

Land Auction

ACREAGE:

223.55 Acres, m/l
Marshall County, IA

DATE:

Tuesday
June 6, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Beaman, IA &
bid.hertz.ag

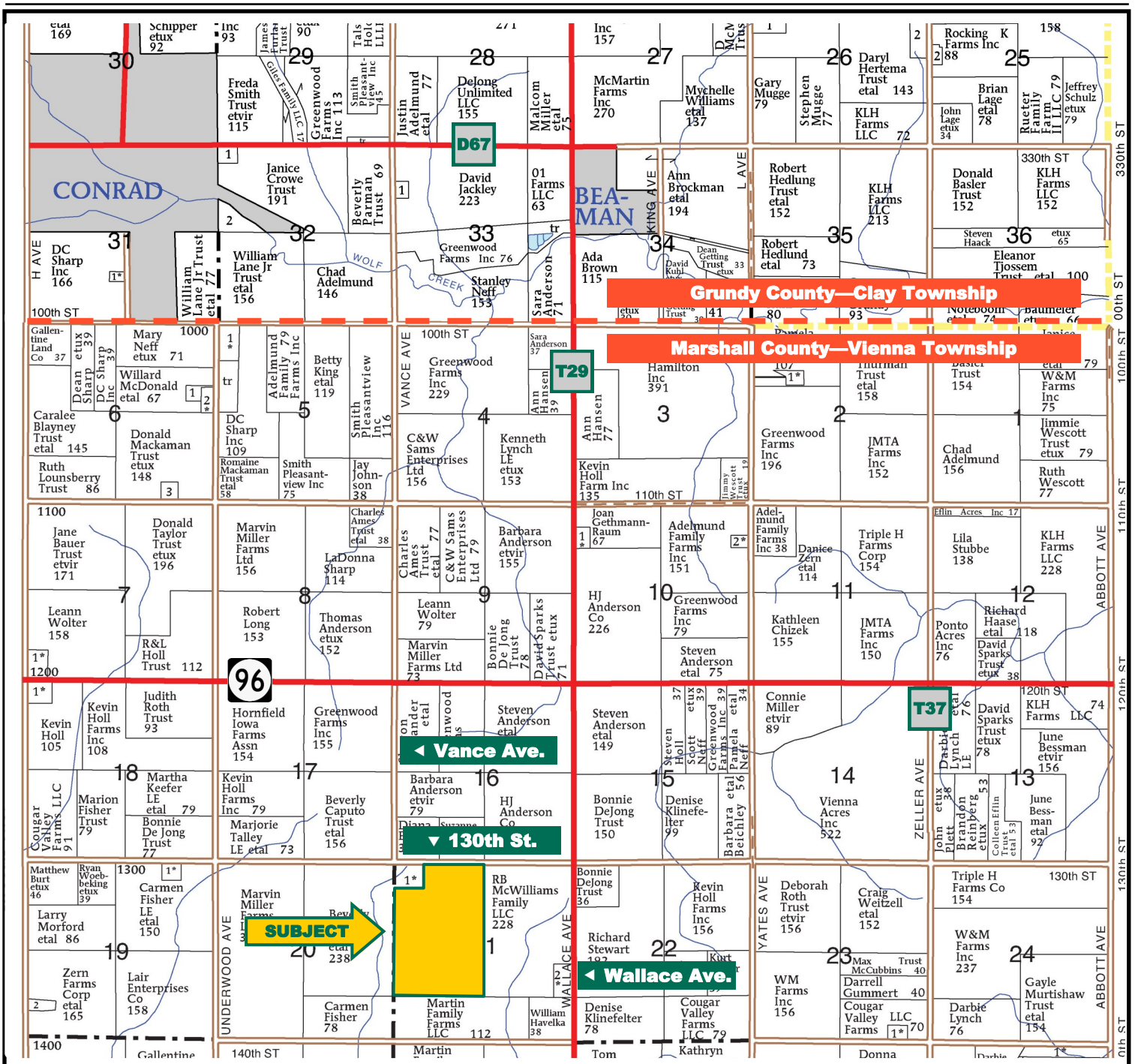


Property Key Features

- **CSR2 of 91.80 on 218.33 FSA/Eff. Crop Acres**
- **Investment Opportunity or Add-On Property to Existing Farming Operation**
- **High-Quality Soils with Excellent Fertility**

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



FSA/Eff. Crop Acres: 218.33

Corn Base Acres: 153.10

Bean Base Acres: 62.50

Soil Productivity: 91.80 CSR2

Property Information

223.55 Acres, m/l

Location

From Beaman: 3½ miles south of Beaman, IA on Wallace Ave./County Rd. T29 and west ½ mile on 130th St. property in on the south side of 130th Street.

Legal Description

NW¼ excluding the acreage site in the NW¼ and N½ SW¼ Section 21, Township 85 North, Range 17 West of the 5th P.M., Marshall County, IA.

Real Estate Tax

Taxes Payable 2022 - 2023: \$8,902.00
Net Taxable Acres: 223.55
Tax per Net Taxable Acre: \$39.82
Tax parcel ID#s: 851721100002, 851721100003, 851721100004,

851721100006, 851721300001, 851721300002, 851721300004, 851721300005

Lease Status

Open lease for the 2024 crop year. Seller will retain the 2023 crop.

FSA Data

Farm Number 4874, Tract 8838
FSA/Eff. Crop Acres: 218.33
Corn Base Acres: 153.10
Corn PLC Yield: 186 Bu.
Bean Base Acres: 62.50
Bean PLC Yield: 57 Bu.

NRCS Classification

All cropland is classified as HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Dinsdale silty clay loam. CSR2 on the FSA/Eff. crop acres is 91.80. See soil map for details.

Mineral Rights

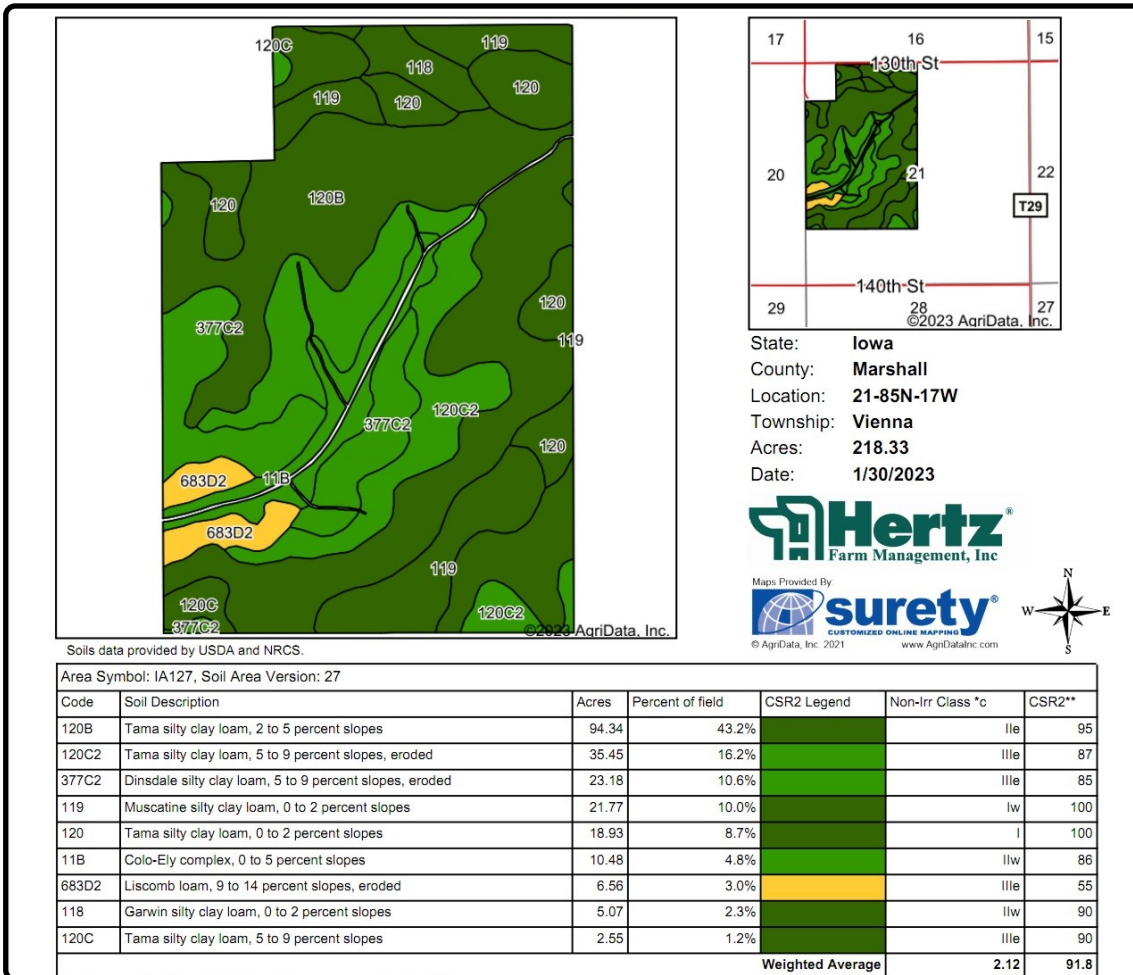
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2020 by Prairie Crop Pro-Tech.
pH: 6.8
K: 224
P: 52

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



Yield History (Bu./Ac.)

Year	Corn	Beans
2018	232.3	79.1*
2019	262.6*	57.9
2020	151.8	65.0*
2021	256.3*	69.8
2022	225.6	56.0*

Yield information is reported by farm management records. Lower 2020 yields due to Derecho. *Indicates seed corn or seed soybeans.

Land Description

Gently sloping to moderately sloping.

Wind Turbine Easement

Contact listing agent for details.

Drainage

Good natural drainage with some tile.
Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

No known well.

Comments

- Highly tillable tract within close proximity to Highway T29.
- High-quality soils with seed corn production history.

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.

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

North Looking South



East Looking West



Southeast Looking Northwest



Southwest Looking Northeast



Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Date: **Tues., June 6, 2023**

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

Site: **Beaman Memorial Hall
215 Main St.
Beaman, Iowa 50609**

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, Lawain Biermann at Phone 319-239-1005 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

Lipsky Family Farms Inc.

Agency

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

Auctioneer

Elliott Siefert

Attorney

Laurie L. Dawley
Shuttleworth & Ingersoll, P.L.C

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 August 24, 2023 at closing, subject to existing lease 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 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.

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag