

Land Auction

ACREAGE:

80.00 Acres, m/l
Story County, IA

DATE:

Monday
November 21, 2022
2:00 p.m.

AUCTION TYPE:

Hybrid
Zearing, IA &
bid.hertz.ag



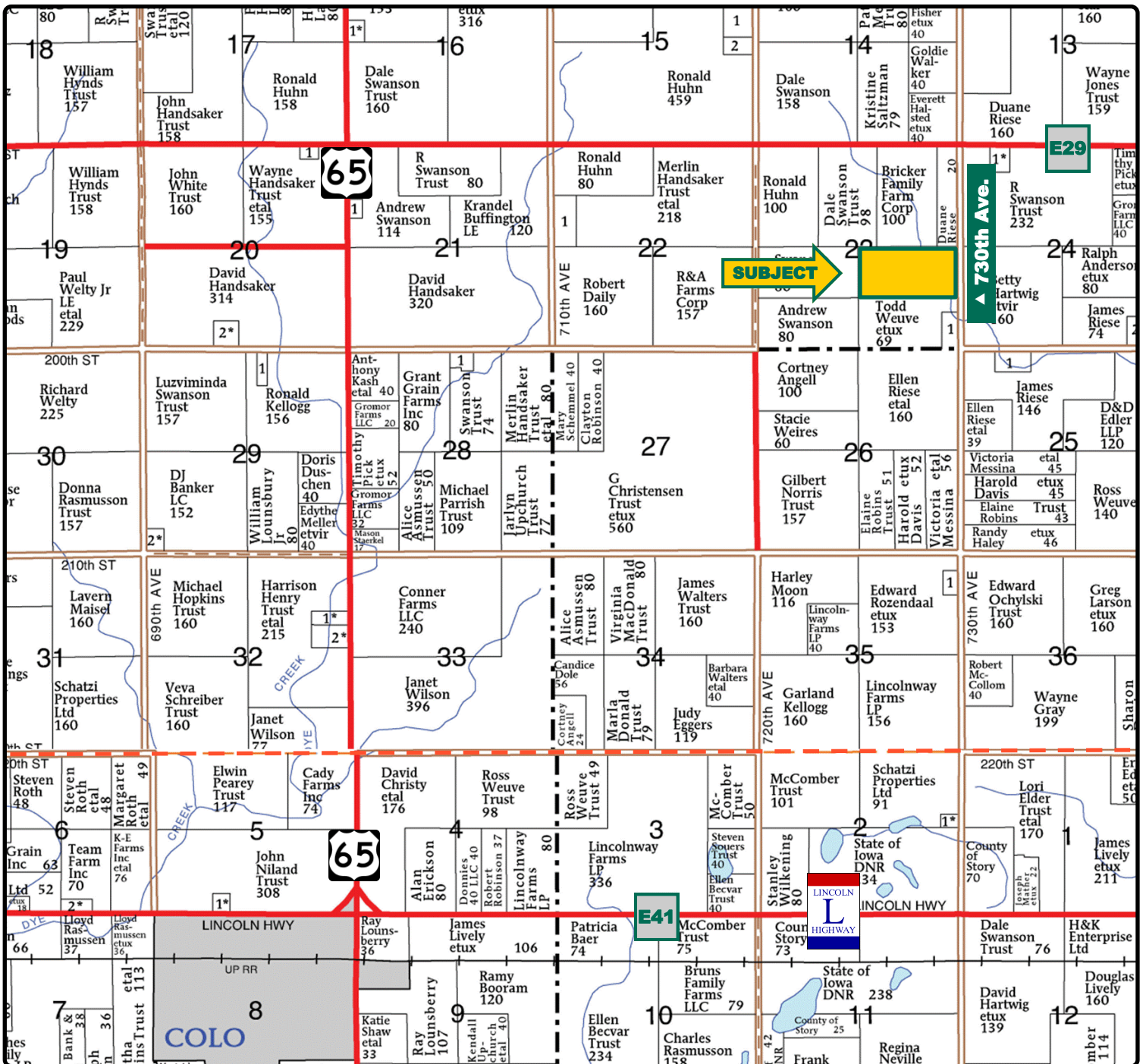
Property Key Features

- **5½ Miles Northeast of Colo**
- **79.27 FSA/Eff. Crop Acres Carrying an 88.50 CSR2**
- **Highly Tillable Story County Farmland**

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag

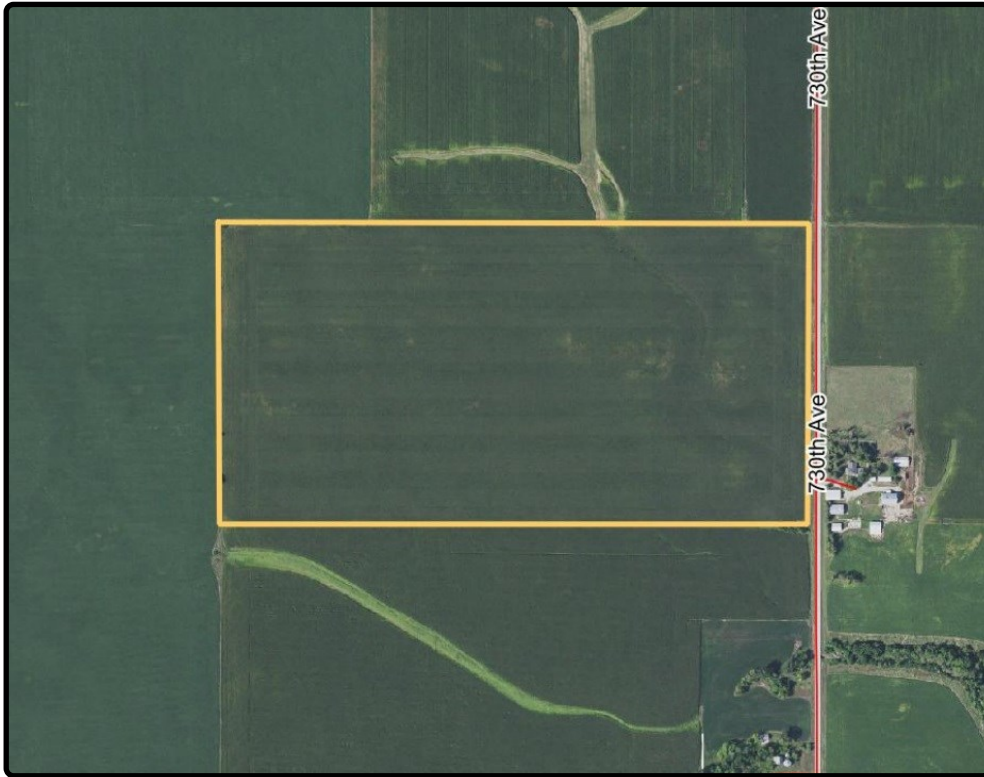


Map reproduced with permission of Farm & Home Publishers, Ltd.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



FSA/Eff. Crop Acres: 79.27

Corn Base Acres: 59.09

Bean Base Acres: 19.71

Soil Productivity: 88.50 CSR2

Property Information

80.00 Acres, m/l

Location

From Colo: Go east on E41 / Lincoln Highway for 3 miles, then north on 730th Avenue for 3½ miles. Property is on the west side of the road.

Legal Description

N½ SE¼ of Section 23, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,674.00
Gross Acres: 80.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$33.85
Tax parcel ID#s: 0823400100, 0823400200

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4069, Tract 9902
FSA/Eff. Crop Acres: 79.27
Corn Base Acres: 59.09
Corn PLC Yield: 154 Bu.
Bean Base Acres: 19.71
Bean PLC Yield: 54 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 88.50 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 moderately sloped.

Drainage

Natural, plus some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

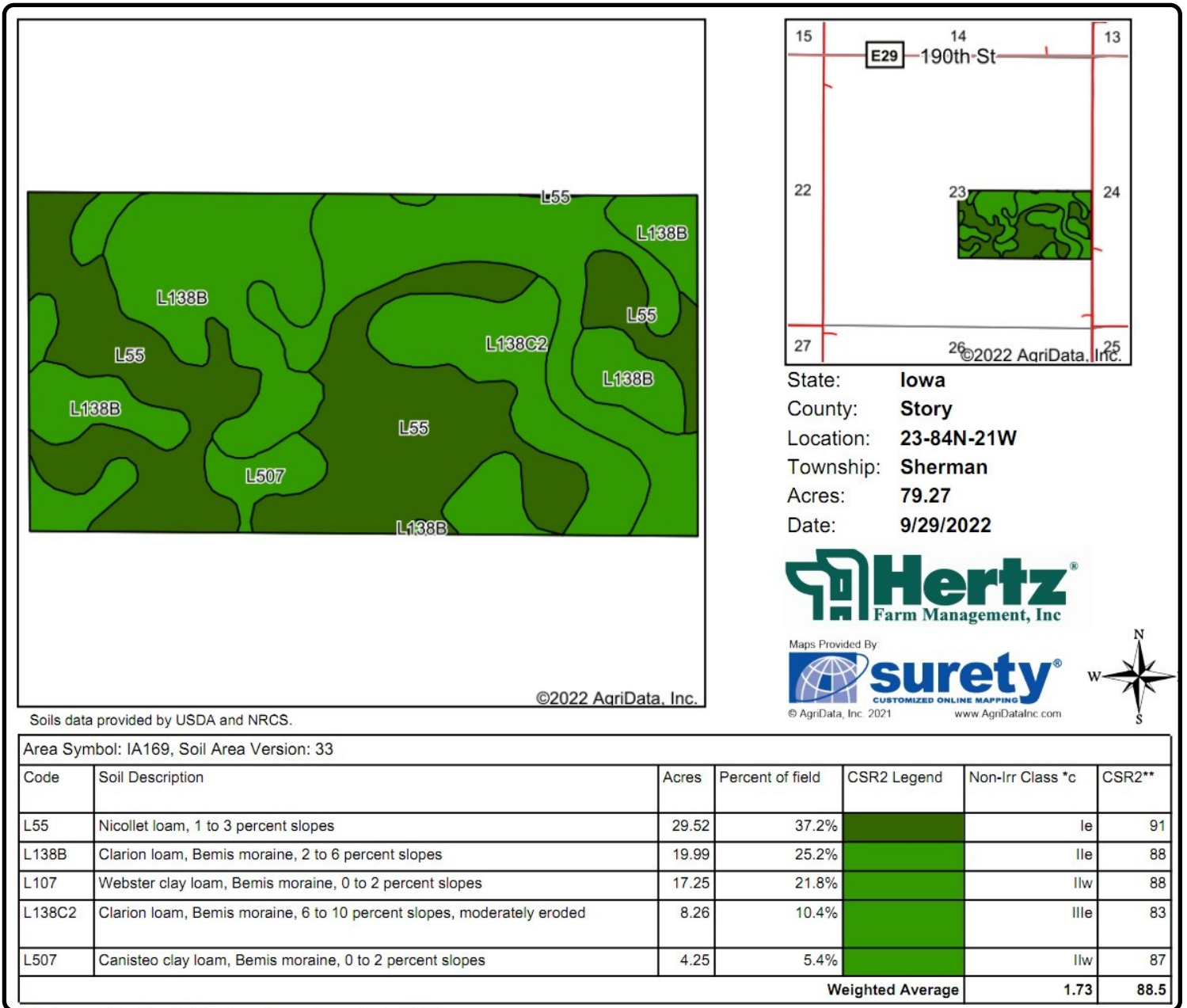
Comments

Productive soils on this Story County farm.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag



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.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag

Northeast Looking Southwest



Southeast Looking Northwest



Northwest Looking Southeast



Southwest Looking Northeast



Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag

Date: **Mon., Nov. 21, 2022**

Time: **2:00 p.m.**

Site: **Dakins Comm. Center
105 E. Main Street
Zearing, IA 50278**

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 Managers, Chad Reifschneider or Dick Pringnitz 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

Richard K. Allen

Agency

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

Auctioneer

Kyle Hansen

Attorney

Richard Parker
Parker Law Firm

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 January 17, 2023 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 January 17, 2023.

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.

Chad Reifschneider
Licensed Salesperson in IA
515-450-9529
ChadR@Hertz.ag

515-382-1500
415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag

Dick Pringnitz, AFM
Licensed Salesperson in IA
515-382-7937
DickP@Hertz.ag