

Land Auction

ACREAGE:**308.55 Acres, m/l**

In 2 parcels

Mitchell County, IA

DATE:

Wednesday

August 30, 2023**10:00 a.m.****AUCTION TYPE:****Hybrid**

St. Ansgar, IA &

bid.hertz.ag

**Property Key Features**

- Productive Farms Located North of St. Ansgar, Iowa
- Parcel #1 - 148.92 FSA/Eff. Crop Acres with an 84.30 CSR2
- Parcel #2 - 147.84 FSA/Eff. Crop Acres with a 66.30 CSR2

Cal Dickson, AFM, ALC, CCA

Licensed Broker in IA & MN

641-425-0978**CalD@Hertz.ag****641-423-9531**

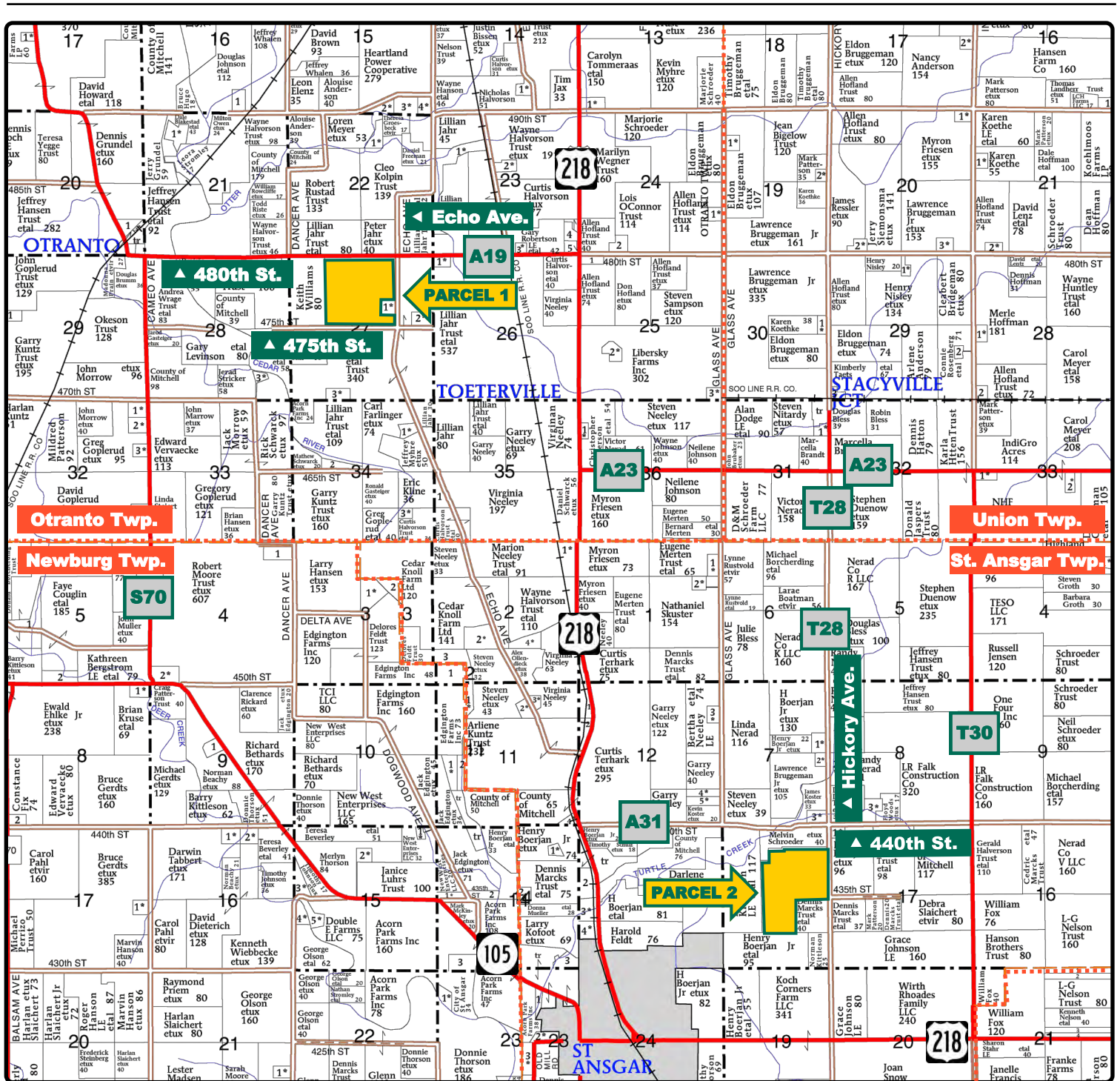
2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag**Kirk Weih, AFM, ALC**

Licensed Broker in IA

319-721-3176**KirkW@Hertz.ag**

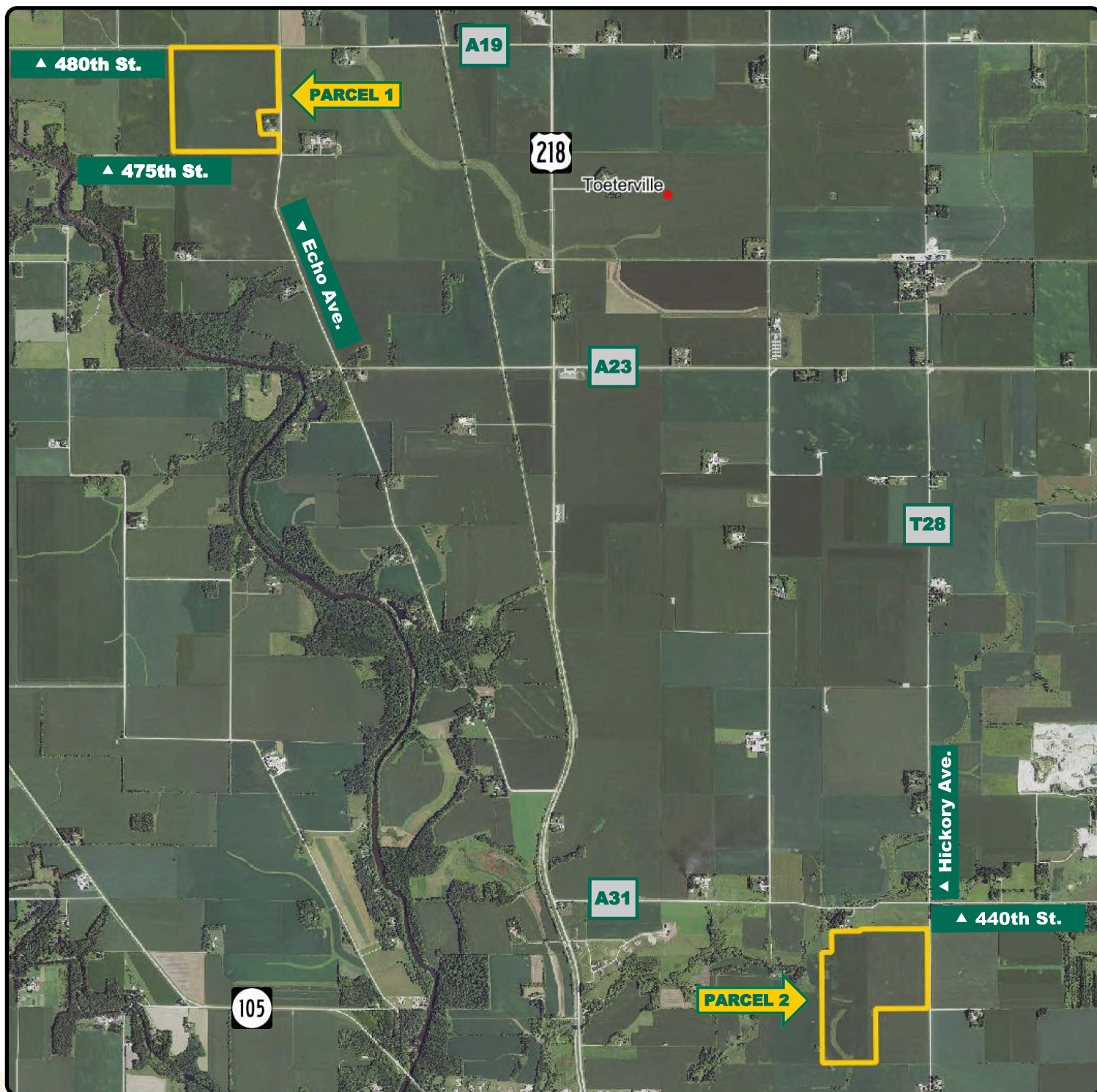


Map reproduced with permission of Farm & Home Publishers, Ltd.

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

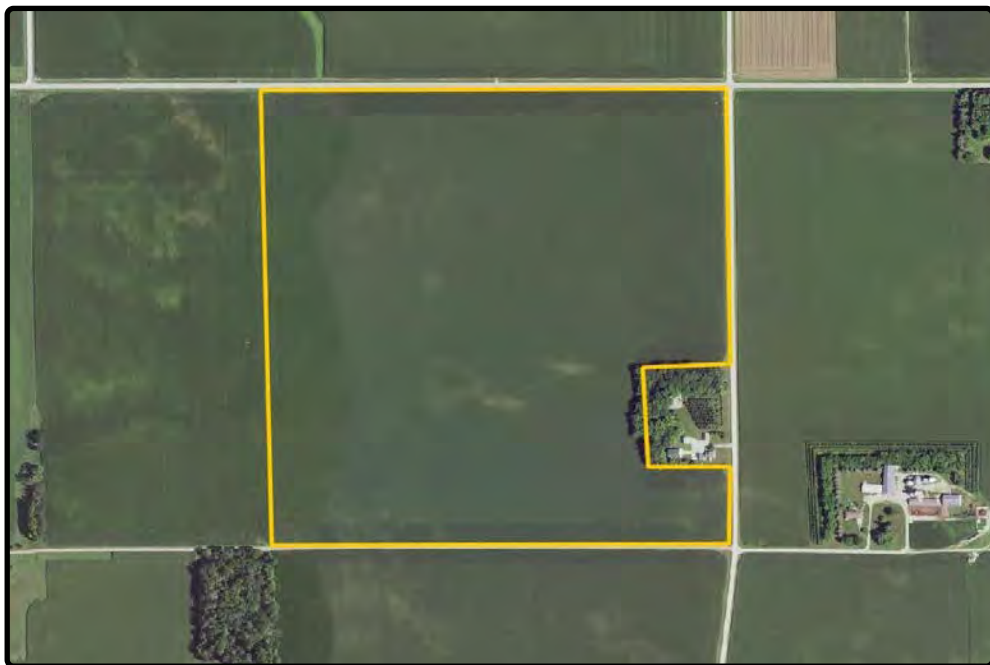
Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 148.92
Corn Base Acres: 132.12
Bean Base Acres: 10.69
Soil Productivity: 84.30 CSR2

Parcel 1 Property Information 153.39 Acres, m/l

Location

From St. Ansgar: 5 miles north on Hwy 218 and 1¼ miles west on 480th St. The property is on the south side of the road.

Legal Description

The E½ of the NW¼ and the W½ of the NE¼, except a tract of land containing 6.61 acres in the SW¼ of the NE¼, all in Section 27, Township 100 North, Range 18 West of the 5th P.M., Mitchell County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$4,968.00
Gross Acres: 153.39
Net Taxable Acres: 147.82
Tax per Net Taxable Acre: \$33.61
Tax Parcel ID #: 0127100002 & 0127200001

FSA Data

Farm Number 5800, Tract 10843
FSA/Eff. Crop Acres: 148.92
Corn Base Acres: 132.12
Corn PLC Yield: 163 Bu.
Bean Base Acres: 10.69
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Schley and Ostrander.
CSR2 on the FSA/Eff. crop acres is 84.30.
See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	—	64.3
2021	209.4	—
2020	—	59.6
2019	NA	NA
2018	NA	NA

Yield information is reported by farm management annual report.

Land Description

Topography is considered level to gently rolling.

Drainage

This farm is pattern tiled. See tile map for detail.

Buildings/Improvements

None.

Water & Well Information

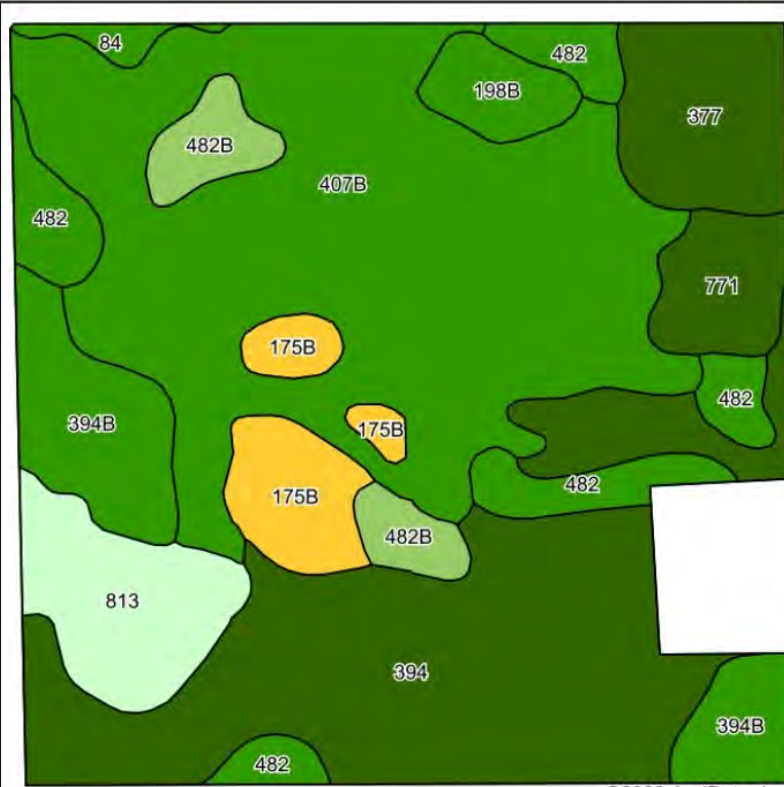
None.

Proposed Summit Pipeline

There is an Absolute Energy Lateral (ABSE) pipeline proposed to run through the southwest portion of this farm. Contact agent for more details.

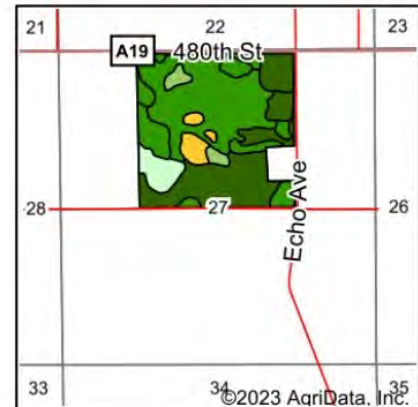
Comments

Excellent, productive, pattern-tiled farm.
Peas were harvested from the farm in July.



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mitchell**
Location: **27-100N-18W**
Township: **Otranto**
Acres: **148.92**
Date: **6/28/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA131, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
407B	Schley silt loam, 1 to 4 percent slopes	54.29	36.5%		IIw	81
394	Ostrander loam, 0 to 2 percent slopes	37.71	25.3%		Is	94
394B	Ostrander loam, 2 to 5 percent slopes	10.67	7.2%		IIe	88
482	Racine silt loam, 0 to 2 percent slopes	9.75	6.5%		Is	87
813	Atkinson loam, till plain, 0 to 2 percent slopes	8.55	5.7%		Is	66
377	Dinsdale silty clay loam, 0 to 2 percent slopes	8.11	5.4%		Ie	99
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.67	4.5%		IIIe	50
482B	Racine loam, 2 to 5 percent slopes	4.54	3.0%		IIe	76
771	Waubeek silt loam, 0 to 2 percent slopes	4.54	3.0%		I	93
198B	Floyd loam, 1 to 4 percent slopes	3.09	2.1%		IIw	89
84	Clyde silty clay loam, 0 to 3 percent slopes	1.00	0.7%		IIw	88
Weighted Average					1.58	84.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag

LATEC GPS: Map 8.gps

North



6" 3513
5" 3973
4" 95,816
8" = 850'

Customer: terry haugen

Location: around house

Scale: 750 feet

Spacing:

Date: 11 20 03

POPP FARM DRAINAGE

Cal Dickson, AFM, ALC, CCA

Licensed Broker in IA & MN

641-425-0978

CalD@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Kirk Weih, AFM, ALC

Licensed Broker in IA

319-721-3176

KirkW@Hertz.ag

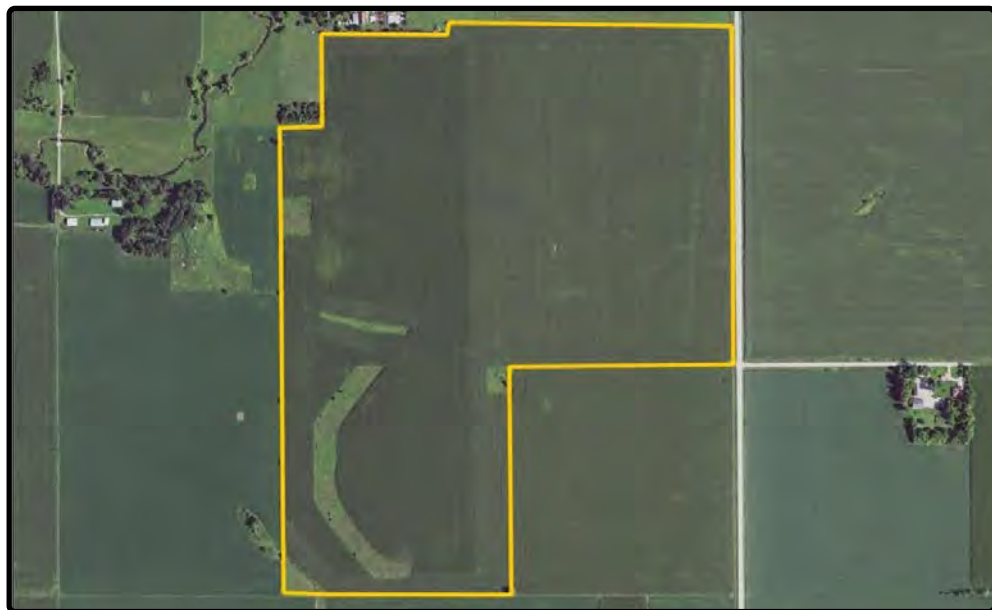
Parcel 1 - 153.39 Acres, m/l



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres:	147.84
CRP Acres:	6.00
Corn Base Acres:	91.79
Bean Base Acres:	55.01
Soil Productivity:	66.30 CSR2

Parcel 2 Property Information 155.16 Acres, m/l

Location

From St. Ansgar: 1¼ miles east on Hwy 218 and 1 mile north on Hickory Ave. The property is on the west side of the road.

Legal Description

The NE¼, except 44.84 acres thereof, and the NW¼ of the SE¼, all in Section 18, Township 99 North, Range 17 West of the 5th P.M., Mitchell County, Iowa. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023-2024: \$3,982.00
Gross Acres: 155.16
Net Taxable Acres: 153.68
Tax per Net Taxable Acre: \$25.91
Tax Parcel ID #: 0618200003 & 0618400001

FSA Data

Farm Number 2004, Tract 8200
FSA/Eff. Crop Acres: 147.84
CRP Acres: 6.00
Corn Base Acres: 91.79
Corn PLC Yield: 128 Bu.
Bean Base Acres: 55.01
Bean PLC Yield: 42 Bu.

CRP Contracts

There are 6.00 acres enrolled in a CP-2 contract that pays \$128.60/acre - or \$772.00 annually - and expires September 30, 2030.

Soil Types/Productivity

Primary soils are Ashdale, Nasset and Rockton. CSR2 on the FSA/Eff. crop acres is 66.30. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2022	—	60.2
2021	208.0	—
2020	—	54.4
2019	NA	NA
2018	NA	NA

Yield information is reported by farm management annual report.

Land Description

Topography is considered gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

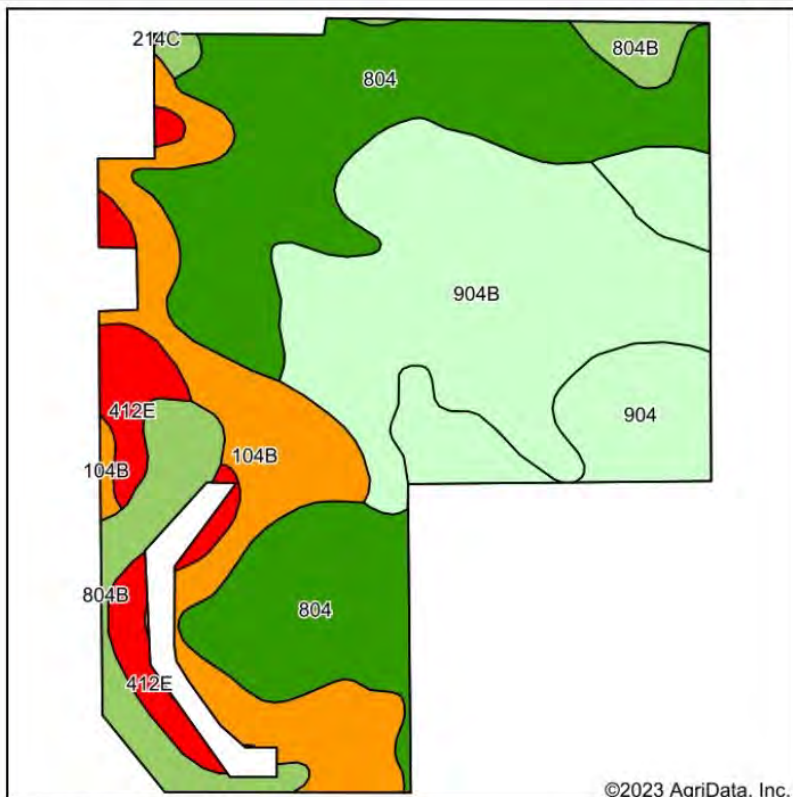
None.

Water & Well Information

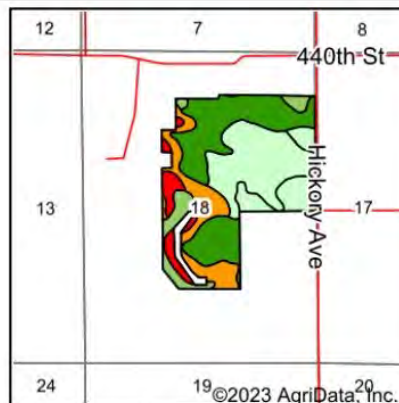
None.

Comments

This productive farm would make an excellent add-on unit. Peas were harvested from the farm in July.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mitchell**
Location: **18-99N-17W**
Township: **St. Ansgar**
Acres: **147.84**
Date: **6/28/2023**



Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA131, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
804	Ashdale silt loam, 0 to 2 percent slopes	50.60	34.2%		I	80
904B	Nasset silt loam, 2 to 5 percent slopes	40.26	27.2%		Ile	69
104B	Rockton silt loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	22.16	15.0%		Ile	49
904	Nasset silt loam, 0 to 2 percent slopes	15.49	10.5%		Ie	66
804B	Ashdale silt loam, 2 to 5 percent slopes	10.98	7.4%		Ile	75
412E	Emeline loam, 9 to 18 percent slopes	8.35	5.6%		VIIs	5
Weighted Average					1.78	66.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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.

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag



Cal Dickson, AFM, ALC, CCA

Licensed Broker in IA & MN

641-425-0978

CalD@Hertz.ag

641-423-9531

2800 4th St. SW, Suite 7

Mason City, IA 50401

www.Hertz.ag

Kirk Weih, AFM, ALC

Licensed Broker in IA

319-721-3176

KirkW@Hertz.ag

Parcel 2 - 155.16 Acres, m/l



Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag

Date: **Wed., Aug. 30, 2023**

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

Site: **Acorn Park Golf Course
1426 Hwy #105
St. Ansgar, IA 50472**

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, Kirk Weih at 319-721-3176 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

- These parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Sunshine Capital, LLC

Agency

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

Auctioneer

Troy Louwagie

Attorney

Jacquelyn K. Arthur
Laird 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 December 5, 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 date of 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag

Kirk Weih, AFM, ALC
Licensed Broker in IA
319-721-3176
KirkW@Hertz.ag