

Land Auction

ACREAGE:

68.41 Acres, m/l
Jefferson County, IA

DATE:

Thursday
February 2, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Brighton, IA
bid.hertz.ag



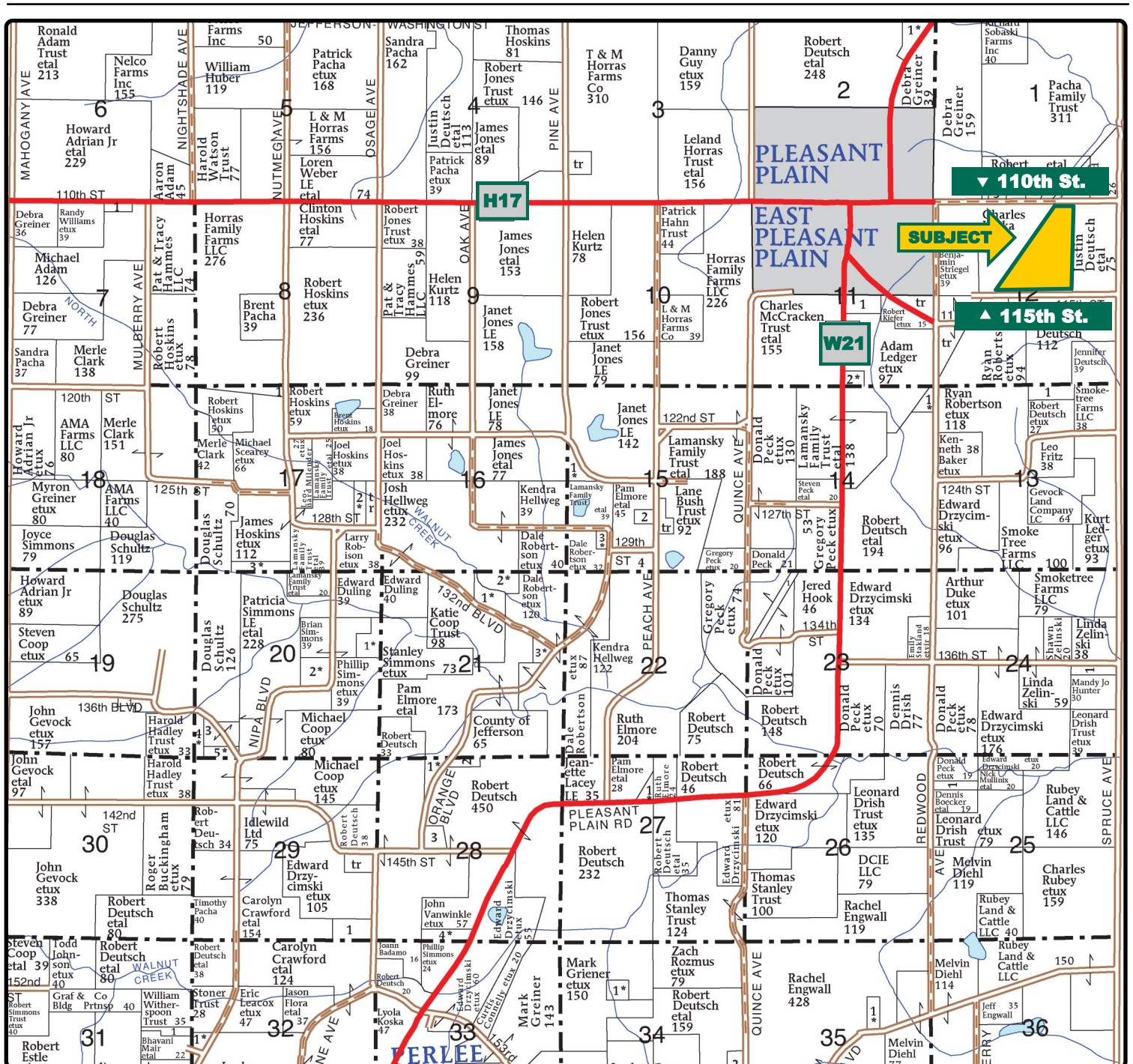
Property Key Features

- Located 1½ Miles East of Pleasant Plain, Iowa
- 62.07 Estimated FSA Crop Acres with a CSR2 of 83.10
- High-Quality Jefferson County Farm with an Open Lease for 2023 Crop Year

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste. 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
AdamS@Hertz.ag

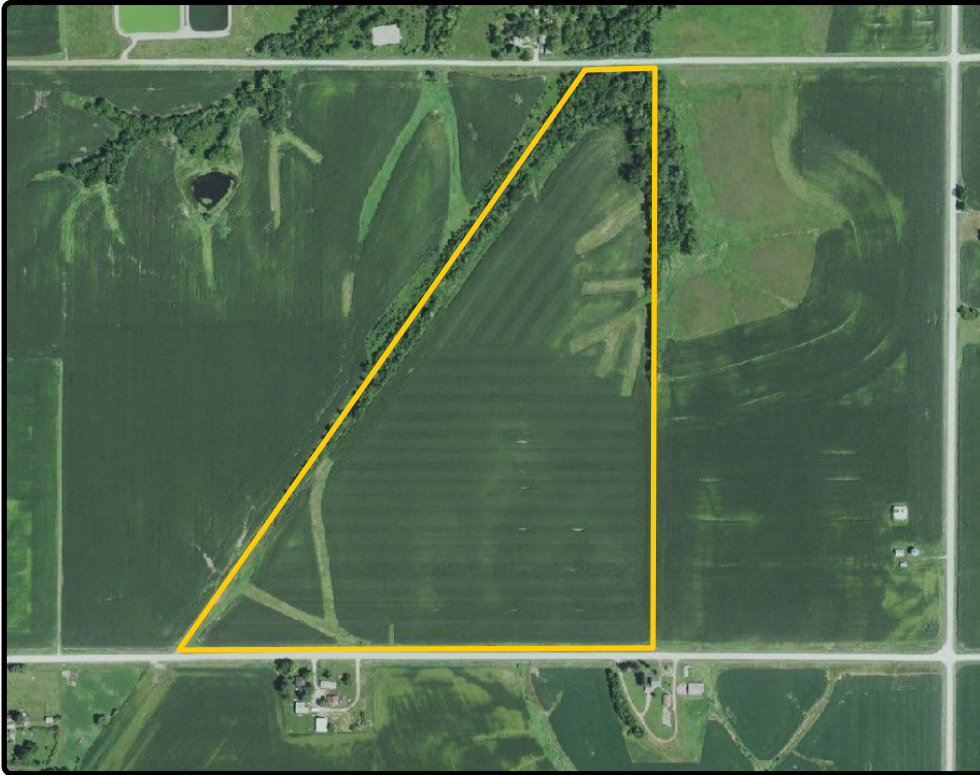


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FSA/Eff. Crop Acres: 62.07*
Corn Base Acres: 17.97*
Bean Base Acres: 21.89*
Wheat Base Acres: 1.00*
Soil Productivity: 83.10 CSR2

**Acres are estimated.*

Property Information

68.41 Acres, m/l

Location

From Pleasant Plain: ¾ mile east on 116th Blvd., then 800 ft. north on Raspberry Ave., then ¼ mile east on 115th St. The farm is on the north side of the road.

Legal Description

That part of W½ NE¼ and SE¼ NW¼, lying south and east of the center line of the vacant railroad ROW, Sec. 12, T73N, R9 West of the 5th P.M., Jefferson Co., IA. *Updated abstract to govern.*

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,024.00
 Net Taxable Acres: 68.41
 Tax per Net Taxable Acre: \$29.59

Tax parcel ID#s: 0312100007, 0312100006, 0312200007, 0312200003, 0312200004 & 0312200011

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 6208, Tract 621
 FSA/Eff. Crop Acres: 62.07*
 Corn Base Acres: 17.97*
 Corn PLC Yield: 148 Bu.
 Bean Base Acres: 21.89*
 Bean PLC Yield: 37 Bu.
 Wheat Base Acres: 1.00*
 Wheat PLC Yield: 37 Bu.

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

Soil Types/Productivity

Primary soils are Mahaska and Nira. CSR2 on the estimated FSA/Eff. crop acres is 83.10. 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

Nearly level to mildly sloping.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Comments

This is a high-quality Jefferson County farm with an open lease for 2023.

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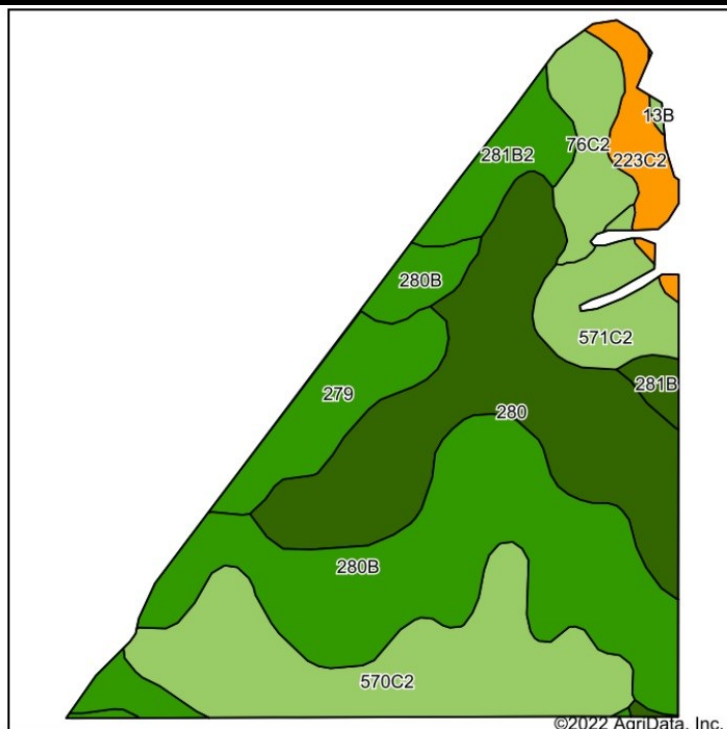
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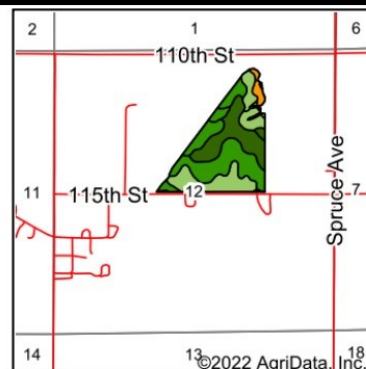
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **12-73N-9W**
Township: **Penn**
Acres: **62.07**
Date: **12/20/2022**



Area Symbol: IA101, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
280B	Mahaska silty clay loam, 2 to 5 percent slopes	18.53	29.9%		89
280	Mahaska silty clay loam, 0 to 2 percent slopes	15.02	24.2%		94
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	11.67	18.8%		70
279	Taintor silty clay loam, 0 to 2 percent slopes	4.47	7.2%		83
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	3.46	5.6%		74
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	3.13	5.0%		75
281B2	Otley silty clay loam, 2 to 5 percent slopes, eroded	2.74	4.4%		88
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.21	3.6%		45
281B	Otley silty clay loam, 2 to 5 percent slopes	0.75	1.2%		91
13B	Olmitz-Zook-Vesser complex, 0 to 5 percent slopes	0.09	0.1%		71
Weighted Average					83.1

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

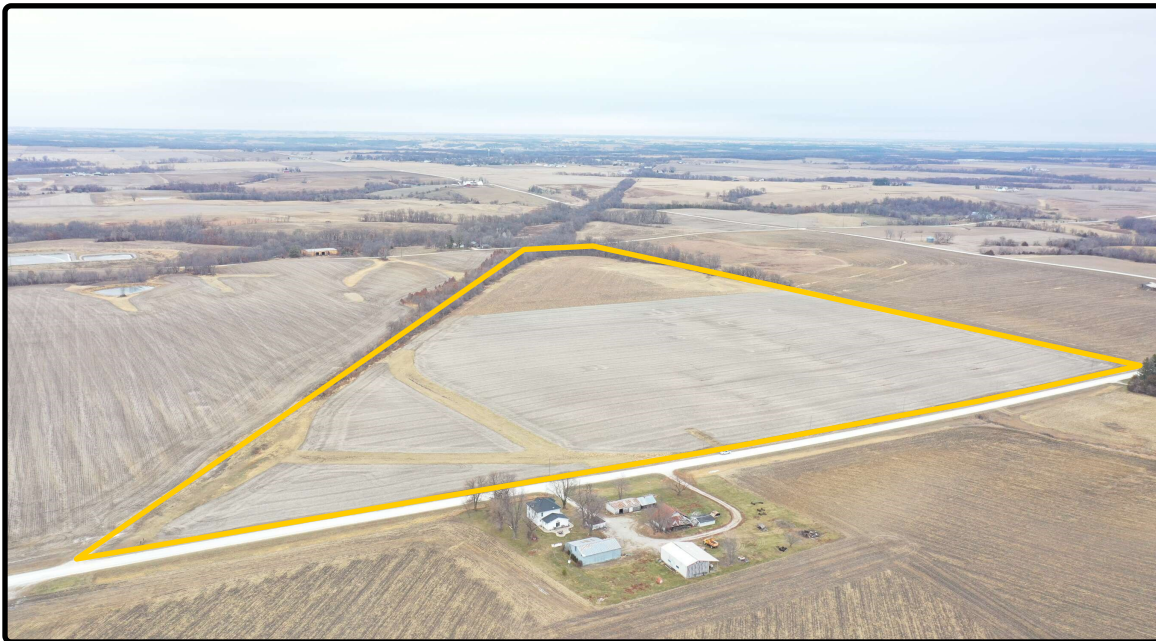
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking Northeast



Looking Northwest



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Looking Northwest



Looking East



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Date: **Thurs., February 2, 2023**

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

Site: **Brighton Comm. Hall
100 E. Washington St.
Brighton, IA 52540**

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, Rachelle Heller at 319-800-9316 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Kaska Farm Corp.

Agency

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

Auctioneer

Rachelle Heller, ALC

Attorney

Lucas C. Helling,
Foss, Kuiken, Cochran, Helling &
Willman, P.C.

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 15, 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. Taxes will be prorated to closing date.

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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