

# Land Auction

**ACREAGE:**

**220.32 Acres, m/l**  
Sac County, IA

**DATE:**

Thursday  
**June 8, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Schaller, IA &  
bid.hertz.ag



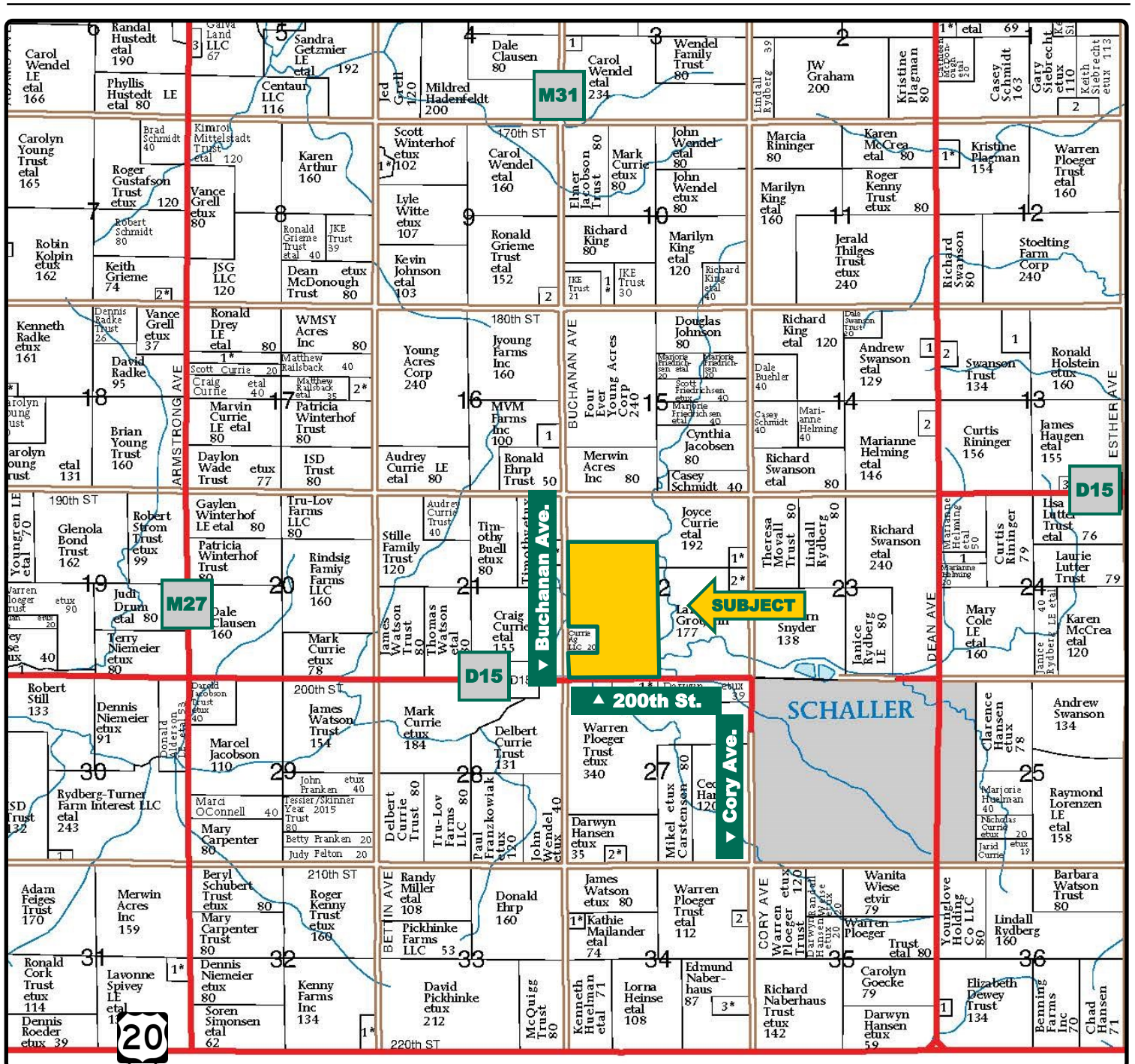
## Property Key Features

- Two Miles Northwest of Schaller
- 93.80 CSR2 on the 187.49 FSA/Eff. Crop Acres, Add'l. 19.80 Acres in CRP
- High-Quality Farmland in Northwest Sac County

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<b>FSA/Eff. Crop Acres:</b>	<b>187.49</b>
<b>CRP Acres:</b>	<b>19.80</b>
<b>Corn Base Acres:</b>	<b>98.79</b>
<b>Bean Base Acres:</b>	<b>88.70</b>
<b>Soil Productivity:</b>	<b>93.80 CSR2</b>

## Property Information

### 220.32 Acres, m/l

### Location

From Schaller: Go west on W 2nd Street, then north on Cory Avenue. Turn west at 200th Street / D15. In ¾ mile, the property will be on the north side of the road.

### Legal Description

SW¼, except Lot A, and S½ NW¼, Section 22, Township 89 North, Range 38 West of the 5th P.M. Sac County, IA. (Eureka Township)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$7,092.00  
Gross Acres: 220.32  
Net Taxable Acres: 213.27  
Tax per Net Taxable Acre: \$33.25

Tax Parcel ID #: 810422300004, 810422300003, 810422300001, 810422200006, 810422200005 & 810422300002.

### FSA Data

Farm Number 8291 Tract 11883  
FSA/Eff. Crop Acres: 187.49  
CRP Acres: 19.80  
Corn Base Acres: 98.79  
Corn PLC Yield: 170 Bu.  
Bean Base Acres: 88.70  
Bean PLC Yield: 49 Bu.

### Drainage

Farm has terraces with tile. No maps available.

### Land Description

Nearly level to moderately sloping.

### CRP Contracts

There are 4.90 acres enrolled in a CP-21 contract that pays \$1,752 annually and expires 9/30/2025.

There are 12.10 acres enrolled in a CP-21 contract that pays \$2,662 annually and expires 9/30/2029.

There are 2.80 acres enrolled in a CP-8A contract that pays \$840 annually and expires 9/30/2032.

### Easements

There is a pipeline easement crossing the middle of the farm, going east/west. Contact agent for details.

### Comments

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

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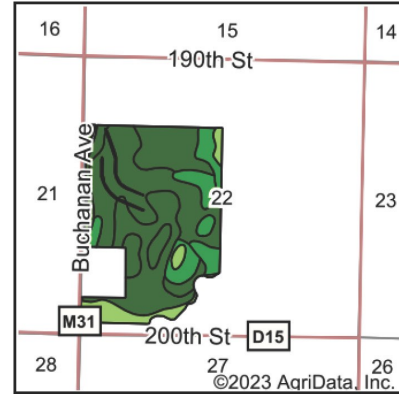
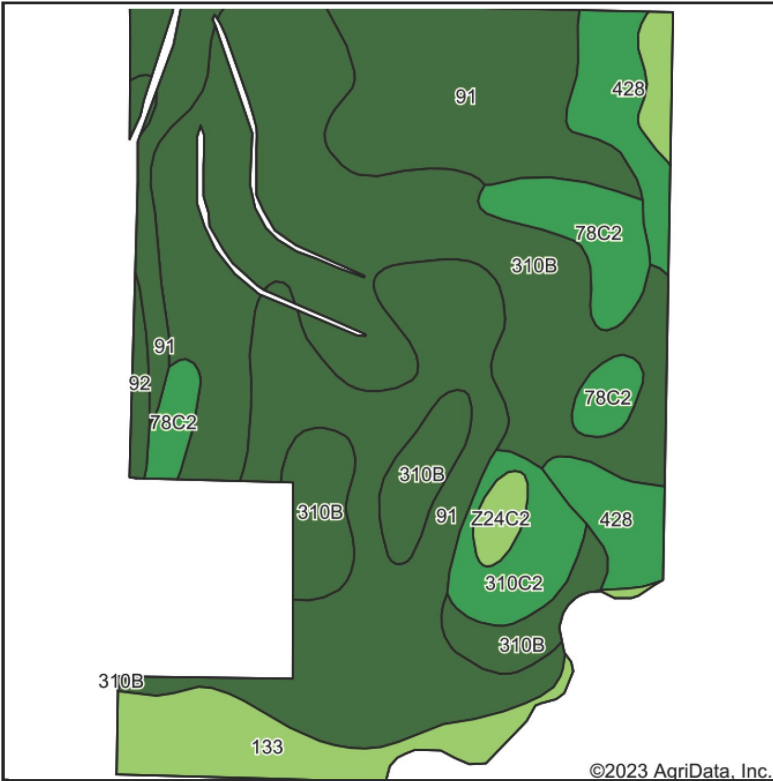
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State: **Iowa**  
 County: **Sac**  
 Location: **22-89N-38W**  
 Township: **Eureka**  
 Acres: **187.49**  
 Date: **4/4/2023**



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

Area Symbol: IA161, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
310B	Galva silty clay loam, 2 to 5 percent slopes	71.53	38.2%		Ile	95	75	
91	Primghar silty clay loam, 0 to 2 percent slopes	68.57	36.6%		Iw	100	84	
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	14.04	7.5%		Ilw	78	77	
428	Ely silty clay loam, shallow loess, 2 to 5 percent slopes	11.53	6.1%		Ile	88	92	
78C2	Sac silty clay loam, 5 to 9 percent slopes, eroded	11.07	5.9%		Ille	82	54	
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	6.88	3.7%		Ille	84	57	
92	Marcus silty clay loam, 0 to 2 percent slopes	2.00	1.1%		Ilw	94	80	
Z24C2	Shelby clay loam, deep loess, 5 to 9 percent slopes, eroded	1.87	1.0%		Ille	76		
Weighted Average						1.74	93.8	*-

### Soil Types/Productivity

Primary soils are Galva and Primghar.  
 CSR2 on the FSA/Eff. crop acres is 93.80.  
 See soil map for detail.

### Water & Well Information

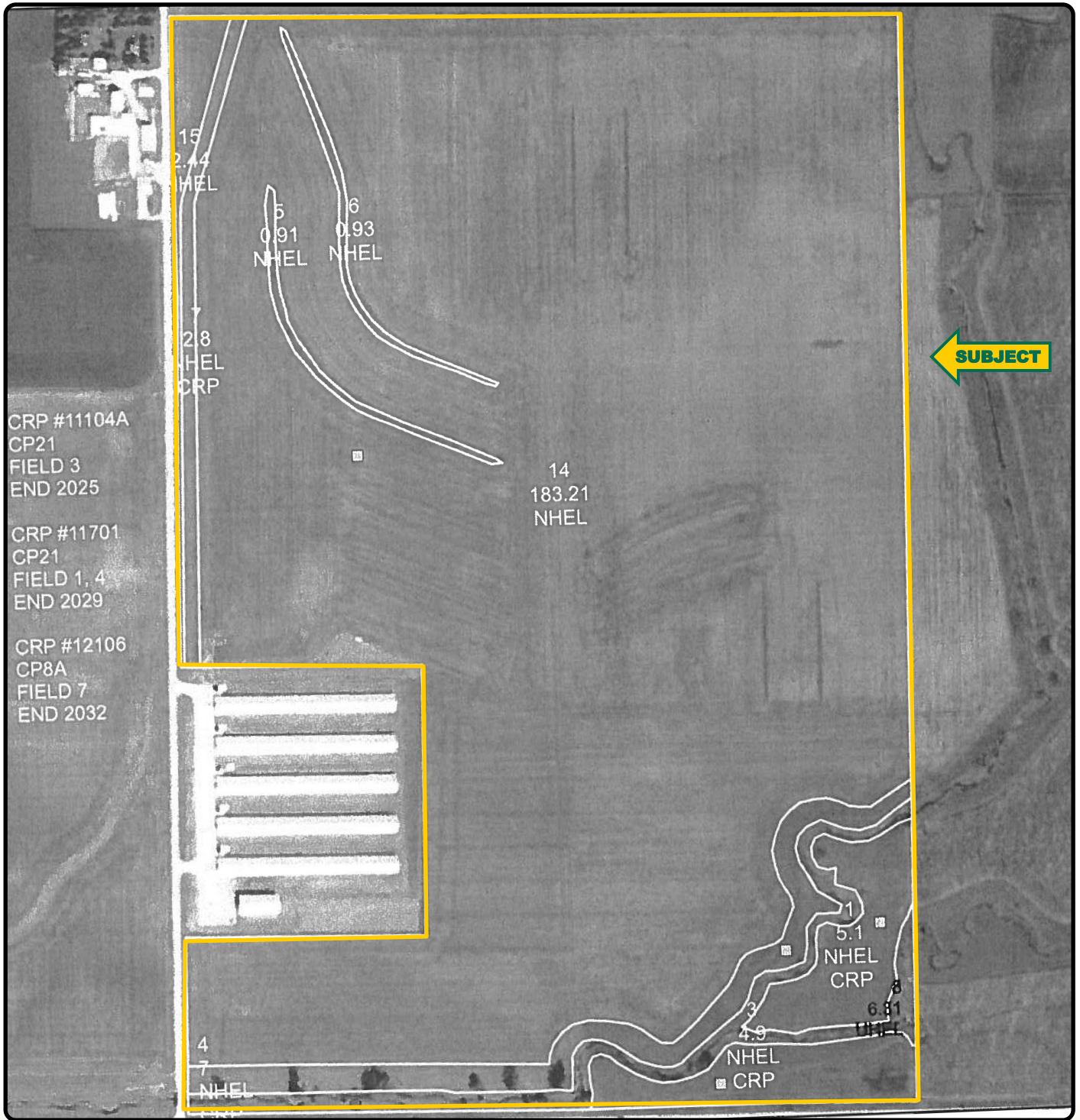
No known wells.

*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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South Looking North



North Looking South



Southeast Looking Northwest



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Date: **Thurs., June 8, 2023**

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

Site: **Jaycee's Shelter House  
206 N. Berlin Street  
Schaller, IA 57053**

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, 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

Jimmy and Deborah Bell

### 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 September 21, 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 September 21, 2023.

### 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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