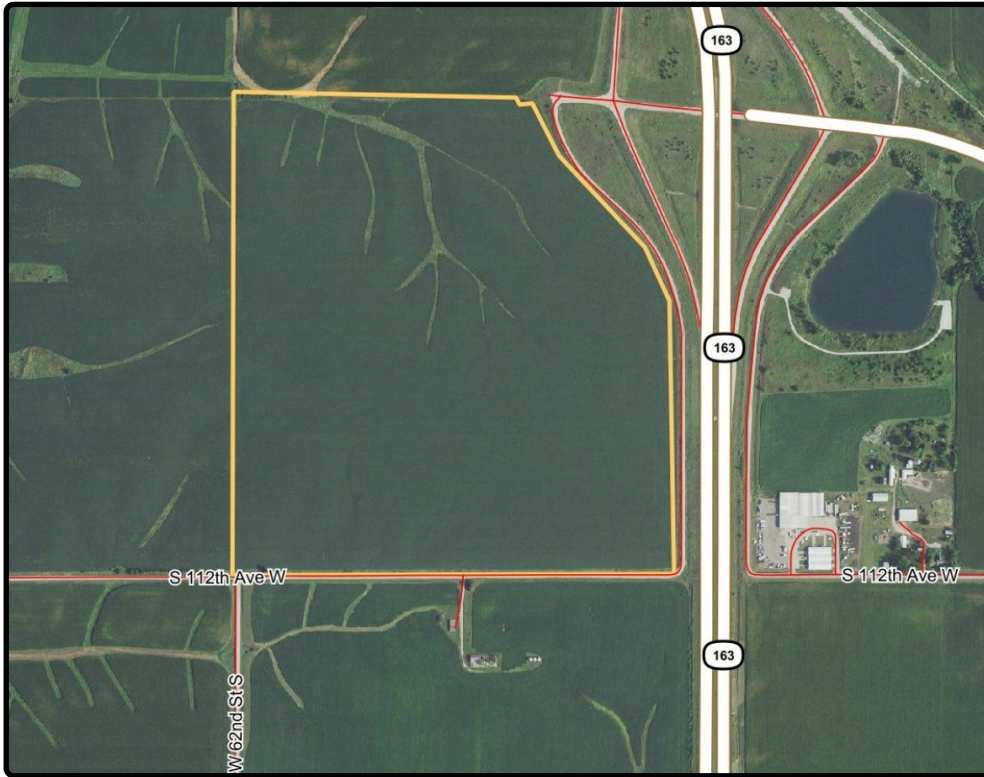
Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	23.92	32.5%		91
280	Mahaska silty clay loam, 0 to 2 percent slopes	20.71	28.2%		94
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	17.86	24.3%		82
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	8.11	11.0%		54
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.92	4.0%		77
Weighted Average					85

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Parcel 3

FSA/Eff. Crop Acres: 133.79
Corn Base Acres: 70.21*
Bean Base Acres: 49.00*
Soil Productivity: 82.20 CSR2

**Acres are estimated.*

Parcel 3 Property Information 131.32 Acres, m/l

Location

From Monroe: Go west on F70 for 1 mile, then north on W 62nd Street S for 1 mile. Head east on S 112th Avenue W, property is on the north side of the road.

Legal Description

SW¼, except highway, Section 23, Township 78 North, Range 20 West of the 5th P.M. (Fairview 'W' Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,442.00
 Net Taxable Acres: 131.32
 Tax per Net Taxable Acre: \$41.44
 Tax Parcel ID #: 1723300001,
 1723300002, 1723300003, 1723300004

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7926, Tract 6508
 FSA/Eff. Crop Acres: 133.79
 Corn Base Acres: 70.21*
 Corn PLC Yield: 160 Bu.
 Bean Base Acres: 49.00*
 Bean PLC Yield: 48 Bu.
**Base Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Mahaska, Otley and Nira. CSR2 on the FSA/Eff. crop acres is 82.20. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

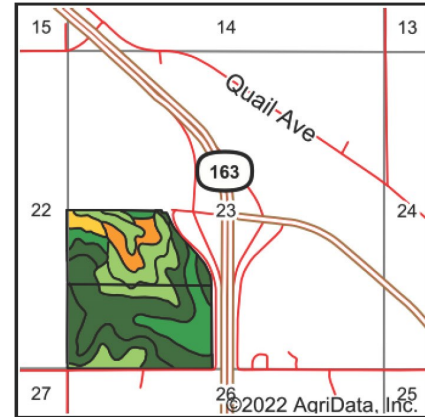
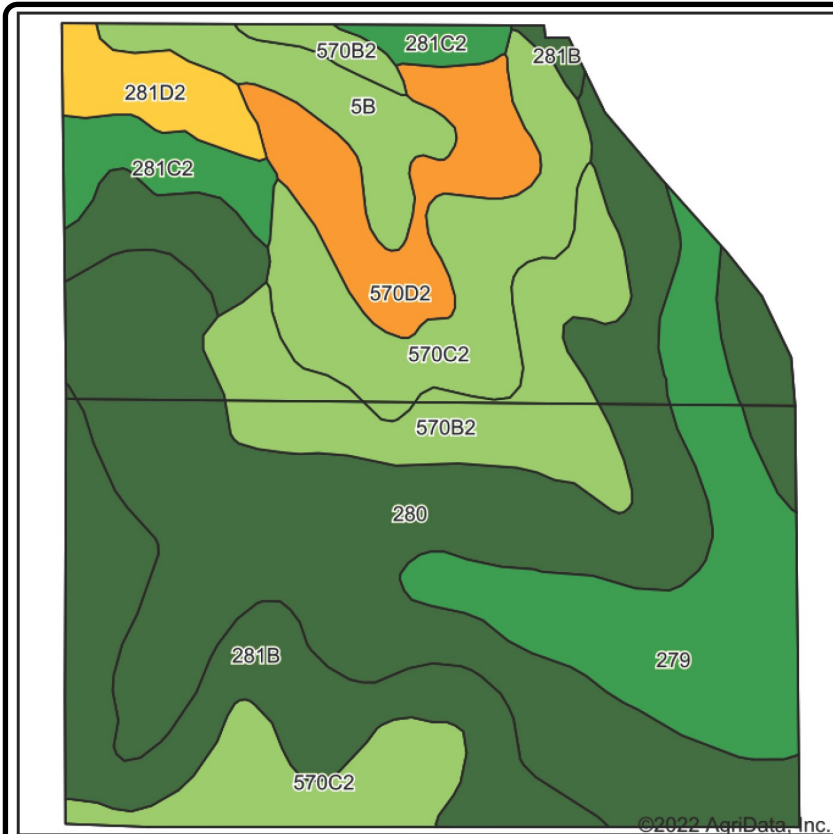
No known wells.

Comments

Great soils on this Jasper County farm.

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State: **Iowa**
 County: **Jasper**
 Location: **23-78N-20W**
 Township: **Fairview**
 Acres: **133.79**
 Date: **9/20/2022**












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	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	45.45	34.0%		94
281B	Otley silty clay loam, 2 to 5 percent slopes	19.23	14.4%		91
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	17.56	13.1%		71
279	Taintor silty clay loam, 0 to 2 percent slopes	16.70	12.5%		83
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	13.05	9.8%		75
570D2	Nira silty clay loam, 9 to 14 percent slopes, moderately eroded	8.11	6.1%		45
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.33	4.0%		77
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	4.78	3.6%		82
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	3.58	2.7%		54
Weighted Average					82.2

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Parcel 4

FSA/Eff. Crop Acres: 141.96
Corn Base Acres: 74.49*
Bean Base Acres: 52.00*
Soil Productivity: 65.90 CSR2

**Acres are estimated.*

Parcel 4 Property Information 156.00 Acres, m/l

Location

From Monroe: Go west on F70 for 1 mile, then north on W 62nd Street S for 1 mile. Head west on S 112th Avenue W, property is on the north side of the road.

Legal Description

SE¼ of Section 22, Township 78 North, Range 20 West of the 5th P.M. (Fairview 'W' Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,164.00
 Net Taxable Acres: 156.00
 Tax per Net Taxable Acre: \$33.10
 Tax Parcel ID #: 1722400001, 1722400002, 1722400003, 1722400004

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 7926, Tract 6508
 FSA/Eff. Crop Acres: 141.96
 Corn Base Acres: 74.49*
 Corn PLC Yield: 160 Bu.
 Bean Base Acres: 52.00*
 Bean PLC Yield: 48 Bu.
**Base Acres are estimated pending reconstitution of farm by the Jasper County FSA office.*

NRCS Classification

HEL: Highly Erodible Land.

Land Description

Level to moderately sloping.

Soil Types/Productivity

Primary soils are Otley and Shelby-Adair. CSR2 on the FSA/Eff. crop acres is 65.90. See soil map for detail.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

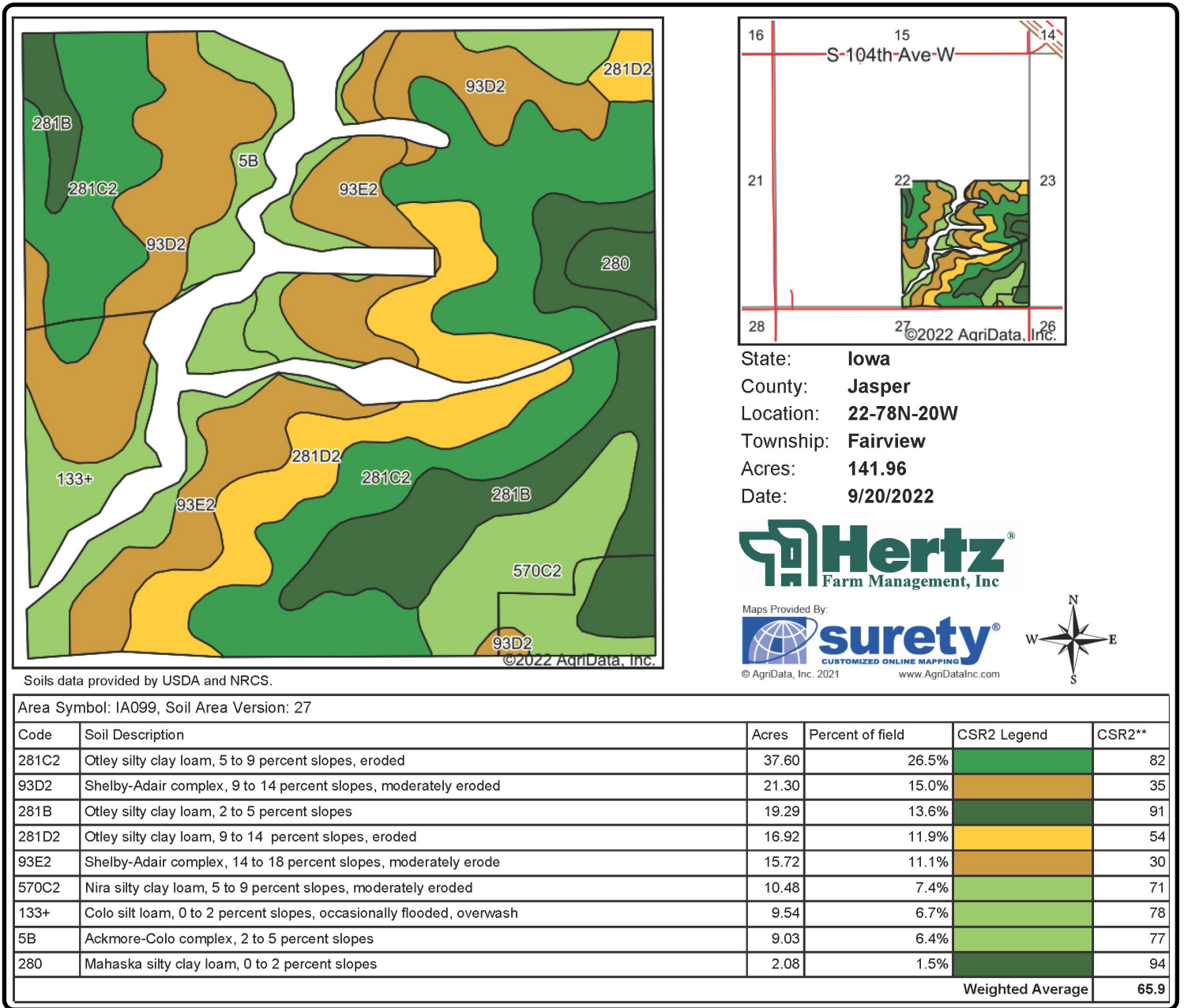
No known wells.

Comments

Great soils on this Jasper County farm.

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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.

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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Northeast Looking Southwest



Parcel 2 - South Looking North



Parcel 2 - North Looking South



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Parcel 3 - Southwest Looking Northeast



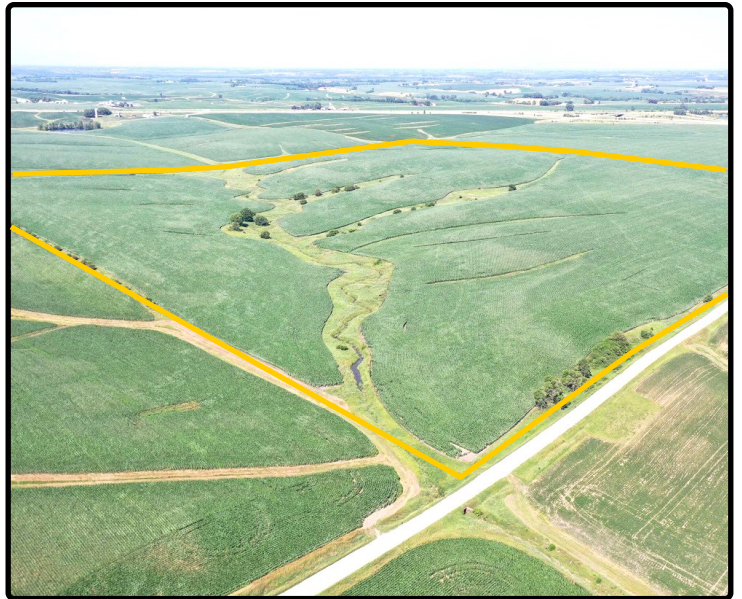
Parcel 3 - Southeast Looking Northwest



Parcel 4 - Southeast Looking Northwest



Parcel 4 - Southwest Looking Northeast



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Date: **Tues., October 25, 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, Kyle Hansen 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 land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids..

Seller

Kun Great, LLC

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 November 30, 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 November 30, 2022.

Survey

Should parcels 3 & 4 sell to separate buyers, a survey will be performed to determine the boundary line.

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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