

**ACREAGE:**

**800.00 Acres, m/l**  
In 3 Parcels  
Palo Alto County, IA

**DATE:**

Bid Deadline:  
**September 6, 2023**  
**4:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Humboldt, IA



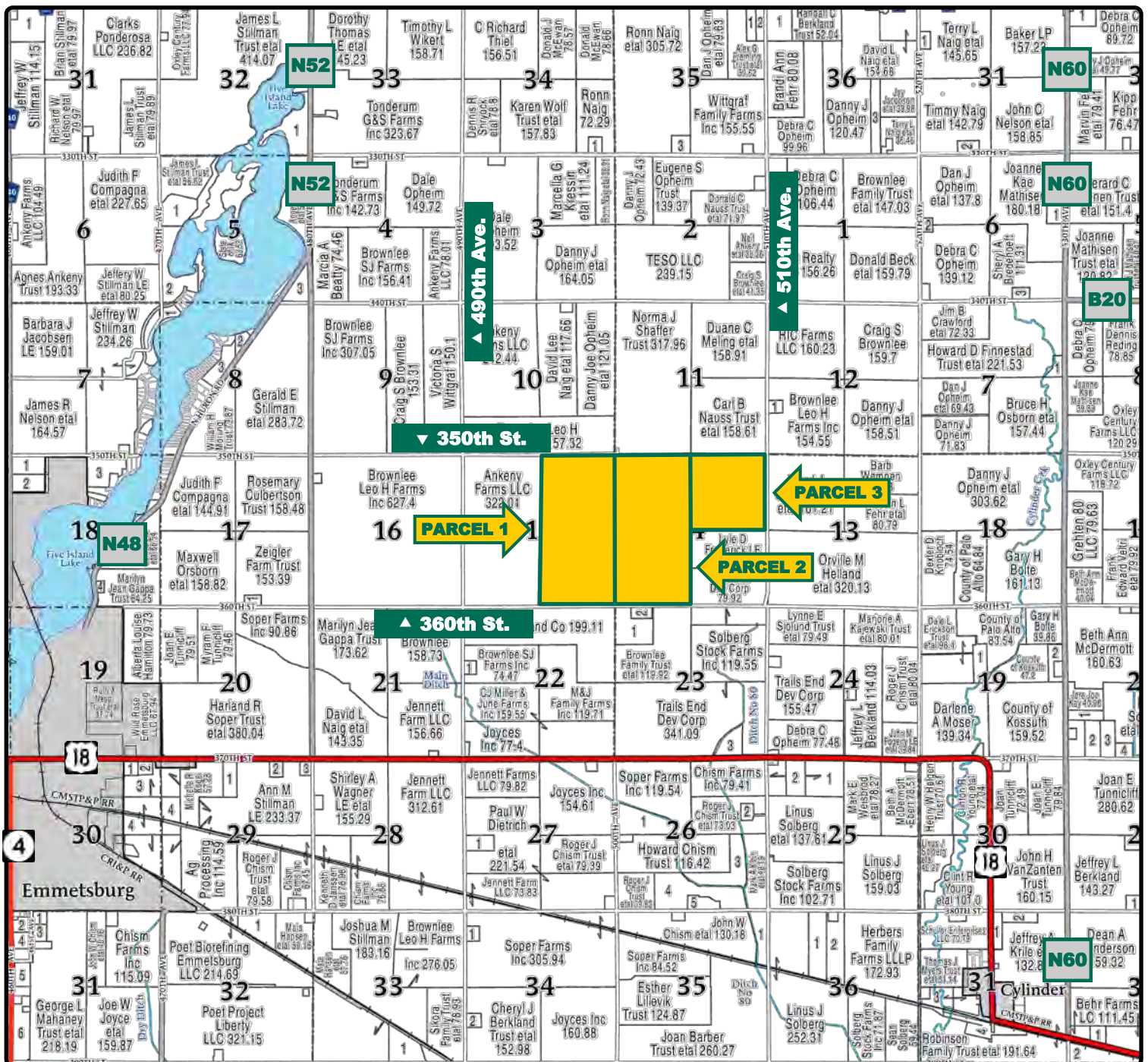
## Property Key Features

- **Productive Farms Located 3 Miles Northeast of Emmetsburg, Iowa**
- **Rare Opportunity to Purchase 800-Contiguous Acres**
- **High-Quality Palo Alto County Farms with an Average CSR2 of 83.90**

**Tom Carlson, AFM**  
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**TomC@Hertz.ag**

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**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
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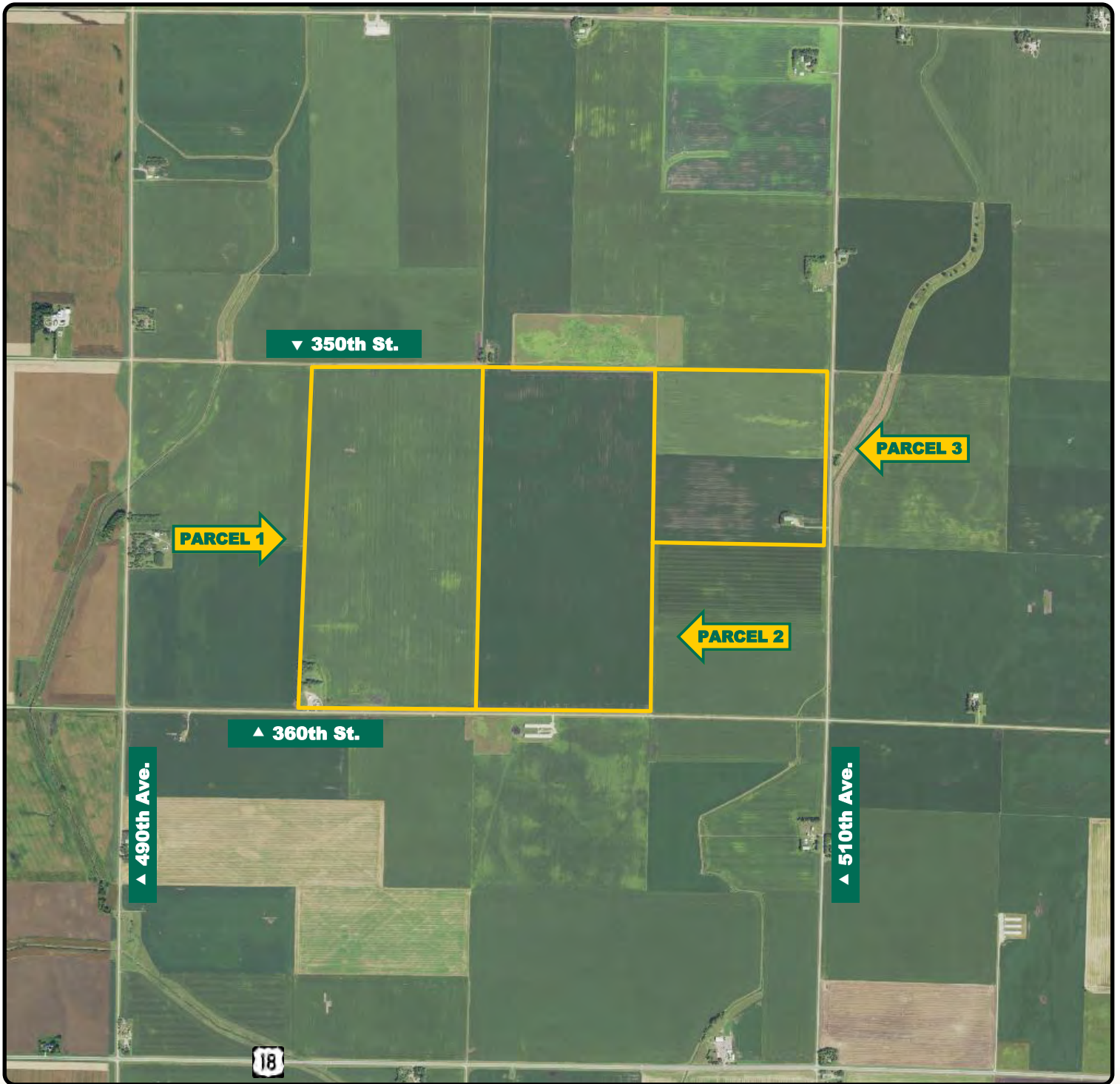


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## Parcel 1

**FSA/Eff. Crop Acres:** 302.17\*  
**Corn Base Acres:** 151.92\*  
**Bean Base Acres:** 150.25\*  
**Soil Productivity:** 83.60 CSR2

*\*Acres are estimated*

### Parcel 1 Property Information 320.00 Acres, m/l

#### Location

**From Emmetsburg:** 2 miles east on Highway 18, 1 mile north on 490th Avenue and ½ mile east on 360th Street. The farm is located on the north side of the road.

#### Legal Description

The E½ of Section 15, Township 96 North, Range 32 West of the 5th P.M., Palo Alto County, Iowa.

#### Address

4953 360th Street  
Cylinder, IA 50528

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$9,712.00  
 Gross Acres: 320.00  
 Net Taxable Acres: 315.31  
 Tax per Net Taxable Acre: \$30.80  
 Tax Parcel ID #s: 160015001020, 160015001010, 160015001030, 160015001040, 160015004020, 160015004010, 160015004030, 160015004040

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 4983, Tract 1779  
 FSA/Eff. Crop Acres: 302.17\*  
 Corn Base Acres: 151.92\*  
 Corn PLC Yield: 156 Bu.  
 Bean Base Acres: 150.25\*  
 Bean PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Palo Alto County FSA office.*

#### Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Harps. CSR2 on the Est. FSA/Eff. crop acres is 83.60. 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

Level.

#### Drainage

Natural with some tile.

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### Buildings/Improvements

There is a 45' x 54', Pole Barn with a dirt floor that includes a small office on the west side.

There are five, 27' x 18' storage bins, 21' x 16' wet holding bin and a grain dryer. The grain dryer has not worked in a few years and will need some repairs.

### LP Tanks

The LP tanks are owned and will stay with the farm.

### Water & Well Information

The well is located northwest of the pole barn.

### Reserved Items

The tenant reserves all personal property.

### Comments

This highly productive Palo Alto farm offers mile-long rows, which provides efficient farming practices.

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## Parcel 2

**FSA/Eff. Crop Acres:** 313.02\*  
**CRP Acres:** 5.00  
**Corn Base Acres:** 157.37\*  
**Bean Base Acres:** 155.65\*  
**Soil Productivity:** 84.60 CSR2

*\*Acres are estimated*

### Parcel 2 Property Information 320.00 Acres, m/l

#### Location

**From Emmetsburg:** 2 miles east on Highway 18, 1 mile north on 490th Avenue and 1 mile east on 360th Street. The farm is located on the north side of the road.

#### Legal Description

The W½ of Section 14, Township 96 North, Range 32 West of the 5th P.M., Palo Alto County, Iowa.

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$9,710.00  
 Gross Acres: 320.00  
 Net Taxable Acres: 315.27  
 Tax per Net Taxable Acre: \$30.80

Tax Parcel ID #s: 160014002020, 160014002010, 160014002030, 160014002040, 160014003020, 160014003010, 160014003030, 160014003040

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Part of Farm Number 4983, Tract 1779  
 FSA/Eff. Crop Acres: 313.02\*  
 CRP Acres: 5.00  
 Corn Base Acres: 157.37\*  
 Corn PLC Yield: 156 Bu.  
 Bean Base Acres: 155.65\*  
 Bean PLC Yield: 42 Bu.

*\*Acres are estimated pending reconstitution of farm by the Palo Alto County FSA office.*

#### CRP Contracts

There are 5.00 acres enrolled in a CP-27 and CP-28 contract that pays \$204/acre - or \$1,020.00 annually - and expires September 30, 2029.

#### Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Webster. CSR2 on the estimated FSA/Eff. crop acres is 84.60. 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

Level.

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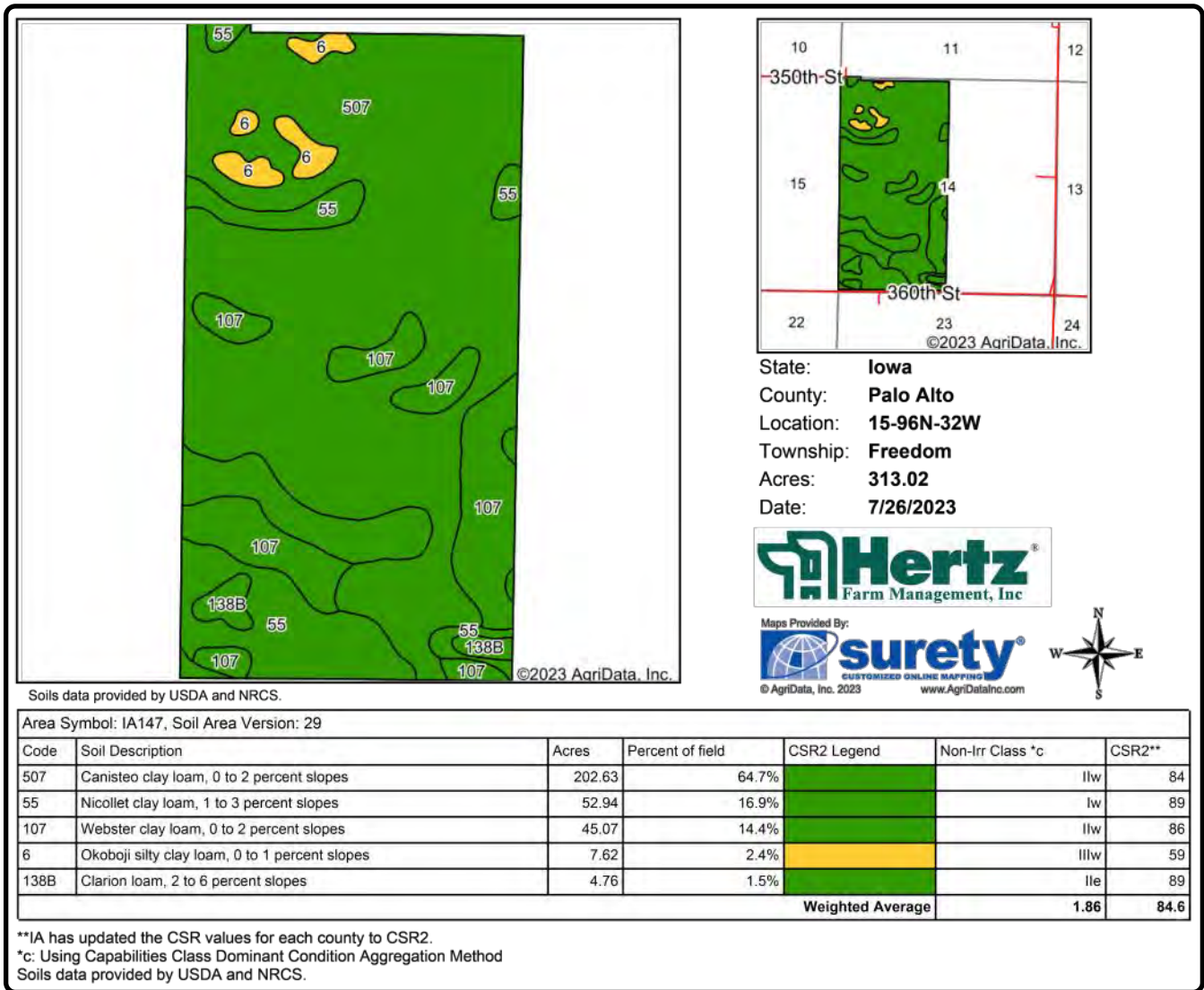
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### Drainage

Natural with some tile. A county main crosses the east portion of this farm.

### Water & Well Information

None.

### Comments

A rare opportunity to purchase a high-quality, large tract of Palo Alto County farmland.

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## Parcel 3

FSA/Eff. Crop Acres:	156.23
Corn Base Acres:	85.61
Bean Base Acres:	70.62
Soil Productivity:	82.90 CSR2

### Parcel 3 Property Information 160.00 Acres, m/l

#### Location

**From Emmetsburg:** 4 miles east on Highway 18 and 1½ miles north on 510th Avenue. The farm is located on the west side of the road.

#### Legal Description

The NE¼ of Section 14, Township 96 North, Range 32 West of the 5th P.M., Palo Alto County, Iowa.

#### Address

3545 510th Avenue  
Cylinder, IA 50528

#### Real Estate Tax

Taxes Payable 2022 - 2023: \$4,810.00  
Gross Acres: 160.00  
Net Taxable Acres: 158.00  
Tax per Net Taxable Acre: \$30.44  
Tax Parcel ID #s: 160014001020,  
160014001010, 160014001030,  
160014001040

#### Lease Status

Open lease for the 2024 crop year.

#### FSA Data

Farm Number 4983, Tract 3399  
FSA/Eff. Crop Acres: 156.23  
Corn Base Acres: 85.61  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 70.62  
Bean PLC Yield: 42 Bu.

#### Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 82.90. 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.

#### Drainage

Natural with some tile.

#### Buildings/Improvements

There is a 54' x 108' machine shed with a partial concrete floor. There is also a 24' x 24' garage with a concrete floor.

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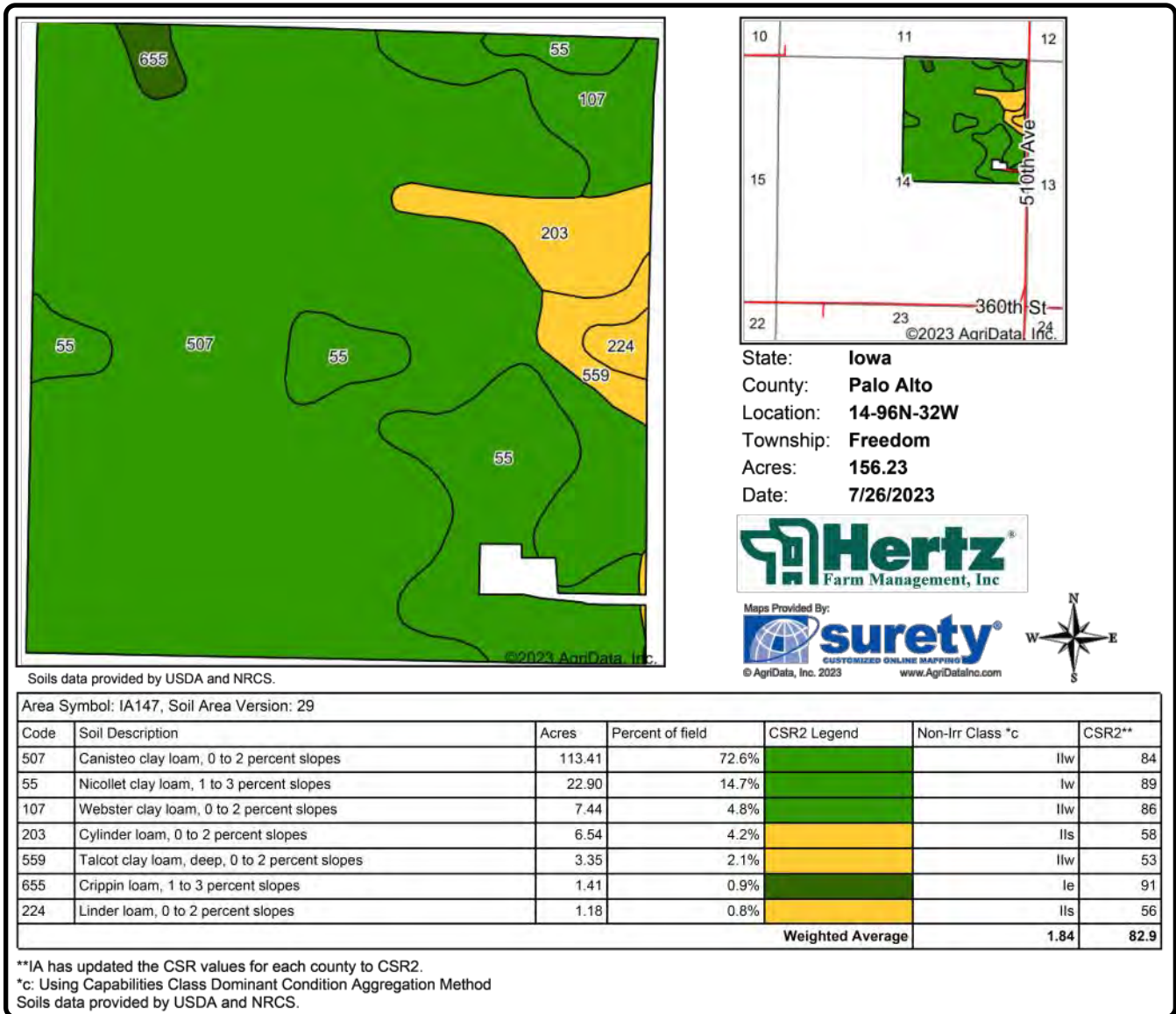
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### Water & Well Information

The well is located southwest of the machine shed.

### Reserved Items

The tenant reserves all personal property.

### Comments

Comprised of an entire quarter-section, this Palo Alto County farm provides high-quality soils with a CSR2 of 82.90 and storage for your equipment.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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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Bid Deadline: **Wed., Sept. 6, 2023**

Time: **4:00 P.M., CST**

Mail To:

**Hertz Farm Management**  
**Attn: Tom Carlson**  
**PO Box 503**  
**Humboldt, IA 50548**

### **Seller**

Charles L. Sarazine 2022 Trust and  
Estate of Maryanna F. Sarazine

### **Agency**

Hertz Farm Management, Inc. and their  
representatives are Agents of the Seller.

### **Method of Sale**

- Parcels will be offered individually and/  
or in combination.
- Seller reserves the right to refuse any  
and all bids.

### **Announcements**

Information provided herein was obtained  
from sources deemed reliable, but Hertz  
Farm Management makes no guarantees  
as to its accuracy. Prospective bidders are  
urged to fully inspect the property and to  
rely on their own conclusions. Any written  
updates that may be made prior to the bid  
deadline will take precedence over  
previously printed material and/or oral  
statements. Acreage figures are based on  
information currently available, but are  
not guaranteed. Seller is selling property  
on an “As-Is, Where-Is, with All Faults”  
condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale  
Manager, Tom Carlson at 515-368-1395..

All interested parties are required to make  
Sealed Bids on purchase contract forms  
provided by Hertz Farm Management. To  
be considered, all Sealed Bids should be  
made and delivered to the Humboldt, IA  
Hertz office, on or before Wednesday,  
September 6, 2023 by 4:00 P.M., CST.  
The Seller will accept or reject all bids by  
12:00 P.M., CST on Friday, September 8,  
2023, and all bidders will be notified  
shortly thereafter.

### **Terms of Possession**

The winning bidder(s) will be required to

submit a 10% down payment within one  
business day of being notified their bid  
was accepted. The successful bidder is  
purchasing with no financing  
contingencies and must be prepared for  
cash settlement of their purchase on or  
before November 3, 2023, or as soon  
thereafter as closing documents are  
available. 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 date of  
closing.

### **Contract & Title**

Upon acceptance of bid by Seller, the  
successful 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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## **Make the Most of Your Farmland Investment**

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

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