

Land Auction

ACREAGE:

162.72 Acres, m/l
In 2 parcels
Benton County, IA

DATE:

Tuesday
September 12, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Keystone, IA &
bid.hertz.ag



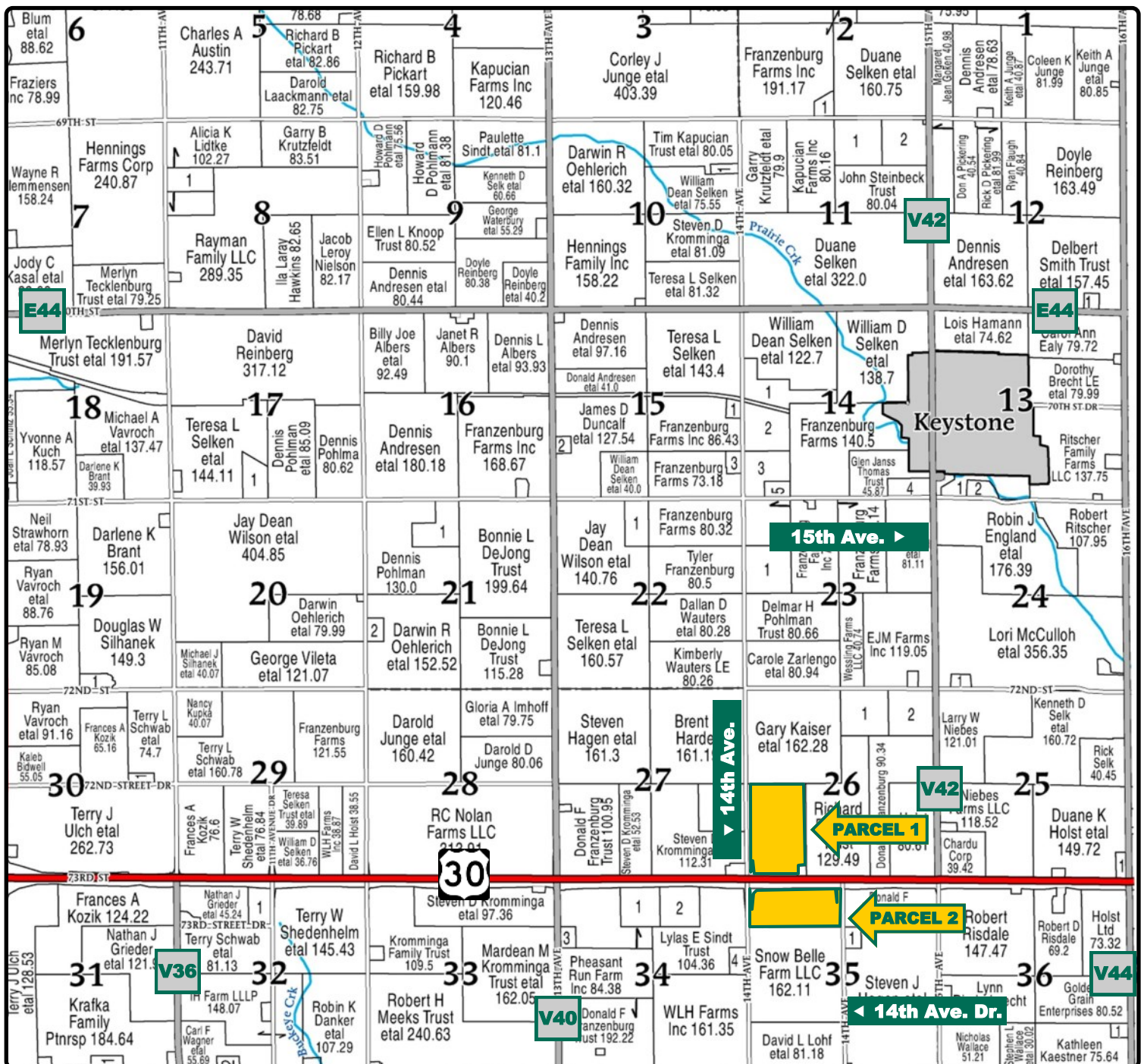
Property Key Features

- Located South of Keystone, IA
- Parcel 1: 95.60 CSR2 on the 96.74 FSA/Eff. Crop Acres
- Parcel 2: 91.50 CSR2 on the 61.00 FSA/Eff. Crop Acres

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
AdamS@Hertz.ag



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

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
Adams@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	96.74
Corn Base Acres:	96.69
Soil Productivity:	95.60 CSR2

Parcel 1 Property Information 97.67 Acres, m/l

Location

From Keystone: Go 2½ miles south on 15th Ave. / Co. Rd. V42, then 1 mile west on Hwy 30. Property is on the north side of the road.

Legal Description

West 100 acres of the SW¼, Section 26, except Parcel A and ROW acquired by the Iowa DOT, in Township 83 North, Range 12 West of the 5th P.M., Benton Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,412.00
Net Taxable Acres: 95.70
Tax per Net Taxable Acre: \$35.65

Tax Parcel ID #: 74010800

Lease Status

Leased through the 2023 crop year.

FSA Data

Part of Farm Number 9119, Tract 12480
FSA/Eff. Crop Acres: 96.74
Corn Base Acres: 96.69
Corn PLC Yield: 179 Bu.

Soil Types/Productivity

Primary soils are Muscatine and Tama.
CSR2 on the FSA/Eff. crop acres is 95.60.
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 moderate slopes.

Drainage

Natural, with some tile. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an investment-quality Benton County farm located on a hard-surfaced road. Excellent-quality, 95.60 CSR2 cropland.

Rachelle Heller, ALC

Licensed Salesperson in IA & MO

319-800-9316

RachelleH@Hertz.ag

319-382-3343

1621 E. Washington St., Ste 5

Washington, IA 52353

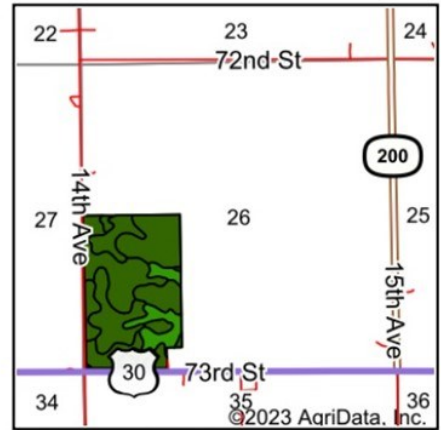
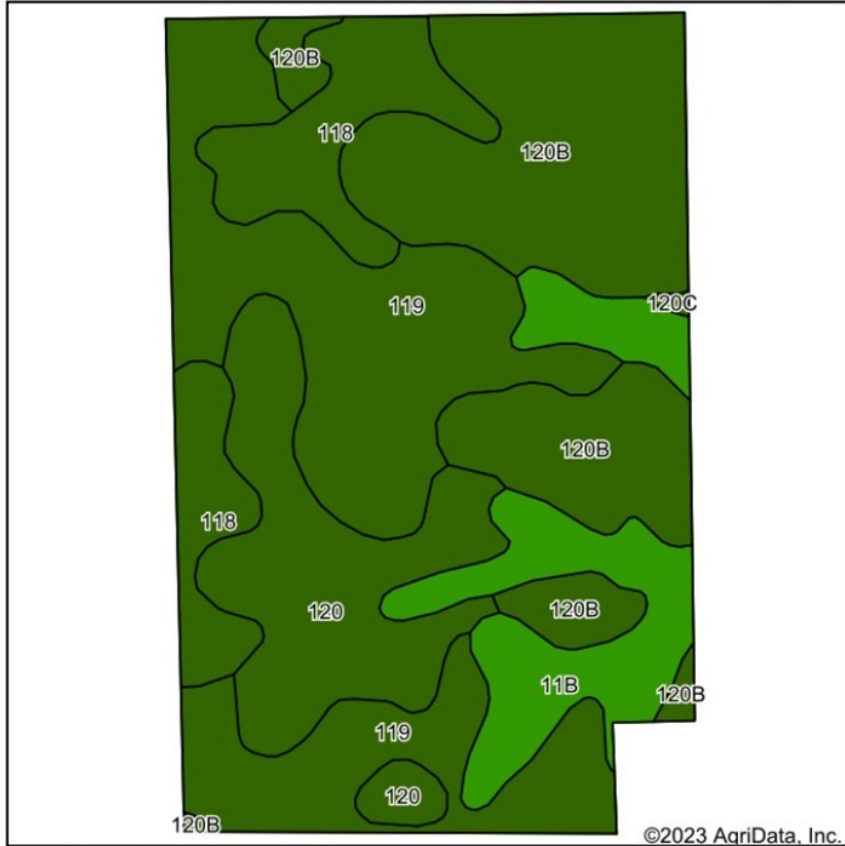
www.Hertz.ag

Adam Sylvester, AFM

Licensed Salesperson in IA

319-721-3170

Adams@Hertz.ag



State: **Iowa**
 County: **Benton**
 Location: **26-83N-12W**
 Township: **Kane**
 Acres: **96.74**
 Date: **7/24/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
119	Muscatine silty clay loam, 0 to 2 percent slopes	29.68	30.7%		Iw	100	
120B	Tama silty clay loam, 2 to 5 percent slopes	27.96	28.9%		Ile	95	
120	Tama silty clay loam, 0 to 2 percent slopes	15.64	16.2%		I	100	
11B	Colo-Ely complex, 0 to 5 percent slopes	12.09	12.5%		Ilw	86	
118	Garwin silty clay loam, 0 to 2 percent slopes	11.21	11.6%		Ilw	90	
120C	Tama silty clay loam, 5 to 9 percent slopes	0.16	0.2%		Ille	90	
Weighted Average						1.53	95.6

Rachelle Heller, ALC
 Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
 1621 E. Washington St., Ste 5
 Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
 Licensed Salesperson in IA
319-721-3170
Adams@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres:	61.00
Corn Base Acres:	61.00
Soil Productivity:	91.50 CSR2

Parcel 2 Property Information 65.05 Acres, m/l

Location

From Keystone: Go 2½ miles south on 15th Ave. / Co. Rd. V42, then 1 mile west on Hwy 30. Property is on the south side of the road.

Legal Description

N½ NW¼, Section 35, except ROW acquired by the Iowa DOT, all in Township 83 North, Range 12 West of the 5th P.M., Benton Co., IA. Updated abstract to govern.

Lease Status

Leased through the 2023 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,174.00
Net Taxable Acres: 63.43
Tax Parcel ID #: 74011210

FSA Data

Part of Farm Number 9119, Tract 12482
FSA/Eff. Crop Acres: 61.00
Corn Base Acres: 61.00
Corn PLC Yield: 179 Bu.

Soil Types/Productivity

Primary soils are Tama and Colo-Ely.
CSR2 on the FSA/Eff. crop acres is 91.50.
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 moderate slopes.

Drainage

Some tile. Contact agent for tile maps.

Buildings/Improvements

There is a 54' x 80' livestock barn on the property.

Water & Well Information

There is an old well near the barn. Age and status are unknown.

Comments

This is an investment-quality Benton County farm located on a hard-surfaced road. Excellent-quality, 91.50 CSR2 cropland.

Rachelle Heller, ALC

Licensed Salesperson in IA & MO

319-800-9316

RachelleH@Hertz.ag

319-382-3343

1621 E. Washington St., Ste 5

Washington, IA 52353

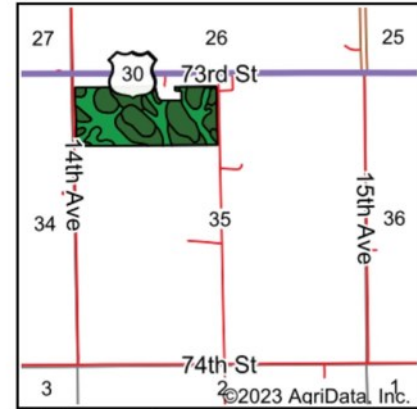
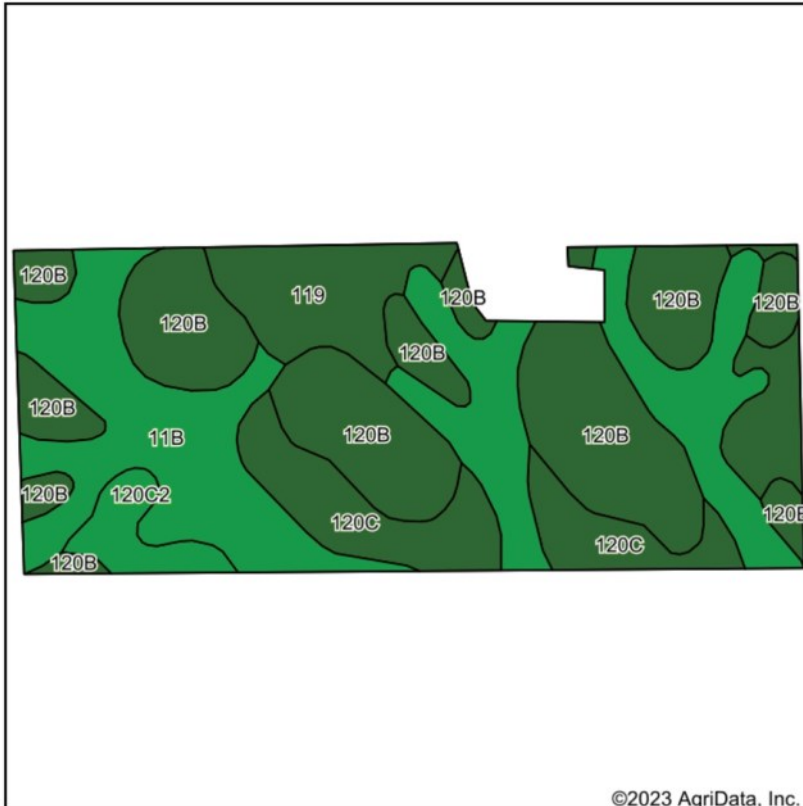
www.Hertz.ag

Adam Sylvester, AFM

Licensed Salesperson in IA

319-721-3170

Adams@Hertz.ag



State: **Iowa**
 County: **Benton**
 Location: **35-83N-12W**
 Township: **Kane**
 Acres: **61**
 Date: **7/24/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	22.77	37.3%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	21.32	35.0%		Iiw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	7.56	12.4%		Iw	100
120C	Tama silty clay loam, 5 to 9 percent slopes	7.31	12.0%		IIle	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.04	3.3%		IIle	87
Weighted Average					2.03	91.5

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.

<p>Rachelle Heller, ALC Licensed Salesperson in IA & MO 319-800-9316 RachelleH@Hertz.ag</p>	<p>319-382-3343 1621 E. Washington St., Ste 5 Washington, IA 52353 www.Hertz.ag</p>	<p>Adam Sylvester, AFM Licensed Salesperson in IA 319-721-3170 Adams@Hertz.ag</p>
--	--	--

Parcel 1 - Looking Northwest



Parcel 1 - Looking North



Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
Adams@Hertz.ag

Parcel 2 - Looking Northwest



Parcel 2 - Looking West



Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
Adams@Hertz.ag

Date: **Tues., September 12, 2023**

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

Site: **Keystone Turner Hall
91 2nd Street
Keystone, IA 52249**

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 Managers, Rachelle Heller at 319-800-9316 or Adam Sylvester at 319-721-3170 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

Byron F. Holst Revocable Trust

Agency

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

Auctioneer

Rachelle Heller, ALC

Attorney

Lewis C. McMeen
Harned & McMeen Attorneys at Law

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 19, 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.

Rachelle Heller, ALC

Licensed Salesperson in IA & MO

319-800-9316

RachelleH@Hertz.ag

319-382-3343

1621 E. Washington St., Ste 5

Washington, IA 52353

www.Hertz.ag

Adam Sylvester, AFM

Licensed Salesperson in IA

319-721-3170

Adams@Hertz.ag

Make the Most of Your Farmland Investment

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

Rachelle Heller, ALC
Licensed Salesperson in IA & MO
319-800-9316
RachelleH@Hertz.ag

319-382-3343
1621 E. Washington St., Ste 5
Washington, IA 52353
www.Hertz.ag

Adam Sylvester, AFM
Licensed Salesperson in IA
319-721-3170
AdamS@Hertz.ag