

Land Auction

ACREAGE:**174.84 Acres, m/l**

In 2 parcels

Floyd County, IA

DATE:

Thursday

December 15, 2022**10:00 a.m.****AUCTION TYPE:****Hybrid**Nora Springs, IA &
bid.hertz.ag

Property Key Features

- Large Tract of Farmland Being Offered in Two Parcels
- Outstanding 95.70 CSR2 on Parcel 1
- Close Proximity to Avenue of the Saints and Nora Springs

Cal Dickson, AFM, ALC, CCA

Licensed Broker in IA & MN

641-425-0978**CalD@Hertz.ag****641-423-9531**

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag**Mike Yegge**

Licensed Salesperson in IA & MN

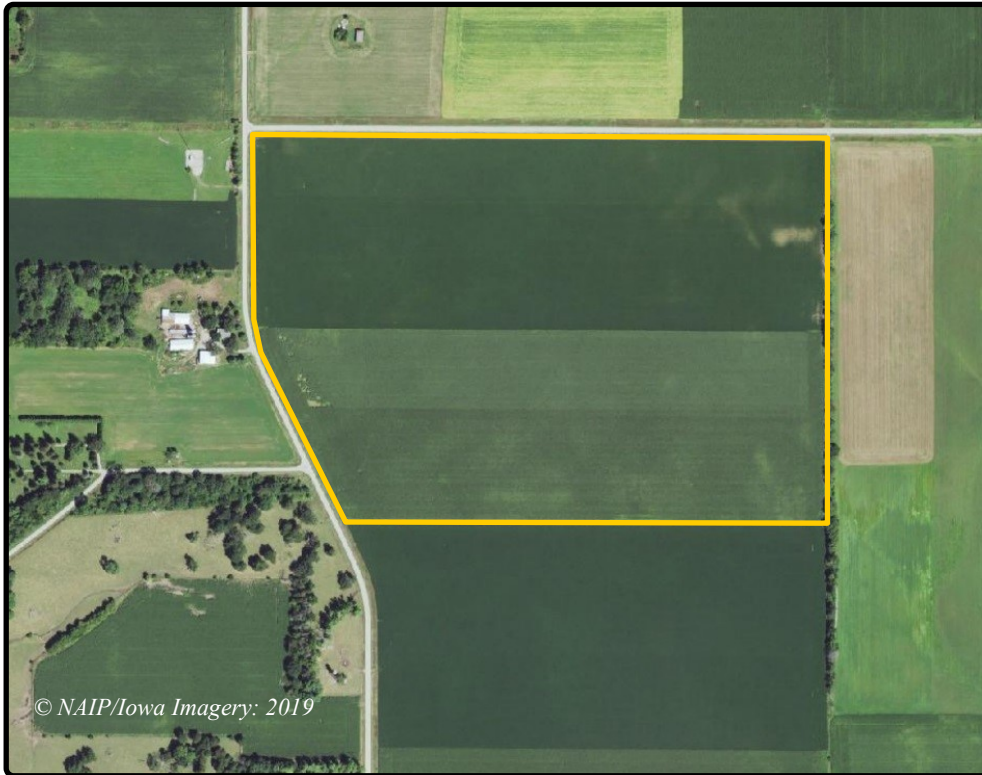
641-590-1936**MikeY@Hertz.ag**



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Parcel 1

FSA/Eff. Crop Acres:	99.38
Corn Base Acres:	49.70
Bean Base Acres:	49.60
Soil Productivity:	95.70 CSR2

Parcel 1 Property Information 103.60 Acres, m/l

Location

From the intersection of Hwy. 18 and S70 south of Nora Springs: Go east 2 miles on Hwy. 18, then north on Cameo Rd. for ½ mile. The farm is located on the east side of Cameo Rd.

Legal Description

Part of the NW¼ in Section 21, Township 96 North, Range 18 West of the 5th P.M., Floyd Co., IA. (Rock Grove Twp.)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,288.00
Gross Acres: 103.60
Exempt Acres: 3.40
Net Taxable Acres: 100.20
Tax per Net Taxable Acre: \$32.81
Tax Parcel ID #: 05-21-126-001-00

FSA Data

Farm Number 3098, Tract 68
FSA/Eff. Crop Acres: 99.38
Corn Base Acres: 49.70
Corn PLC Yield: 159 Bu.
Bean Base Acres: 49.60
Bean PLC Yield: 46 Bu.

NRCS Classification

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

Soil Types/Productivity

Primary soil is Dinsdale. CSR2 on the FSA/Eff. crop acres is 95.70. See soil map for detail.

Land Description

Level to slightly sloping.

Drainage

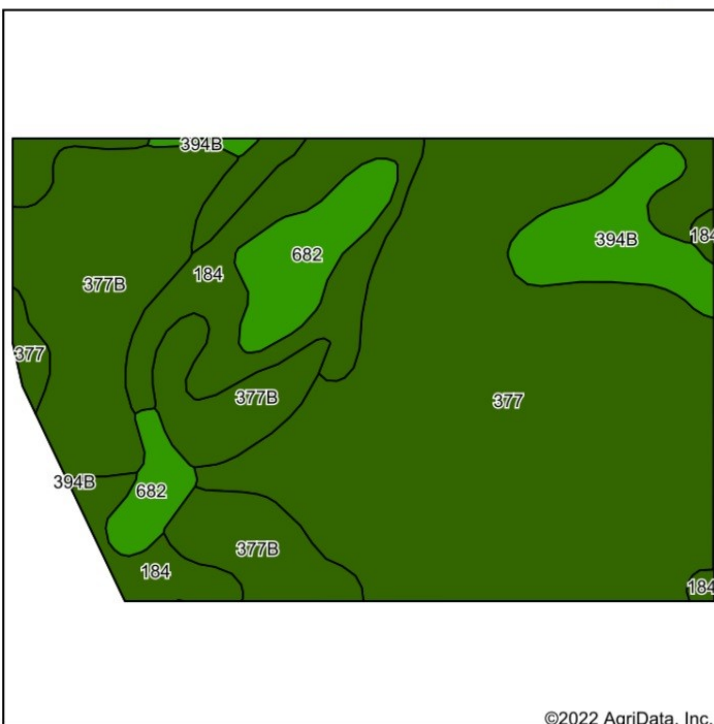
Natural with some tile. No maps available.

Water & Well Information

None.

Comments

Outstanding 95.70 CSR2 farm located southeast of Nora Springs, IA. The Avenue of the Saints is located within ½ mile of the farm. Fall tillage on the corn stalks is provided by the seller.



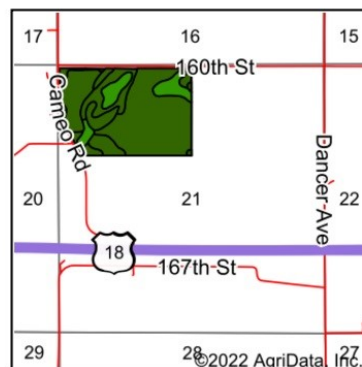
Soils data provided by USDA and NRCS.

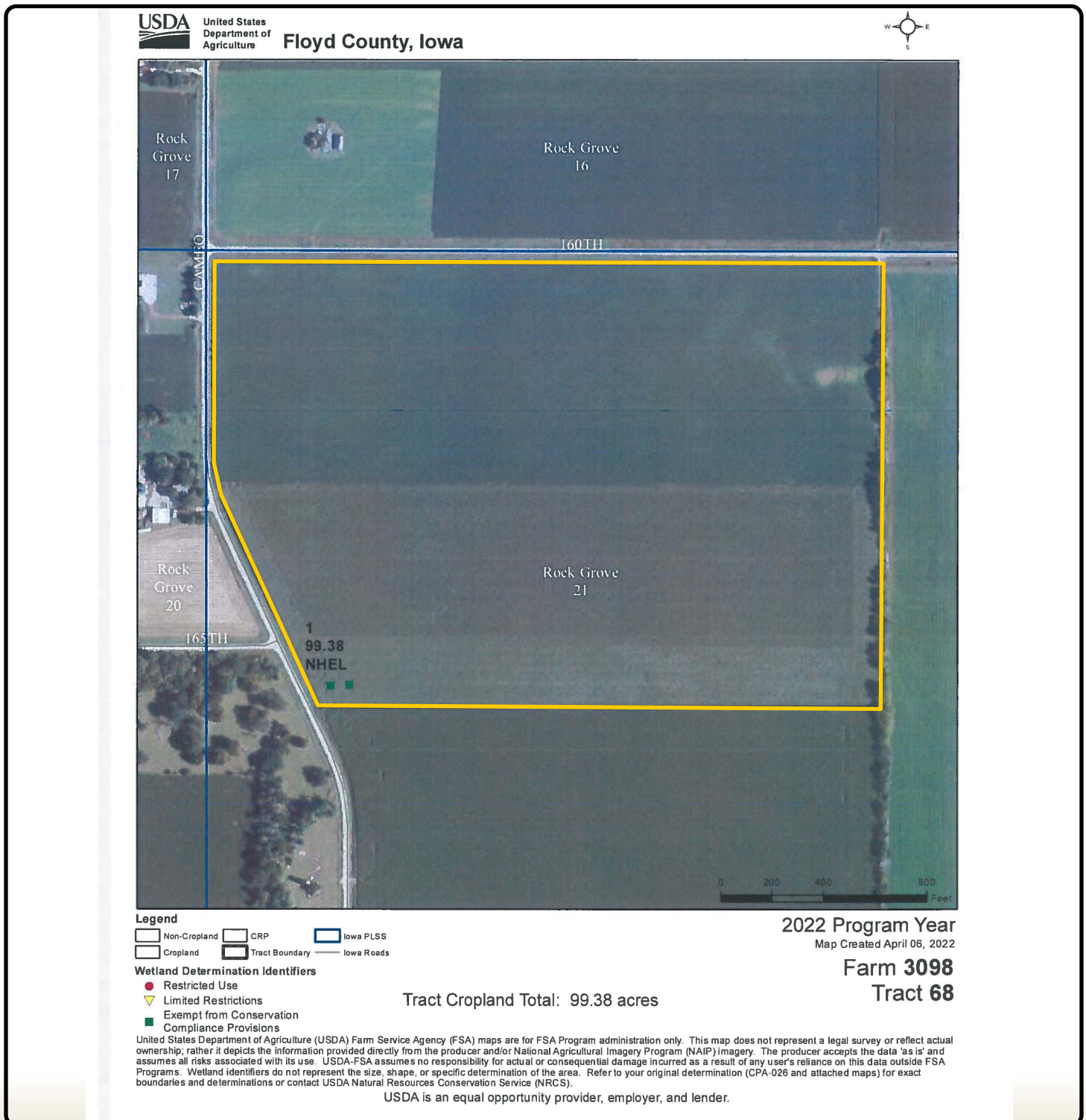
Area Symbol: IA067, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377	Dinsdale silty clay loam, 0 to 2 percent slopes	52.99	53.3%		le	99
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	21.98	22.1%		lle	94
184	Klinger silty clay loam, 1 to 4 percent slopes	11.98	12.1%		lw	95
682	Maxfield silt loam, 0 to 2 percent slopes	6.66	6.7%		llw	83
394B	Ostrander loam, 2 to 5 percent slopes	5.77	5.8%		lle	88
Weighted Average					1.35	95.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method





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Parcel 2

FSA/Eff. Crop Acres: 68.00
Corn Base Acres: 68.00
Soil Productivity: 83.70 CSR2

Parcel 2 Property Information 71.24 Acres, m/l

Location

From the intersection of Hwy. 18 and S70 south of Nora Springs: Go east 5 miles on Hwy. 18, then north on Foothill Ave. for ½ mile. The farm is located on the west side of Foothill Ave.

Legal Description

N½ NE¼, except Parcel B, in Section 23, Township 96 North, Range 18 West of the 5th P.M., Floyd Co., IA.
(Rock Grove Twp.)

Lease Status

Open lease for the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,176.00
Gross Acres: 71.24
Exempt Acres: 2.37
Net Taxable Acres: 68.87
Tax per Net Taxable Acre: \$31.60
Tax Parcel ID #: 05-23-200-006-00

FSA Data

Farm Number 779, Tract 251
FSA/Eff. Crop Acres: 68.00
Corn Base Acres: 68.00
Corn PLC Yield: 157 Bu.

NRCS Classification

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

Soil Types/Productivity

Primary soils are Maxfield and Franklin.
CSR2 on the FSA/Eff. crop acres is 83.70.
See soil map for detail.

Land Description

Level to slightly sloping.

Drainage

Natural with tile. Contact agent for maps.

Water & Well Information

None.

Comments

Excellent 83.70 CSR2 farm located southeast of Nora Springs. The Avenue of the Saints is located within a ¼ mile of the farm.



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Floyd**
Location: **23-96N-18W**
Township: **Rock Grove**
Acres: **68**
Date: **11/4/2022**



Maps Provided By

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA067, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
682	Maxfield silt loam, 0 to 2 percent slopes	39.69	58.4%		IIw	83
761	Franklin silt loam, 0 to 3 percent slopes	24.12	35.5%		Iw	85
171B	Bassett loam, 2 to 5 percent slopes	2.42	3.6%		Ile	85
407B	Schley silt loam, 1 to 4 percent slopes	1.77	2.6%		IIw	81
Weighted Average					1.65	83.7

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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Parcel 1 - Looking Northwest



Parcel 1 - Looking Northeast



Parcel 1 - Looking Southwest



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Parcel 2 - Looking Southwest



Parcel 2 - Looking Southeast



Parcel 2 - Looking Northwest



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Date: **Thurs., December 15, 2022**

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

Site: **Nora Springs Community Room
45 N Hawkeye Ave.
Nora Springs, IA 50458**

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, Cal Dickson at 641-425-0978 or Mike Yegge at 641-590-1936 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 individually and then in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Scott Schroeder & Stephanie Schroeder

Agency

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

Auctioneer

Troy Louwagie

Attorney

Collin Davison
Laird 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 10, 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 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.