

Land Auction

ACREAGE:**139.07 Acres, m/l**

In 2 parcels

Hardin County, IA

DATE:

Tuesday

November 8, 2022**10:00 a.m.****AUCTION TYPE:****Hybrid**

Ackley, IA &

bid.hertz.ag

**Property Key Features**

- Highly Tillable Hardin County Farm Ground
- Above County Average CSR2 Carrying a Combined Average of 86.20
- Within Close Proximity to Multiple Ethanol Plants and a Soybean Processor

Chad Reifschneider
Licensed Salesperson in IA
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515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



This is a detailed plat map of a section of Iowa, showing land parcels, owners, and township boundaries. The map includes labels for Jackson Twp., Etna Twp., and Clay Twp. Two specific parcels are highlighted: Parcel 1 (a large parcel in the upper right) and Parcel 2 (a smaller parcel in the lower left). The map also shows various roads, including 140th St. and 150th St., and the location of the Iowa River. The map is titled "PLAT MAP" and includes a scale bar and a north arrow.

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Parcel 1

FSA/Eff. Crop Acres:	73.50
Corn Base Acres:	40.50
Bean Base Acres:	9.30
Soil Productivity:	86.30 CSR2

Parcel 1 Property Information 73.00 Acres, m/l

Location

From Ackley: Go south on S56 for 2½ miles, then west on 140th Street for 1 mile. Head south on V Avenue for ¼ miles, property is on the east side of the road.

Legal Description

S½ NW¼, except 6 acres tract in SW corner, Section 26, Township 89 North, Range 19 West of the 5th P.M. (Etna Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,440.00
Net Taxable Acres: 73.00
Tax Parcel ID #s: 891926100003, 891926100005

FSA Data

Farm Number 704, Tract 2024
FSA/Eff. Crop Acres: 73.50
Corn Base Acres: 40.50
Corn PLC Yield: 166 Bu.
Bean Base Acres: 9.30
Bean PLC Yield: 40 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dinsdale, Muscatine and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 86.30. 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

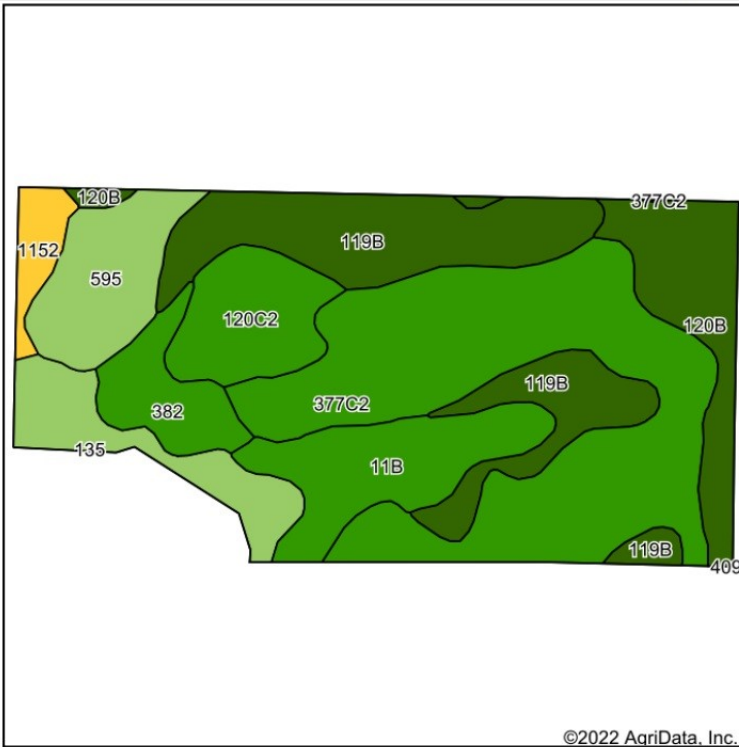
Level to mildly sloped.

Drainage

Natural, with tile and terraces. No maps available.

Buildings/Improvements

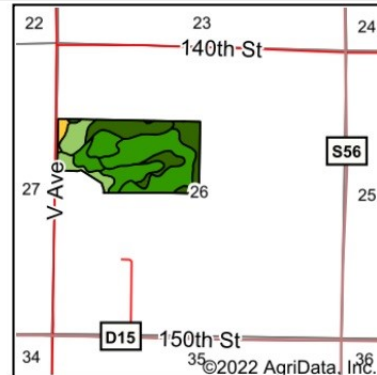
26,000 est. bu. grain bin (1980).



Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	24.61	33.5%		85
119B	Muscataine silty clay loam, 2 to 5 percent slopes	14.26	19.4%		95
11B	Colo-Ely complex, 0 to 5 percent slopes	6.94	9.4%		86
120B	Tama silty clay loam, 2 to 5 percent slopes	6.78	9.2%		95
595	Harpster silty clay loam, 0 to 2 percent slopes	5.55	7.6%		77
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.23	7.1%		87
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.77	6.5%		76
382	Maxfield silty clay loam, 0 to 2 percent slopes	3.67	5.0%		87
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.69	2.3%		54
Weighted Average					86.3



State: **Iowa**
County: **Hardin**
Location: **26-89N-19W**
Township: **Etna**
Acres: **73.5**
Date: **8/5/2022**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Water & Well Information

No known wells.

Comments

Located 3½ miles north of Pine Lake Corn Processors.

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Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast

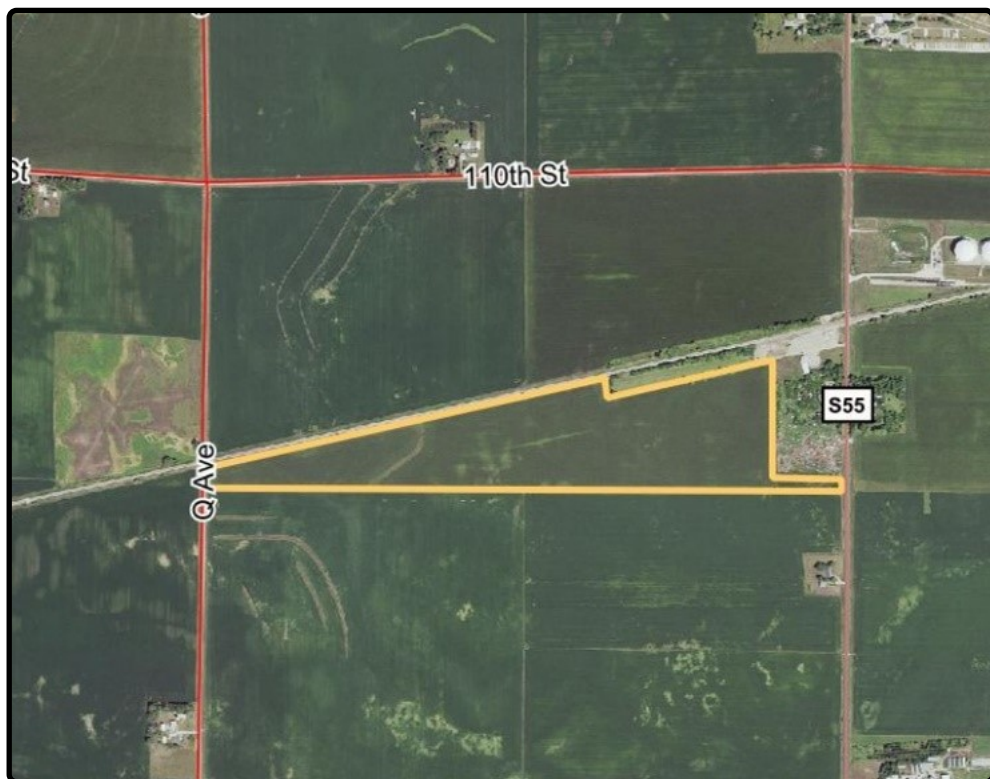


Northwest Looking Southeast



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Parcel 2

FSA/Eff. Crop Acres:	66.10
CRP Acres:	0.84
Corn Base Acres:	37.20
Bean Base Acres:	8.30
Soil Productivity:	86.10 CSR2

Parcel 2 Property Information 66.07 Acres, m/l

Location

From Ackley: Go west on Highway 57 for 4 miles, then south on R Avenue for 1½ miles. Property is on the west side of the road.

Legal Description

S½ NW¼, south of RR, and S½ NE¼, south of RR, except tracts to the northeast south of RR, all within Section 12, Township 89 North, Range 20 West of the 5th P.M. (Hardin Township)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,260.00
Net Taxable Acres: 66.07
Tax per Net Taxable Acre: \$34.21
Tax Parcel ID #: 89201220005

FSA Data

Farm Number 704, Tract 2023
FSA/Eff. Crop Acres: 66.10
CRP Acres: 0.84
Corn Base Acres: 37.20
Corn PLC Yield: 166 Bu.
Bean Base Acres: 8.30
Bean PLC Yield: 40 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 0.84 acres enrolled in a CP-8A contract that pays \$252.00 annually and expires 9/30/2031.

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 86.10. 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

Level to mildly sloped.

Drainage

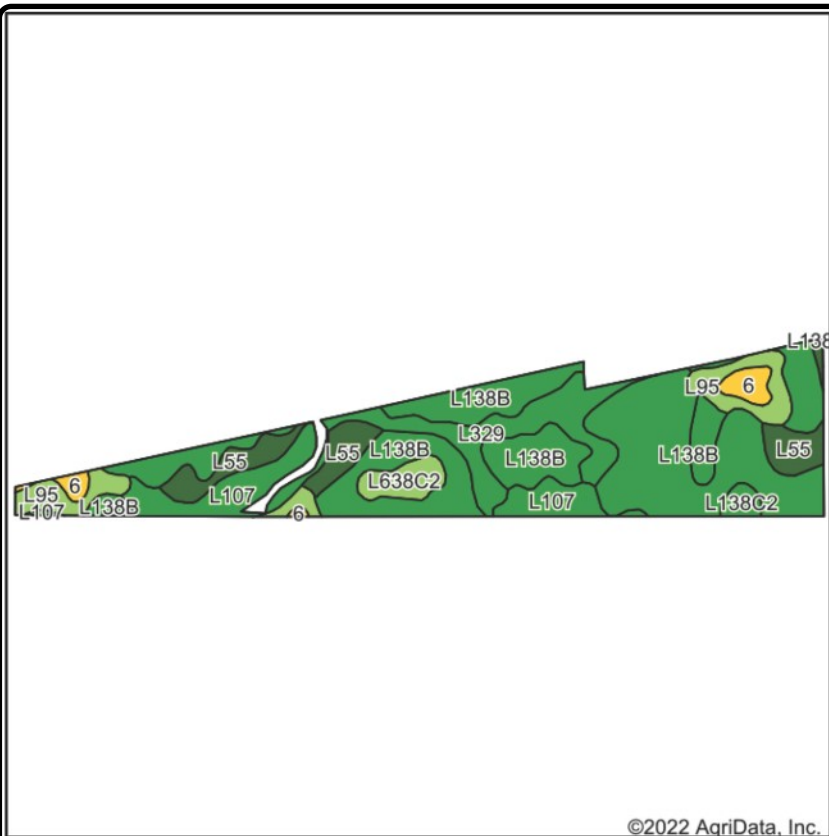
Natural, plus tile. No maps available.

Buildings/Improvements

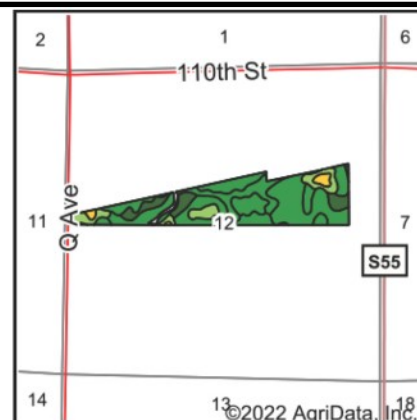
None.

Water & Well Information

No known wells.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Hardin**
Location: **12-89N-20W**
Township: **Hardin**
Acres: **66.1**
Date: **8/5/2022**



Maps Provided By:



Area Symbol: IA083, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	31.20	47.2%		88
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	11.09	16.8%		89
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	7.40	11.2%		88
L55	Nicollet loam, 1 to 3 percent slopes	6.36	9.6%		91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	5.40	8.2%		75
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.07	3.1%		75
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.77	2.7%		59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.81	1.2%		83
Weighted Average					86.1

Pipeline

Pipeline project in the area.

Comments

- Centrally located between 2 different ethanol plants.
- Nice-laying, high-quality Hardin County cropland.

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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West Looking East



East Looking West



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Date: **Tues., November 8, 2022**

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

Site: **Ackley Rec Club
902 8th Ave.
Ackley, IA 50601**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Chad Reifschneider 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 one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Estate of Duane Robert Lloyd

Agency

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

Auctioneer

Kyle Hansen

Attorney

Larry Johnson
Walter & Johnson Law

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 13, 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 13, 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals