

Land Auction

ACREAGE:

160.00 Acres, m/l
Buena Vista County, IA

DATE:

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

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

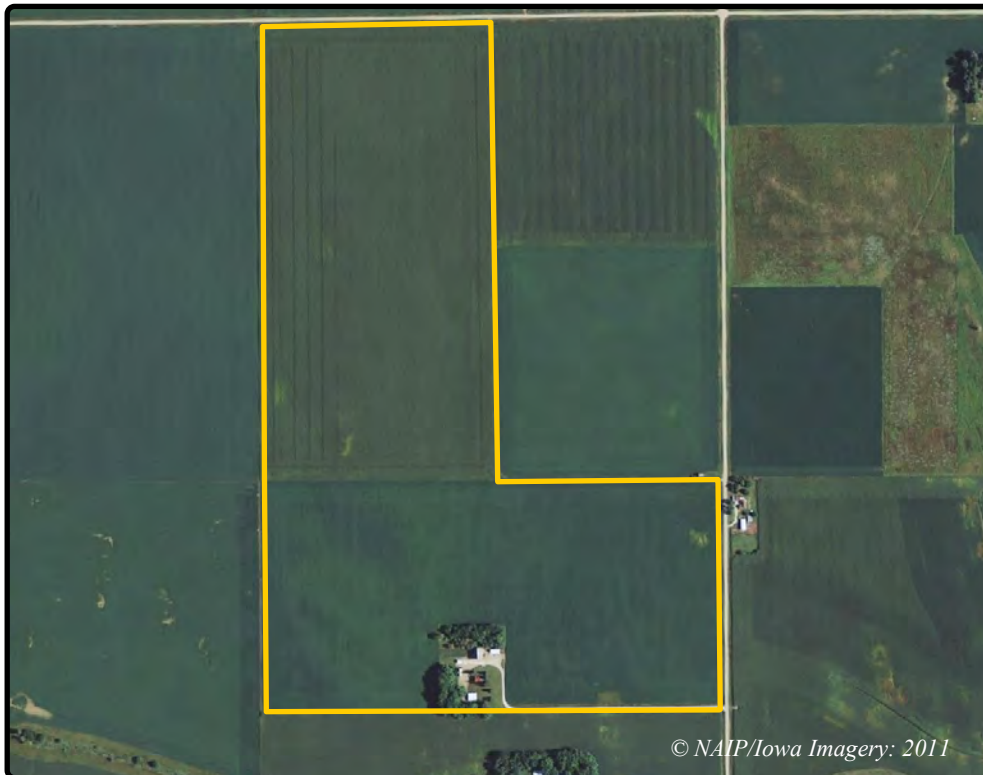


Property Key Features

- High Producing Buena Vista County Farm with an 80.80 CSR2 Rating
- 153.50 Cropland Acres with 95.9% Tillable Percentage
- Acreage to Sell with the Farm

Scott Henrichsen, AFM
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FSA/Eff. Crop Acres: 153.50
Corn Base Acres: 76.80
Bean Base Acres: 76.70
Soil Productivity: 80.80 CSR2

Total Living SF: 1,642
Bedrooms: 4
Bathrooms: 1
Year Built: 1900

ADDRESS:
5163 110th Ave.
Rembrandt, IA 50576

Property Information

160.00 Acres, m/l

Location

From Truesdale: Go north on 115th Ave. for 0.4 mile, then west on 540th St. for ½ mile, then north on 110th Ave. for 2.3 miles. The property is on the west side of the road.

Legal Description

N½ SE¼ and W½ NE¼ of Section 22, Township 92 North, Range 37 West of the 5th P.M., Buena Vista Co., IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,812.00
Gross Acres: 160.00
Net Taxable Acres: 158.00
Tax parcel ID#s: 0622400001, 0622200003, 0622200001 & 0622400002

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 1751, Tract 2348
FSA/Eff. Crop Acres: 153.50
Corn Base Acres: 76.80
Corn PLC Yield: 166 Bu.
Bean Base Acres: 76.70
Bean PLC Yield: 46 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Clarion, and Okoboji. CSR2 on the FSA/Eff. crop acres is 80.80. See soil map for detail.

Mineral Rights

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

Buildings/Improvements

- 38' x 48' shed built in 1900
- 27' x 40' crib built in 1900
- 16' x 24' shed built in 1900
- 36' x 60' flat barn built in 1900
- 20' x 50' shed built in 1900

Dwelling

1½ story home with 4 bedrooms and 1 bathroom. Built in 1900 with an addition added in 1910. There is an estimated 1,642 square feet of living space. The house has central air and a propane furnace. Propane tank is not included with property. Roof replaced in 2019.

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Septic System

Property is being sold on an "As-Is, Where is basis." Buyer shall be responsible for the inspection of the septic system and, if required, bringing the septic system in to compliance with Iowa law.

Land Description

Flat.

Drainage

Natural with some tile. No tile maps available.

Water & Well Information

Iowa Lakes Regional Water services the property. Three unused wells are located in the acreage area.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres and measurements 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 North



Looking Northwest



Looking Southeast



All photos taken in August of 2022.

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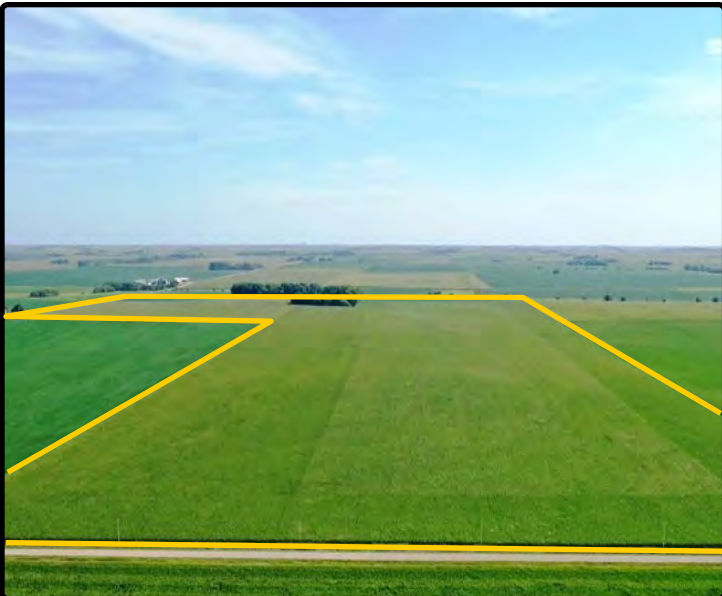
Looking Southwest



Looking West



Looking South



Looking East



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Online Bidding Information

- To bid on these properties, 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 Manager, Scott Henrichsen at 716-310-0466 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.

Sellers

Kevane Family, Kevane Family Trust, Apostolic Nuncio of the Vatican, Missionaries of the Eternal Word, & Diocese of Sioux City

Agency

Hertz Farm Management and their representatives are Agents of the Seller.

Auctioneer

Kyle Hansen, ALC

Attorney

Gary W. Armstrong
Mack, Hansen, Gadd, Armstrong & Brown, P.C.

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 Seller's designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All property, is sold on a "As-Is, Where is" basis with no warranties or guarantees, either expressed or implied by the Seller or Hertz Farm Management, Inc. 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. A 2% Buyers Premium will be added to the final bid price to arrive at the final contract price. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 27, 2023, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of farm land will be given at settlement with existing tenant given until June 30, 2023 to exit the home. The Seller will pay real estate taxes due and payable in March 2023; Buyer will pay real estate taxes due and payable in September 2023 and beyond.

Make the Most of Your Farmland Investment

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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals