

# Land Auction

**ACREAGE:**

**152.11 Acres, m/l**  
Franklin County, IA

**DATE:**

Thursday  
**August 31, 2023**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Hampton, IA &  
[bid.hertz.ag](http://bid.hertz.ag)



## Property Key Features

- High-Quality Soils with a CSR2 of 87.80
- Highly Tillable Tract with Established Waterways
- 14,000 Bushel Grain Storage On-Site

**Carrie Seidel, AFM, CCA**  
Licensed Salesperson in IA & MN  
**563-920-7699**  
[CarrieS@Hertz.ag](mailto:CarrieS@Hertz.ag)

**641-423-9531**  
2800 4th St. SW, Suite 7  
Mason City, IA 50401  
**[www.Hertz.ag](http://www.Hertz.ag)**





**FSA/Eff. Crop Acres: 149.78**

**Corn Base Acres: 90.70**

**Bean Base Acres: 59.08**

**Soil Productivity: 87.80 CSR2**

## Property Information

**152.11 Acres, m/l**

### Location

From Geneva: Go north on Co. Rd. S56 for 1 mile, then east on 115th St. / Co. Rd. C51 for 1 mile. Farm is located on the south side of the intersection of 115th St. and Timber Ave.

### Legal Description

Part of the W½ SW¼ of Section 16 and part of the E½ SE¼ of Section 17, excluding building site, all in Township 91 North, Range 19 West of the 5th P.M., Franklin Co., IA.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$5,346.00  
Net Taxable Acres: 152.11  
Tax per Net Taxable Acre: \$35.15

Tax parcel ID#s: 1216300002, 1216300004, 1217400002, & 1217400005,

### Lease Status

Open lease for the 2024 crop season.

### FSA Data

Farm Number 5204, Tract 5745  
FSA/Eff. Crop Acres: 149.78  
Corn Base Acres: 90.70  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 59.08  
Bean PLC Yield: 50 Bu.

### Soil Types/Productivity

Primary soils are Aredale, Kenyon, Clyde, and Floyd. CSR2 on the FSA/Eff. crop acres is 87.80. 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	206	56
2021	186	57
2020	223	57
2019	220	56
2018	239	61

Yield information is reported by crop insurance documents.

### Land Description

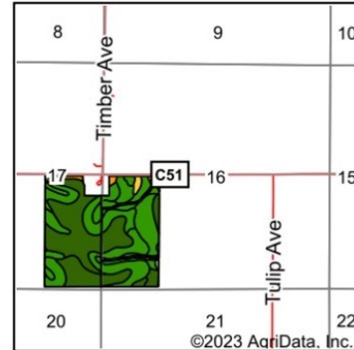
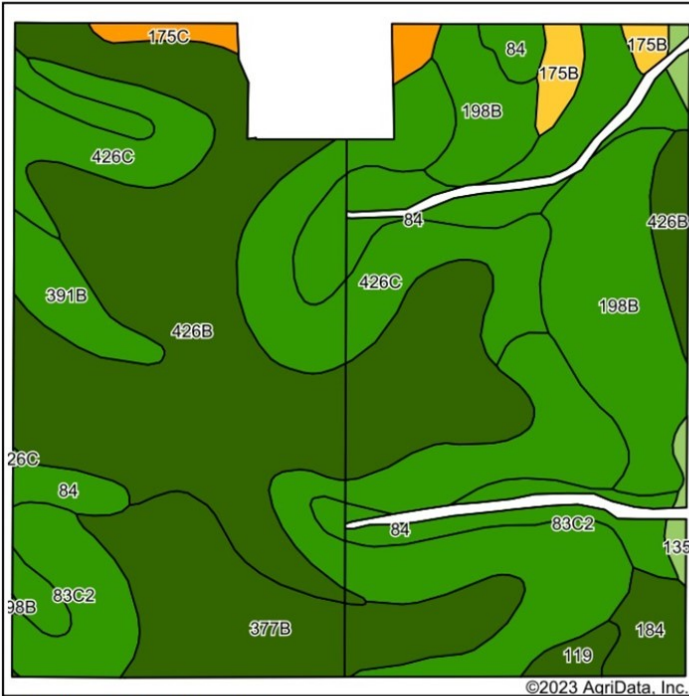
Gently rolling.

### Drainage

Some tile. Contact agent for tile maps.

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State: Iowa  
 County: Franklin  
 Location: 17-91N-19W  
 Township: Geneva  
 Acres: 149.78  
 Date: 7/31/2023



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

Area Symbol: IA069, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
426B	Aredale loam, 2 to 5 percent slopes	45.66	30.5%		Ile	91
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	23.90	16.0%		IIle	84
426C	Aredale loam, 5 to 9 percent slopes	19.52	13.0%		IIIle	86
84	Clyde silty clay loam, 0 to 3 percent slopes	16.55	11.0%		IIlw	88
198B	Floyd loam, 1 to 4 percent slopes	16.44	11.0%		IIlw	89
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	14.58	9.7%		Ile	94
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.70	3.1%		IIlw	87
184	Klinger silty clay loam, 1 to 4 percent slopes	2.50	1.7%		Ilw	95
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.98	1.3%		IIIle	50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.75	1.2%		IIIle	45
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.12	0.7%		IIlw	76
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.08	0.7%		Ilw	100
<b>Weighted Average</b>					<b>2.29</b>	<b>87.8</b>

### Buildings/Improvements

There is a Brock grain bin, built in 1999, with 14,000 bu. storage.

### Water & Well Information

None.

### Comments

Productive farm with established waterways and grain storage.

*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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14,000 Bu. Brock Grain Bin



Looking Northeast



Looking Northwest



Looking Southeast



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Date: **Thurs., August 31, 2023**

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

Site: **Maynes Grove Lodge  
946 Hwy 65  
Hampton, IA 50441**

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

Christine Ellen Freeman Irrevocable Trust

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Mike Deege  
Wilson Deege Despotovich  
Riemenschneider & Rittgers, PLC

### 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 October 12, 2023 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the farmland will be given at settlement, subject to 2023 harvest operations. Should harvest not be complete at settlement, possession of the farmland will be granted upon full completion of 2023 harvest operations. Possession of the grain bin will be given on June 30, 2024, or after all stored grain has been removed. 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.