

Land Auction

ACREAGE:

120.95 Acres, m/l
Cerro Gordo County, IA

DATE:

Thursday
August 3, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Greene, IA &
bid.hertz.ag

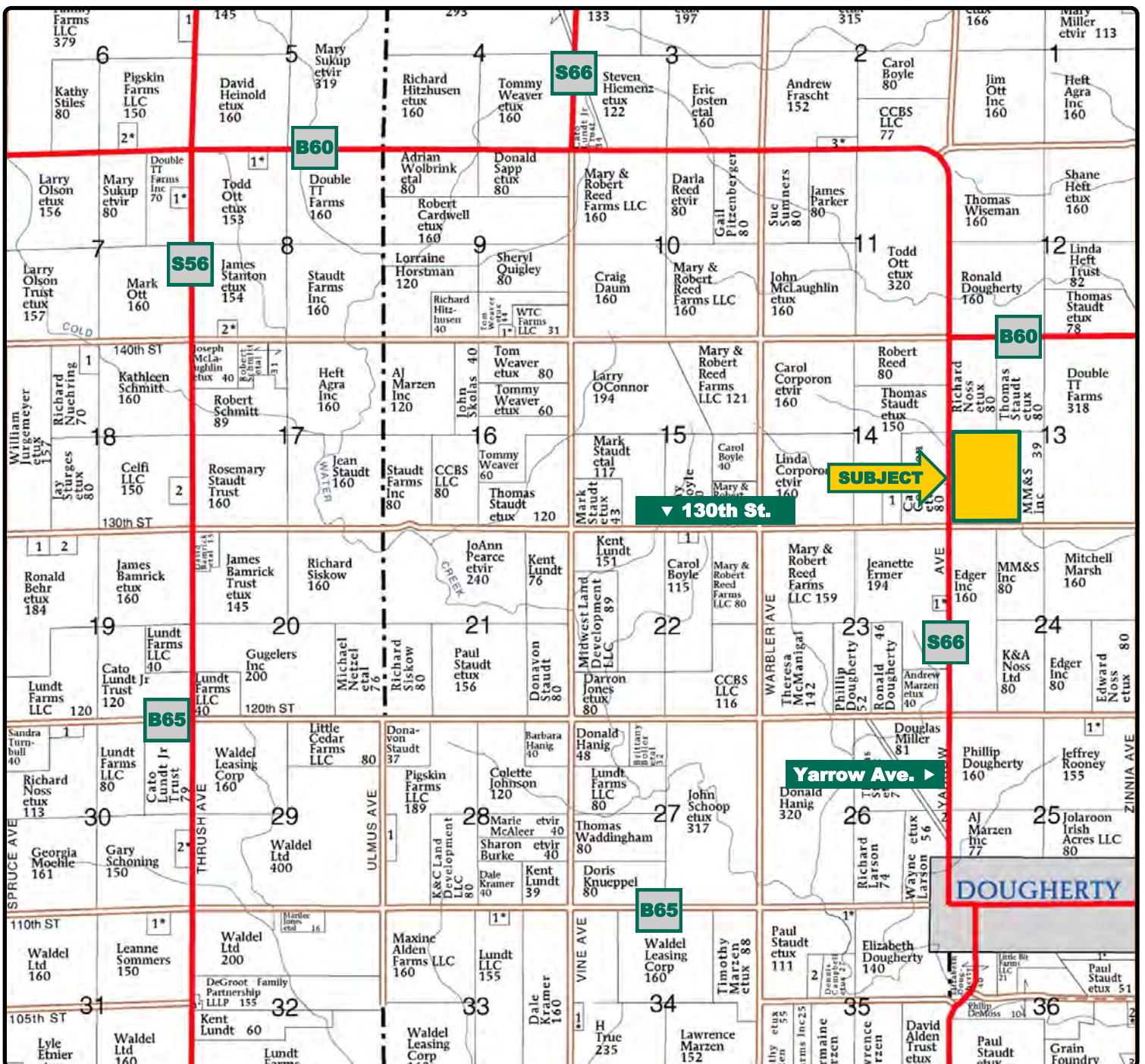


Property Key Features

- High-Quality Soils with a CSR2 of 83.80
- Excellent Yield History
- Highly Tillable Tract Located Along a Hard-Surfaced Road

Carrie Seidel, AFM, CCA
Licensed Salesperson in IA & MN
563-920-7699
CarrieS@Hertz.ag

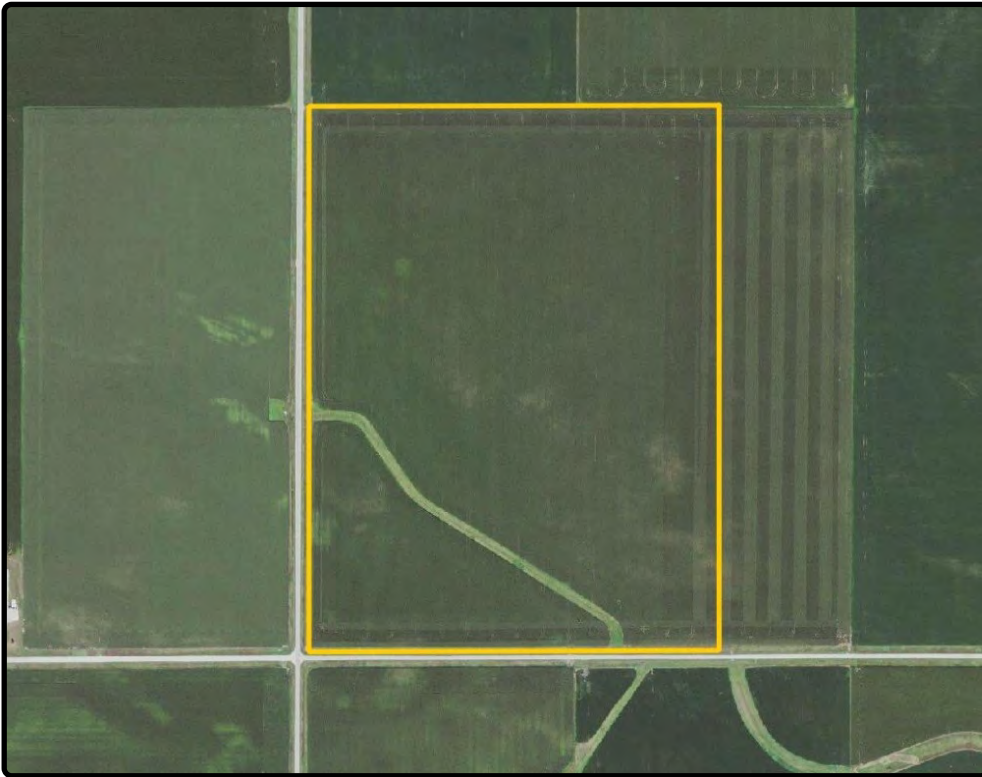
641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
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FSA/Eff. Crop Acres: 115.98

Corn Base Acres: 58.29

Bean Base Acres: 57.69

Soil Productivity: 83.80 CSR2

Property Information

120.95 Acres, m/l

Location

From Dougherty: Go north on Yarrow Ave. / S66 for 2 miles. The farm is located on the northeast corner of Yarrow Ave. and 130th St.

Legal Description

Parcel "A" of the SW¼, Section 13, Township 94 North, Range 19 West of the 5th P.M., Cerro Gordo Co., IA. (Dougherty Twp.)

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,398.00
Gross Acres: 120.95
Net Taxable Acres: 115.99
Tax per Net Taxable Acre: \$29.30
Tax parcel ID#s: 16-13-300-001-00,

16-13-300-003-00 & 16-13-300-005-00

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 6198, Tract 7409
FSA/Eff. Crop Acres: 115.98
Corn Base Acres: 58.29
Corn PLC Yield: 181 Bu.
Bean Base Acres: 57.69
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract does not contain a wetland.

Soil Types/Productivity

Primary soils are Clyde, Schley, Floyd, and Canisteo. CSR2 on the FSA/Eff. crop acres is 83.80. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	-	57.40
2021	233.00	-
2020	-	58.00
2019	237.00	-
2018	-	51.00

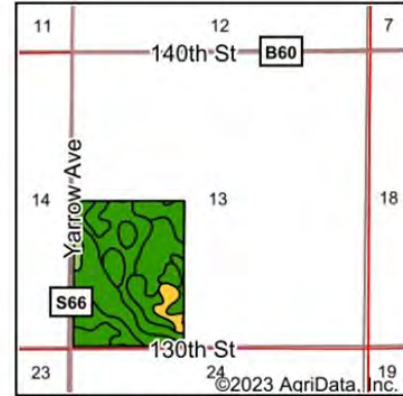
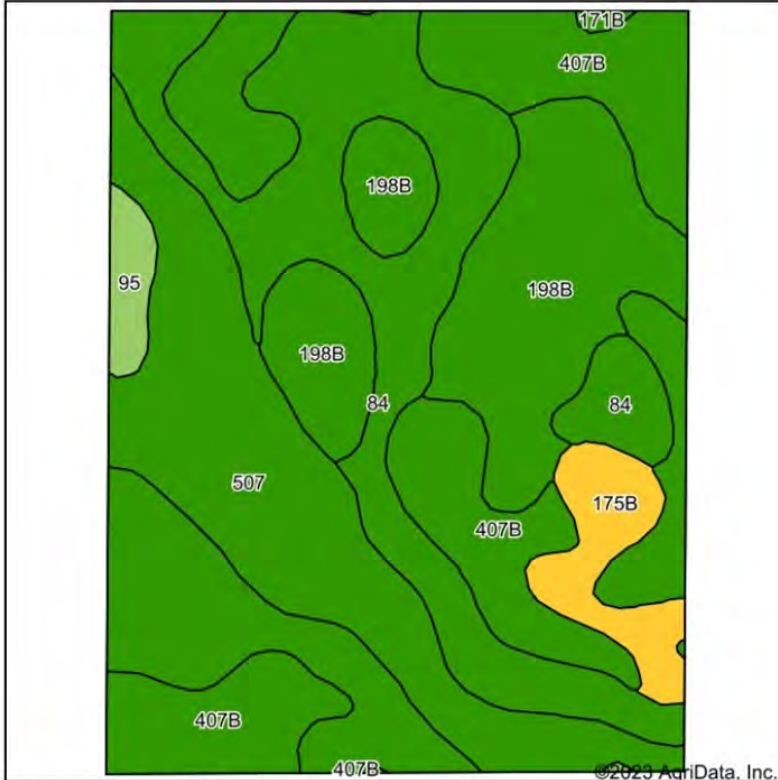
Yield information is reported by crop insurance documents.

Land Description

Level to gently rolling.

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State: Iowa
 County: Cerro Gordo
 Location: 13-94N-19W
 Township: Dougherty
 Acres: 115.98
 Date: 6/22/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	36.80	31.7%		IIw	88
407B	Schley loam, 1 to 4 percent slopes	27.91	24.1%		IIw	81
198B	Floyd loam, 1 to 4 percent slopes	22.01	19.0%		IIw	89
507	Canisteo clay loam, 0 to 2 percent slopes	21.92	18.9%		IIw	84
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.15	4.4%		IIIe	50
95	Harps clay loam, 0 to 2 percent slopes	1.95	1.7%		IIw	72
171B	Bassett loam, 2 to 5 percent slopes	0.24	0.2%		IIe	85
Weighted Average					2.04	83.8

Drainage

Natural, plus some tile. Contact agent for tile maps. Farm is part of Drainage District number 118.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality Cerro Gordo County farm located in a strong farming community.

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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Current 2023 Corn Crop



Northeast Corner looking Southwest



Southwest Corner looking Northeast



Northwest Corner looking Southeast



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Date: **Thurs., August 3, 2023**

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

Site: **Greene Community
Center
202 W South St.
Greene, IA 50636**

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, Carrie Seidel at 563-920-7699 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

2MZ, Inc.

Agency

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

Auctioneer

Elliott Siefert

Attorney

James W. Miller
Cray Law Firm

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 February 28, 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.