

Land Auction

ACREAGE:

96.47 Acres, m/l
Story County, IA

DATE:

Wednesday
July 26, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



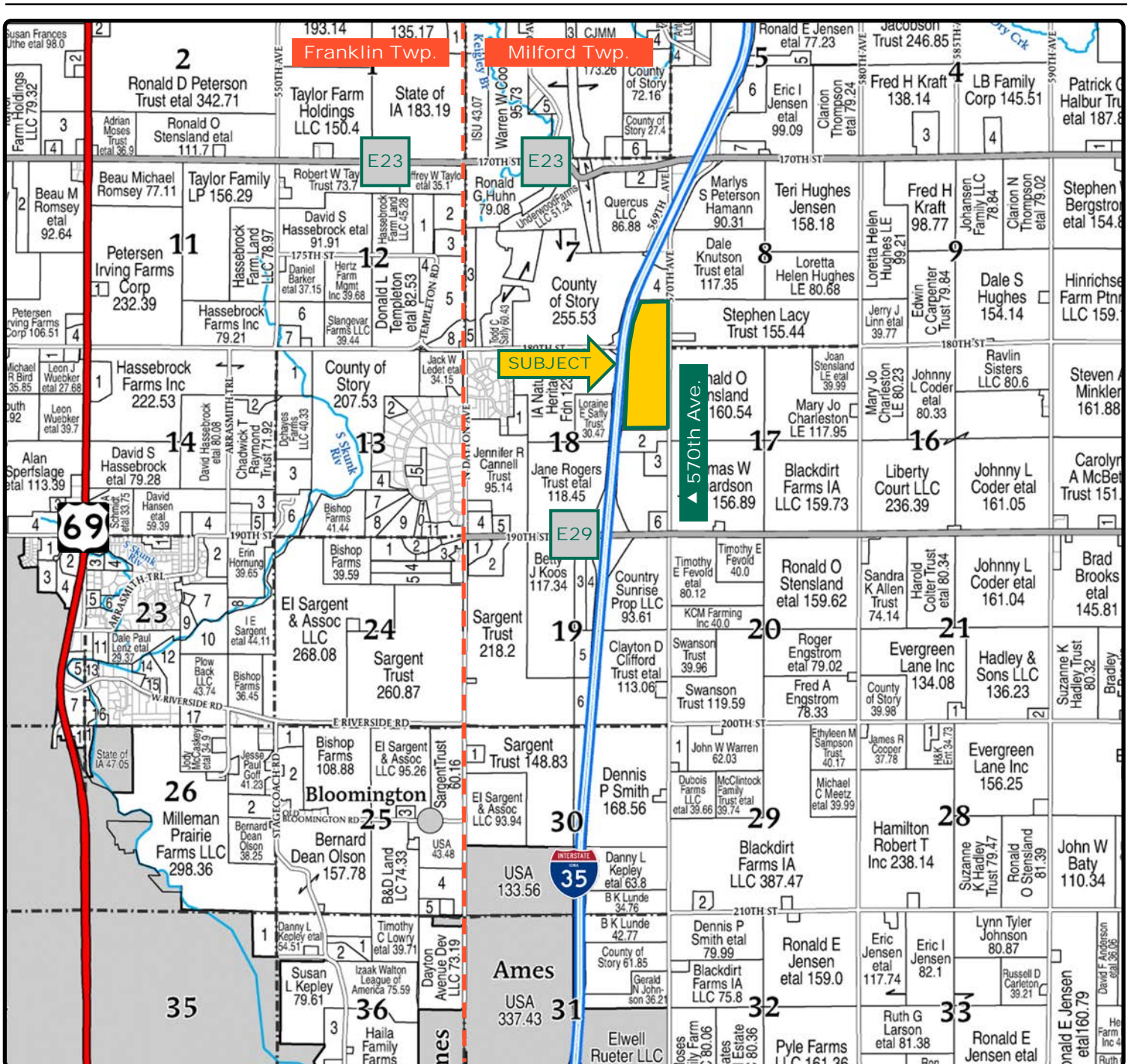
Property *Key Features*

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

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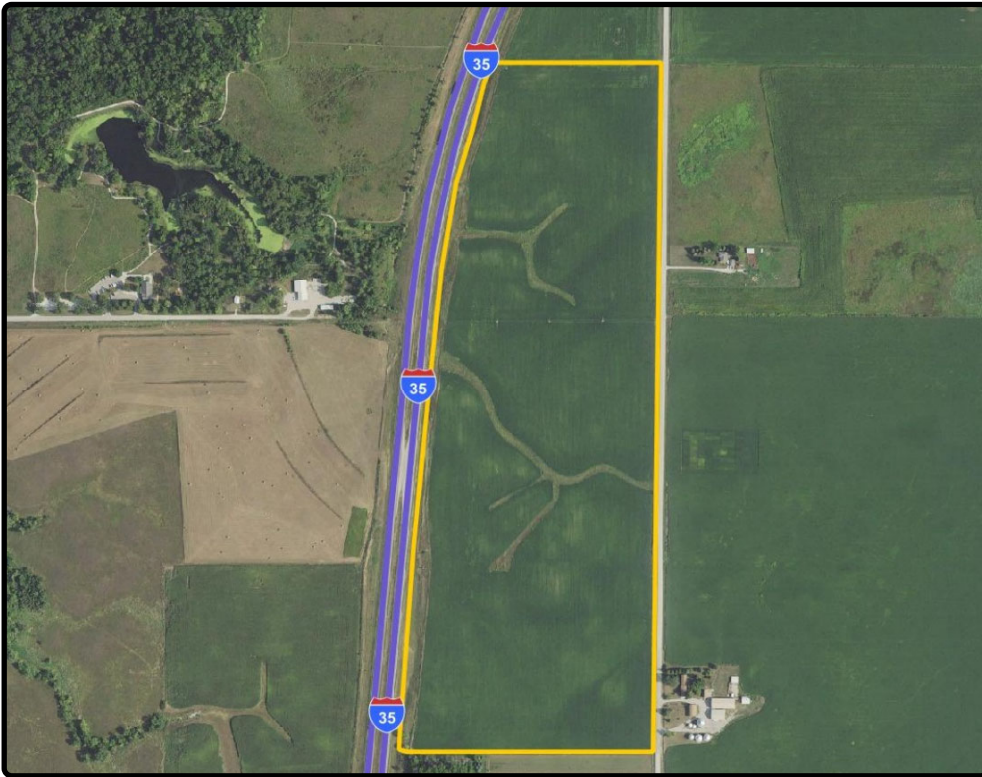


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FSA/Eff. Crop Acres: 93.87

Corn Base Acres: 46.88*

Bean Base Acres: 46.63*

Soil Productivity: 82.60 CSR2

**Acres are estimated*

Property Information

96.47 Acres, m/l

Location

From Ames: Go north on Interstate 35. Take Exit 116 and go east on E29 for ¼ mile, then north on 570th Avenue. In ¾ mile, property will be on the west side of the road.

Legal Description

SE¼ SE¼ lying east of Hwy, Section 7 and NE¼ NE¼ and SE¼, NE¼ lying east of Hwy and except Parcel G in SE¼ NE¼; 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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State: **Iowa**
 County: **Story**
 Location: **18-84N-23W**
 Township: **Milford**
 Acres: **93.87**
 Date: **6/19/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
138B	Clarion loam, 2 to 6 percent slopes	29.20	31.1%		Ile	89	86	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	25.01	26.6%		Ilw	88		
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.73	13.6%		IIIle	83	68	
55	Nicollet clay loam, 1 to 3 percent slopes	7.28	7.8%		Iw	89	94	
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.22	5.6%		IIIle	64		
507	Canisteo clay loam, 0 to 2 percent slopes	5.06	5.4%		Ilw	84	84	
236D2	Lester loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.90	4.2%		IVe	49	52	
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	2.70	2.9%		IVe	41		
95	Harps clay loam, 0 to 2 percent slopes	1.43	1.5%		Ilw	72	66	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.24	1.3%		IIIw	59	59	
107	Webster clay loam, 0 to 2 percent slopes	0.10	0.1%		Ilw	86	89	
Weighted Average						2.27	82.6	*-

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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Date: Wed., July 26, 2023

Time: 10:00 a.m.

Site: Virtual Live Auction
Online Only
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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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
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