

# Land Auction

**ACREAGE:**

**163.30 Acres, m/l**  
Marshall County, IA

**DATE:**

Friday  
**March 31, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag

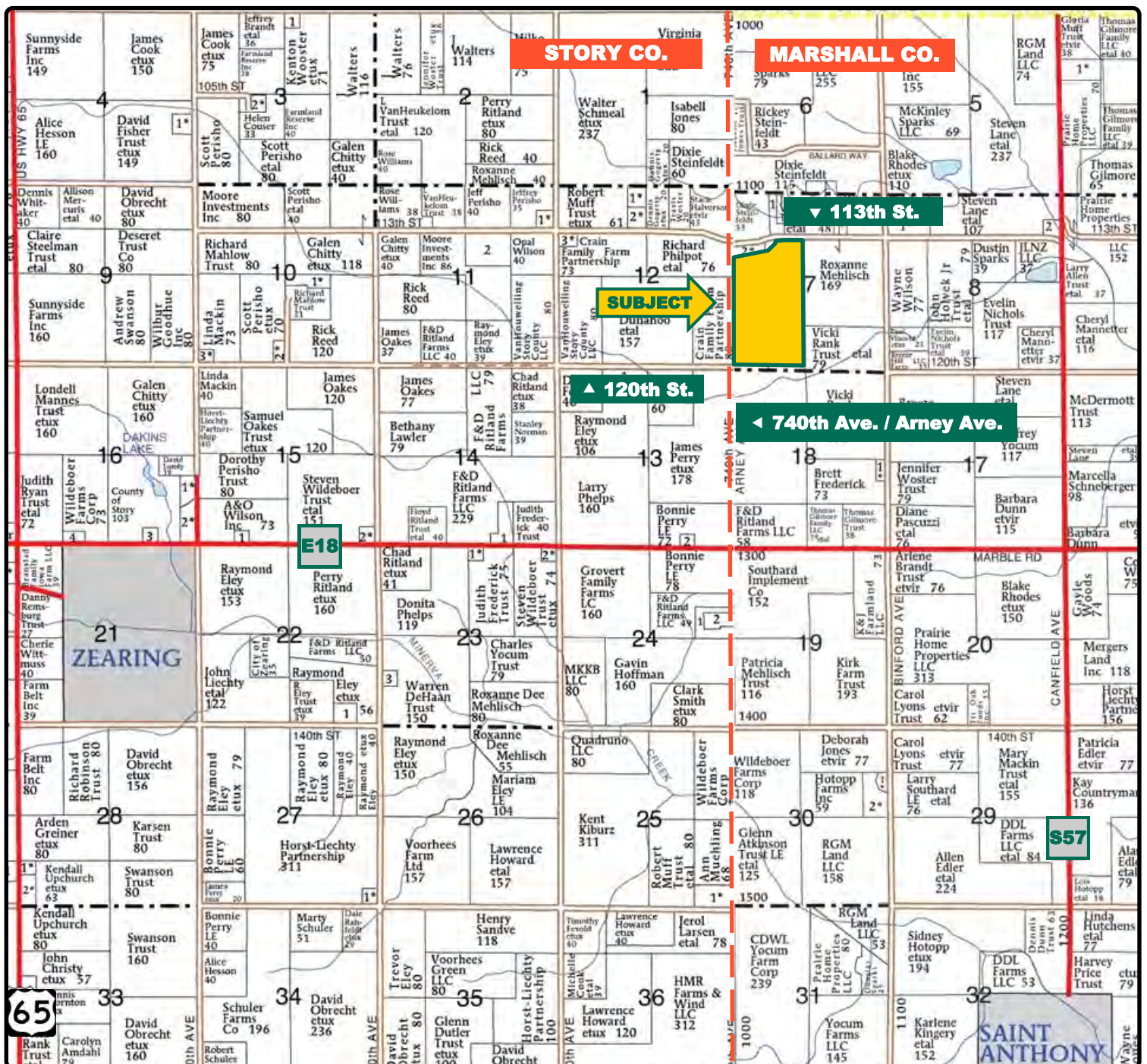


## Property Key Features

- Located 4 Miles Northeast of Zearing, Iowa
- 160.68 FSA/Eff. Crop Acres with a CSR2 of 82.80
- High-Quality Farmland in Northwest Marshall County

**Matt Vegter, ALC**  
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**MattV@Hertz.ag**

**515-382-1500**  
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Nevada, IA 50201  
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**FSA/Eff. Crop Acres:** 160.68  
**Corn Base Acres:** 78.87  
**Bean Base Acres:** 78.03  
**Soil Productivity:** 82.80 CSR2

## Property Information

**163.30 Acres, m/l**

### Location

Located approximately 4 miles northeast of Zeoring, Iowa at the intersection of 120th St. and 740th Ave.

### Legal Description

SW FRL¼ and S½ NW FRL¼, (except Parcel A) Section 7, Township 85 North, Range 20 West of the 5th P.M., Marshall Co., IA. (Liberty Twp.)

### Lease Status

Leased for the 2023 crop year. Contact agent for cash rent credit details.

### Real Estate Tax

Taxes Payable 2022-2023: \$6,318.00  
 Net Taxable Acres: 163.30  
 Tax per Net Taxable Acre: \$38.69  
 Tax parcel ID#s: 8520-07-100-009, 8520-07-300-001, 8520-07-300-002 & 8520-07-300-003

### FSA Data

Farm Number 592, Tract 2114  
 FSA/Eff. Crop Acres: 160.68  
 Corn Base Acres: 78.87  
 Corn PLC Yield: 158 Bu.  
 Bean Base Acres: 78.03  
 Bean PLC Yield: 46 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 82.80. See soil map for detail.

### Land Description

Nearly level to moderately sloping.

### Drainage

Natural with some tile. No maps available.

### Water & Well Information

None.

### Comments

High-quality soils with great natural drainage and a south facing slope.

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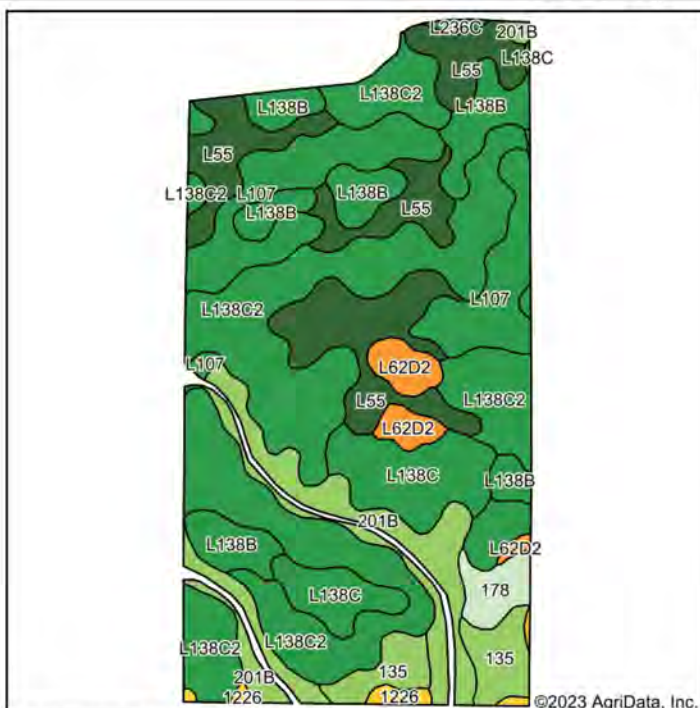
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State: **Iowa**  
County: **Marshall**  
Location: **7-85N-20W**  
Township: **Liberty**  
Acres: **160.68**  
Date: **2/20/2023**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 27

| Code             | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| L138C2           | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded  | 58.13 | 36.2%            |             | IIle             | 83     |
| L55              | Nicollet loam, 1 to 3 percent slopes                                    | 24.89 | 15.5%            |             | Ie               | 91     |
| L107             | Webster clay loam, Bemis moraine, 0 to 2 percent slopes                 | 18.97 | 11.8%            |             | IIw              | 88     |
| 201B             | Coland-Terril complex, 2 to 5 percent slopes                            | 15.33 | 9.5%             |             | IIw              | 75     |
| L138B            | Clarion loam, Bemis moraine, 2 to 6 percent slopes                      | 14.91 | 9.3%             |             | Ile              | 88     |
| L138C            | Clarion loam, Bemis moraine, 6 to 10 percent slopes                     | 13.01 | 8.1%             |             | IIle             | 84     |
| 135              | Coland clay loam, 0 to 2 percent slopes, occasionally flooded           | 6.49  | 4.0%             |             | IIw              | 76     |
| L62D2            | Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded | 4.12  | 2.6%             |             | IVe              | 41     |
| 178              | Waukeel loam, 0 to 2 percent slopes                                     | 2.92  | 1.8%             |             | IIs              | 69     |
| 1226             | Lawler loam, 0 to 2 percent slopes, rarely flooded                      | 1.41  | 0.9%             |             | IIs              | 59     |
| L236C            | Lester loam, Bemis moraine, 6 to 10 percent slopes                      | 0.48  | 0.3%             |             | IIle             | 81     |
| Weighted Average |   |       |                  |             | 2.34             | 82.8   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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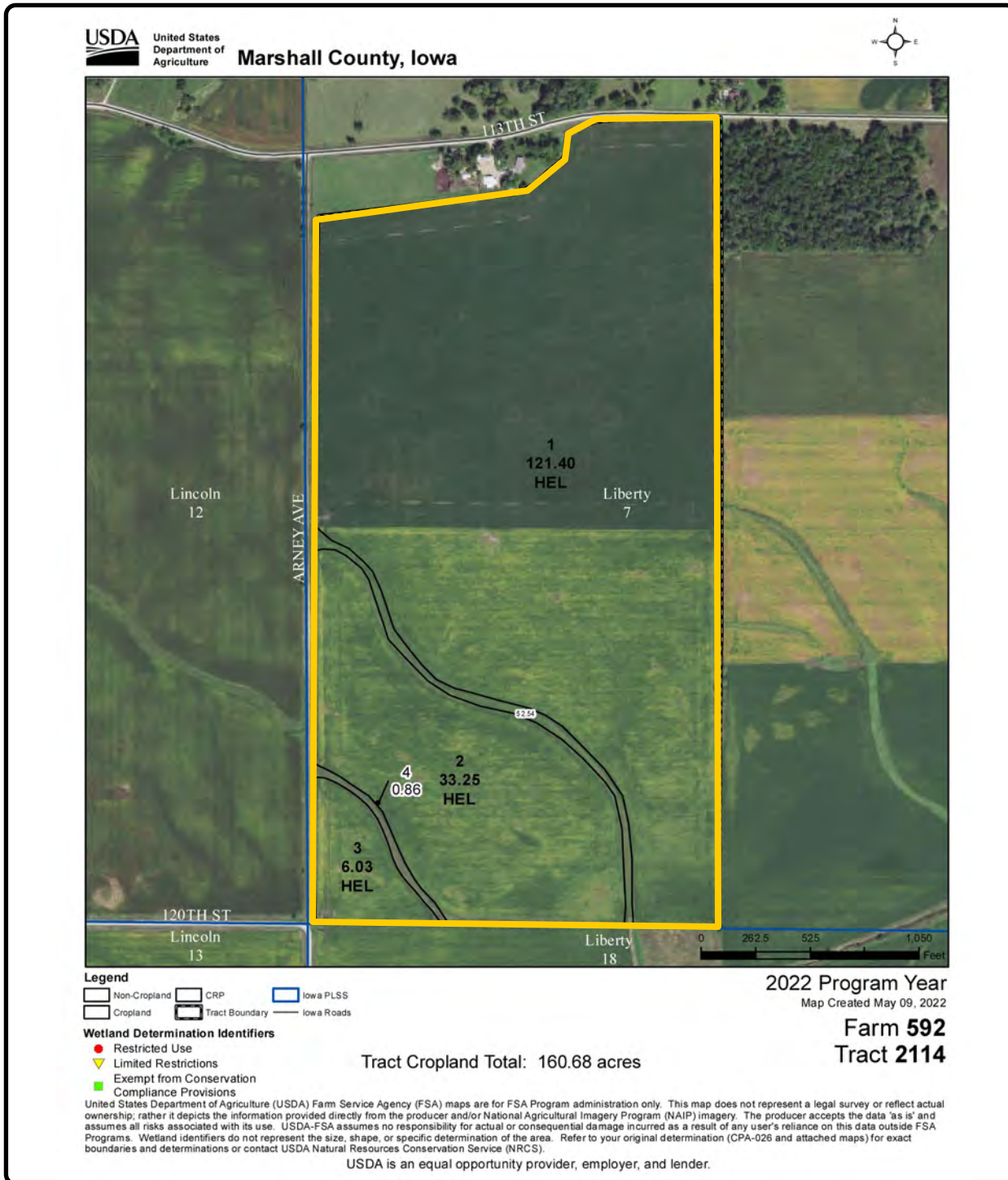
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Southeast Looking Northwest



Northeast Looking Southwest



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Date: **Fri., March 31, 2023**

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

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

### 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, Matt Vegter at 515-290-7286.

### 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

Alice Jones Revocable Trust  
Alice Jones Life Estate

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### Attorney

Tim Gartin  
Hastings, Gartin & Boettger, 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 bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 17, 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 which expires March 1, 2024. Taxes will be prorated to May 17, 2023. Buyer will receive a \$46,800 credit at closing for the 2023 lease payment.

### 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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