

# Land Auction

**ACREAGE:****388.09 Acres, m/l**

In 4 Parcels

Henry &amp; Des Moines Co., IA

**DATE:**

Thursday

**February 9, 2023****10:00 a.m.****AUCTION TYPE:****Hybrid**

Morning Sun, IA &amp;

bid.hertz.ag



## Property Key Features

- Close to Mount Union, Iowa
- Excellent-Quality Farmland
- Parcel 3 Includes Grain Storage

**Jim Rebhuhn, AFM**

Licensed Broker in IA

**319-721-3180****JimR@Hertz.ag****319-895-8858**

102 Palisades Road &amp; Hwy. 1

Mount Vernon, IA 52314

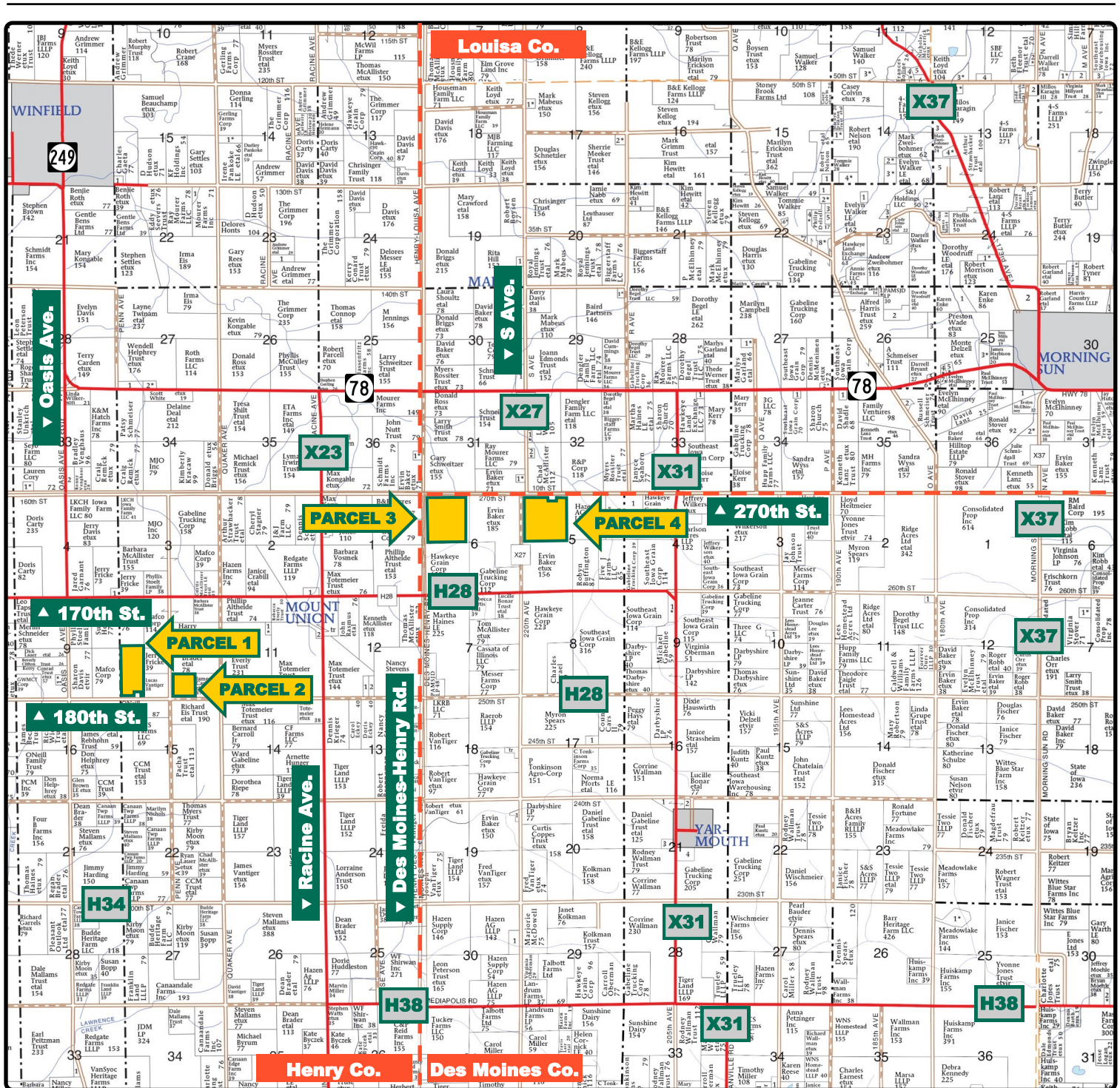
**www.Hertz.ag****Troy Louwagie, ALC**

Licensed Broker in IA &amp; IL

**319-721-4068****TroyL@Hertz.ag**



**Canaan Township, Henry County, IA**  
**Washington Township, Des Moines County, IA**



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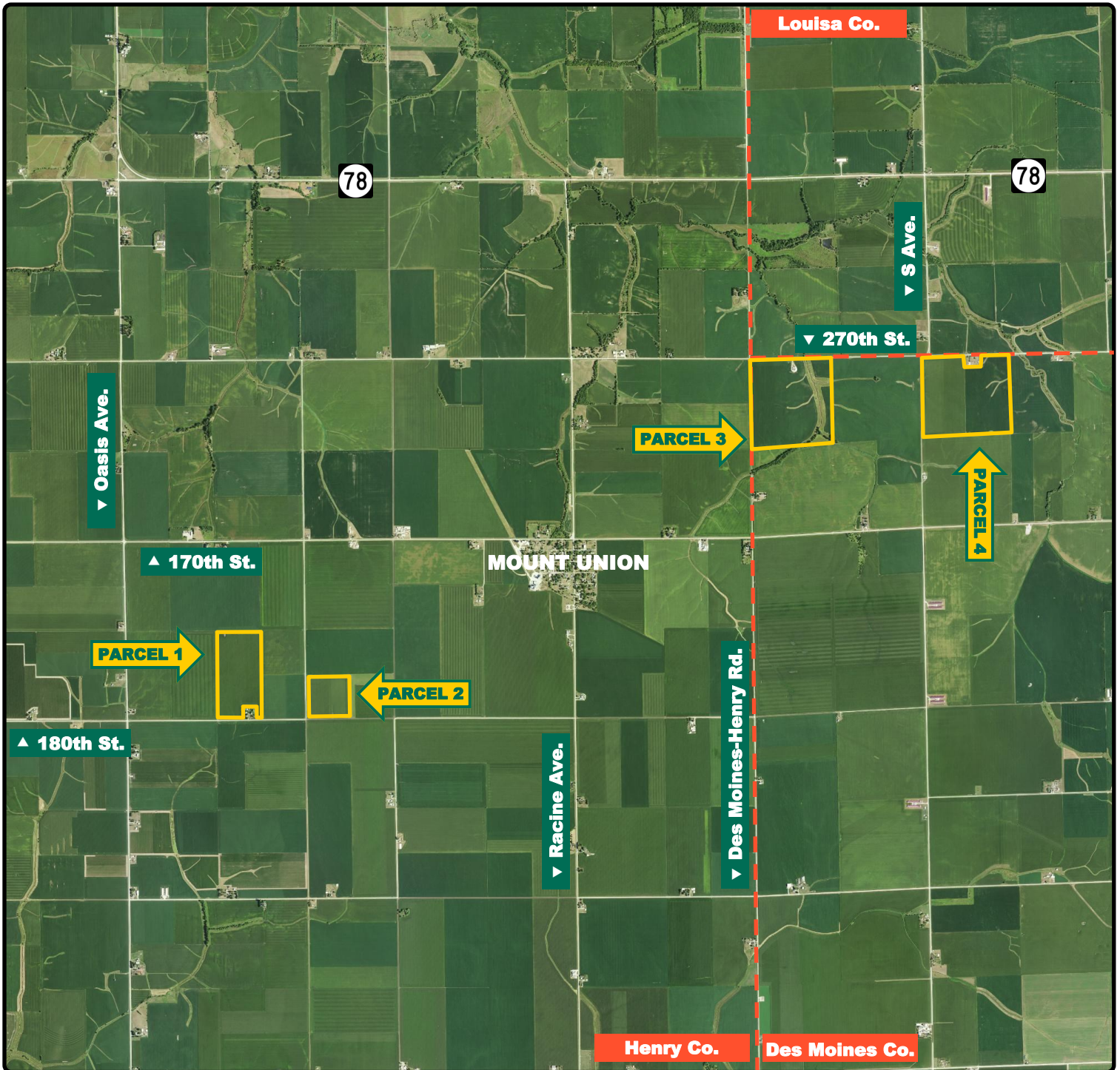
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# Location Map

**Canaan Township**, Henry County, IA  
**Washington Township**, Des Moines County, IA



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## Parcel 1 - Henry Co.

FSA/Eff. Crop Acres:	75.01
Corn Base Acres:	34.93
Bean Base Acres:	37.63
Wheat Base Acres:	2.21
Soil Productivity:	75.50 CSR2

## Parcel 1 - Henry Co. Property Information 75.86 Acres, m/l

### Location

**From Mount Union:** 1 mile south on Racine Ave. and 1¼ miles west on 180th St. The property is on the north side of the road.

**From Morning Sun:** 7 miles west on Hwy 78, 3 miles south on Racine Ave. and 1¼ miles west on 180th St.

### Legal Description

The W½ of the SW¼ excepting the acreage site consisting of 3.44 acres more or less located in Section 10, Township 72 North, Range 5 West of the 5th P.M., Henry County, Iowa. Updated abstract to govern.

### Real Estate Tax

Taxes Payable 2022-2023: \$2,404.00  
Net Taxable Acres: 75.86  
Tax per Net Taxable Acre: \$31.69  
Tax Parcel ID #s: 060408000 & 060407900

### FSA Data

Farm Number 2810, Tract 2922  
FSA/Eff. Crop Acres: 75.01  
Corn Base Acres: 34.93  
Corn PLC Yield: 175 Bu.  
Bean Base Acres: 37.63  
Bean PLC Yield: 52 Bu.  
Wheat Base Acres: 2.21  
Wheat PLC Yield: 37 Bu.

### Soil Types/Productivity

Primary soils are Kalona, Taintor and Mahaska. CSR2 on the FSA/Eff. crop acres is 75.50. See soil map for detail.

### Land Description

Level.

### Drainage

Some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Excellent-quality farm in a strong area.

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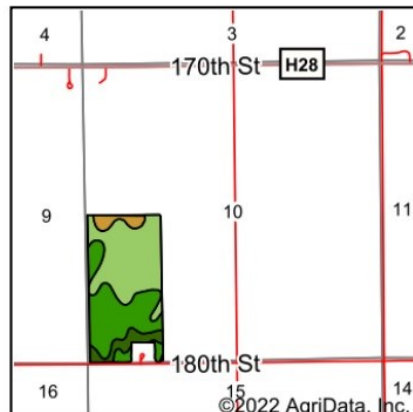
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State: **Iowa**  
County: **Henry**  
Location: **10-72N-5W**  
Township: **Canaan**  
Acres: **75.01**  
Date: **12/6/2022**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA087, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
779	Kalona silty clay loam, 0 to 1 percent slopes	35.65	47.5%		IIw	70
279	Taintor silty clay loam, 0 to 2 percent slopes	26.77	35.7%		IIw	83
280	Mahaska silty clay loam, 0 to 2 percent slopes	6.22	8.3%		Iw	94
122	Sperry silt loam, depressional, 0 to 1 percent slopes	3.83	5.1%		IIIw	36
280B	Mahaska silty clay loam, 2 to 5 percent slopes	2.54	3.4%		Ile	89
Weighted Average					1.97	75.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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**Parcel 1** - 75.86 Acres, m/l



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## Parcel 2 - Henry Co.

FSA/Eff. Crop Acres:	37.65
Corn Base Acres:	17.78
Bean Base Acres:	18.78
Wheat Base Acres:	1.09
Soil Productivity:	70.00 CSR2

## Parcel 2 - Henry Co. Property Information 38.26 Acres, m/l

### Location

**From Mount Union:** 1 mile south on Racine Ave. and 1¼ miles west on 180th St. The property is on the north side of the road.

**From Morning Sun:** 7 miles west on Hwy 78, 3 miles south on Racine Ave. and 1¼ miles west on 180th St.

### Legal Description

The SW¼ of the SE¼ of Section 10, Township 72 North, Range 5 West of the 5th P.M., Henry County, Iowa.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,124.00  
Net Taxable Acres: 38.26  
Tax per Net Taxable Acre: \$29.38  
Tax Parcel ID #: 60406900

### FSA Data

Farm Number 2810, Tract 2923  
FSA/Eff. Crop Acres: 37.65  
Corn Base Acres: 17.78  
Corn PLC Yield: 175 Bu.  
Bean Base Acres: 18.78  
Bean PLC Yield: 52 Bu.  
Wheat Base Acres: 1.09  
Wheat PLC Yield: 37 Bu.

### Soil Types/Productivity

Primary soil type is Kalona. CSR2 on the FSA/Eff. crop acres is 70.00. See soil map for detail.

### Land Description

Level.

### Drainage

Some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Nice Henry County farmland.

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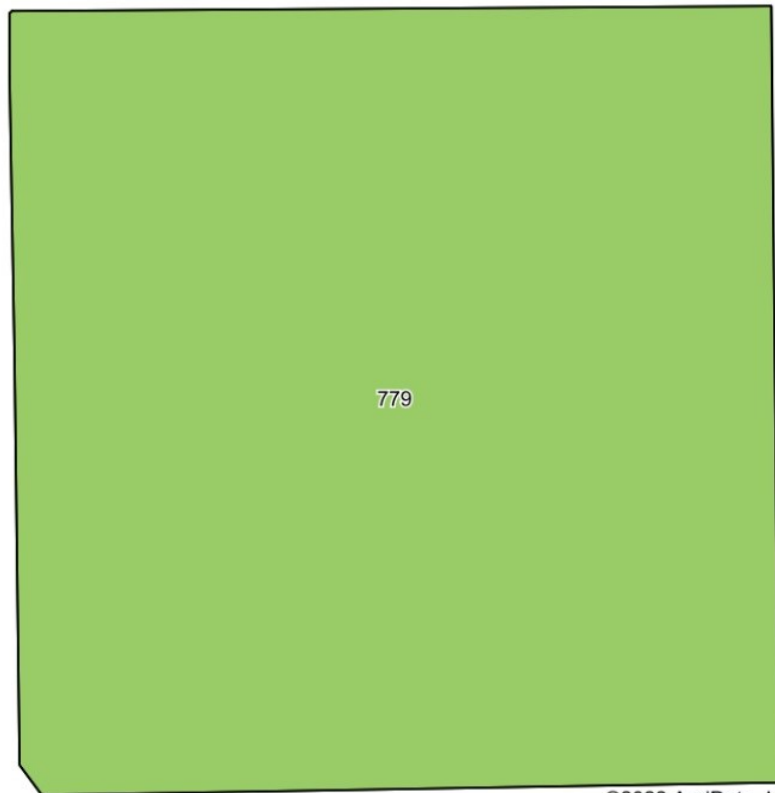
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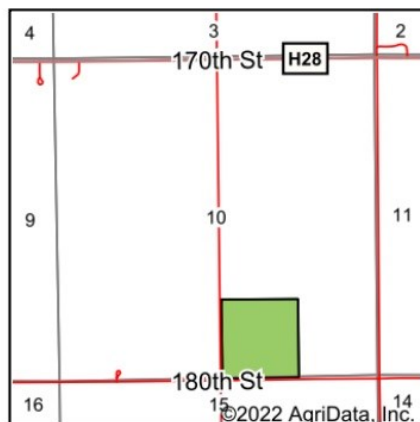
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Soils data provided by USDA and NRCS.




State: **Iowa**  
County: **Henry**  
Location: **10-72N-5W**  
Township: **Canaan**  
Acres: **37.65**  
Date: **12/6/2022**



Maps Provided By:  
  
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Area Symbol: IA087, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
779	Kalona silty clay loam, 0 to 1 percent slopes	37.65	100.0%		IIw	70
Weighted Average					2.00	70

\*\*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** - 38.26 Acres, m/l



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## Parcel 3 - Des Moines Co.

<b>FSA/Eff. Crop Acres:</b>	<b>114.95</b>
<b>CRP Acres:</b>	<b>15.48</b>
<b>Cert. Grass Acres:</b>	<b>0.85</b>
<b>Corn Base Acres:</b>	<b>81.31</b>
<b>Bean Base Acres:</b>	<b>33.60</b>
<b>Soil Productivity:</b>	<b>87.10 CSR2</b>

## Parcel 3 - Des Moines Co. Property Information 137.57 Acres, m/l

### Location

**From Mount Union:** 1 mile east on 170th St. and ½ mile north on Des Moines-Henry Rd. The property is on the east side of the road.

**From Morning Sun:** 6 miles west on Hwy 78 and 1 mile south on Des Moines-Henry Rd.

### Legal Description

The NW Fr ¼ of Section 6, Township 72 North, Range 4 West of the 5th P.M., Des Moines County, Iowa.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,456.00  
Net Taxable Acres: 137.57  
Tax Parcel ID #s: 0106100001, 0106100002, 0106100003 & 0106100004

### FSA Data

Farm Number 2810, Tract 1  
FSA/Eff. Crop Acres: 114.95  
CRP Acres: 15.48  
Cert. Grass Acres: 0.85  
Corn Base Acres: 81.31  
Corn PLC Yield: 175 Bu.  
Bean Base Acres: 33.60  
Bean PLC Yield: 52 Bu.

### CRP Contracts

There are 15.48 acres enrolled in a CP-21 contract that pays \$288.33/acre - or \$4,463.00 annually - and expires September 30, 2024.

The CRP contract will be assigned to the Buyer at closing. The Buyer will receive 100% of the October 1, 2023 payment.

### Soil Types/Productivity

Primary soils are Otley and Mahaska. CSR2 on the FSA/Eff. crop acres is 87.10. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Tile maps available upon request.

### Buildings/Improvements

- Steel, Dryer Bin - 27,000 Bu., built in 2002
- Steel, Dryer Bin - 8,500 Bu., built in 1980

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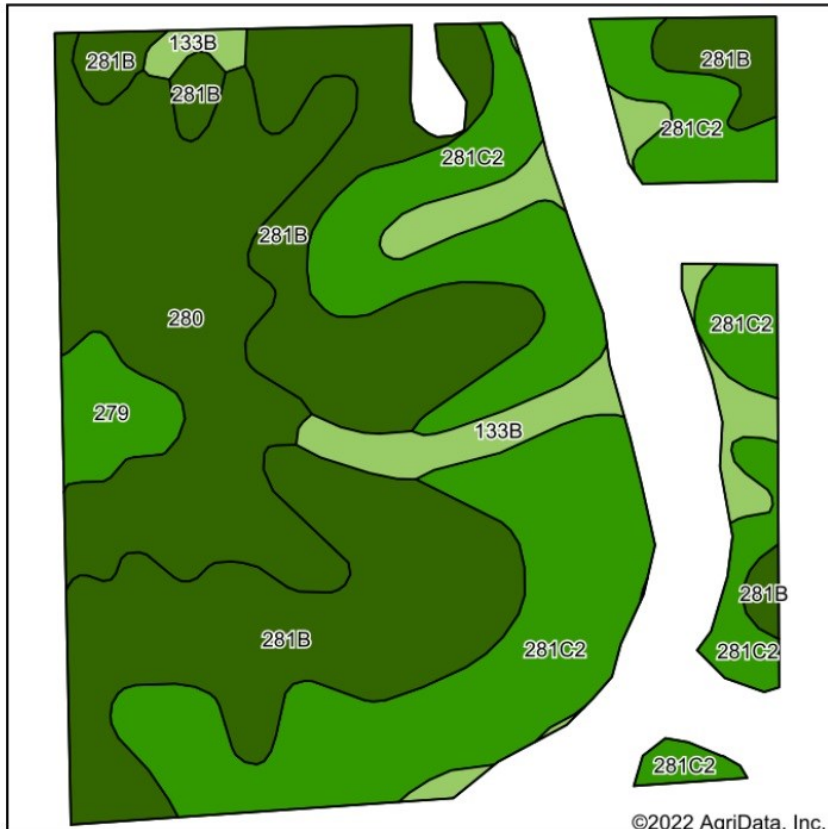
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Des Moines  
Location: 6-72N-4W  
Township: Washington  
Acres: 114.95  
Date: 12/6/2022



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA057, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	39.78	34.6%		IIIe	82
281B	Otley silty clay loam, 2 to 5 percent slopes	39.21	34.1%		IIe	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	24.30	21.1%		Iw	94
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	8.53	7.4%		IIw	75
279	Taintor silty clay loam, 0 to 2 percent slopes	3.13	2.7%		IIw	83
Weighted Average					2.13	87.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

- Steel, Grain-Storage Bin - 8,000 Bu., built in 1978
- Steel, Grain-Storage Bin - 5,000 Bu., built in 1972

### Water & Well Information

There is a well located near the grain bins.  
The well depth is unknown.

### Comments

Good-quality Des Moines County farm with on-site grain storage.

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**Parcel 3** - 137.57 Acres, m/l



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## Parcel 4 - Des Moines Co.

FSA/Eff. Crop Acres:	138.58
Cert. Grass Acres:	0.18
Corn Base Acres:	83.19
Bean Base Acres:	55.39
Soil Productivity:	88.50 CSR2

### Parcel 4 - Des Moines Co. Property Information 136.40 Acres, m/l

#### Location

**From Mount Union:** 1 mile east on 170th St., 1 mile north on Des Moines-Henry Rd. and 1 mile east on 270th St. The property is on the south side of the road.

**From Morning Sun:** 5 miles west on Hwy 78 and 1 mile south on S Ave.

#### Legal Description

The NW Frl ¼, excepting the 2.86-acre acreage site, located in Section 5, Township 72 North, Range 4 West of the 5th P.M. Des Moines County, Iowa. Updated abstract to govern.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,526.00  
Net Taxable Acres: 136.40  
Tax per Net Taxable Acre: \$40.51  
Tax Parcel ID #s: 0105100001, 0105100008, 0105100003, 0105100004

#### FSA Data

Farm Number 2810, Tract 1  
FSA/Eff. Crop Acres: 138.58  
Cert. Grass Acres: 0.18  
Corn Base Acres: 83.19  
Corn PLC Yield: 175 Bu.  
Bean Base Acres: 55.39  
Bean PLC Yield: 52 Bu.

#### NRCS Classification

Tract contains a farmed wetland. There is a 2.00-acre portion of limited restriction wetland in the southeast portion of this farm. Please contact the agent for a copy of the Des Moines County NRCS Wetland Determination.

#### Soil Types/Productivity

Primary soils are Mahaska, Taintor and Otley. CSR2 on the FSA/Eff. crop acres is 88.50. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Tile maps available upon request.

#### Buildings/Improvements

None.

#### Comments

Excellent-quality farm in a good area. This farm has a history of seed-corn production.

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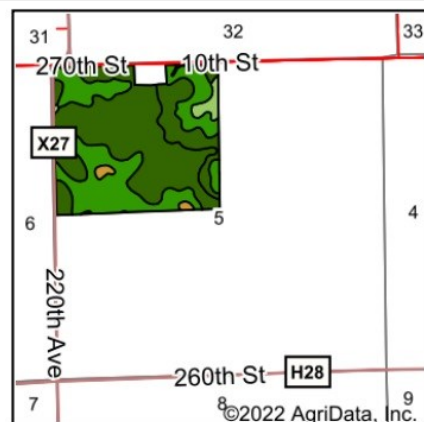
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Des Moines**  
Location: **5-72N-4W**  
Township: **Washington**  
Acres: **138.58**  
Date: **12/9/2022**



Maps Provided By  
  
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Area Symbol: IA057, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	67.40	48.6%		Iw	94
279	Taintor silty clay loam, 0 to 2 percent slopes	37.53	27.1%		IIw	83
281B	Otley silty clay loam, 2 to 5 percent slopes	15.72	11.3%		IIe	91
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.36	8.9%		IIIe	82
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.55	2.6%		IIw	78
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.63	1.2%		IIIw	36
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	0.39	0.3%		IIw	75
Weighted Average					1.61	88.5

\*\*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 4** - 136.40 Acres, m/l



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**TroyL@Hertz.ag**

Date: **Thurs., February 9, 2023**

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

Site: **Morning Sun Comm. Ctr.  
106 N. Main Street  
Morning Sun, IA 52640**

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, Jim Rebhuhn at 319-721-3180 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

### Seller

Tampsco, Inc.

### Agency

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

### Auctioneer

Troy Louwagie

### Attorney

Michael Pugh, Pugh Hagan Prahm PLC

### 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 23, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of Parcels 1, 2 and 4 will be given at settlement. Possession of Parcel 3's cropland will be given at settlement and possession of the grain bins will be given June 30, 2023. Sellers agree to pay utilities for bin site through June 30, 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.

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