

# Land Auction

**ACREAGE:**

**37.15 Acres, m/l**  
Story County, IA

**DATE:**

Thursday  
**September 7, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag

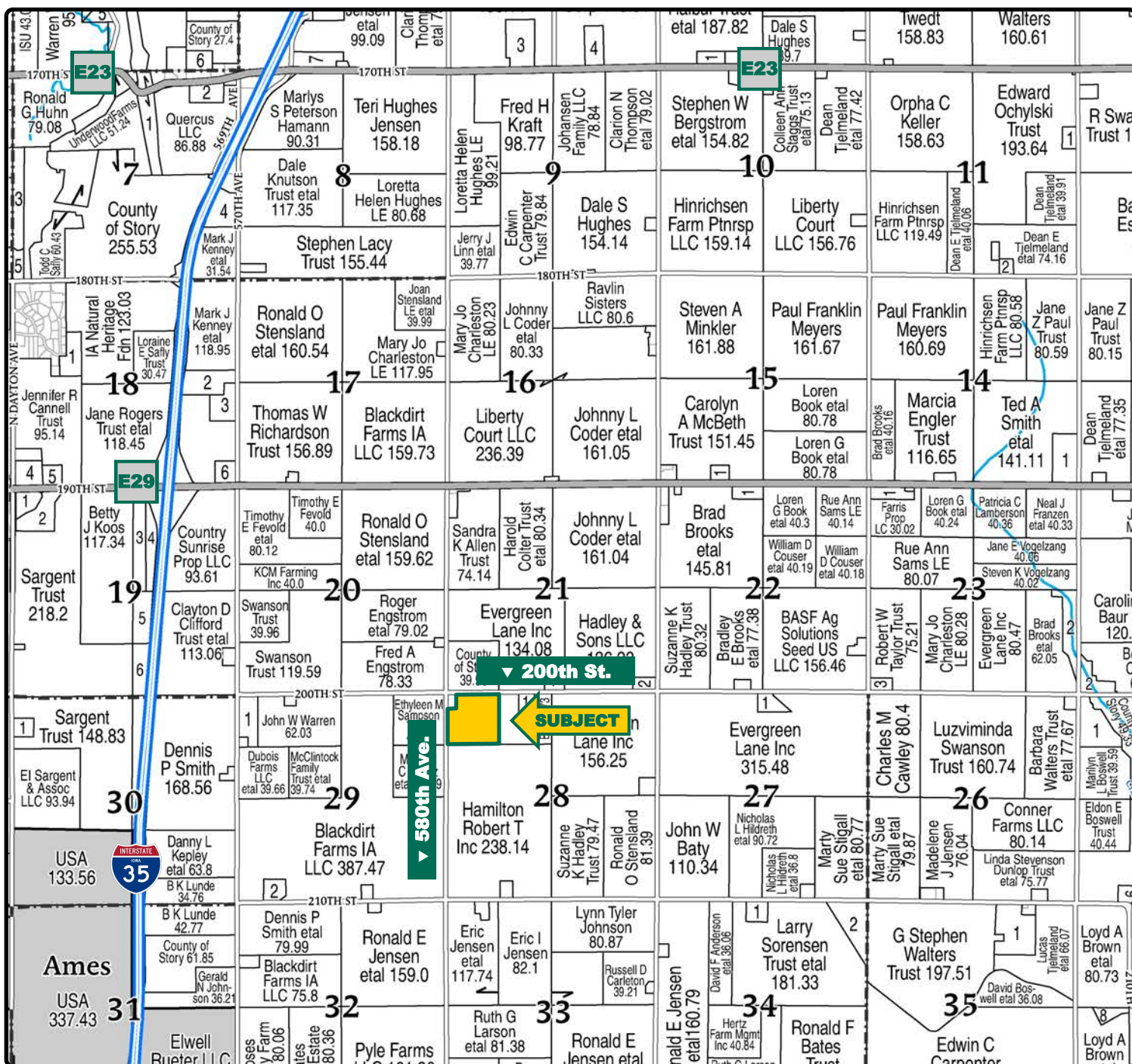


## Property Key Features

- **Highly Productive Story County Farmland**
- **35.81 FSA/Eff. Crop Acres Carrying an 88.50 CSR2**
- **Located Northeast of Ames**

**Chad Reifschneider**  
Licensed Salesperson in IA  
**515-450-9529**  
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<b>FSA/Eff. Crop Acres:</b>	<b>35.81</b>
<b>Corn Base Acres:</b>	<b>26.85</b>
<b>Bean Base Acres:</b>	<b>8.95</b>
<b>Soil Productivity:</b>	<b>88.50 CSR2</b>

## Property Information

**37.15 Acres, m/l**

### Location

From Ames: Go east on E 13th Street for 1½ miles, then north on 580th Avenue for 1¼ miles. Property is on the east side of the road.

### Legal Description

Parcel 'F' of the NW¼ NW¼ of Section 28, Township 84 North, Range 23 West of the 5th P.M. (Milford Township)

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,278.00\*  
Gross Acres: 37.15  
Net Taxable Acres: 35.73  
Tax per Net Taxable Acre: \$35.76\*  
Tax parcel ID#s: 0628100150

*\*Taxes estimated due to recent survey.  
Story County Assessor will determine final tax figures.*

### Lease Status

Leased through the 2023 crop year.

### FSA Data

Farm Number 6238, Tract 11259  
FSA/Eff. Crop Acres: 35.81  
Corn Base Acres: 26.85  
Corn PLC Yield: 129 Bu.  
Bean Base Acres: 8.95  
Bean PLC Yield: 48 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Canisteo and Nicollet.  
CSR2 on the FSA/Eff. crop acres is 88.50.  
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

Level to mildly sloped.

### Drainage

Natural, plus tile. No maps available.

### Buildings/Improvements

None.

### Water & Well Information

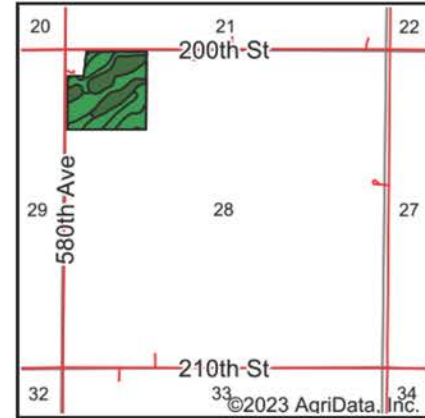
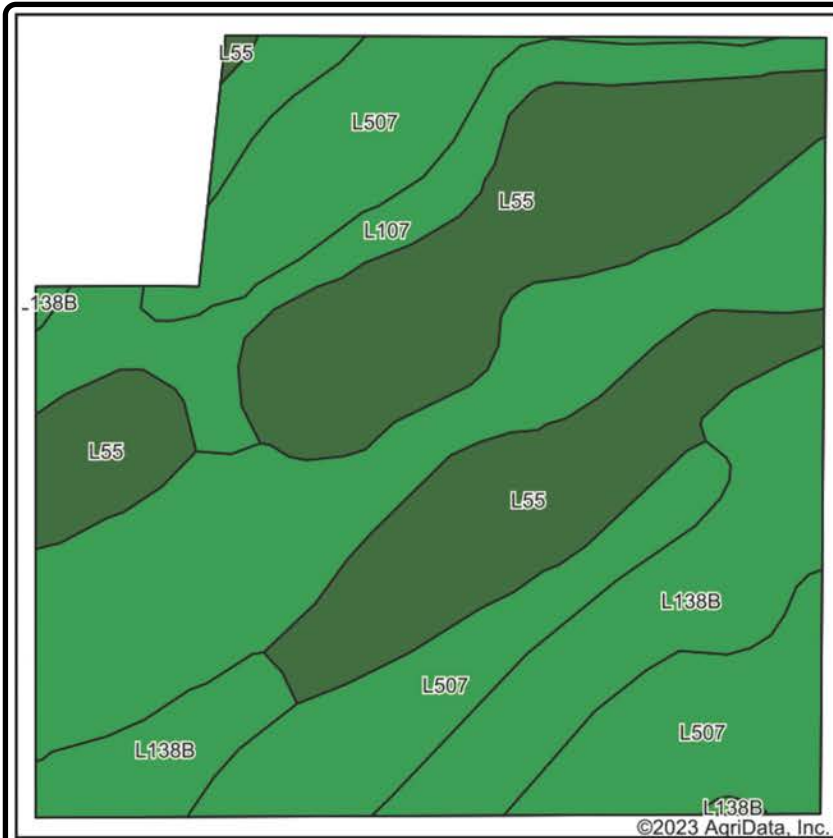
No known wells.

### Comments

High-quality Story County farmland.

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State: **Iowa**  
 County: **Story**  
 Location: **28-84N-23W**  
 Township: **Milford**  
 Acres: **35.81**  
 Date: **7/27/2023**







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

Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.49	43.3%		87
L55	Nicollet loam, 1 to 3 percent slopes	11.32	31.6%		91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.35	14.9%		88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.65	10.2%		88
<b>Weighted Average</b>					<b>88.5</b>

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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Northeast Looking Southwest



Southwest Looking Northeast



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Date: **Thurs., Sept. 7, 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, Chad Reifschneider 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 as a single tract.
- Seller reserves the right to refuse any and all bids.

### Seller

Donna Cooper

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### Attorney

Daniel E. Bappe  
Bappe Law Office

### 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 7, 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 November 7, 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.