

Land Auction

ACREAGE:

97.27 Acres, m/l

Story & Marshall
Counties, IA

DATE:

Wednesday
June 7, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

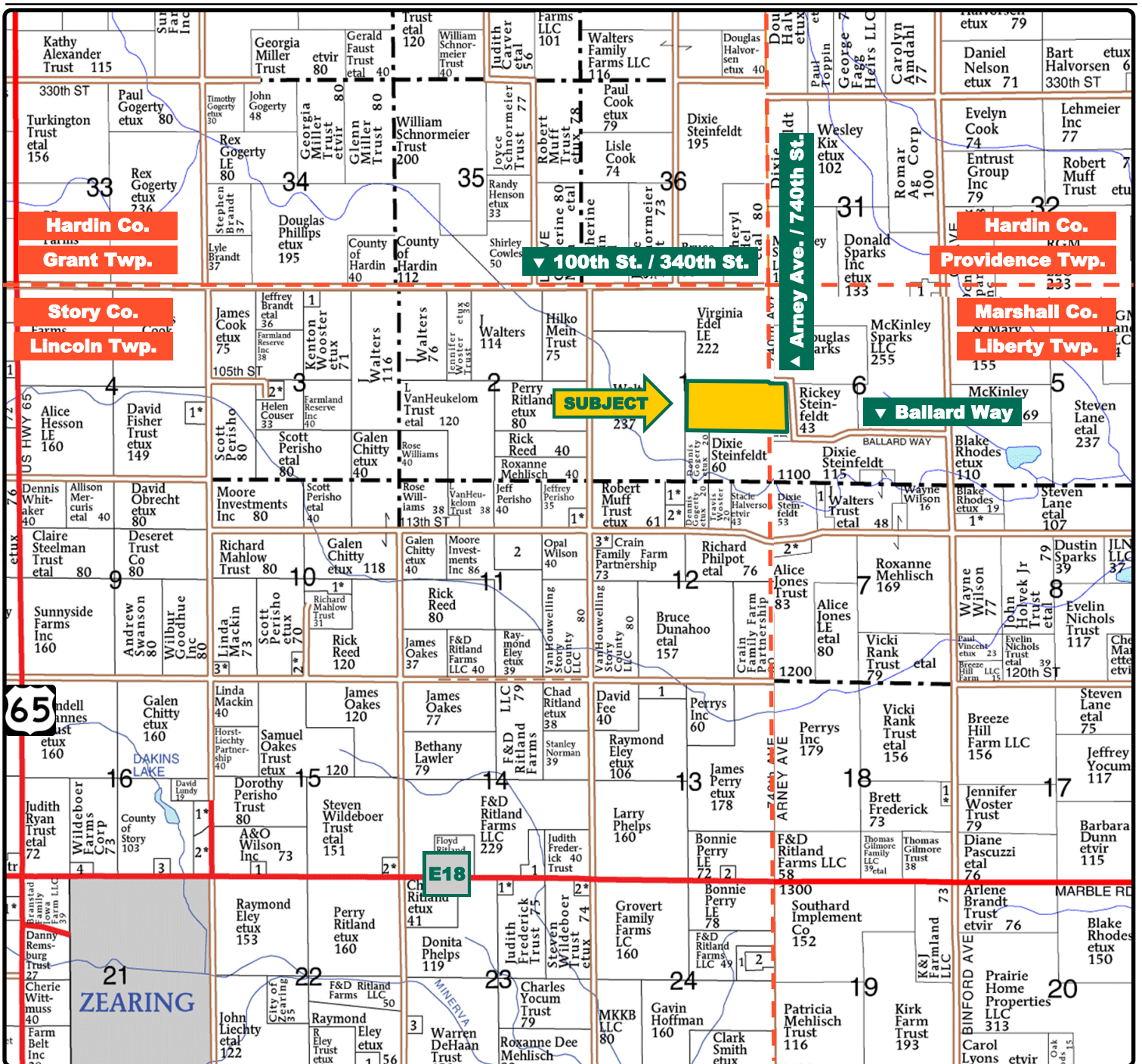


Property Key Features

- Located Five Miles Northeast of Zearing
- Currently 82.00 acres, m/l, in production with an 82.70 CSR2
- Productive Farmland on the Story / Marshall County Line

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FSA/Eff. Crop Acres:	92.15
Current Acres in Prod.:	82.00
Corn Base Acres:	60.00
Bean Base Acres:	22.15
Soil Productivity:	82.70 CSR2

Property Information

97.27 Acres, m/l

Location

From Zearing: Go north on Highway 65 for 4 miles, then east on 100th Street / 340th Street for 4½ miles, follow the road south on Arney Avenue / 740th Street for 1 mile. The property will be on the west side of the road.

Legal Description

N½ SE¼ of Section 1, Township 85 North, Range 21 West of the 5th P.M. Story Co., IA and Tax Parcel Number 852006300001 of Section 6, Township 85 North, Range 20 West of the 5th P.M. Marshall Co., IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,012.00
Net Taxable Acres: 97.27
Tax per Net Taxable Acre: \$30.97
Tax parcel ID#s: 0401400100, 0401400200 & 852006300001

FSA Data

Farm Number 4607
Tracts 12400 & 12401
FSA/Eff. Crop Acres: 92.15
Current Acres in Production: 82.00
Corn Base Acres: 60.00
Corn PLC Yield: 133 Bu.
Bean Base Acres: 22.15
Bean PLC Yield: 40 Bu.
FSA shows 92.15 FSA/Eff. crop acres, of those acres there are currently 82.00 acres, m/l, in production. Contact agent for details.

Land Description

Nearly level to moderately sloping.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the current acres in production is 82.70. See soil map for detail.

Easement

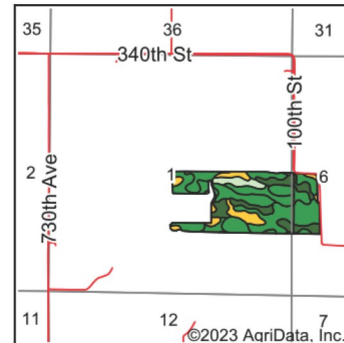
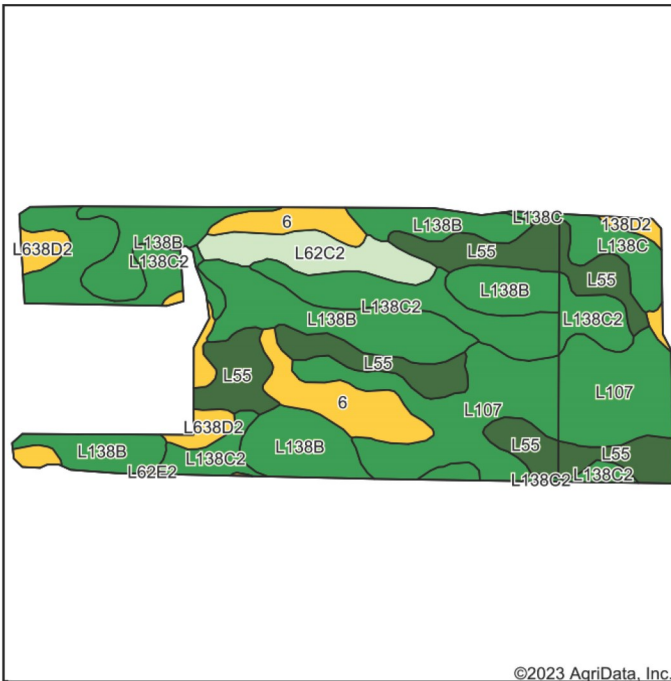
There is a 40 foot easement along the south fence line to the benefit of the adjoining landowner. Contact agent for a copy of the easement.

Comments

Productive farmland with 82.00 acres, m/l, currently in production. There are an additional 10 acres, m/l, that were in a CRP contract that expired in 2017. These acres are currently not in production.

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State: **Iowa**
 County: **Story**
 Location: **1-85N-21W**
 Township: **Lincoln**
 Acres: **82**
 Date: **3/28/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 27
 Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.14	27.0%		Ile	88		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	12.18	14.9%		IIle	83		
L55	Nicollet loam, 1 to 3 percent slopes	9.64	11.8%		Ie	91		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.21	11.2%		IIw	88		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.28	7.7%		IIw	88		
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.79	7.1%		IIlw	59	59	
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.09	5.0%		IIle	64		
L55	Nicollet loam, 1 to 3 percent slopes	3.83	4.7%		Ie	91		
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.87	3.5%		IVe	53		
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	2.52	3.1%		IIle	84		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.51	3.1%		IIle	83		
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.73	0.9%		IIle	56	58	
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	0.21	0.3%		IIle	84		
Weighted Average						2.25	82.7	*-

Water & Well Information

No known wells.

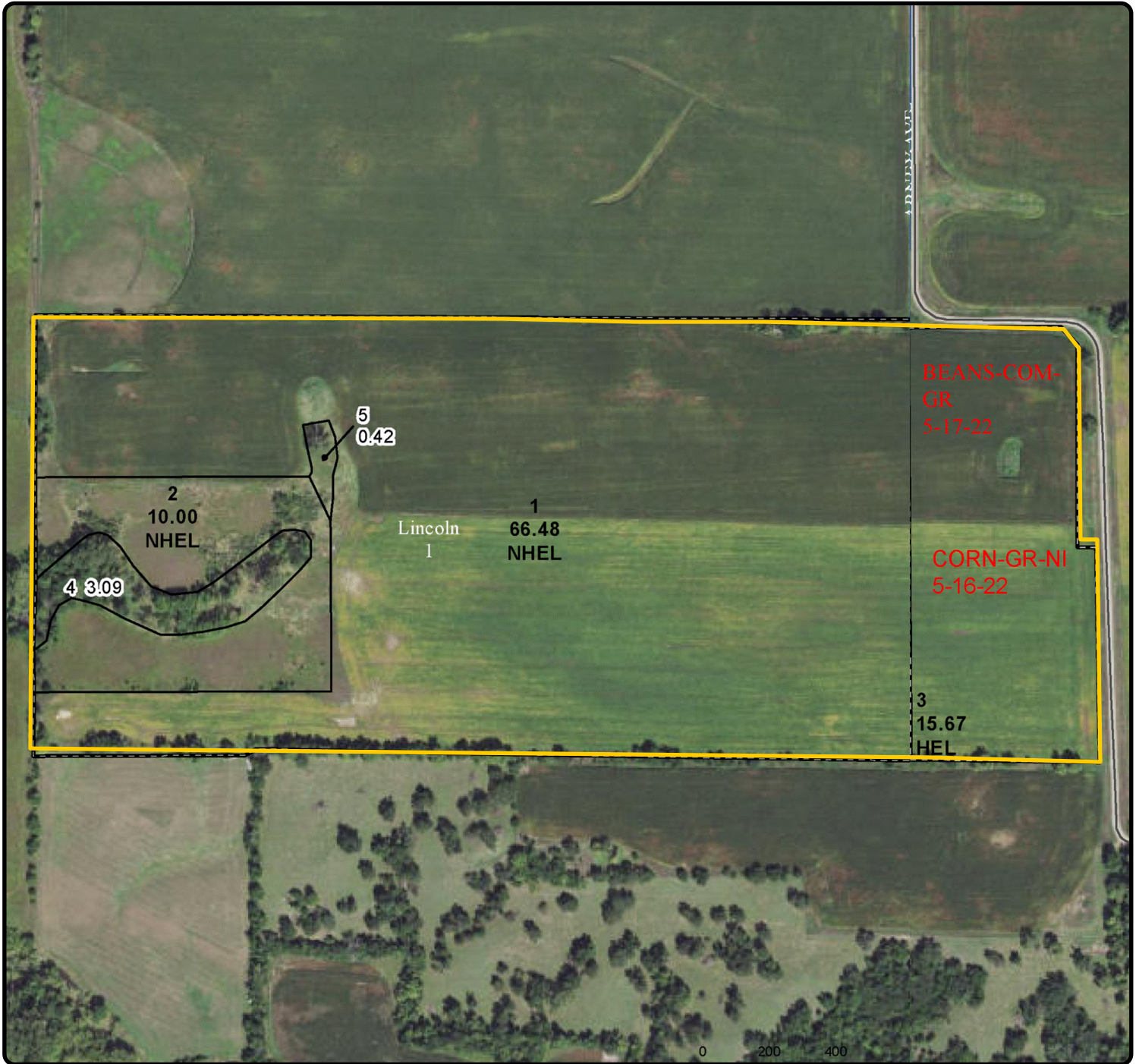
Drainage

Natural, plus some tile. No maps available.

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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East Looking West



West Looking East



North Side Looking Southeast



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Date: **Wed., June 7, 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 515-382-1500 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

Isabelle M. Jones Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

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 July 12, 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 July 12, 2023. Buyer will receive a \$21,760 credit at closing for 2023 cash rent.

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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