

Land Auction

ACREAGE:**320.00 Acres, m/l**

In 2 parcels

Hamilton County, IA

DATE:

Tuesday

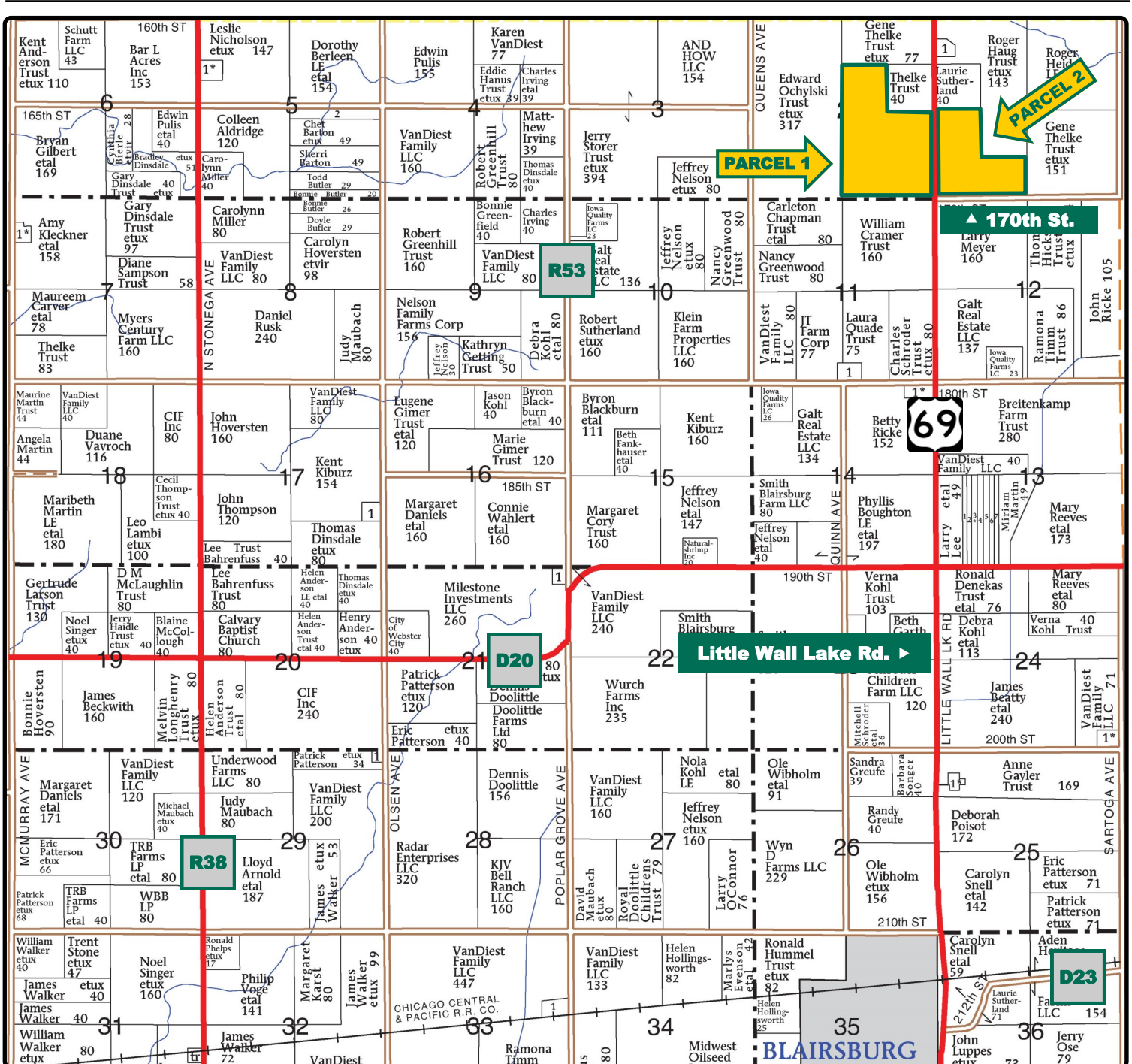
December 13, 2022**10:00 a.m.****AUCTION TYPE:****Hybrid**Williams, IA &
bid.hertz.ag**Property Key Features**

- Located 4 Miles North of Blairsburg Along Hwy. 69
- High-Quality Soils
- Wind Turbine Income on Both Parcels

Kyle Hansen, ALC

Licensed Broker in IA, MO, & NE

515-382-7946**KyleH@Hertz.ag****515-382-1500**415 South 11th Street
Nevada, IA 50201**www.Hertz.ag**



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

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Parcel 1

FSA/Eff. Crop Acres:	185.53
CRP Acres:	4.84
Corn Base Acres:	185.53
Soil Productivity:	78.30 CSR2

Parcel 1 Property Information 200.00 Acres, m/l

Location

From Blairsburg: Go 4 miles north on Hwy. 69 / Little Wall Lake Rd. The farm is on the west side of the road.

Legal Description

SE¼ and SW¼ NE¼, Section 2,
Township 89 North, Range 24 West of the
5th P.M., Hamilton Co., IA.
(Blairsburg Twp.)

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$7,604.00
Gross Acres: 200.00
Net Taxable Acres: 197.02
Tax per Net Taxable Acre: \$38.60
Tax Parcel ID #s: 040892402200003,
040892402400001, 040892402400002,
040892402400003, & 040892402400004

FSA Data

Farm Number 62, Part of Tract 2226
FSA/Eff. Crop Acres: 185.53
CRP Acres: 4.84
Corn Base Acres: 185.53
Corn PLC Yield: 161 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW-Prior Converted Non-Wetlands.

CRP Contracts

There are two CRP contracts on this property:

- There are 1.61 acres enrolled in a CP-27 contract that pays \$300.00/acre or \$483.00 annually and expires September 30, 2027.
- There are 3.23 acres enrolled in a CP-28 contract that pays \$300.00/acre or \$969.00 annually and expires on September 30, 2027.

Soil Types/Productivity

Primary soils are Guckeen, Brownnton, and Bode. CSR2 on the FSA/Eff. crop acres is 78.30. See soil map for detail.

Mineral Rights

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

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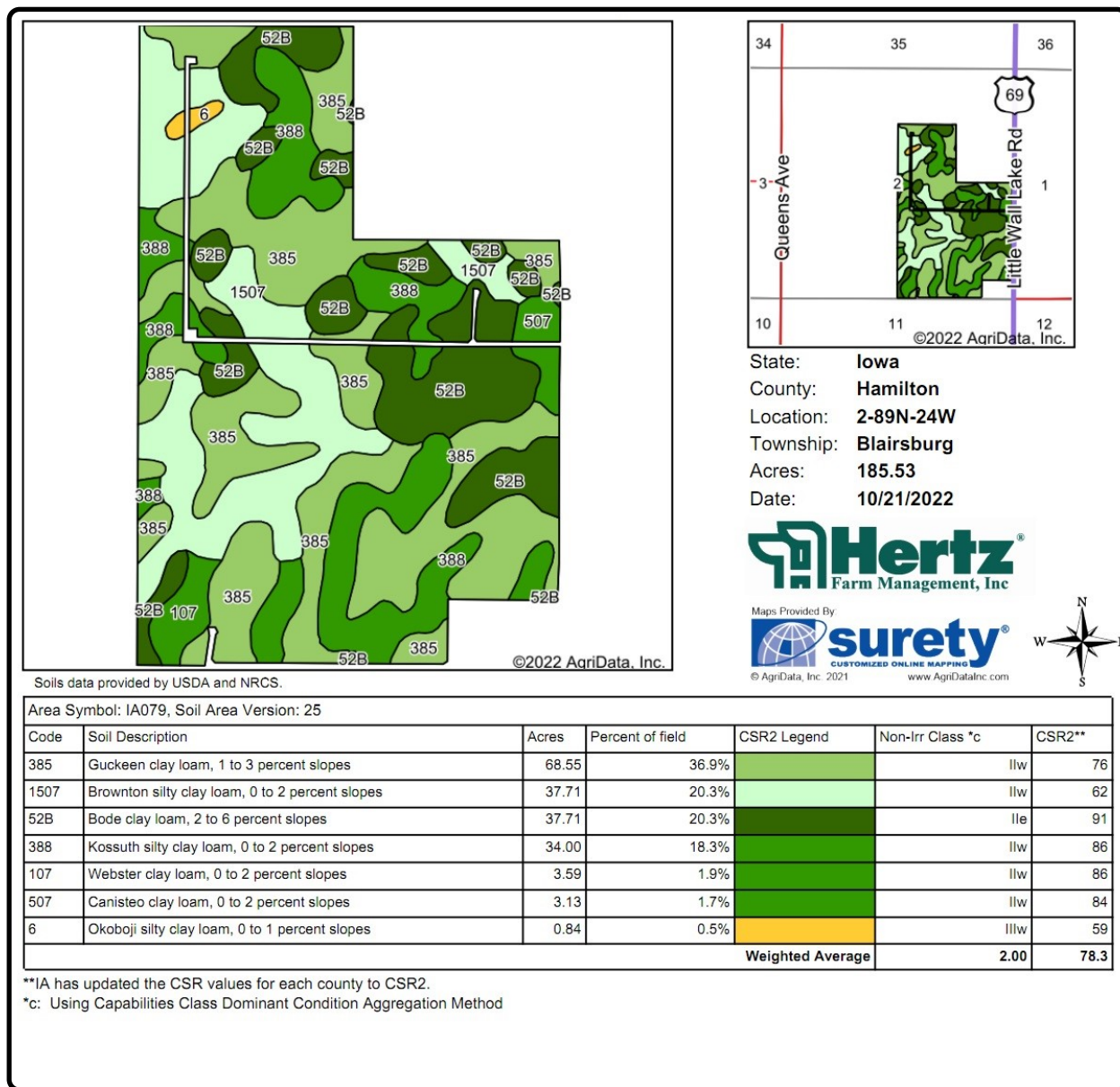
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Drainage

Tiled. Contact agent for tile maps. This farm is located in the Farley J DD #7, the Woods J DD #26, and the Haviland DD #101.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Turbines

The farm has 5 wind turbines with an annual contract paying \$4,000 per turbine. Total annual wind turbine income is \$20,000.00. At closing, the Buyer will receive an \$18,000.00 credit for the 2023 wind easement.

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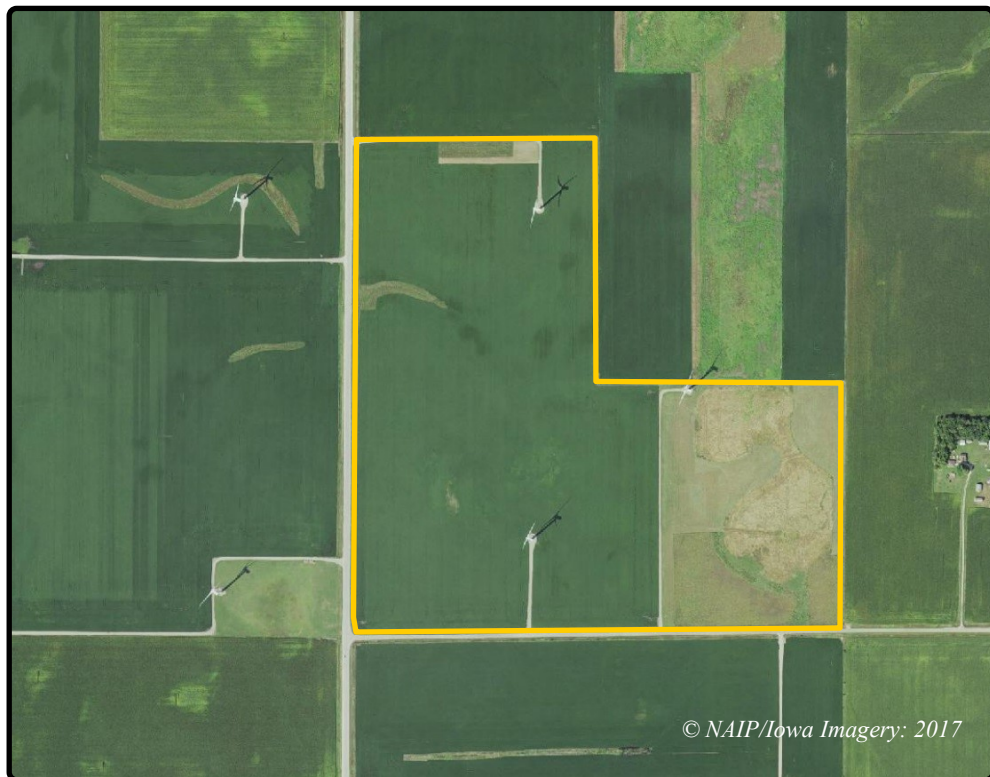
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Parcel 2 Property Information 120.00 Acres, m/l

Location

From Blairsburg: Go 4 miles north on Hwy. 69 / Little Wall Lake Rd. The farm is on the east side of the of Hwy. 69 and the north side of 170th St.

Legal Description

W½ SW¼ and SE¼ SW¼, Section 1, Township 89 North, Range 24 West of the 5th P.M., Hamilton Co., IA. (Blairsburg Twp.)

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$4,406.00
Gross Acres: 120.00
Net Taxable Acres: 115.47
Tax per Net Taxable Acre: \$38.16
Tax Parcel ID #s: 040892401300001, 040892401300003, & 040892401300004

FSA Data

Farm Number 62, Part of Tract 2226
FSA/Eff. Crop Acres: 84.97
CRP Acres: 28.52
Corn Base Acres: 84.97
Corn PLC Yield: 161 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land. 7.40-acres in CRP are designated as farmable wetlands.
PCNW-Prior Converted Non-Wetlands.

Parcel 2

FSA/Eff. Crop Acres: 84.97
CRP Acres: 28.52
Corn Base Acres: 84.97
Soil Productivity: 85.00 CSR2

CRP Contracts

There are two CRP contracts on this property:

- There are 8.10 acres enrolled in a CP-27 contract that pays \$300.00/acre or \$2,430.00 annually and expires September 30, 2027.
- There are 20.42 acres enrolled in a CP-28 contract that pays \$300.00/acre or \$6,126.00 annually and expires on September 30, 2027.

Soil Types/Productivity

Primary soils are Canisteo, Clarion, and Nicollet. CSR2 on the FSA/Eff. crop acres is 85.00. See soil map for details.

Mineral Rights

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

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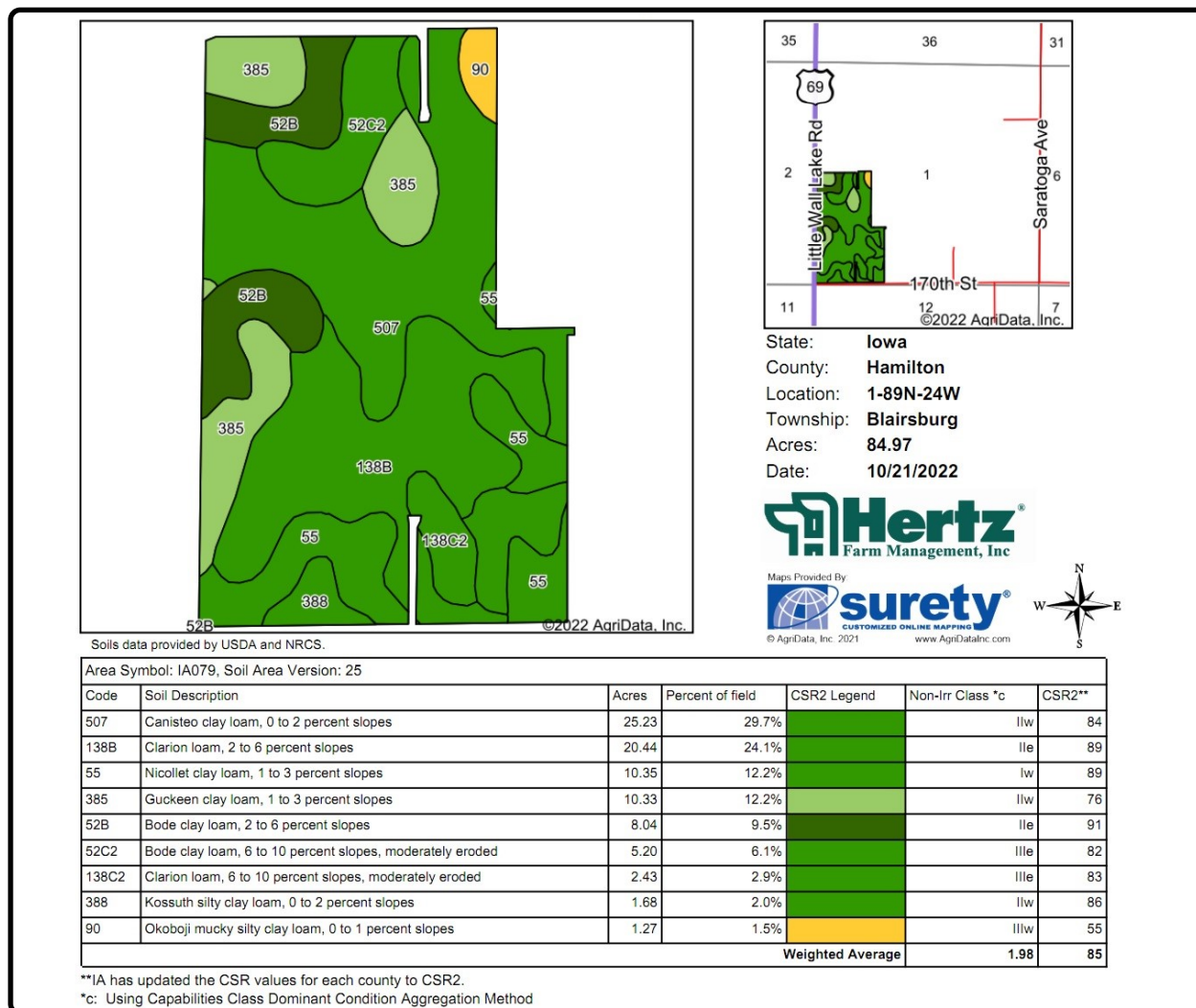
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Land Description

Level to moderately sloping.

Drainage

Tiled. Contact agent for tile maps. This farm is located in the Farley J DD #7 and Woods J DD #26.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Turbines

The farm has 3 wind turbines with an annual contract paying \$4,000 per turbine. Total annual wind turbine income is \$12,000.00. At closing, the Buyer will receive an \$11,000.00 credit for the 2023 wind easement.

Comments

Great quality farm in northern Hamilton County with extra income coming from 3 wind turbines.

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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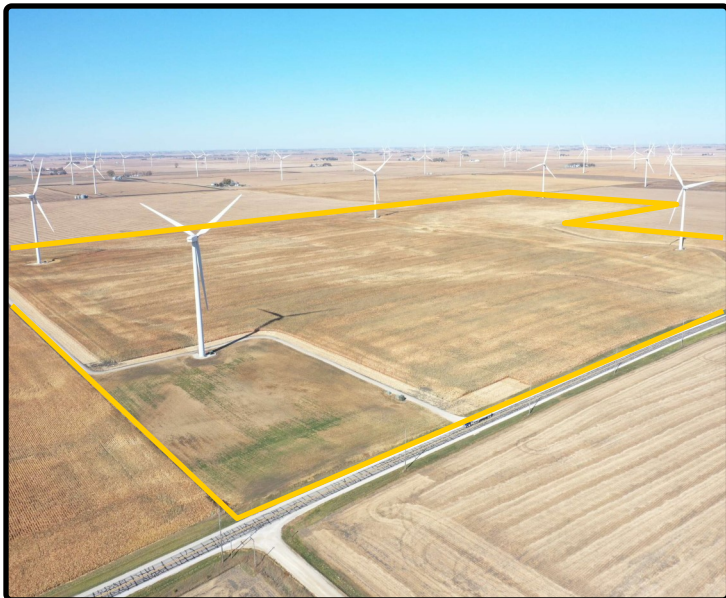
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Parcel 1 - Southeast looking Northwest



Parcel 1 - Northwest looking Southeast



Parcel 1 - South looking North



Parcel 1 - Northeast looking Southwest



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Parcel 1 - Southwest looking Northeast



Parcel 2 - Southeast looking Northwest



Parcel 2 - North looking South



Parcel 2 - Southwest looking Northeast



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Date: **Tues., December 13, 2022**

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

Site: **Titan Machinery
3093 220th St.
Williams, IA 50271**

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, 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

- Parcels 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 remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Carleton Chapman Trust

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 January 20, 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, 2024. The Seller will credit the Buyer at closing for 2023 cash rent. Contact agent for details. Taxes will be prorated to January 20, 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.

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