

# Land Auction

#### ACREAGE:

96.47 Acres, m/l Story County, IA DATE:

Wednesday

10:00 a.m.

July 26, 2023

AUCTION TYPE:

Virtual-Online Only bid.hertz.ag



#### **Property Key Features**

- Located North of Ames, Adjoining Interstate 35
- 93.87 FSA/Eff. Crop Acres Carrying an 82.60 CSR2
- Highly Productive Story County Farmland

Matt Vegter, ALC Licensed Salesperson in IA 515-290-7286 MattV@Hertz.ag **515-382-1500** 415 S. 11th Street Nevada, IA 50201 **www.Hertz.ag**  Nick Hoffman Licensed Salesperson in IA 515-382-7958 NickH@Hertz.ag

REID: 000-3921-01



## **Plat Map**

#### Milford Township, Story County, IA

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# **Aerial Photo**

96.47 Acres, m/l



FSA/Eff. Crop Acres:	93.87
Corn Base Acres:	46.88*
Bean Base Acres:	46.63*
Soil Productivity: 82.6	60 CSR2
*Acres are estimated	

#### Property Information 96.47 Acres, m/I

#### Location

From Ames: Go north on Interstate 35. Take Exit 116 and go east on E29 for  $\frac{1}{4}$  mile, then north on 570th Avenue. In  $\frac{3}{4}$  mile, property will be on the west side of the road.

#### **Legal Description**

SE<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> lying east of Hwy, Section 7 and NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> and SE<sup>1</sup>/<sub>4</sub>, NE<sup>1</sup>/<sub>4</sub> lying east of Hwy and except Parcel G in SE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>; Section 18; all in Township 84 North, Range 23 West of the 5th P.M. (Milford Township)

#### Lease Status

Open lease for the 2024 crop year.

#### **Real Estate Tax**

Taxes Payable 2022 - 2023: \$3,122.00 Gross Acres: 96.47 Net Taxable Acres: 93.71 Tax per Net Taxable Acre: \$33.32 Tax Parcels: 0607400420, 0618200200, 0618200410

#### **FSA** Data

Farm Number 7533, Part of Tract 12262 FSA/Eff. Crop Acres: 93.87 Corn Base Acres: 46.88\* Corn PLC Yield: 160 Bu. Bean Base Acres: 46.63\* Bean PLC Yield: 45 Bu. \*Acres are estimated pending reconstitution of the farm by the Story County FSA office.

#### **NRCS Classification**

NHEL: Non-Highly Erodible Land.

#### Land Description

Nearly level to moderately sloping.

#### Soil Types/Productivity

Primary soils are Clarion and Webster loams. CSR2 on the est. FSA/Eff. crop acres is 82.60. See soil map for detail.

#### **Mineral Rights**

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

#### Drainage

Some tile. No maps available.

Water & Well Information No known wells.

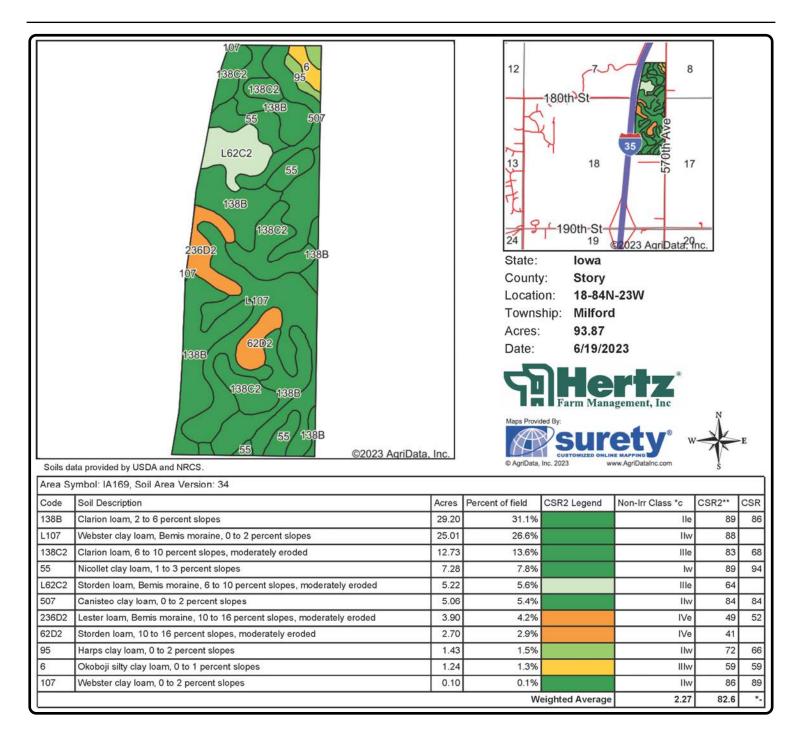
#### Comments

High-quality farmland in a tightly held area of Story County.

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### Soil Map 93.87 Est. FSA/Eff. Crop Acres



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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Southeast Looking Northwest



North Looking South



Southeast Looking Northwest



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### Auction Information

Date: Wed., July 26, 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 Phone 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.

#### 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 August 30, 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 removal of 2023 crop. Taxes will be prorated to August 30, 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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### Make the Most of Your Farmland Investment

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