

# Land Auction

**ACREAGE:**

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

**DATE:**

Wednesday  
**June 14, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
[bid.hertz.ag](https://bid.hertz.ag)



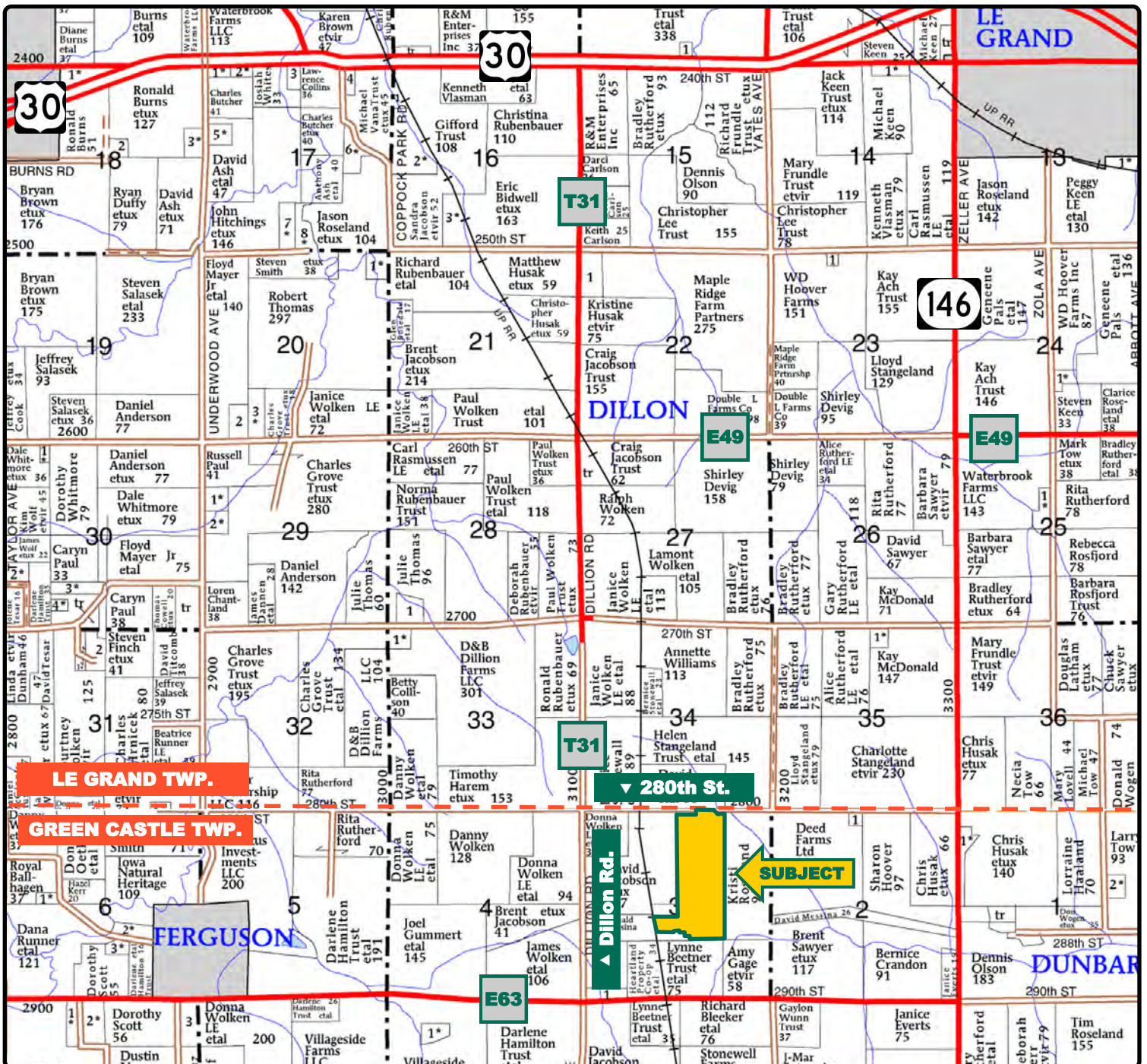
## Property Key Features

- Five Miles Southwest of Le Grand
- 95.05 FSA/Eff. Crop Acres with a 72.00 CSR2
- Close Proximity to Multiple Local Grain Facilities

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
[ChadR@Hertz.ag](mailto:ChadR@Hertz.ag)

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**[www.Hertz.ag](http://www.Hertz.ag)**



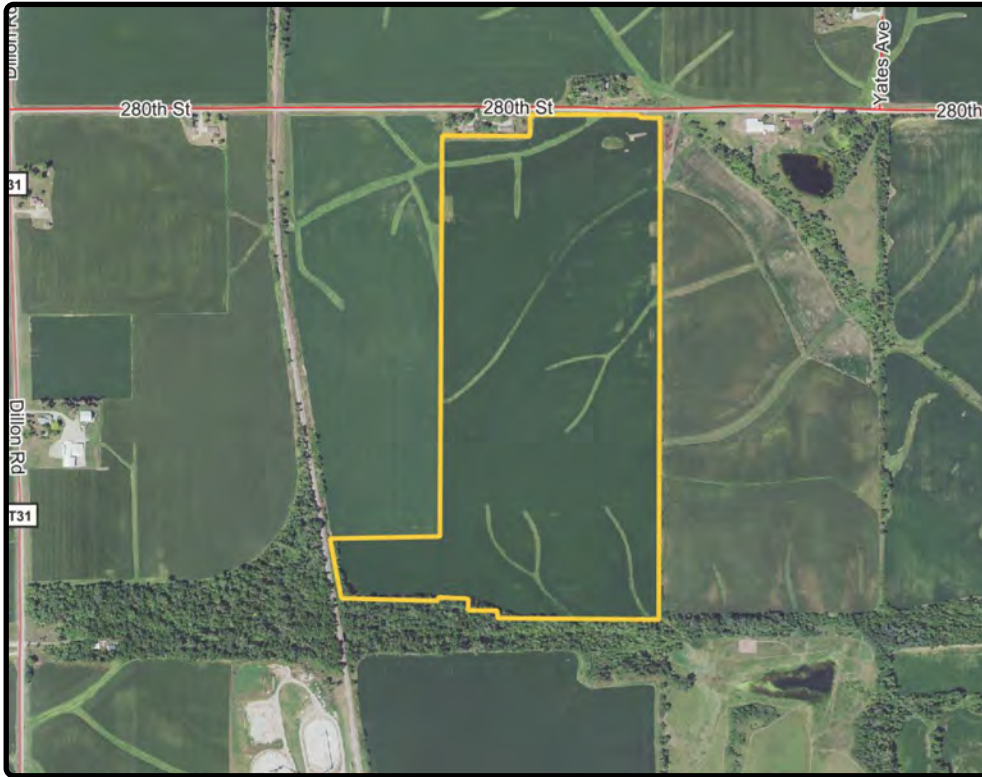


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<b>FSA/Eff. Crop Acres:</b>	<b>95.05</b>
<b>Corn Base Acres:</b>	<b>93.90</b>
<b>Soil Productivity:</b>	<b>72.00 CSR2</b>

## Property Information

### 94.08 Acres, m/l

### Location

From Le Grand: Go south on Highway 146 for 4 miles, then west on 280th street for 1½ miles. Property is on the south side of the road.

### Legal Description

W½ NE¼ except acreage site, and Lot 1 of NE¼, SW¼ and the Parcel N of RY of the NW¼ SW¼ all within Section 3, Township 82 North, Range 17 West of the 5th P.M. (Green Castle Township)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$3,344.00  
Net Taxable Acres: 94.08  
Tax per Net Taxable Acre: \$35.54

Tax parcel ID#s: 8217-03-200-002, 8217-03-200-004, 8217-03-400-001, 8217-03-300-006.

### Lease Status

Leased for the 2023 crop year.

### FSA Data

Farm Number 7781, Tract 2395  
FSA/Eff. Crop Acres: 95.05  
Corn Base Acres: 93.90  
Corn PLC Yield: 145 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soil type is Tama silty clay loam.  
CSR2 on the FSA/Eff. crop acres is 72.00.  
See soil map for detail.

### Mineral Rights

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

### Land Description

Rolling to moderately sloped.

### Drainage

Natural, plus some tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

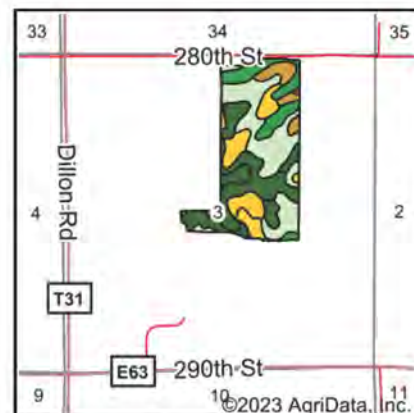
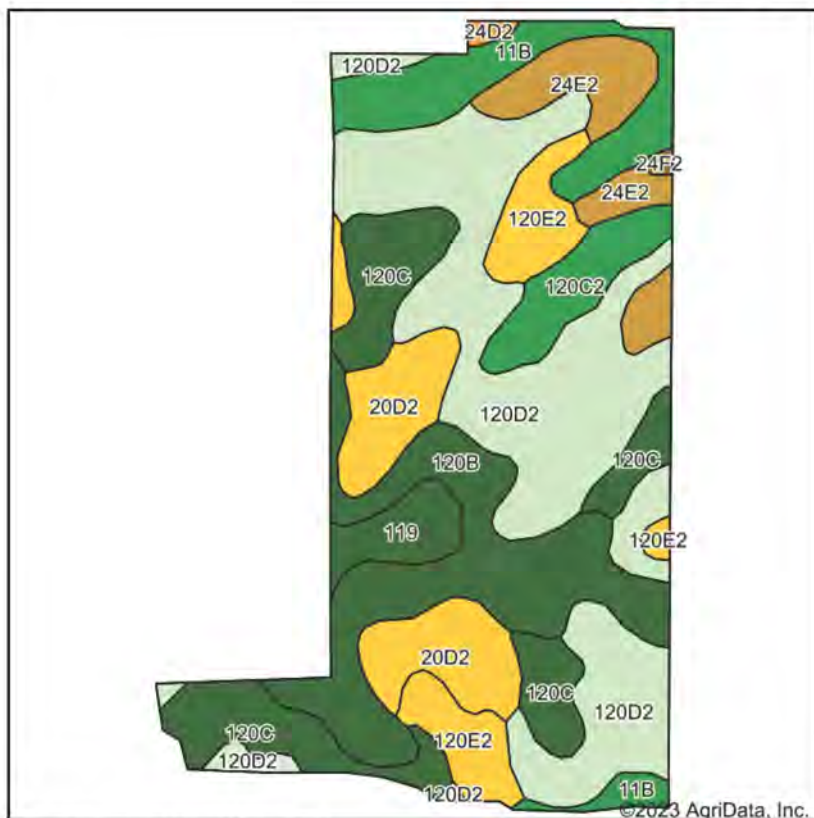
No known wells.

### Comments

Strong producing Marshall County farmland.

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State: Iowa  
County: Marshall  
Location: 3-82N-17W  
Township: Greencastle  
Acres: 95.05  
Date: 5/1/2023



Maps Provided By:  
**surety**  
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	CSR2**
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	30.39	32.0%		62
120B	Tama silty clay loam, 2 to 5 percent slopes	15.28	16.1%		95
120C	Tama silty clay loam, 5 to 9 percent slopes	12.50	13.2%		90
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	9.27	9.8%		55
11B	Colo-Ely complex, 0 to 5 percent slopes	8.03	8.4%		86
120E2	Tama silty clay loam, 14 to 18 percent slopes, eroded	6.24	6.6%		50
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	5.96	6.3%		37
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.08	4.3%		87
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.76	2.9%		100
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.33	0.3%		48
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	0.21	0.2%		21
Weighted Average					72

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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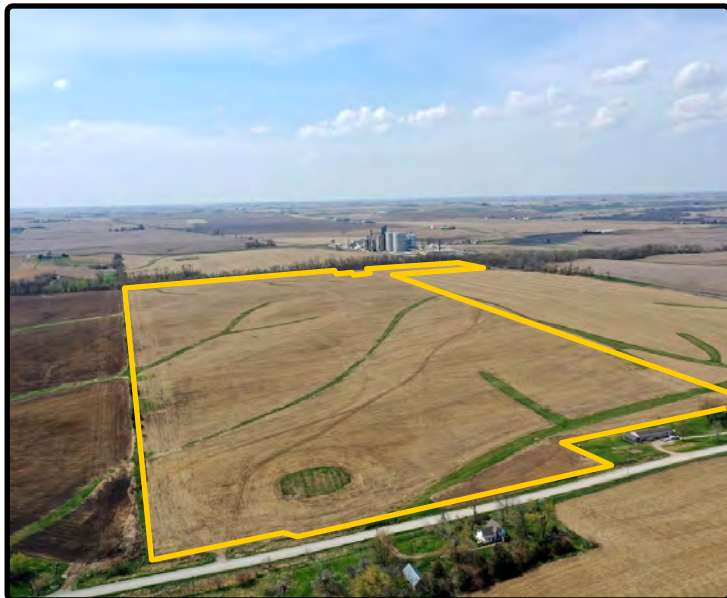
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Northwest Looking Southeast



Northeast Looking Southwest



Southeast Looking Northwest



Southwest Looking Northeast



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Date: **Wed., June 14, 2023**

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

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

### Online Bidding Information

- To bid on this property, 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, Chad Reifschneider 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.
- Seller reserves the right to refuse any and all bids.

### Seller

Estate of Monte Knudson  
Ann Uhl  
Jane Teevan

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### Attorney

Ryan Haaland  
Fredrikson & Byron P.A.

John Livingston, Attorney at Law

### 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 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 September 12, 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.

## **Make the Most of Your Farmland Investment**

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