

Land Auction

ACREAGE:

131.39 Acres, m/l
Fayette County, IA

DATE:

Tuesday
November 1, 2022
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



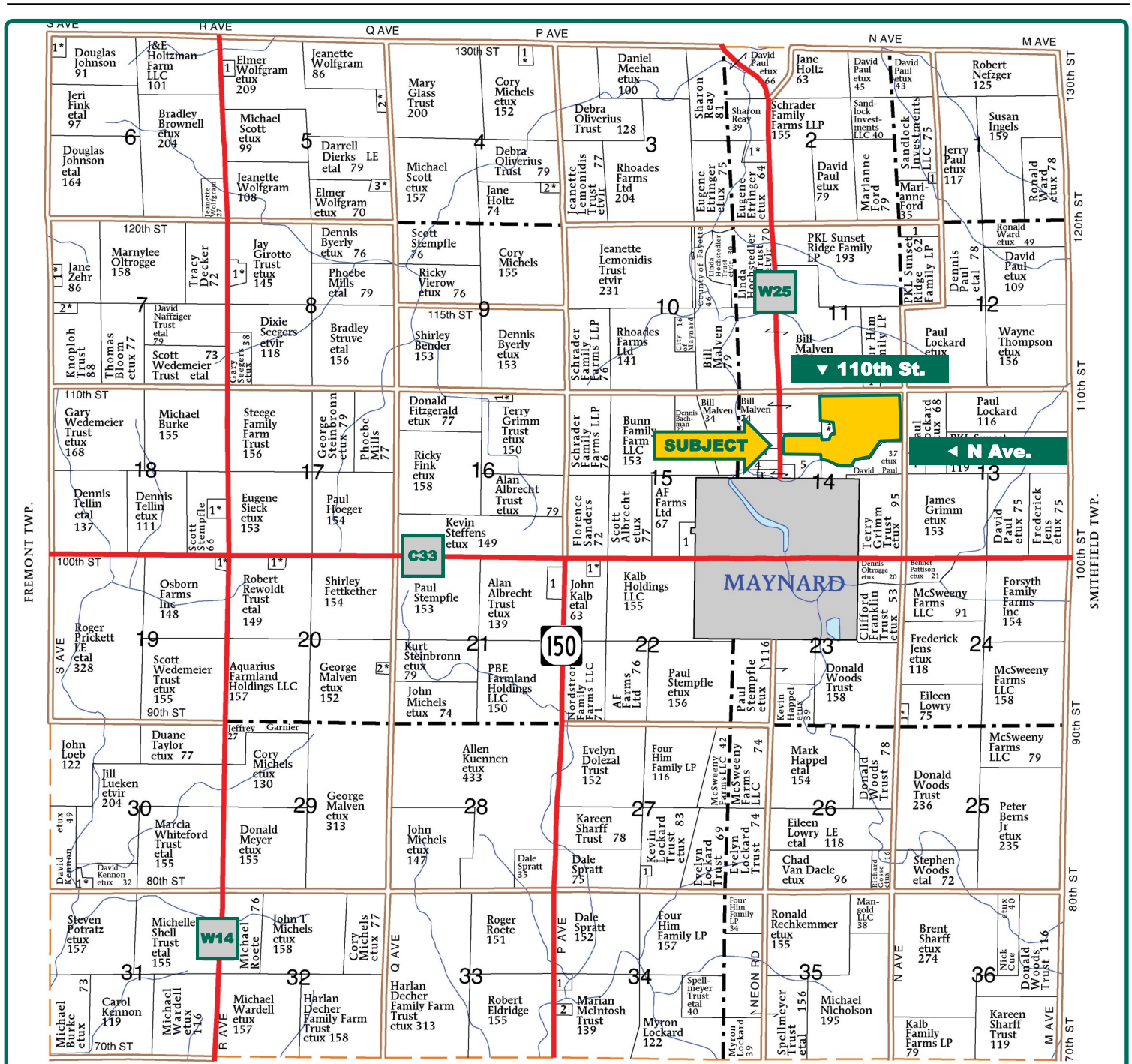
Property Key Features

- Located Along a Hard-Surface Road
- Within Close Proximity to Maynard, Iowa
- CSR2 of 77.70 on 125.80 Estimated FSA/Eff. Crop Acres

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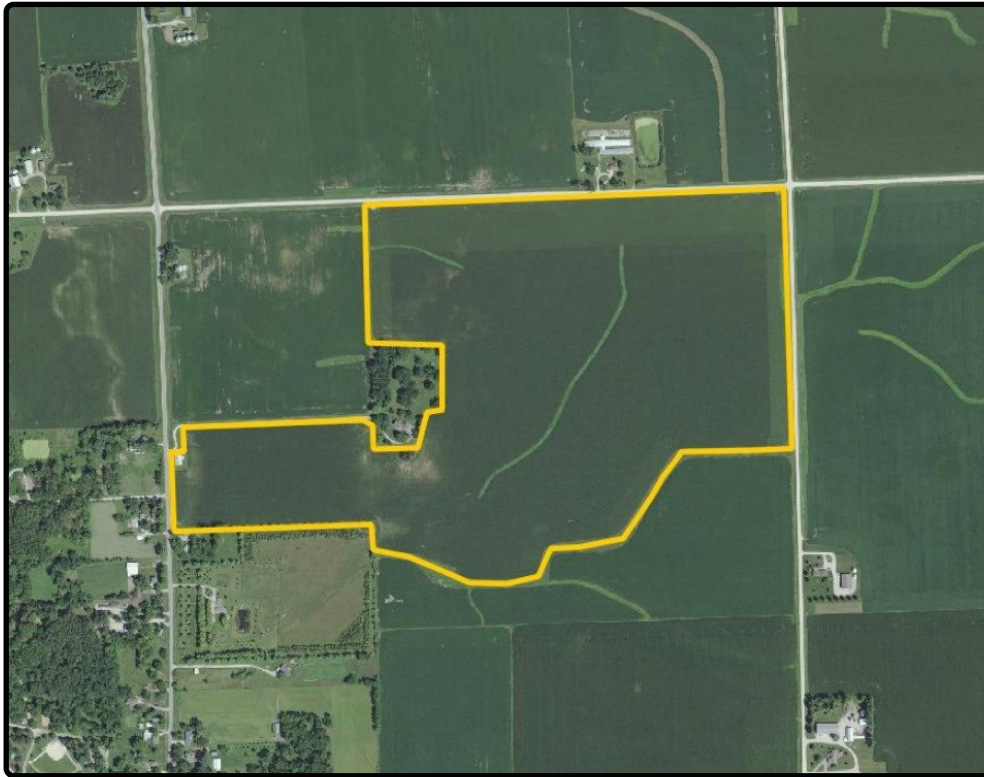


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FSA/Eff. Crop Acres: 125.80*

Corn Base Acres: 81.33*

Bean Base Acres: 44.33*

Soil Productivity: 77.70 CSR2

**Acres are estimated.*

Property Information

131.39 Acres, m/l

Location

Located ¼ mile north of Maynard, Iowa on the east side of Hwy W25.

Legal Description

N½ SE NW, NE EX S 450'W 430'OF NW NE & EX N 170' W 270' OF SW NE & EX PARCEL "V" Section 14, Township 92 North, Range 9 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,795.00*

Net Taxable Acres: 131.39*

Tax parcel ID#s: 1414200005

**Taxes estimated due to recent survey of property. Fayette County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 8064, Tract 10225

FSA/Eff. Crop Acres: 125.80*

Corn Base Acres: 81.33*

Corn PLC Yield: 148 Bu.

Bean Base Acres: 44.33*

Bean PLC Yield: 43 Bu.

**Acres are estimated pending reconstitution of farm by the Fayette County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Bassett loam and Clyde-Floyd complex. CSR2 on the estimated FSA/Eff. crop acres is 77.70. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

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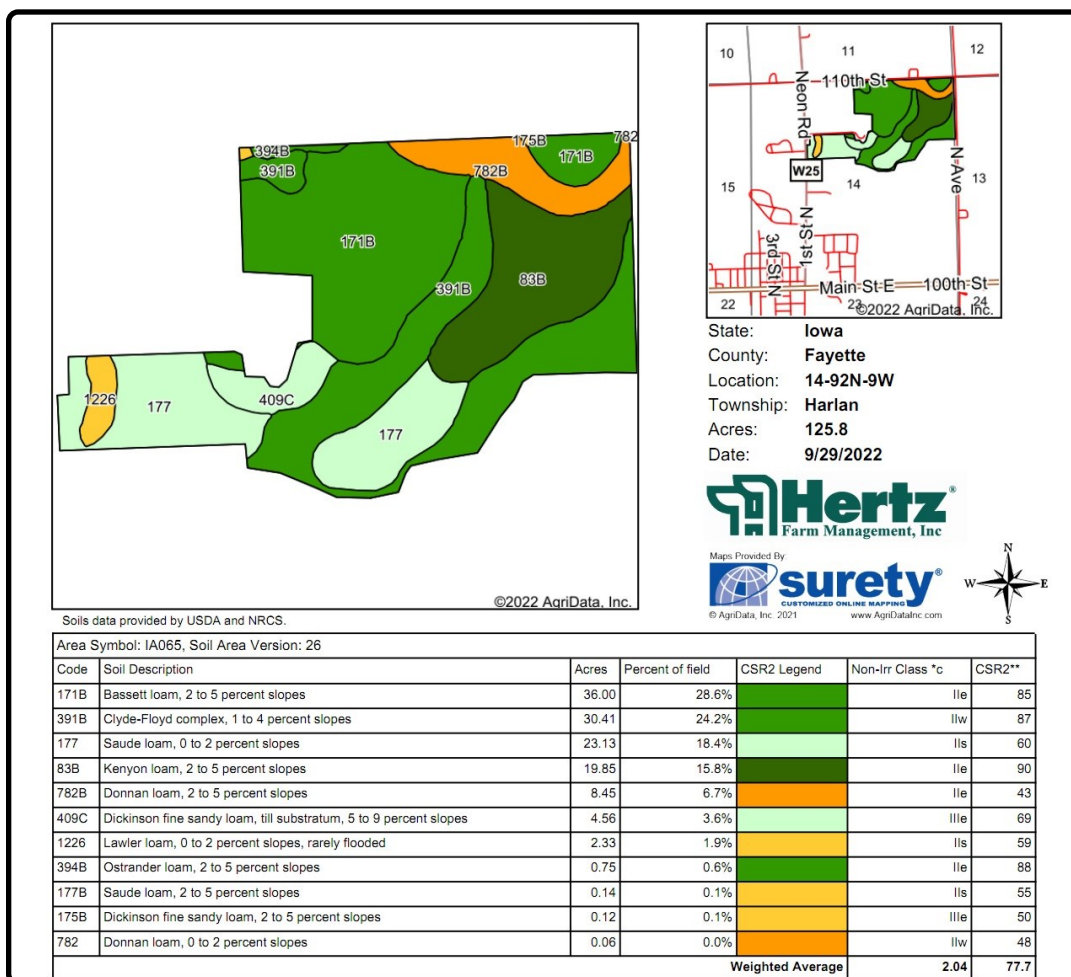
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Drainage

Some drainage tile. No tile maps available. Contact listing agent for details.

Buildings/Improvements

- 36' x 63' Steel Utility Building built in 1984

Seller to retain access to building until May 1, 2023.

Water & Well Information

No known well.

Easement

Seller will grant access to the farm with an 35' easement through the acreage driveway. Contact listing agent for details.

Survey

Survey excluding acreage and driveway has been completed. Contact listing agent for details.

Comments

Highly tillable tract located along a hard-surface road.

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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Looking southwest



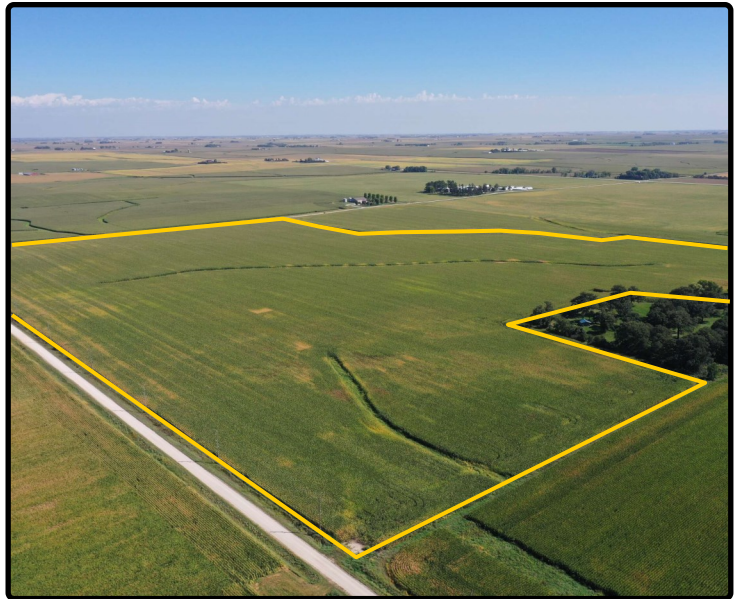
Looking northwest



Looking northeast



Looking southeast



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Date: **Tues., November 1, 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, Morgan Troendle at 319-239-6500 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

Randy Harrison, Pamela Hamlyn,
Jerry Hamlyn

Agency

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

Auctioneer

Elliott Siefert

Attorney

Hofmeyer & Hanson

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. Seller to retain access to building until May 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.

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