

Land Auction

ACREAGE:

117.06 Acres, m/l
Tama County, IA

DATE:

Tuesday
December 6, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Le Grand, IA &
bid.hertz.ag

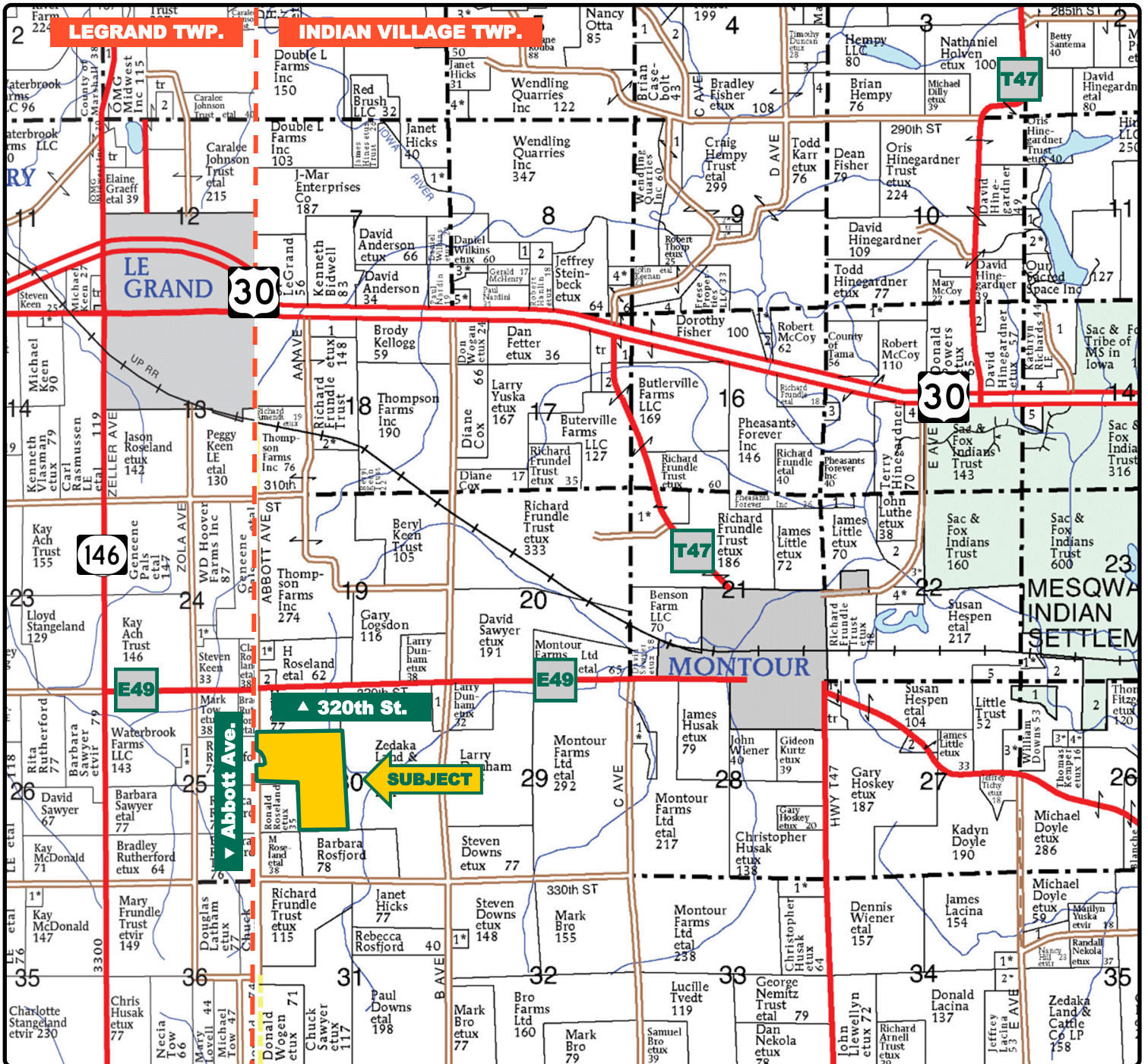


Property Key Features

- 108.82 FSA/Eff. Crop Acres, Carrying an Above County Average 80.80 CSR2
- Highly Tillable Tama County Farmland
- Located Less than a Half-Mile from a Local Grain Facility

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



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



FSA/Eff. Crop Acres:	108.82
Corn Base Acres:	108.80
Soil Productivity:	80.80 CSR2

Property Information

117.06 Acres, m/l

Location

From Le Grand: Go south on Highway 146 for 2 miles, then east on Highway E49 / 320th Street for 1 mile, then south on Abbott Avenue for ½ mile. The property is on the east side of the road.

Legal Description

S½ NW¼, excluding Parcel A and NE¼ SW¼ of Section 30, Township 83 North, Range 16 West of the 5th P.M. (Indian Village Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,718.00
Net Taxable Acres: 117.06
Tax per Net Taxable Acre: \$40.30

Tax parcel ID#s: 13.30.100.005,
13.30.100.004, 13.30.300.002

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1058, Tract 2394
FSA/Eff. Crop Acres: 108.82
Corn Base Acres: 108.80
Corn PLC Yield: 145 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Dinsdale.
CSR2 on the FSA/Eff. crop acres is 80.80.
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

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

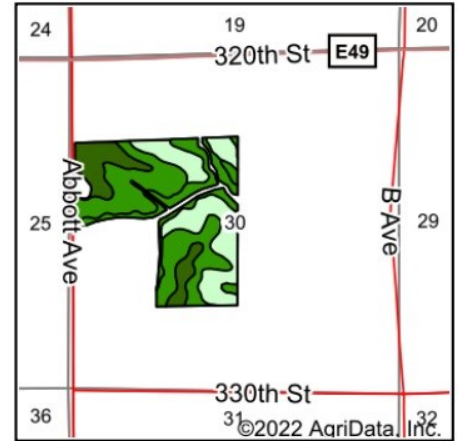
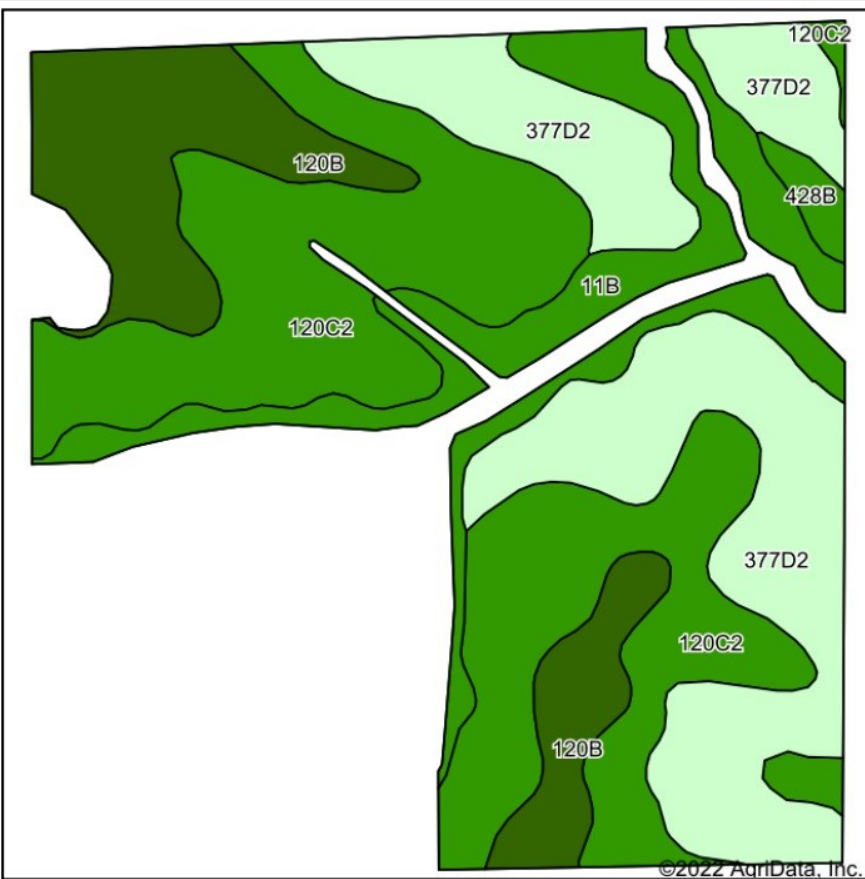
No known wells.

Comments

High-quality Tama 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



State: **Iowa**
 County: **Tama**
 Location: **30-83N-16W**
 Township: **Indian Village**
 Acres: **108.82**
 Date: **10/17/2022**


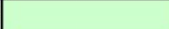
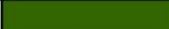




Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	41.90	38.5%		IIIe	87
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	31.92	29.3%		IIIe	62
120B	Tama silty clay loam, 2 to 5 percent slopes	17.22	15.8%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	16.64	15.3%		IIw	86
428B	Ely silty clay loam, 2 to 5 percent slopes	1.14	1.0%		IIe	88
Weighted Average					2.68	80.8

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



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

Northwest Looking Southeast



Southwest Looking Northeast



Northeast Looking Southwest



South Looking North



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

Date: **Tues., December 6, 2022**

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

Site: **Le Grand Comm. Center
206 North Vine Street
Le Grand, IA 50142**

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 Phone 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

Monte Knudson Estate

Agency

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

Auctioneer

Kyle Hansen

Attorney

Sean Heitmann
Moore, McKibben, Goodman & Lorenz, LLP.

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 18, 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 18, 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.

Make the Most of Your Farmland Investment

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

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