

Land Auction

ACREAGE:

224.60 Acres, m/l
In 2 parcels
Benton County, IA

DATE:

Thursday
February 23, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Newhall, IA &
bid.hertz.ag



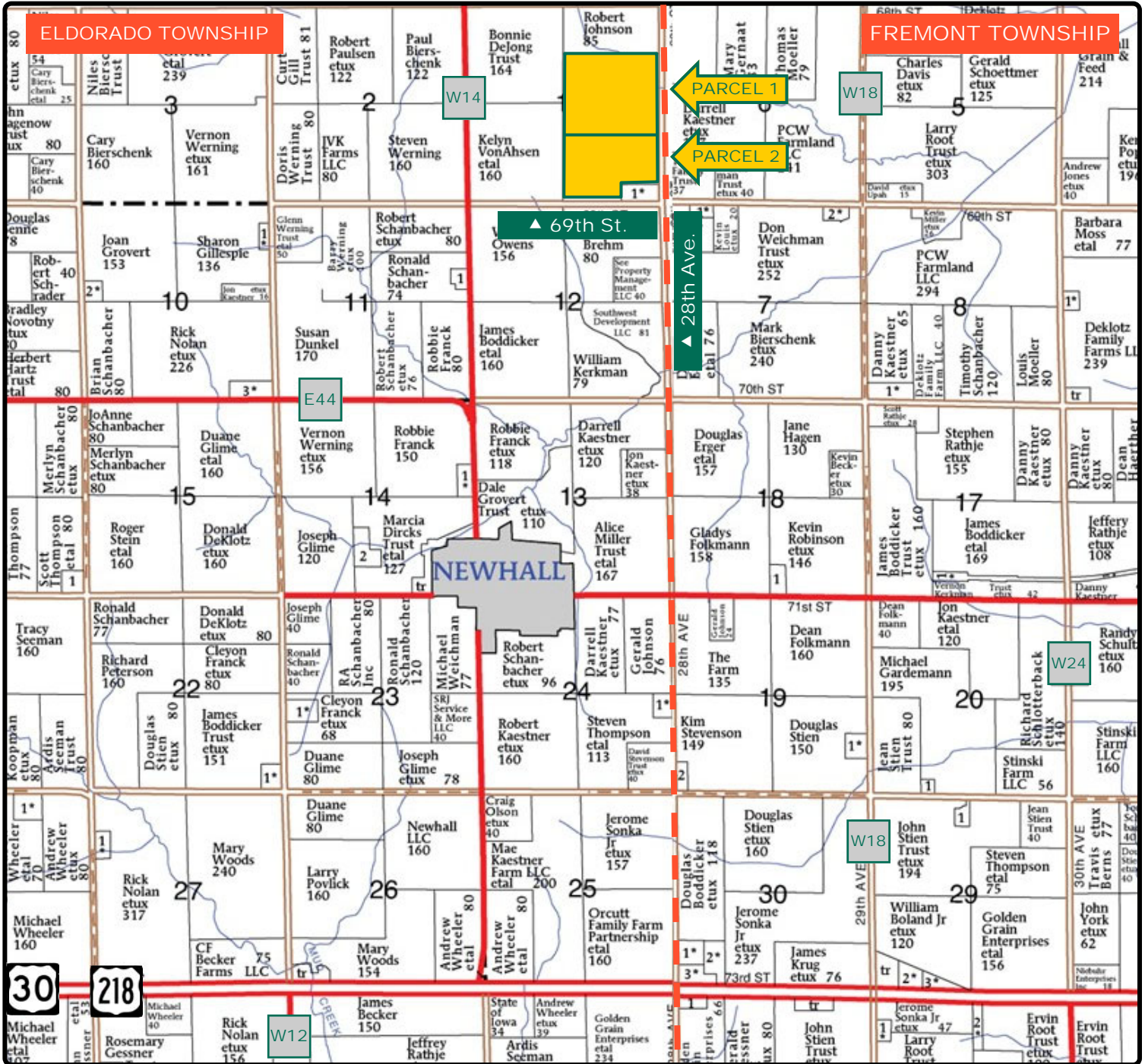
Property *Key Features*

- **Good Farms in Highly Productive Area**
- **Located North of Newhall**
- **Parcel 1 - 87.00 CSR2 and Parcel 2 - 87.50 CSR2 on Est. Crop Acres**

Jake Miller
Licensed Salesperson in IA
515.450.0011
JakeM@Hertz.ag

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
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Troy Louwagie, ALC
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Parcel 1

FSA/Eff. Crop Acres: 114.72*
CRP Acres: 5.63
Corn Base Acres: 65.61*
Bean Base Acres: 29.65*
Soil Productivity: 87.00 CSR2

**Acres are estimated.*

Parcel 1 Property Information 122.80 Acres, m/l

Location

From Newhall: Travel North on County Road W14 1¼ mile, turn east on 69th St. for 1 mile, turn north on 28th Ave. approximately ¼ mile. Property lies on west side of 28th Ave.

Legal Description

S½ of the NE¼ and Part of the SE¼ Section 1, Township 83 North, Range 10 West of the 5th P.M., Benton, IA. Updated abstract to govern.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$4,035.00*
 Net Taxable Acres: 122.80*
 Tax per Net Taxable Acre: \$32.86*
 Tax Parcel ID #: 480164000

**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Part of Farm Number 7973, Tract 7774
 FSA/Eff. Crop Acres: 114.72*
 CRP Acres: 5.63
 Corn Base Acres: 65.61*
 Corn PLC Yield: 159 Bu.
 Bean Base Acres: 29.65*
 Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land. Tract contains a wetland or farmed wetland. Contact agent for details.

CRP Contracts

There are 5.63 acres enrolled in a CP-21 contract that pays \$246/acre or \$1,385 annually and expires September 30, 2029.

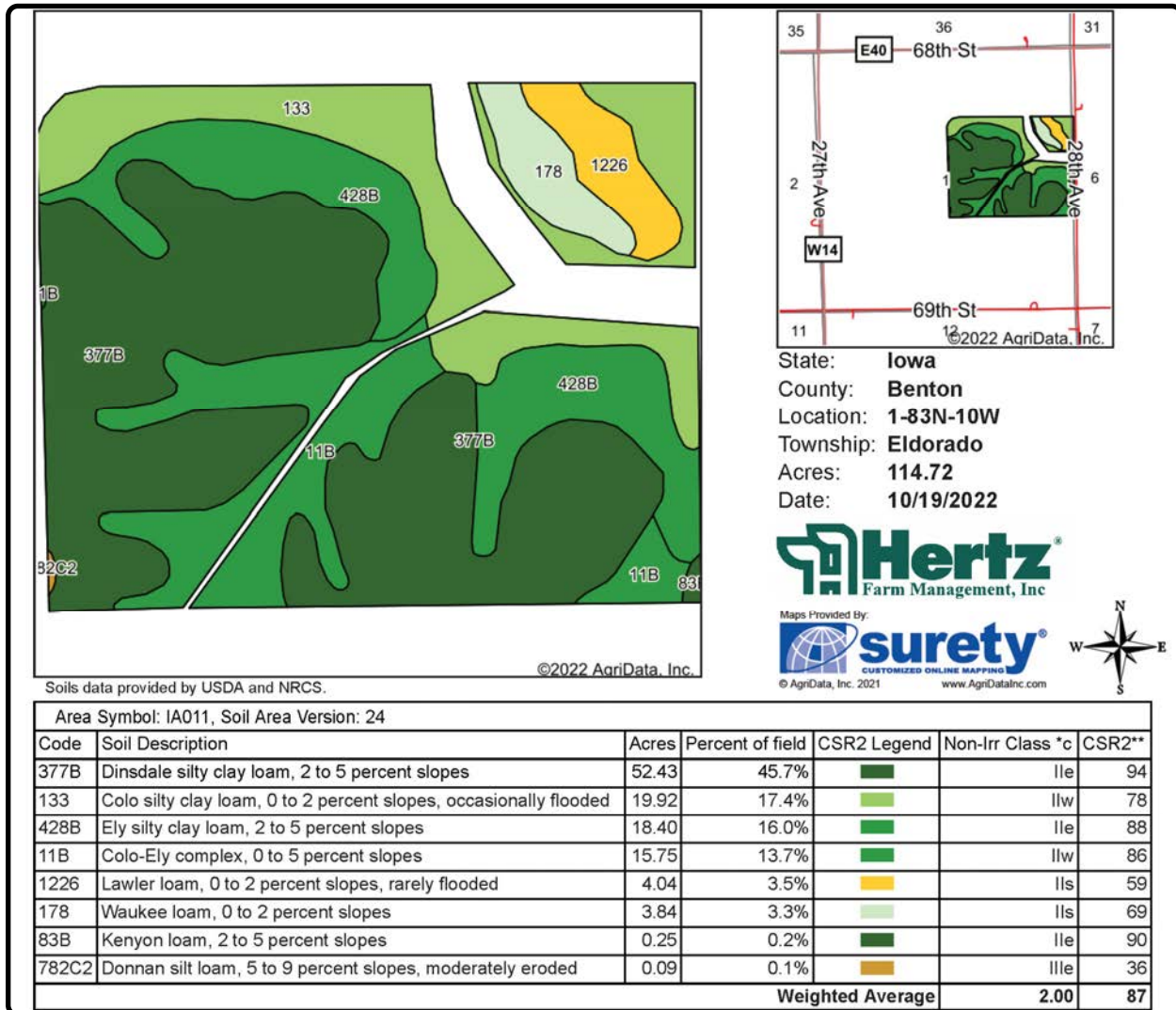
Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Colo silty clay loam. CSR2 on the estimated FSA/Eff. crop acres is 87.00 See soil map for details.

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Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Gently rolling to level.

Drainage

Some tile. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

- Good farm in highly productive area.
- Located north of Newhall.

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Parcel 2

FSA/Eff. Crop Acres:	98.70*
Corn Base Acres:	55.89*
Bean Base Acres:	25.25*
Soil Productivity:	87.50 CSR2

**Acres are estimated.*

Parcel 2 Property Information 101.80 Acres, m/l

Location

From Newhall: Travel North on County Road W14 1½ mile, turn east on 69th St. for 1 mile, turn north on 28th Ave. approximately ¼ mile. Property lies on west side of 28th Ave.

Legal Description

S½ SE¼ except acreage site and part of N½ SE¼ in Section 1, Township 83 North, Range 10 West of the 5th P.M., Benton, IA. Updated abstract to govern.

Estimated Real Estate Tax

Taxes Payable 2022 - 2023: \$3,345.00*
Net Taxable Acres: 101.80*
Tax per Net Taxable Acre: \$32.86*
Tax Parcel ID #: 480164000

**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for 2023 crop year.

FSA Data

Part of Farm Number 7973, Tract 7774
FSA/Eff. Crop Acres: 98.70*
Corn Base Acres: 55.89*
Corn PLC Yield: 159 Bu.
Bean Base Acres: 25.25*
Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon loam and Coloe complex. CSR2 on the estimated FSA/ Eff. crop acres is 87.50. See soil map for detail.

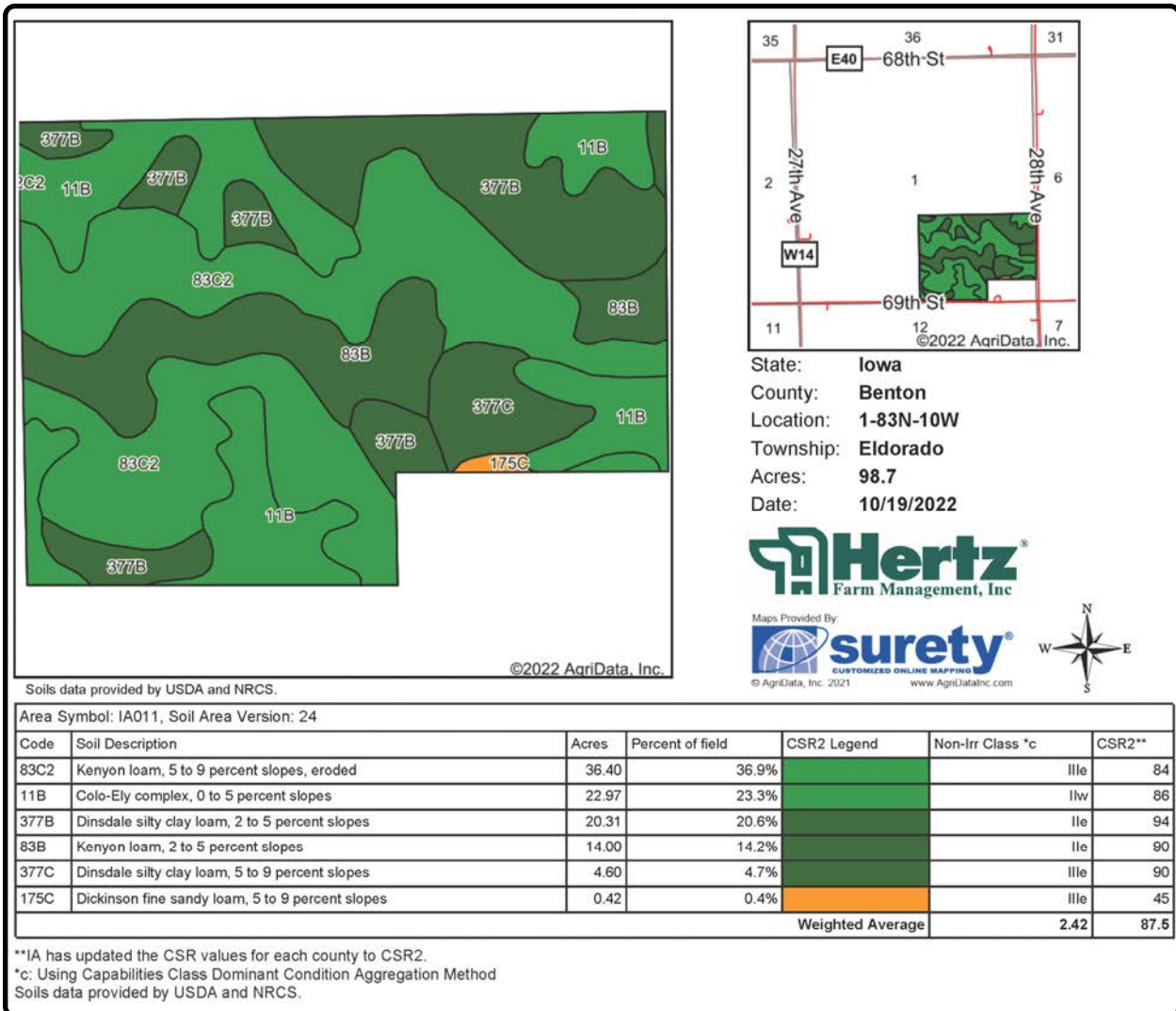
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Buildings/Improvements

None.

Water & Well Information

None known.

Comments

- Good farm in highly productive area.
- Located north of Newhall.

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 - 114.72 Est. FSA/Eff. Crop Acres
Parcel 2 - 98.70 Est. FSA/Eff. Crop Acres



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Parcel 1 - East Looking West - Fall 2022



Parcel 1 - NW Looking SE - Fall 2022



Parcel 2 - East Looking West - Fall 2022



Parcel 2 - West Looking East - Fall 2022



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Date: Thurs., Feb. 23, 2023

Time: 10:00 a.m.

Site: Newhall Main Park
Pavilion Comm. Center
206 3rd St.
Newhall, IA 52315

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, Jake Miller at 515.450.0011 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

Theodore W. Stark Family Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

Bill Hochstetler
Shuttleworth & Ingersoll

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 subject to the existing lease. Taxes will be prorated to closing.

Survey

To determine final acres and property borders, Sellers will - at their expense - survey the farm(s) prior to closing based on how the parcels sell at auction. The final purchase price(s) will be adjusted up or down based on the per acre bid amount times the final gross surveyed acres.

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.

Make the Most of Your Farmland Investment

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- Certified Farm Appraisals

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