

ACREAGE:

80.00 Acres, m/l
Kossuth County, IA

DATE:

Bid Deadline:
September 13, 2023
4:00 P.M., CST

RETURN BIDS TO:

**Hertz Farm
Management**
Humboldt, IA



Property Key Features

- Located Southeast of Fenton, Iowa
- 77.96 FSA/Eff. Crop Acres with an 85.90 CSR2
- High-Quality, Extensively Tiled Farm

Tom Carlson, AFM
Licensed Salesperson in IA
515-332-1406
TomC@Hertz.ag

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1101 13th Street N, Ste. 2
Humboldt, IA 50548
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Troy Louwagie, ALC
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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 77.96 |
| Corn Base Acres: | 35.70 |
| Bean Base Acres: | 35.70 |
| Soil Productivity: | 85.90 CSR2 |

Property Information

80.00 Acres, m/l

Location

From Fenton: 3 miles east on County Road B19 and 1¼ miles south on 50th Avenue. The farm is located on the west side of the road.

Legal Description

The S½ of the NE¼ of Section 27, Township 97 North, Range 30 West of the 5th P.M., Kossuth County, Iowa.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,280.00
Gross Acres: 80.00
Net Taxable Acres: 78.63
Tax per Net Taxable Acre: \$29.00
Tax Parcel ID #s: 1327200007 & 1327200008

Lease Status

There is a Cash Rent Lease in place for the 2023 crop year. There is an open lease for 2024.

FSA Data

Farm Number 12592, Tract 16276
FSA/Eff. Crop Acres: 77.96
Corn Base Acres: 35.70
Corn PLC Yield: 152 Bu.
Bean Base Acres: 35.70
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 85.90. 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 to gently rolling.

Drainage

This farm was extensively tiled in 2019. Contact agent for tile maps.

Water & Well Information

None.

Comments

This is a well-tiled, high-quality Kossuth County farm.

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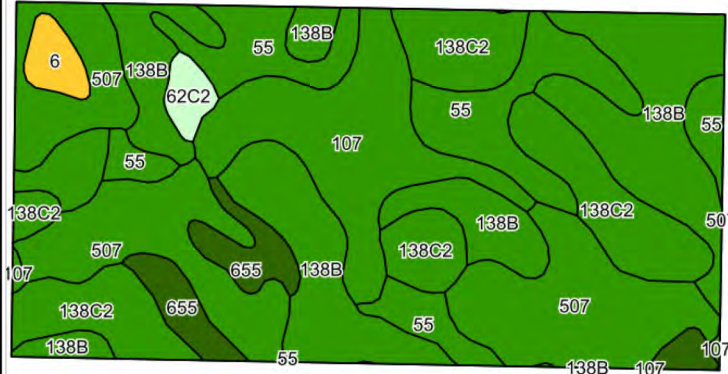
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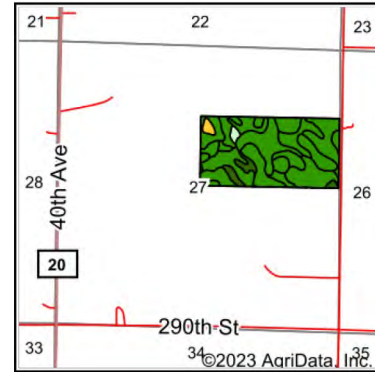
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Kossuth**
Location: **27-97N-30W**
Township: **Fenton**
Acres: **77.96**
Date: **7/27/2023**



Maps Provided By:

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Area Symbol: IA109, Soil Area Version: 29

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 138B | Clarion loam, 2 to 6 percent slopes | 21.15 | 27.1% | | Ile | 89 |
| 507 | Canisteo clay loam, 0 to 2 percent slopes | 17.89 | 22.9% | | IIlw | 84 |
| 138C2 | Clarion loam, 6 to 10 percent slopes, moderately eroded | 12.70 | 16.3% | | IIIle | 83 |
| 55 | Nicollet clay loam, 1 to 3 percent slopes | 11.00 | 14.1% | | IW | 89 |
| 107 | Webster clay loam, 0 to 2 percent slopes | 9.37 | 12.0% | | IIW | 86 |
| 655 | Crippin loam, 1 to 3 percent slopes | 3.77 | 4.8% | | Ie | 91 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 1.14 | 1.5% | | IIIW | 59 |
| 62C2 | Storden loam, 6 to 10 percent slopes, moderately eroded | 0.94 | 1.2% | | IIIle | 64 |
| Weighted Average | | | | | 2.00 | 85.9 |

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

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. 13, 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

- Parcel will be offered as a single tract of land.
- 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 515-332-1406.

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 13, 2023 by 4:00 P.M., CST. The Seller will accept or reject all bids by 12:00 P.M., CST on Friday, September 15, 2023, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (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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