

Land Auction

ACREAGE:

75.00 Acres, m/l
Grundy County, IA

DATE:

Wednesday
March 1, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Conrad, IA &
bid.hertz.ag



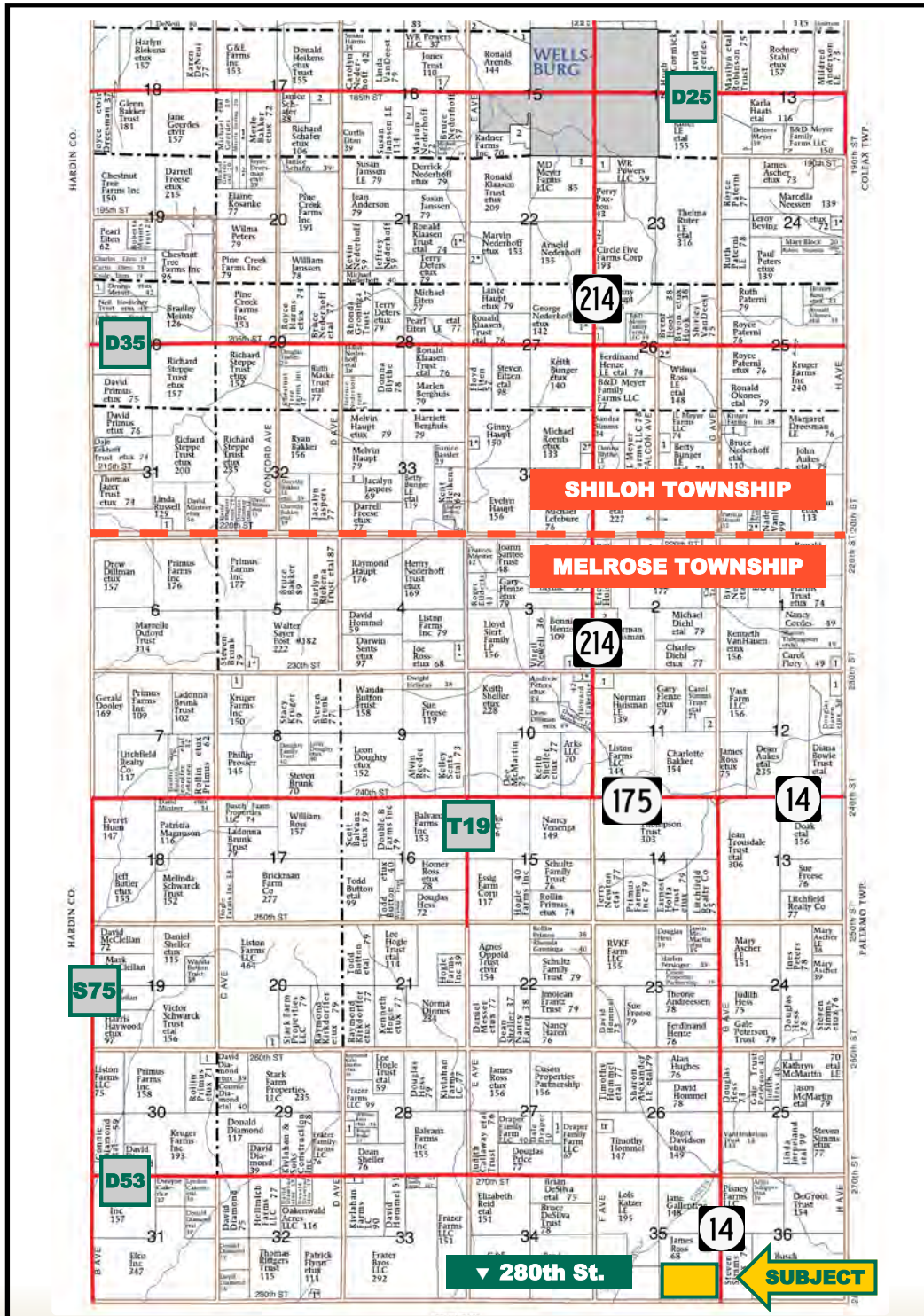
Property Key Features

- 75.07 FSA/Eff. Crop Acres with 92.70 CSR2
- Located Along Highway 14
- Entire Perimeter of Farm Will Be Surveyed

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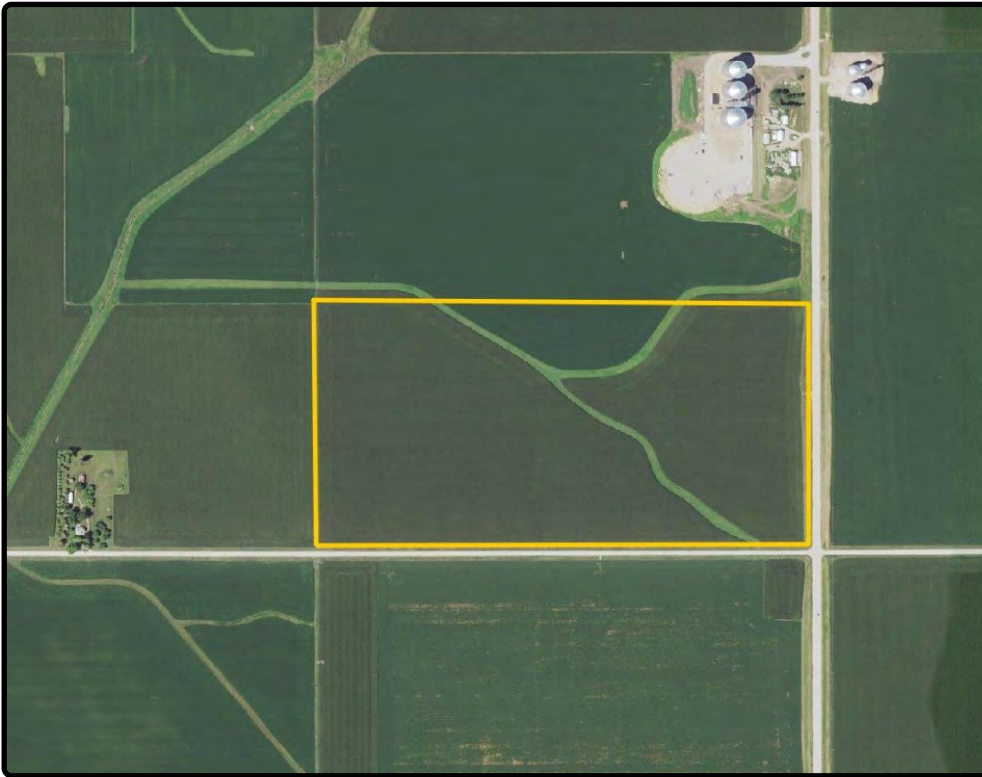


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FSA/Eff. Crop Acres:	75.07
Corn Base Acres:	37.25
Bean Base Acres:	36.83
Soil Productivity:	92.70 CSR2

Property Information

75.00 Acres, m/l

Location

9 miles south of Wellsburg, Iowa or 6 miles northwest of Conrad, Iowa, on the west side of Highway 14 and north side of 280th St.

Legal Description

S½ SE¼ Section 35, Township 87 North, Range 18 North of the 5th P.M.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,994.00*

Net Taxable Acres: 75.00*

Tax per Net Taxable Acre: \$39.92*

Tax parcel ID#s: 8718354000002

**Acres are estimated due to recent survey of property. Grundy County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Buyer to receive \$36,000 credit at closing for the 2023 cropland income. Open lease for 2024 crop year.

FSA Data

Farm Number 7475, Tract 10170

FSA/Eff. Crop Acres: 75.07

Corn Base Acres: 37.25

Corn PLC Yield: 177 Bu.

Bean Base Acres: 36.83

Bean PLC Yield: 56 Bu.

NRCS Classification

UHEL: Undetermined Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo-Ely complex. CSR2 on the FSA/Eff. crop acres is 92.70. 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

Level to gently rolling.

Drainage

Some tile. Contact listing agent for details.

Water & Well Information

No known well.

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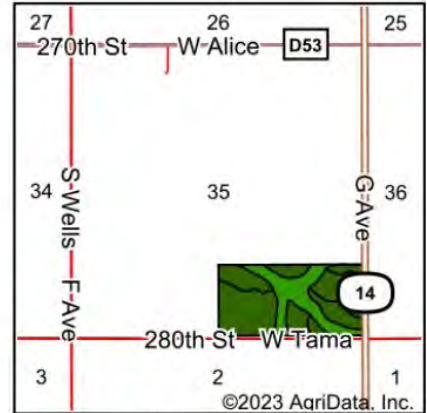
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State: **Iowa**
 County: **Grundy**
 Location: **35-87N-18W**
 Township: **Melrose**
 Acres: **75.07**
 Date: **1/25/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA075, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	35.97	47.9%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	19.60	26.1%		IIw	86
119B	Muscatine silty clay loam, 2 to 5 percent slopes	19.50	26.0%		Ile	95
Weighted Average					2.00	92.7

Comments

Farm is currently in a 50/50 crop share lease for 2023. In place of Buyer assuming ownership of Sellers 50% share of the 2023 crop at closing, Seller will pay a one-time credit to Buyer of \$36,000 at closing and then Seller will retain full ownership of Seller's 50% share of the 2023 crop. Seller will remain responsible for all expenses of any kind to plant, maintain and harvest the 2023 crop per lease terms. Buyer will incur no expenses of any kind

related to the 2023 crop. The \$36,000 credit at closing will represent the Buyer's entire compensation for crops or cropland rent from Sellers or current tenants.

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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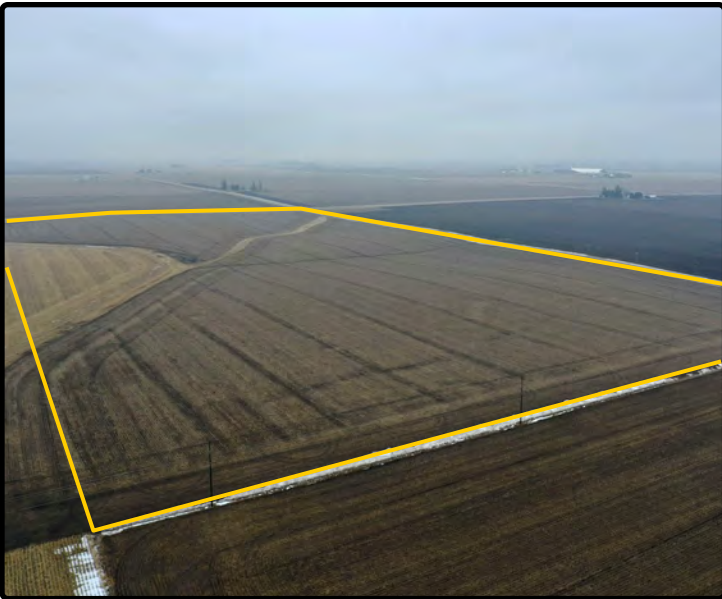
Looking East



Looking West



Looking Southeast



Looking Southwest



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Date: **Wed., March 1, 2023**

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

Site: **American Legion
102 E Center St.
Conrad, IA 50621**

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, Cal Wilson at 319-360-1009 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Dores and Marlys Ross Revocable Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Rebecca A. Reisinger
Newbrough Law Firm LLP

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 bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 5, 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 tenant’s rights through completion of grain harvest or December 1, 2023, whichever comes first. 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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