

# Land Auction

**ACREAGE:**

**153.24 Acres, m/l**  
In 2 parcels  
Marshall County, IA

**DATE:**

Wednesday  
**September 6, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Liscomb, IA &  
bid.hertz.ag

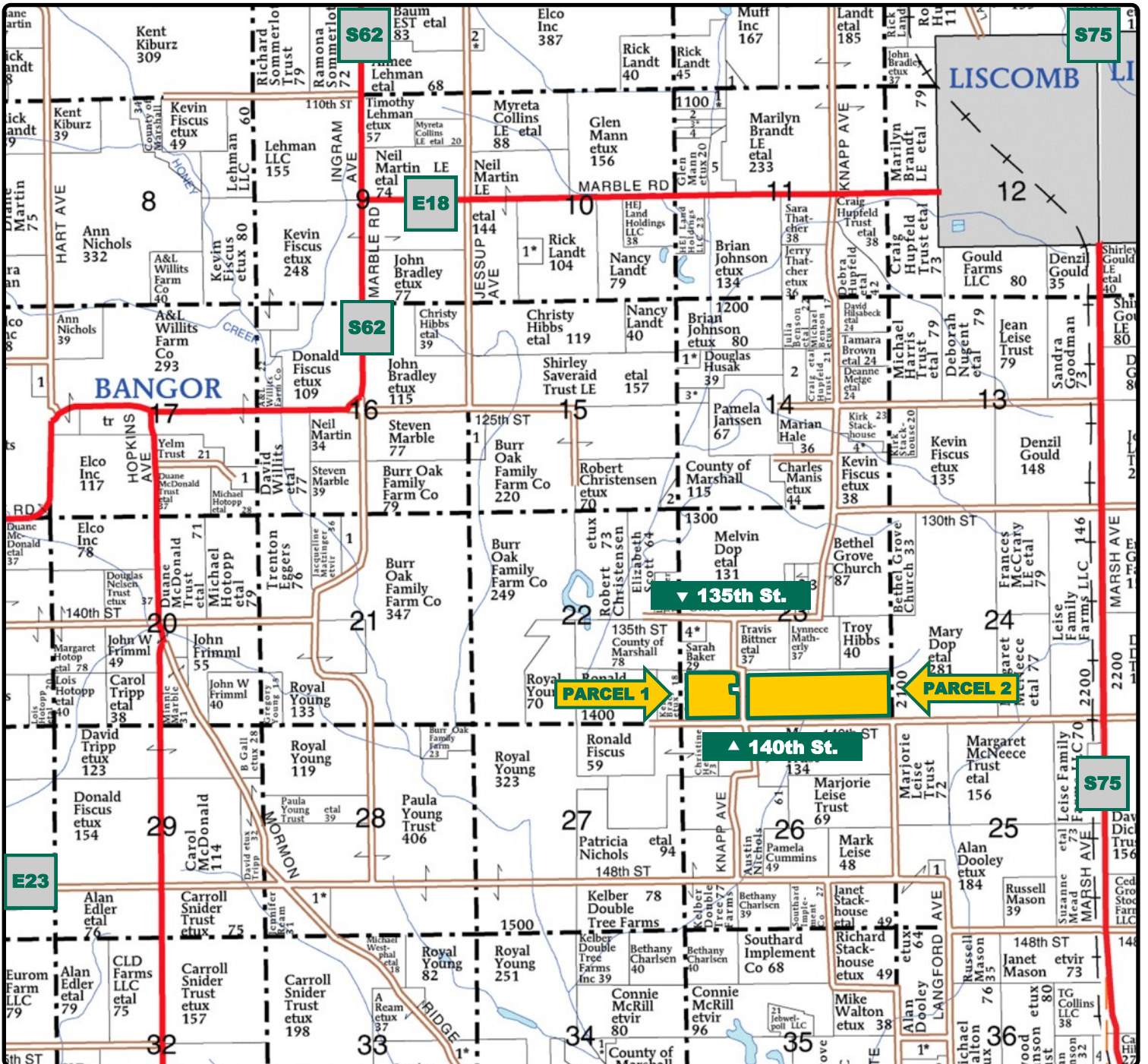


### Property Key Features

- Offered in Two Parcels by the Buyer's Choice Sale Method
- 153.01 Combined FSA/Eff. Crop Acres Carrying a 91.70 CSR2
- High-Quality Farmland in Northern Marshall County

**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**



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## Parcel 1

FSA/Eff. Crop Acres:	<b>43.53</b>
Corn Base Acres:	<b>21.80</b>
Bean Base Acres:	<b>21.70</b>
Soil Productivity:	<b>89.70 CSR2</b>

### Parcel 1 Property Information 43.20 Acres, m/l

#### Location

From Liscomb: Go south on S75 for 3 miles, then west on 140th Street for 2 miles. Property will be on the north side of the road.

#### Legal Description

S½ SW¼, lying west of road except Parcel B/A, in Section 23, Township 85 North, Range 19 West of the 5th P.M. (Bangor Township)

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,680.00  
Net Taxable Acres: 43.20  
Tax per Net Taxable Acre: \$38.29  
Tax Parcel ID #: 8519-23-300-014

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 5884, Tract 850  
FSA/Eff. Crop Acres: 43.53  
Corn Base Acres: 21.80  
Corn PLC Yield: 176 Bu.  
Bean Base Acres: 21.70  
Bean PLC Yield: 50 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Downs and Muscatine loams. CSR2 on the FSA/Eff. crop acres is 89.70. 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

Nearly level to gently sloping.

#### Drainage

Natural.

#### Buildings/Improvements

None.

#### Water & Well Information

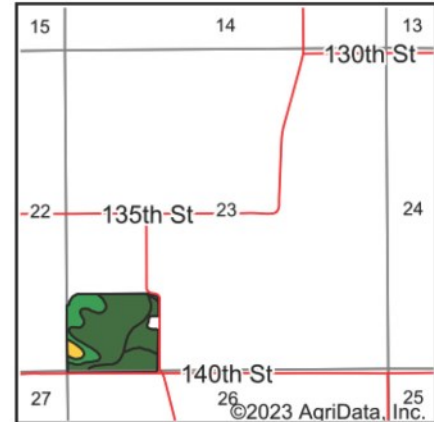
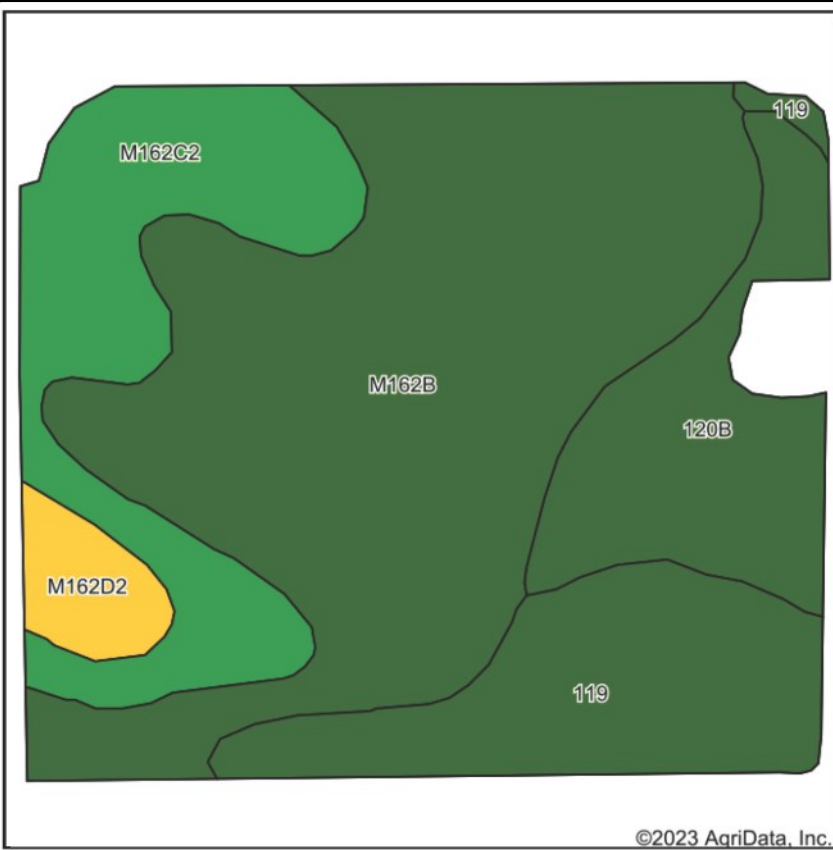
No known wells.

#### Comments

High-quality Marshall County farmland.

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State: **Iowa**  
 County: **Marshall**  
 Location: **23-85N-19W**  
 Township: **Bangor**  
 Acres: **43.53**  
 Date: **7/26/2023**



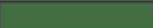




Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	21.83	50.1%		Ile	90		
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	7.90	18.1%		Ille	82		
119	Muscatine silty clay loam, 0 to 2 percent slopes	6.71	15.4%		Iw	100	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	5.67	13.0%		Ile	95	95	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.42	3.3%		IVe	57		
<b>Weighted Average</b>						<b>2.09</b>	<b>89.7</b>	<b>*-</b>

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## Parcel 2

FSA/Eff. Crop Acres:	109.48
Corn Base Acres:	53.80
Bean Base Acres:	53.80
Soil Productivity:	92.50 CSR2

### Parcel 2 Property Information 110.04 Acres, m/l

#### Location

From Liscomb: Go south on S75 for 3 miles, then west on 140th Street for 1 mile. Property is on the north side of the road.

#### Legal Description

SE¼ SW¼, lying east of highway, and S½ SE¼, all in Section 23, Township 85 North, Range 19 West of the 5th P.M. (Bangor Township)

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,440.11  
Net Taxable Acres: 110.04  
Tax per Net Taxable Acre: \$40.35  
Tax Parcel ID #: 8519-23-300-007, 819-23-400-003, 8519-23-400-005

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 5884, Tract 1625  
FSA/Eff. Crop Acres: 109.48  
Corn Base Acres: 53.80  
Corn PLC Yield: 176 Bu.  
Bean Base Acres: 53.80  
Bean PLC Yield: 50 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Tama, Muscatine and Colo-Ely loams. CSR2 on the FSA/Eff. crop acres is 92.50. 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

Nearly level to gently sloped.

#### Drainage

Natural.

#### Buildings/Improvements

None.

#### Water & Well Information

No known wells.

#### Comments

High-quality Marshall County farmland.

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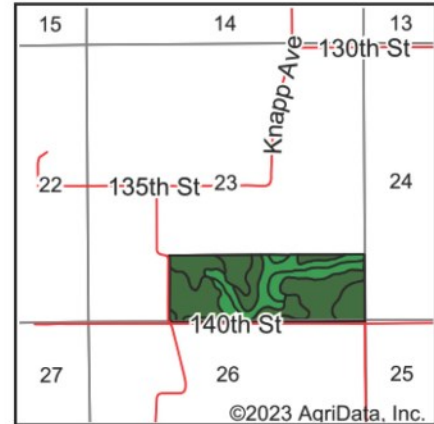
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State: **Iowa**  
 County: **Marshall**  
 Location: **23-85N-19W**  
 Township: **Bangor**  
 Acres: **109.48**  
 Date: **7/26/2023**



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 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	Non-Irr Class *c	CSR2**	CSR	
120B	Tama silty clay loam, 2 to 5 percent slopes	43.20	39.5%		Ile	95	95	
119	Muscatine silty clay loam, 0 to 2 percent slopes	17.95	16.4%		Iw	100	100	
11B	Colo-Ely complex, 0 to 5 percent slopes	17.68	16.1%		IIw	86	68	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	15.60	14.2%		IIIe	87	78	
120C	Tama silty clay loam, 5 to 9 percent slopes	15.05	13.7%		IIIe	90	80	
<b>Weighted Average</b>						<b>2.12</b>	<b>92.5</b>	<b>87</b>

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.

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**Parcel 1** - Southwest Looking Northeast



**Parcel 1** - Southeast Looking Northwest



**Parcel 2** - Southeast Looking Northwest



**Parcel 2** - Northwest Looking Southeast



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Date: **Wed., Sept. 6, 2023**

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

Site: **Liscomb Comm. Center  
114 Main St.  
Liscomb, IA 50148**

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, Matt Vegter 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 land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Lucille M. Hensley Family Trust

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### Attorney

Scott Simpson  
Simpson, Jensen, Abels, Fischer & Bousleg P.C.

### 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 November 1, 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 November 1, 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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