

Land Auction

ACREAGE:

53.85 Acres, m/l
Story County, IA

DATE:

Tuesday
March 7, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



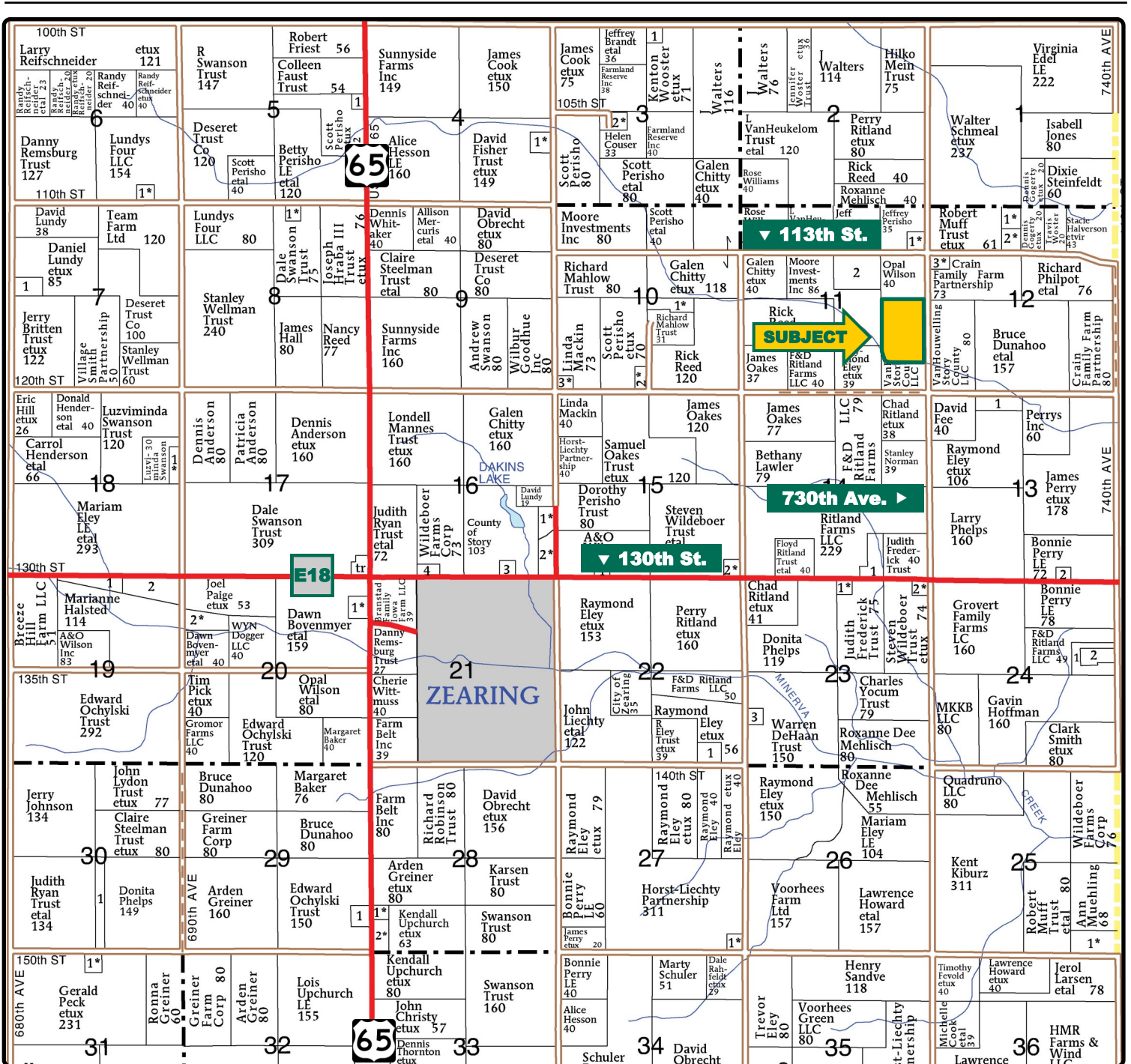
Property Key Features

- Located 3 Miles Northeast of Zearing, IA
- 46.77 Estimated FSA/Eff. Crop Acres with an 88.00 CSR2
- High-Quality Story County Farm with an Open Lease for 2023 Crop Year

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FSA/Eff. Crop Acres: 46.77*
CRP Acres: 3.40*
Corn Base Acres: 25.38*
Bean Base Acres: 21.39*
Soil Productivity: 88.00 CSR2

**Acres are estimated.*

Property Information

53.85 Acres, m/l

Location

From Zearing: Go 2 miles east on 130th St., then go 1.4 miles north on 730th Ave. The farm is on the west side of the road.

Legal Description

E½ SE¼, except Parcel "D", Section 11, Township 85 North, Range 21 West of the 5th P.M., Story Co., IA. (Lincoln Twp.)

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,795.00*
 Surveyed Acres: 53.85
 Net Taxable Acres: 52.49*
 Tax per Net Taxable Acre: \$34.20*
 Tax parcel ID#s: 0411400200 & 0411400405

**Taxes estimated due to recent survey of*

property. Story County Treasurer/ Assessor will determine final tax acres.

Lease Status

Open lease for the 2023 crop year.

FSA Data

Part of Farm Number 912
 Part of Tract 1202
 FSA/Eff. Crop Acres: 46.77*
 CRP Acres: 3.40*
 Corn Base Acres: 25.38*
 Corn PLC Yield: 168 Bu.
 Bean Base Acres: 21.39*
 Bean PLC Yield: 49 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are an estimated 3.40 acres enrolled in a CP-21 contract that pays an estimated \$330.67/acre - or an estimated \$1,124.28 annually - and expires 9/30/2025.

Soil Types/Productivity

Primary soils are Clarion and Webster. CSR2 on the estimated FSA/Eff. crop acres is 88.00. 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

Moderately sloped.

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Drainage

Natural drainage plus tile. See tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Buyer to reimburse for fall anhydrous application done in November 2022.

Contact agent for details.

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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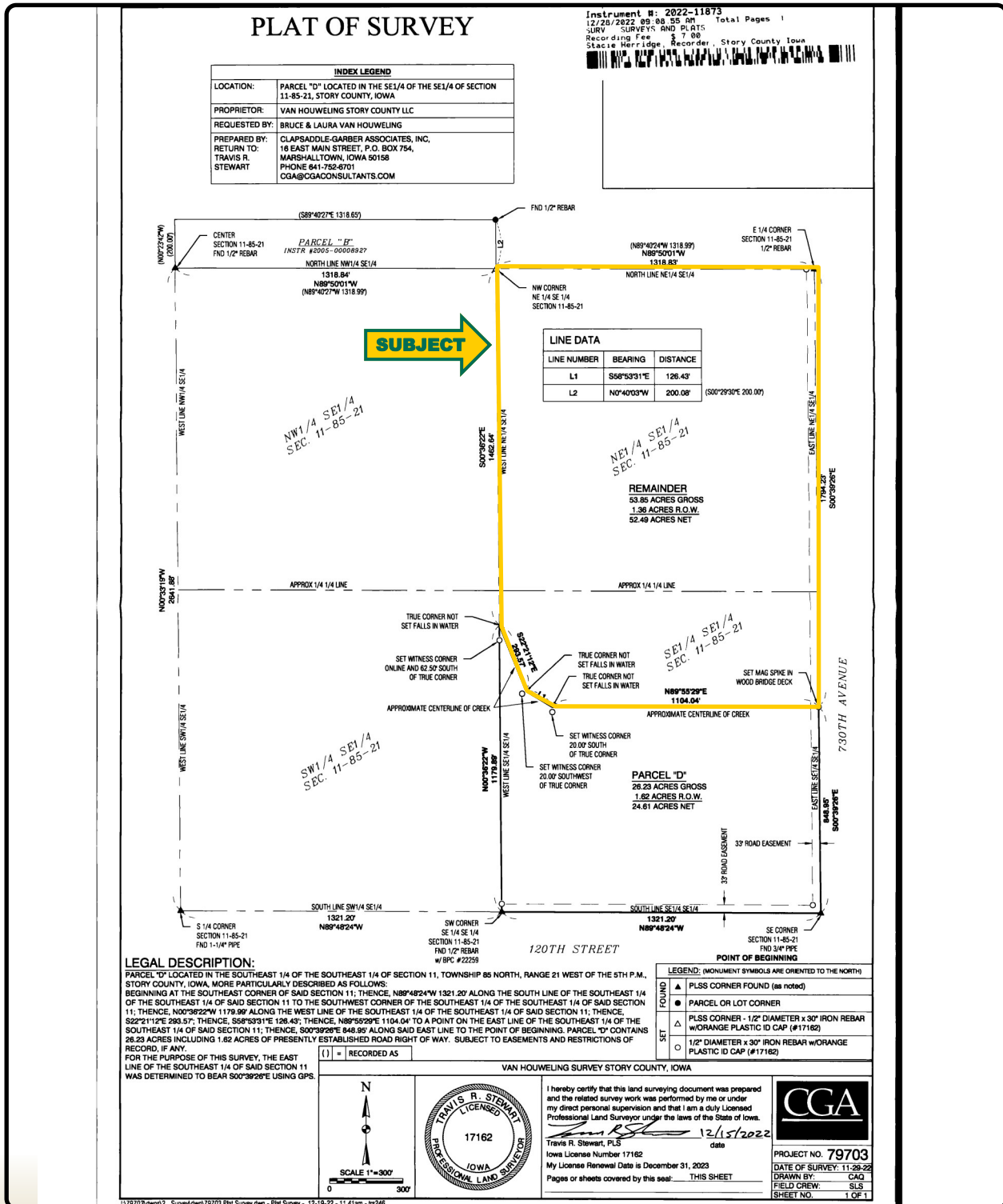
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LEGAL DESCRIPTION:

PARCEL "D" LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 85 NORTH, RANGE 21 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE, N89°48'24"W 1321.20' ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11 TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE, N00°38'22"W 1179.99' ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE, S22°21'12"E 293.57'; THENCE, S58°53'31"E 126.43'; THENCE, N89°59'29"E 1104.04' TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE, S00°39'26"E 648.39' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "D" CONTAINS 28.23 ACRES INCLUDING 1.62 ACRES OF PRESENTLY ESTABLISHED ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
FOR THE PURPOSE OF THIS SURVEY, THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 WAS DETERMINED TO BEAR S00°39'26"E USING GPS.

POINT OF BEGINNING

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

FOUND	▲ PLS CORNER FOUND (as noted)
FOUND	● PARCEL OR LOT CORNER
SET	△ PLS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17182)
SET	○ 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17182)

() = RECORDED AS

VAN HOUWELING SURVEY STORY COUNTY, IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS
Iowa License Number 17162
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal: THIS SHEET

12/15/2022
date

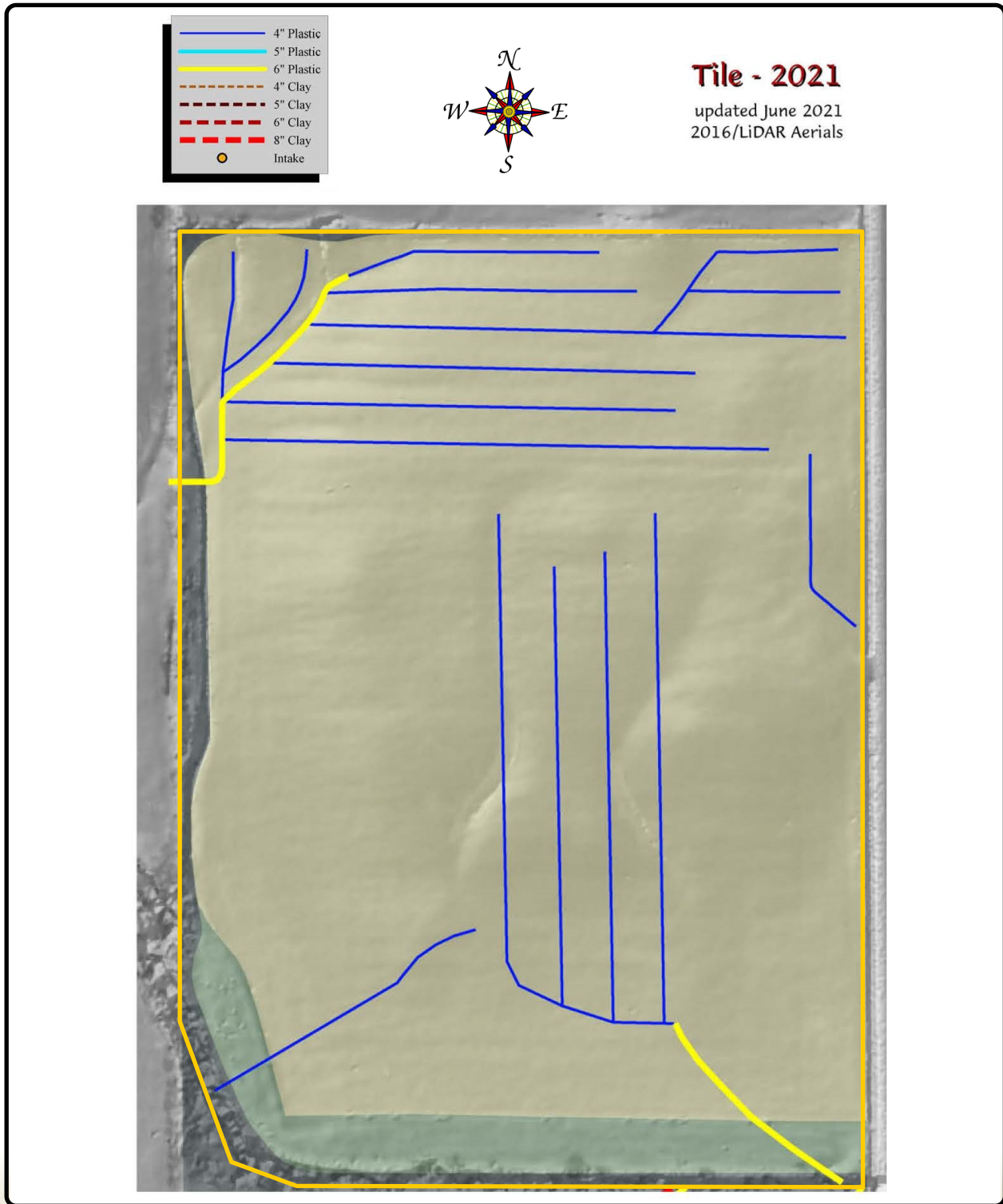
CGA

PROJECT NO. 79703
DATE OF SURVEY: 11-29-22
DRAWN BY: CAQ
FIELD CREW: SLS
SHEET NO.: 1 OF 1

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Northeast looking Southwest



Southwest looking Northeast



Southeast looking Northwest



Northwest looking Southeast



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Date: **Tues., March 7, 2023**

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

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

Online Bidding Information

- To bid on this property, 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 Managers, Dick Pringnitz at 515-382-7937 or Chad Reifschneider at 515-450-9529 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

Hills Bank Donor Advised Gift Fund

Agency

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

Auctioneer

Elliott Seifert

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 April 11, 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.

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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