

# Land Auction

**ACREAGE:**

**240.00 Acres, m/l**

In 2 parcels

Howard County, IA

**DATE:**

Wednesday

**September 13, 2023**

**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**

Riceville, IA &  
[bid.hertz.ag](https://bid.hertz.ag)



## Property Key Features

- Two Parcels Located Northeast of McIntire, IA
- Productive, Pattern-Tiled Farms with an Average CSR2 of 84.15 On 240-Acres
- \$15,000+ Annual Turbine Payments On Parcel 1

**Nicole Rustad, AFM**

Licensed Salesperson in IA & MN

**641-220-5510**

**[NicoleR@Hertz.ag](mailto:NicoleR@Hertz.ag)**

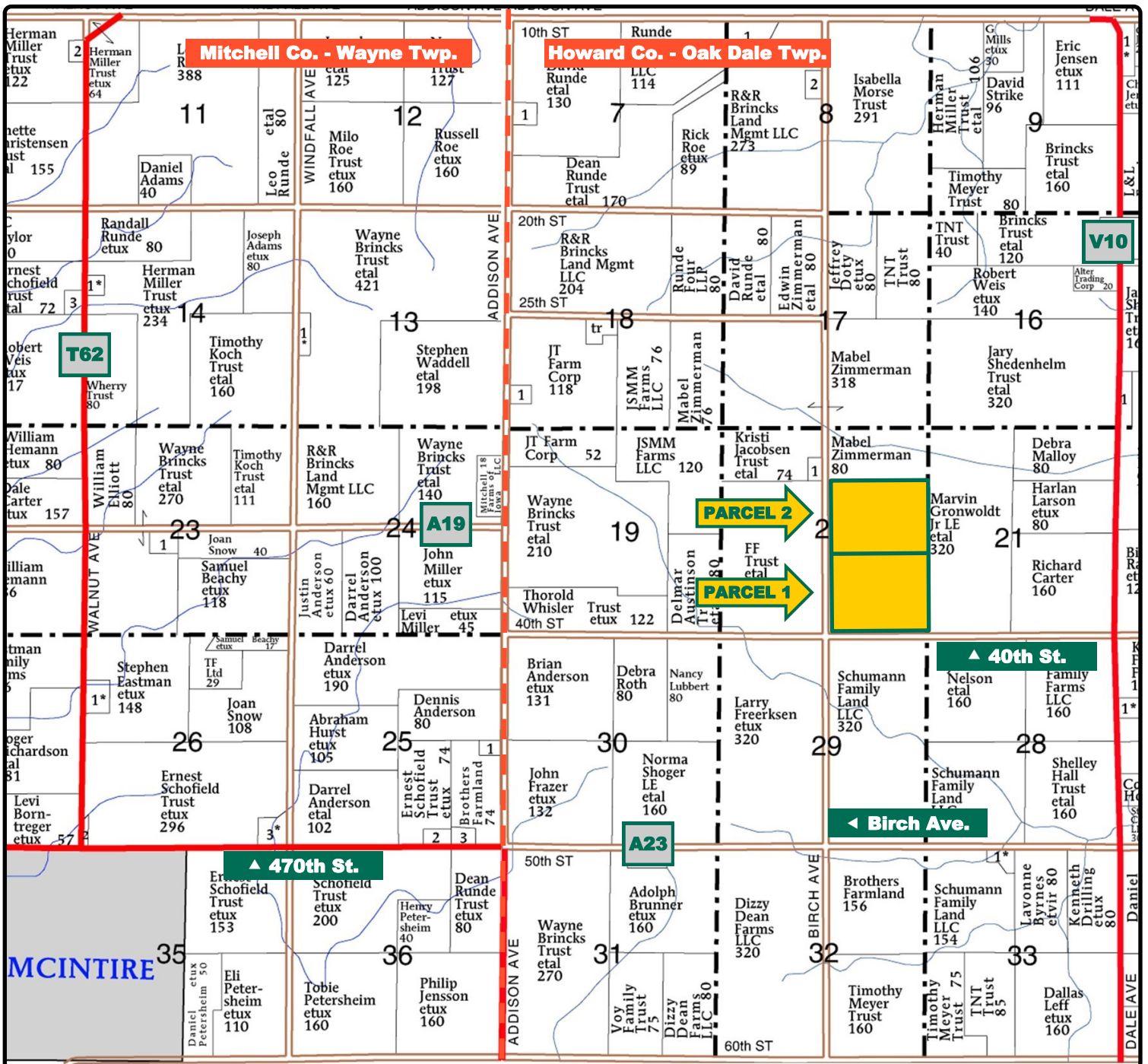
**641-423-9531**

2800 4th St. SW, Suite 7

Mason City, IA 50401

**[www.Hertz.ag](https://www.Hertz.ag)**





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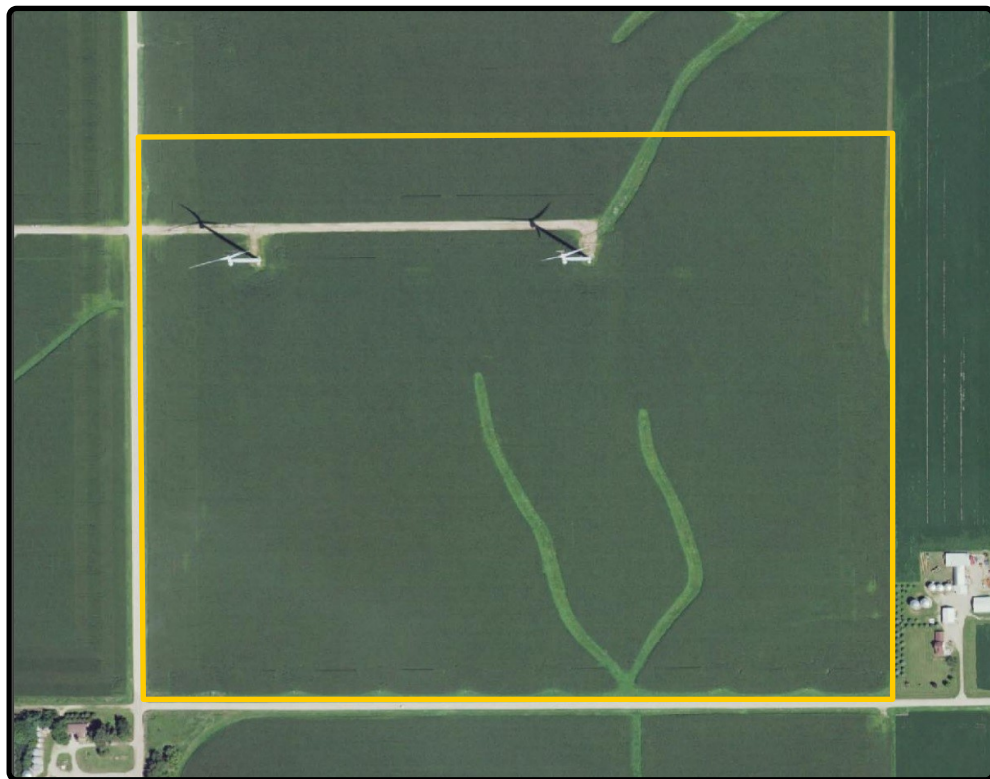
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## Parcel 1

**FSA/Eff. Crop Acres:** 112.03\*  
**CRP Acres:** 2.52\*  
**Corn Base Acres:** 82.25\*  
**Bean Base Acres:** 27.99\*  
**Soil Productivity:** 83.40 CSR2

*\*Acres are estimated.*

### Parcel 1 Property Information 120.00 Acres, m/l

#### Location

From McIntire: Go 3½ miles east on 470th St., then 1 mile north on Birch Ave. Property is on the northeast corner of Birch Ave. and 40th St. intersection.

#### Legal Description

S¾ SE¼, Section 20, Township 100 North, Range 14 West of the 5th P.M., Howard Co., IA.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$2,888.00\*  
 Gross Acres: 120.00\*  
 Net Taxable Acres: 116.50\*  
 Tax per Net Taxable Acre: \$24.79\*  
 Tax Parcel ID #: 060200443000000,

060200444000000, part of  
 060200441000000, & part of  
 060200442000000

*\*Taxes estimated pending tax parcel split.  
 Howard County Treasurer/Assessor will  
 determine final tax figures.*

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 3690  
 Part of Tract 9089  
 FSA/Eff. Crop Acres: 112.03\*  
 CRP Acres: 2.52\*  
 Corn Base Acres: 82.25\*  
 Corn PLC Yield: 177 Bu.  
 Bean Base Acres: 27.99\*  
 Bean PLC Yield: 32 Bu.

*\*Acres are estimated pending  
 reconstitution of farm by the Howard*

*County FSA office.*

#### CRP Contracts

There are 2.52 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$756.00 annually - and expires 9/30/2031. Acres and payments are estimated pending contract split.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Oran and Clyde. CSR2 on the estimated FSA/Eff. crop acres is 83.40. See soil map for detail.

#### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

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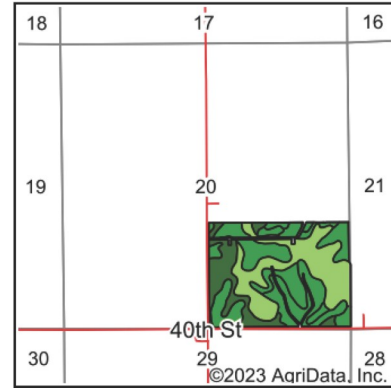
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Howard**  
Location: **20-100N-14W**  
Township: **Oak Dale**  
Acres: **112.03**  
Date: **8/2/2023**



Maps Provided By:



Area Symbol: IA089, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
471B	Oran loam, 2 to 5 percent slopes	36.90	32.9%		lw	74
84	Clyde silty clay loam, 0 to 3 percent slopes	31.31	27.9%		llw	88
399	Readlyn silt loam, 1 to 3 percent slopes	17.90	16.0%		lw	91
171B	Bassett loam, 2 to 5 percent slopes	12.51	11.2%		lle	85
198B	Floyd loam, 1 to 4 percent slopes	10.01	8.9%		llw	89
407B	Schley silt loam, 1 to 4 percent slopes	3.40	3.0%		llw	81
Weighted Average					1.51	83.4

## Land Description

Level to gently rolling.

## Drainage

Tiled. See brochure for maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Wind Turbines

There are two leased wind turbines on the farm. Payment for 2023 will be \$15,388.80 with a 2% annual escalation clause. Lease expires in 2038 with an option to renew or extend the lease. Contact agent for details.

## Comments

High-quality Howard County farm, located in a strong farming community, with wind turbine income.

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## Parcel 2

**FSA/Eff. Crop Acres:** 113.57\*  
**CRP Acres:** 4.48\*  
**Corn Base Acres:** 83.38\*  
**Bean Base Acres:** 28.38\*  
**Soil Productivity:** 84.90 CSR2

*\*Acres are estimated.*

## Parcel 2 Property Information 120.00 Acres, m/l

### Location

From McIntire: Go 3½ miles east on 470th St., then 1½ miles north on Birch Ave. Property is on the east side of the road.

### Legal Description

S½ NE¼ and N¼ SE¼, Section 20, Township 100 North, Range 14 West of the 5th P.M., Howard Co., IA.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$2,938.00\*  
 Gross Acres: 120.00\*  
 Net Taxable Acres: 118.50\*  
 Tax per Net Taxable Acre: \$24.79\*  
 Tax Parcel ID #: Part of

060200441000000, part of  
 060200442000000, 060200413000000, &  
 060200414000000

*\*Taxes estimated pending tax parcel split.  
 Howard County Treasurer/Assessor will  
 determine final tax figures.*

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 3690  
 Part of Tract 9089  
 FSA/Eff. Crop Acres: 113.57\*  
 CRP Acres: 4.48\*  
 Corn Base Acres: 83.38\*  
 Corn PLC Yield: 177 Bu.  
 Bean Base Acres: 28.38\*  
 Bean PLC Yield: 32 Bu.

*\*Acres are estimated pending*

*reconstitution of farm by the Howard  
 County FSA office.*

### CRP Contracts

There are 4.48 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$1,344.00 annually - and expires 9/30/2031.

*Acres and payments are estimated  
 pending contract split.*

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Clyde, Oran, and Readlyn. CSR2 on the estimated FSA/Eff. crop acres is 84.90. See soil map for detail.

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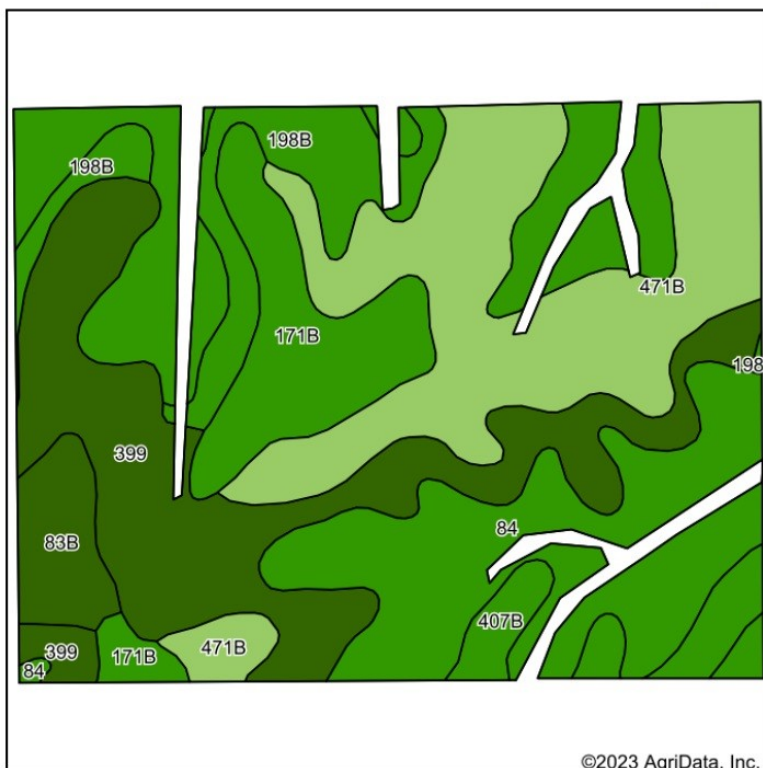
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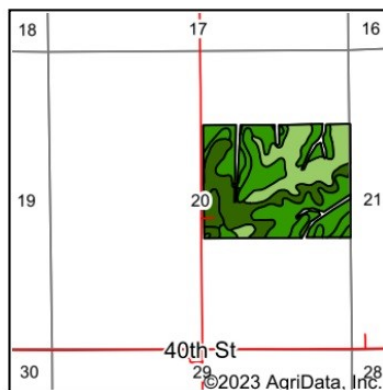
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Howard**  
Location: **20-100N-14W**  
Township: **Oak Dale**  
Acres: **113.57**  
Date: **8/2/2023**



Maps Provided By:  
  
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Area Symbol: IA089, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
84	Clyde silty clay loam, 0 to 3 percent slopes	32.95	29.0%		IIw	88
471B	Oran loam, 2 to 5 percent slopes	27.52	24.2%		Iw	74
399	Readlyn silt loam, 1 to 3 percent slopes	25.54	22.5%		Iw	91
171B	Bassett loam, 2 to 5 percent slopes	10.83	9.5%		Ile	85
198B	Floyd loam, 1 to 4 percent slopes	8.49	7.5%		IIw	89
407B	Schley silt loam, 1 to 4 percent slopes	4.16	3.7%		IIw	81
83B	Kenyon loam, 2 to 5 percent slopes	4.08	3.6%		Ile	90
Weighted Average					1.53	84.9

## Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

## Land Description

Level to gently rolling.

## Drainage

Tiled. See brochure for tile maps.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

High-quality, pattern-tiled farm located in a strong Howard County farming community.

*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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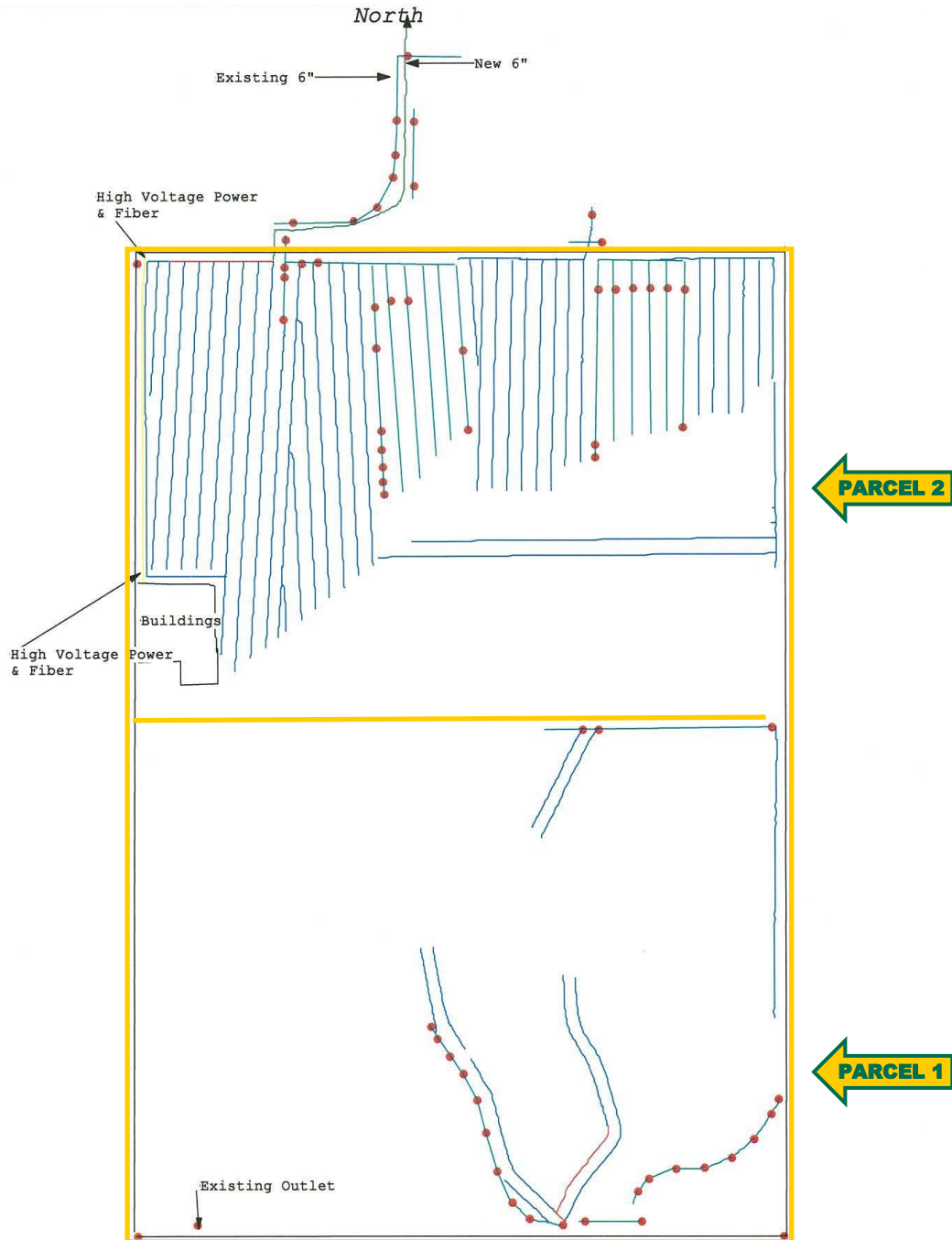
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**Parcel 1** - 120.00 Acres, m/l

**Parcel 2** - 120.00 Acres, m/l



Location: Howard County - Oakdale 20		
Scale: 500 feet	Spacing: 60	Date: 12/9/10
Mehmert Tiling, Inc.		

4 in:

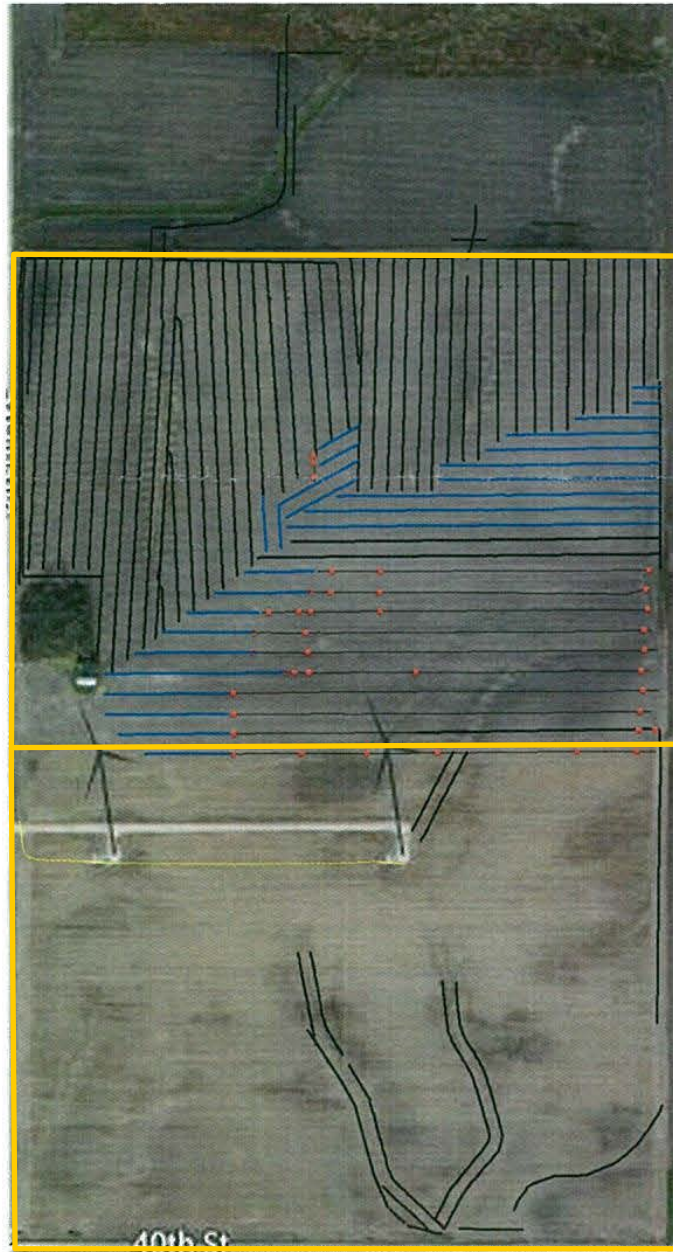
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# Tile Map

**Parcel 1** - 120.00 Acres, m/l

**Parcel 2** - 120.00 Acres, m/l



Client: Krueger Farms  
Farm: Oak Dale 20  
Field: New Tile  
Name: linefeature  
Date: 9/27/2013

■ 4 Inch Tile



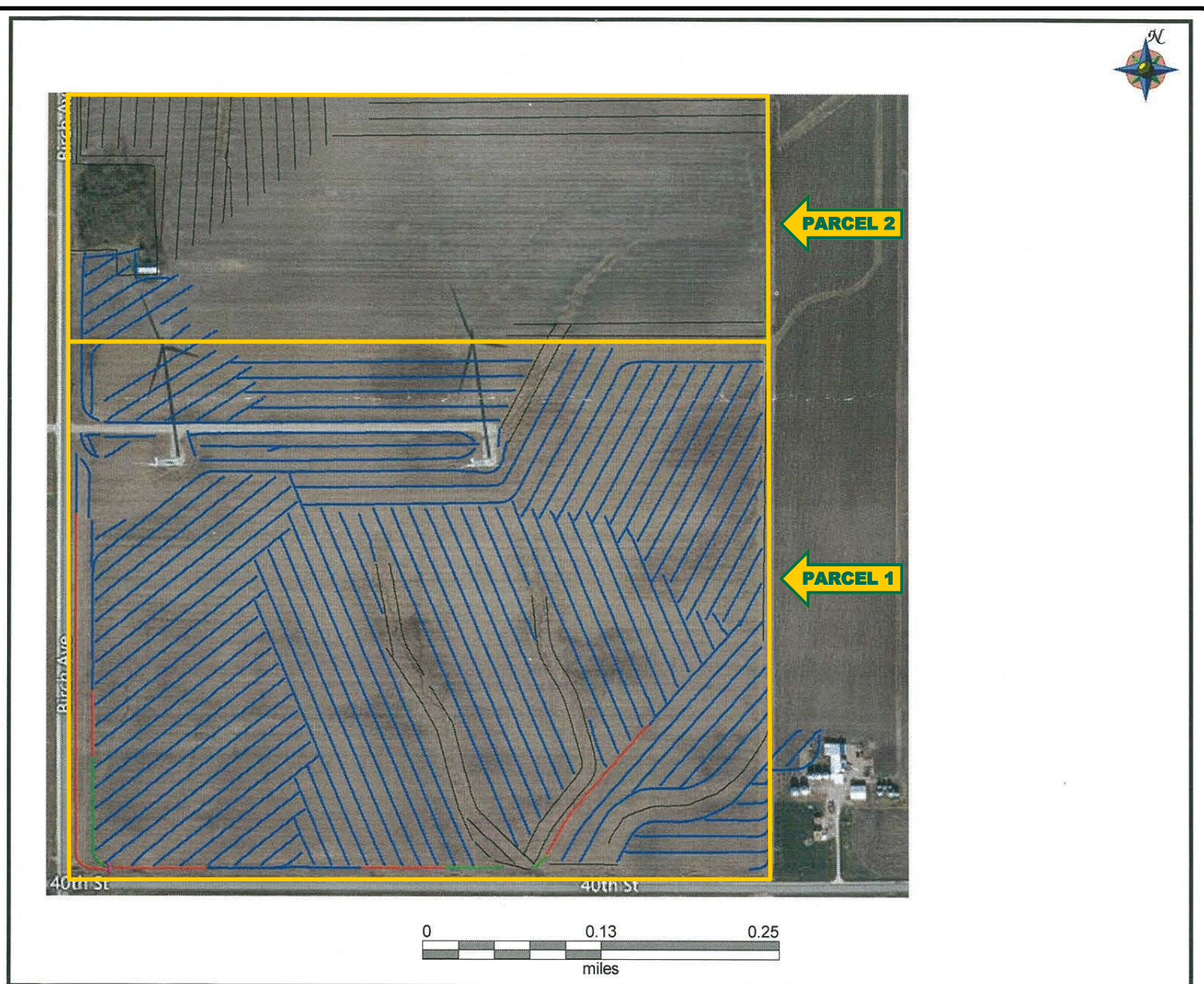
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# Tile Map

**Parcel 1** - 120.00 Acres, m/l  
**Parcel 2** - Southern ½ of Farm



**Client:** Krueger Farms  
**Farm:** Oak Dale 20  
**Field:** New Tile  
**Name:** December 2014  
**Date:** 1/8/2015

4 inch tile  
5 inch tile  
6 inch tile  
8 inch tile

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**Parcel 1** - NW Corner looking SE



**Parcel 1** - SW Corner looking NE



**Parcel 1** – S End looking N



**Parcel 1** - SE Corner looking NW

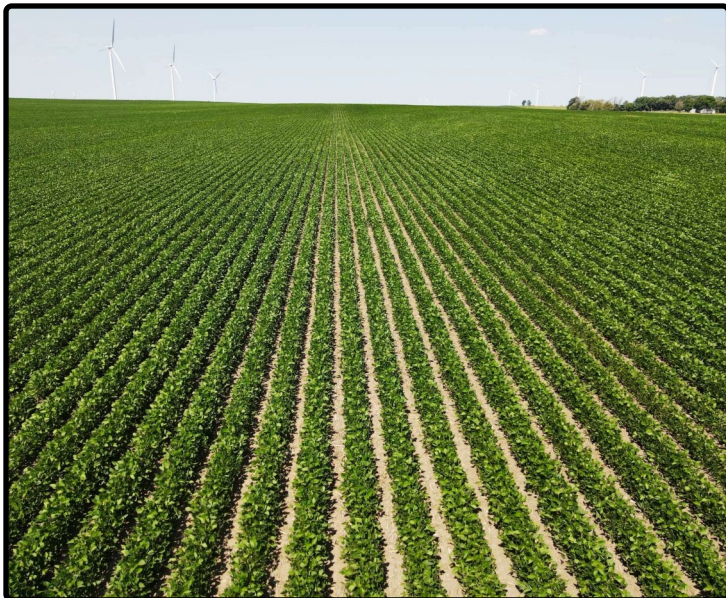


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**Parcel 2** - Uniform & Clean Soybean Crop



**Parcel 2** - SE Corner looking NW



**Parcel 2** - NW Corner looking SE



**Parcel 2** - NE Corner looking SW



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Date: **Wed., September 13, 2023**

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

Site: **Riceville Comm. Center  
119 W Main Street  
Riceville, IA 50466**

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, Nicole Rustad at 641-220-5510 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 remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

### Seller

Krueger Family Farm, LLC

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Todd Prichard  
Walk, Prichard, Baresel, & Murphy PC

### 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 24, 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 closing.

### Survey

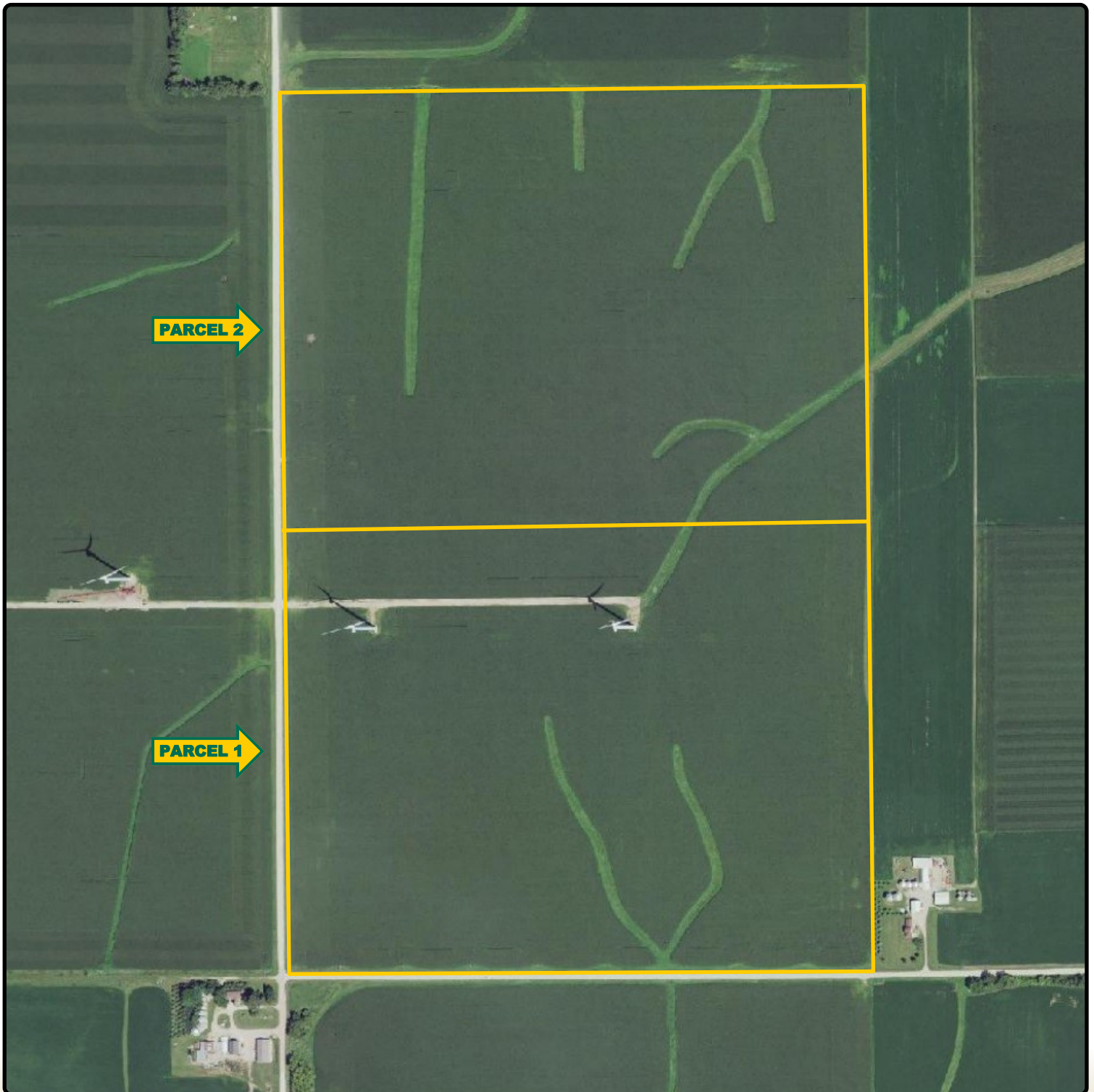
If parcels sell to different buyers, a survey will be completed at the Seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

### 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.



**240.00 Acres, m/l - In 2 Parcels**, Howard County, IA



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