

Land Auction

ACREAGE:

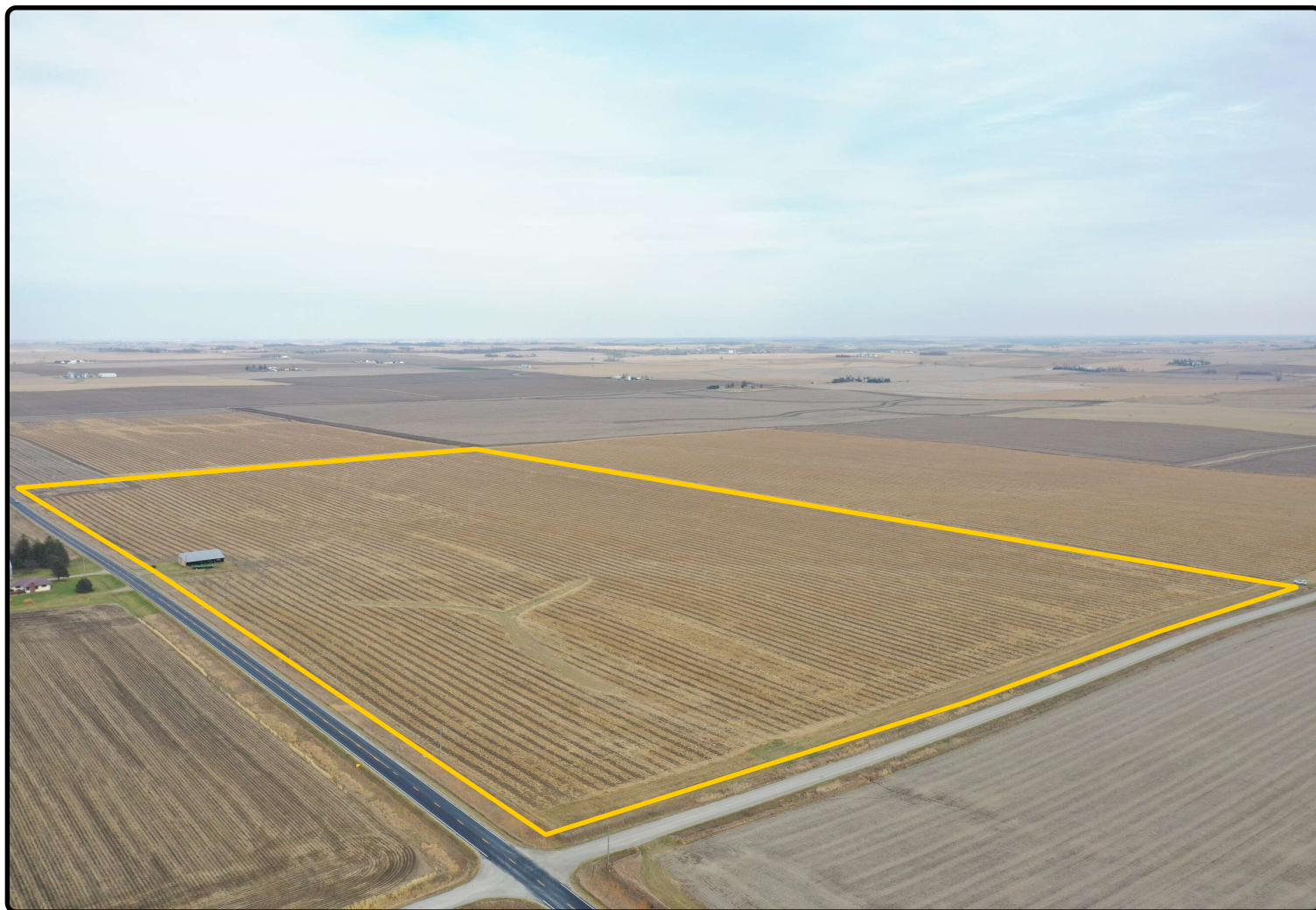
76.00 Acres, m/l
Benton County, IA

DATE:

Friday
December 16, 2022
10:00 a.m.

AUCTION TYPE:

Hybrid
Keystone, IA &
bid.hertz.ag

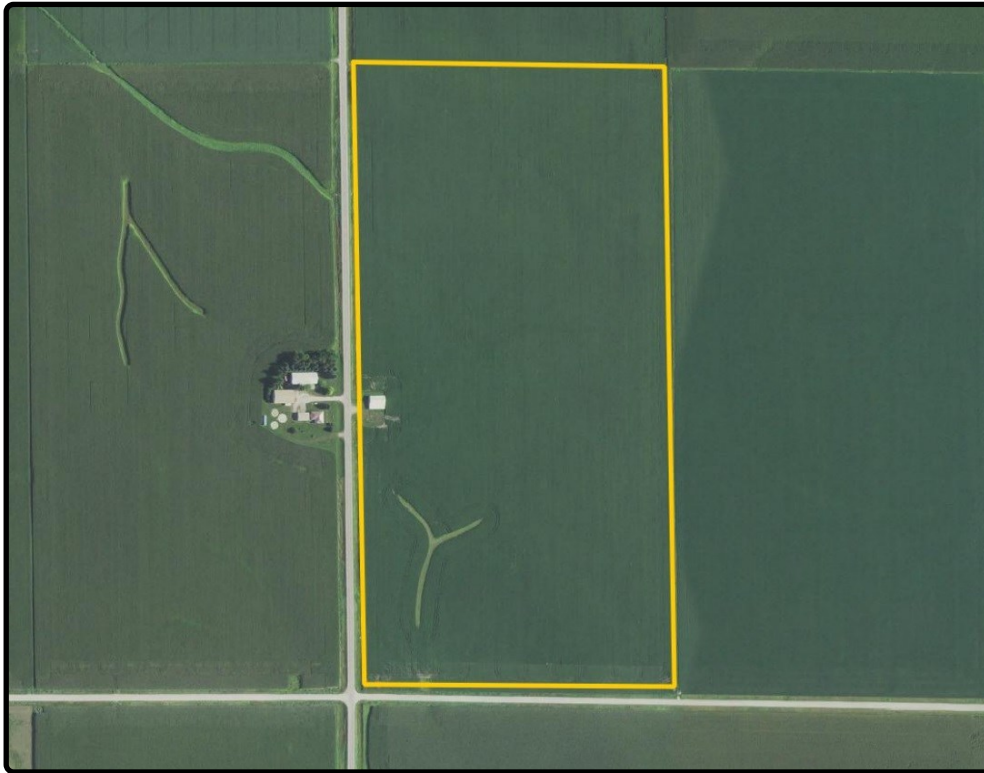


Property Key Features

- Located 6¼ Miles North of Keystone, Iowa
- 77.88 FSA/Eff. Crop Acres with a 94.80 CSR2
- High-Quality Benton County Farm Located Along a Hard-Surfaced Road

Troy Louwagie, ALC
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FSA/Eff. Crop Acres: 77.88
Corn Base Acres: 48.61*
Bean Base Acres: 29.21*
Soil Productivity: 94.80 CSR2

**Acres are estimated.*

Property Information

76.00 Acres, m/l

Location

From Keystone: 6¼ miles north on 15th Ave. The property is on the east side of the road.

Legal Description

The W½ of the SW¼ of Section 12, all in Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2022-2023: \$3,324.00
 Net Taxable Acres: 76.00
 Tax Parcel ID #: 65000050

FSA Data

Part of Farm Number 3032, Tract 10918
 FSA/Eff. Crop Acres: 77.88
 Corn Base Acres: 48.61*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 29.21*
 Bean PLC Yield: 56.42 Bu.

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

Soil Types/Productivity

Primary soils are Tama, Muscatine and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 94.80. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

Machine Shed/Loafing Shed, 45' x 60', built in 1962.

Water & Well Information

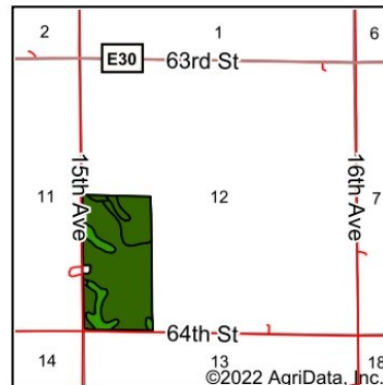
None.

Comments

Investment-quality Benton County farm located along a hard-surfaced road with a 94.80 CSR2. This farm was in seed-corn production in 2022.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **12-84N-12W**
Township: **Homer**
Acres: **77.88**
Date: **11/15/2022**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	53.64	68.9%		Ile	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	13.19	16.9%		Iw	100
11B	Colo-Ely complex, 0 to 5 percent slopes	8.51	10.9%		Ilw	86
118	Garwin silty clay loam, 0 to 2 percent slopes	1.74	2.2%		Ilw	90
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.80	1.0%		Ile	95
Weighted Average					1.83	94.8

**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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Date: **Friday, Dec. 16, 2022**

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

Site: **Keystone Turner Hall
91 2nd Ave
Keystone, IA 52249**

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, Troy Louwagie at 319-721-4068 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

Bartosh Residuary Trust

Agency

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

Auctioneer

Troy Louwagie

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 date of 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.