

Land Auction

ACREAGE:

197.11 Acres, m/l

In 2 parcels

Tama County, IA

DATE:

Thursday

January 12, 2023

10:00 a.m.

AUCTION TYPE:

Virtual-Online Only

bid.hertz.ag



Property Key Features

- 2 Miles Northeast of Gilman
- Offered in Two Parcels - Parcel 1 has a History of Seed Corn Production
- High-Quality Tama / Muscatine Soils on these Tama County Farms

Matt Vegter, ALC

Licensed Salesperson in IA

515-290-7286

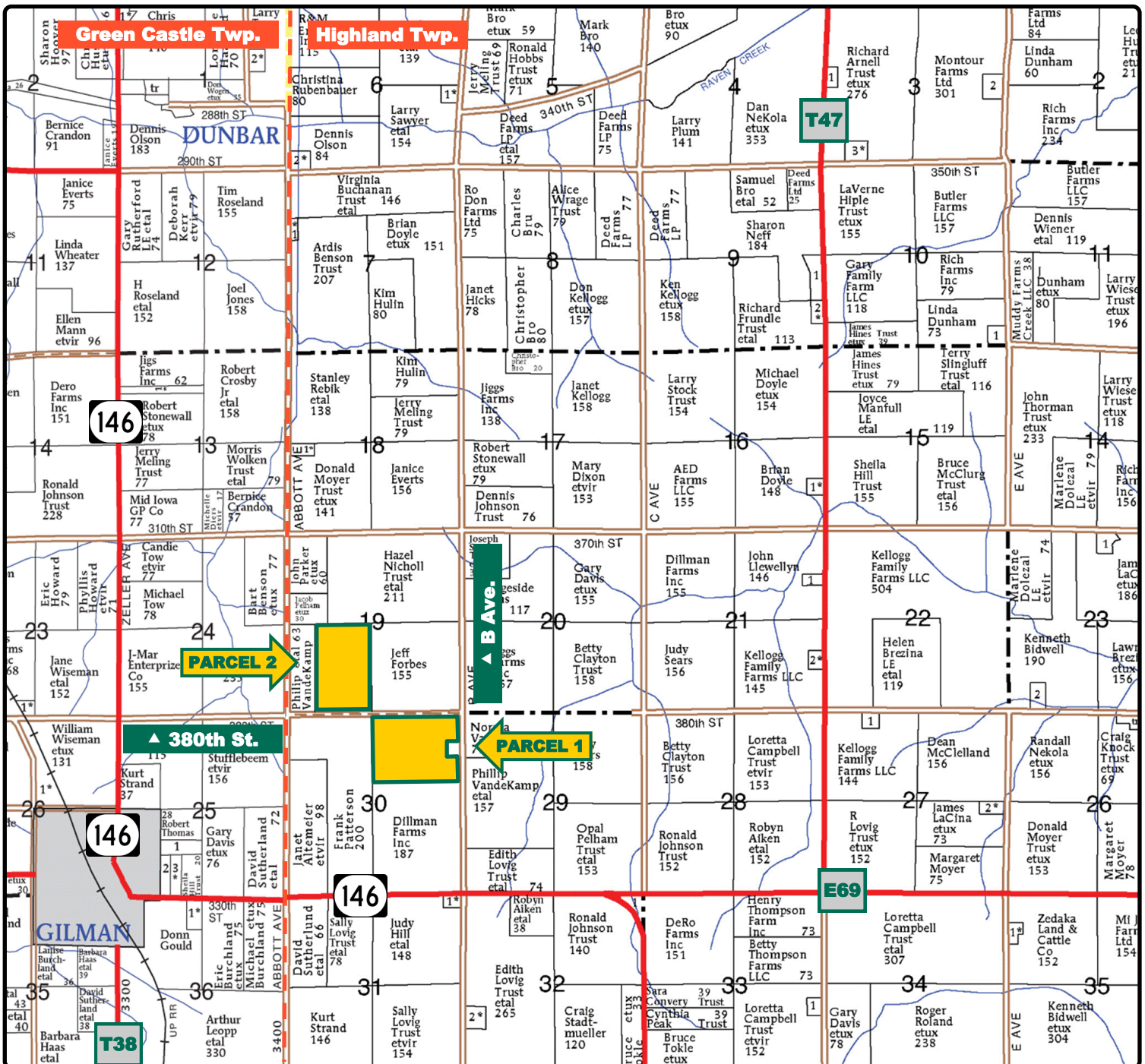
MattV@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

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MattV@Hertz.ag

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415 S. 11th Street
Nevada, IA 50201
www.Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	113.87
Corn Base Acres:	70.40
Bean Base Acres:	38.20
Soil Productivity:	88.60 CSR2

Parcel 1 Property Information 118.11 Acres, m/l

Location

From Gilman: Go east on Highway 146 for 2 miles, then head north on B Avenue for 1 mile. Property is on the west side of the road.

Legal Description

N½ NE¼ and Tax Parcels 1730200007 & 1730200009, all in Section 30, Township 82 North, Range 16 West of the 5th P.M. (Highland Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,046.00
Net Taxable Acres: 118.11
Tax per Net Taxable Acre: \$42.72

Tax Parcel ID #: 17302000013,
1730200007, 1730200009, 1730200001

Lease Status

Leased for the 2023 crop year. Buyer will receive a cash rent credit at closing. Contact agent for details.

FSA Data

Farm Number 2308, Tract 2865
FSA/Eff. Crop Acres: 113.87
Corn Base Acres: 70.40
Corn PLC Yield: 191 Bu.
Bean Base Acres: 38.20
Bean PLC Yield: 54 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Land Description

Gently to moderately sloping.

Soil Types/Productivity

Primary soils are Tama and Muscatine. CSR2 on the FSA/Eff. crop acres is 88.60. See soil map for detail.

Fertility Data

Contact agent for details.

Yield History (Bu./Ac.)

Contact agent for details.

Drainage

Some tile. No maps available.

Buildings/Improvements

Old silo and barn on east side of property.

Water & Well Information

No known wells.

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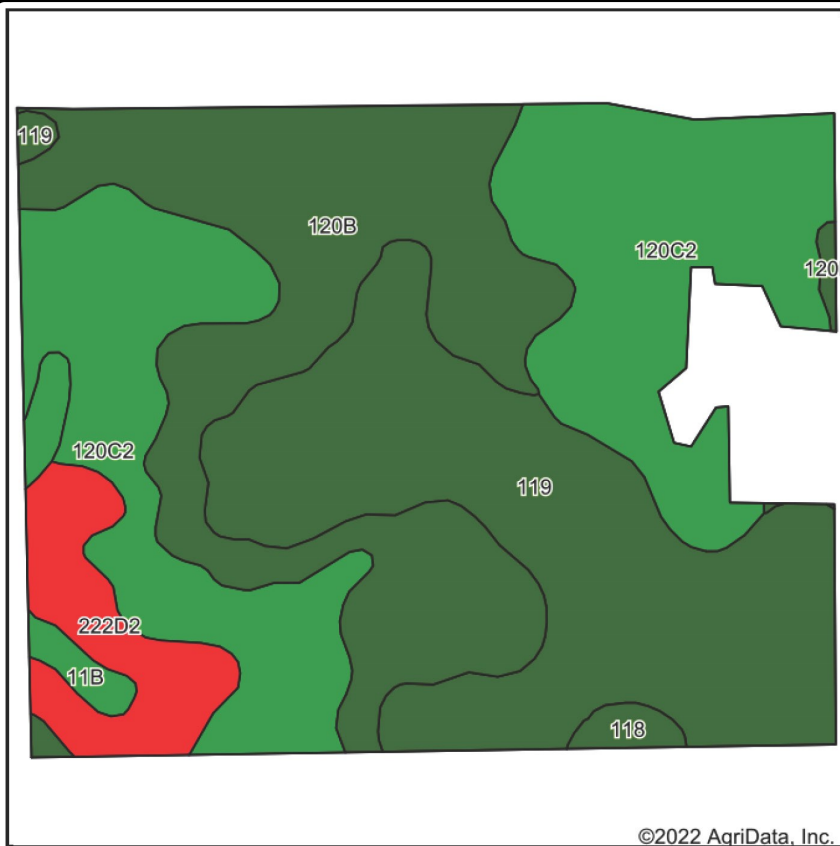
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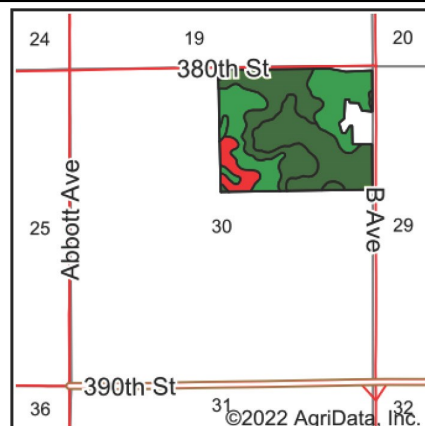
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Tama**
Location: **30-82N-16W**
Township: **Highland**
Acres: **113.87**
Date: **11/16/2022**



Maps Provided By:



Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	38.39	33.7%		IIle	87	78
119	Muscataine silty clay loam, 0 to 2 percent slopes	33.46	29.4%		Iw	100	100
120B	Tama silty clay loam, 2 to 5 percent slopes	32.03	28.1%		Ile	95	95
222D2	Clarinda silty clay loam, 9 to 14 percent slopes moderately eroded	7.04	6.2%		IVe	14	10
11B	Colo-Ely complex, 0 to 5 percent slopes	2.02	1.8%		IIw	86	68
118	Garwin silty clay loam, 0 to 2 percent slopes	0.93	0.8%		IIw	90	95
Weighted Average						2.17	88.6
						88.6	85

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Parcel 2

FSA/Eff. Crop Acres:	79.69
Corn Base Acres:	40.20
Bean Base Acres:	34.50
Soil Productivity:	79.10 CSR2

Parcel 2 Property Information 79.00 Acres, m/l

Location

From Gilman: Go east on Highway 146 for 2 miles, then north on B Avenue for 1 mile. Head west on 380th Street for ½ mile, property will be on the north side of the road.

Legal Description

E½ SW¼ of Section 19, Township 82 North, Range 16 West of the 5th P.M. (Highland Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,040.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$38.48

Tax Parcel ID #: 1719300002,
1719300004

Lease Status

Leased for the 2023 crop year. Buyer will receive a cash rent credit at closing. Contact agent for details.

FSA Data

Farm Number 2308, Tract 2864
FSA/Eff. Crop Acres: 79.69
Corn Base Acres: 40.20
Corn PLC Yield: 191 Bu.
Bean Base Acres: 34.50
Bean PLC Yield: 54 Bu.

NRCS Classification

HEL: Non-Highly Erodible Land.

Land Description

Gently to moderately sloping.

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/ Eff. crop acres is 79.10. See soil map for detail.

Fertility Data

Contact agent for details.

Yield History (Bu./Ac.)

Contact agent for details.

Drainage

Some tile. No maps available.

Buildings/Improvements

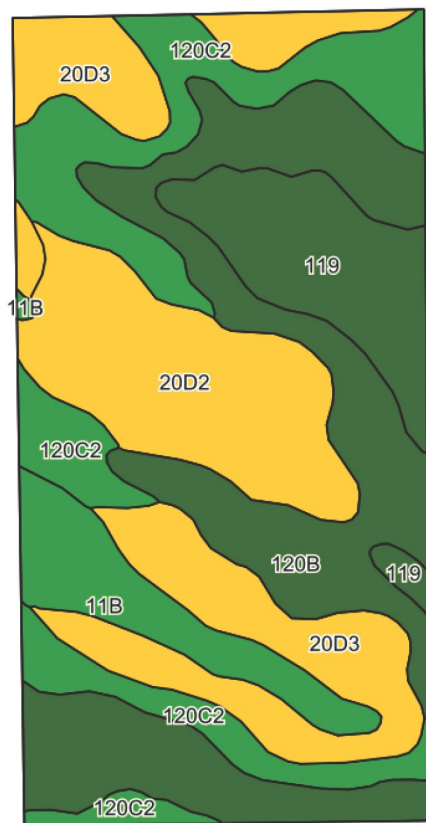
None.

Water & Well Information

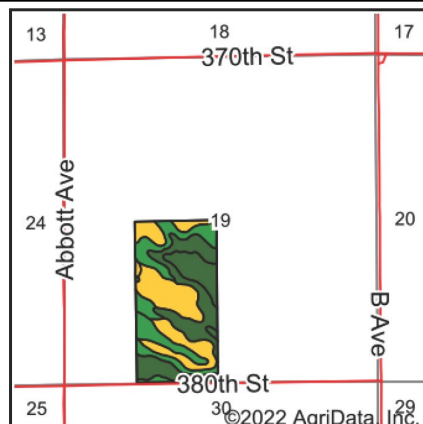
No known wells.

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State: **Iowa**
County: **Tama**
Location: **19-82N-16W**
Township: **Highland**
Acres: **79.69**
Date: **11/16/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	23.09	29.0%		Ile	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	15.51	19.5%		IIle	87	78
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	14.67	18.4%		IVe	51	58
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	12.25	15.4%		IIle	55	63
119	Muscataine silty clay loam, 0 to 2 percent slopes	8.50	10.7%		Iw	100	100
11B	Colo-Ely complex, 0 to 5 percent slopes	5.67	7.1%		IIw	86	68
Weighted Average					2.61	79.1	78.6

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 - Southeast Looking Northwest



Parcel 1 - Northeast Looking Southwest



Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



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Date: **Thurs., January 12, 2023**

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

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Matt Vegter 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 land 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

Gretchen M. Locker Estate

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 March 1, 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. Taxes will be prorated to March 1, 2023. Buyer shall receive a credit at closing for the 2023 lease payment in the amount of \$450.00 per crop acre.

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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