

Land Auction

ACREAGE:

210.84 Acres, m/l
In 2 parcels
Buchanan County, IA

DATE:

Thursday
Sept. 28, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Jesup, IA &
bid.hertz.ag

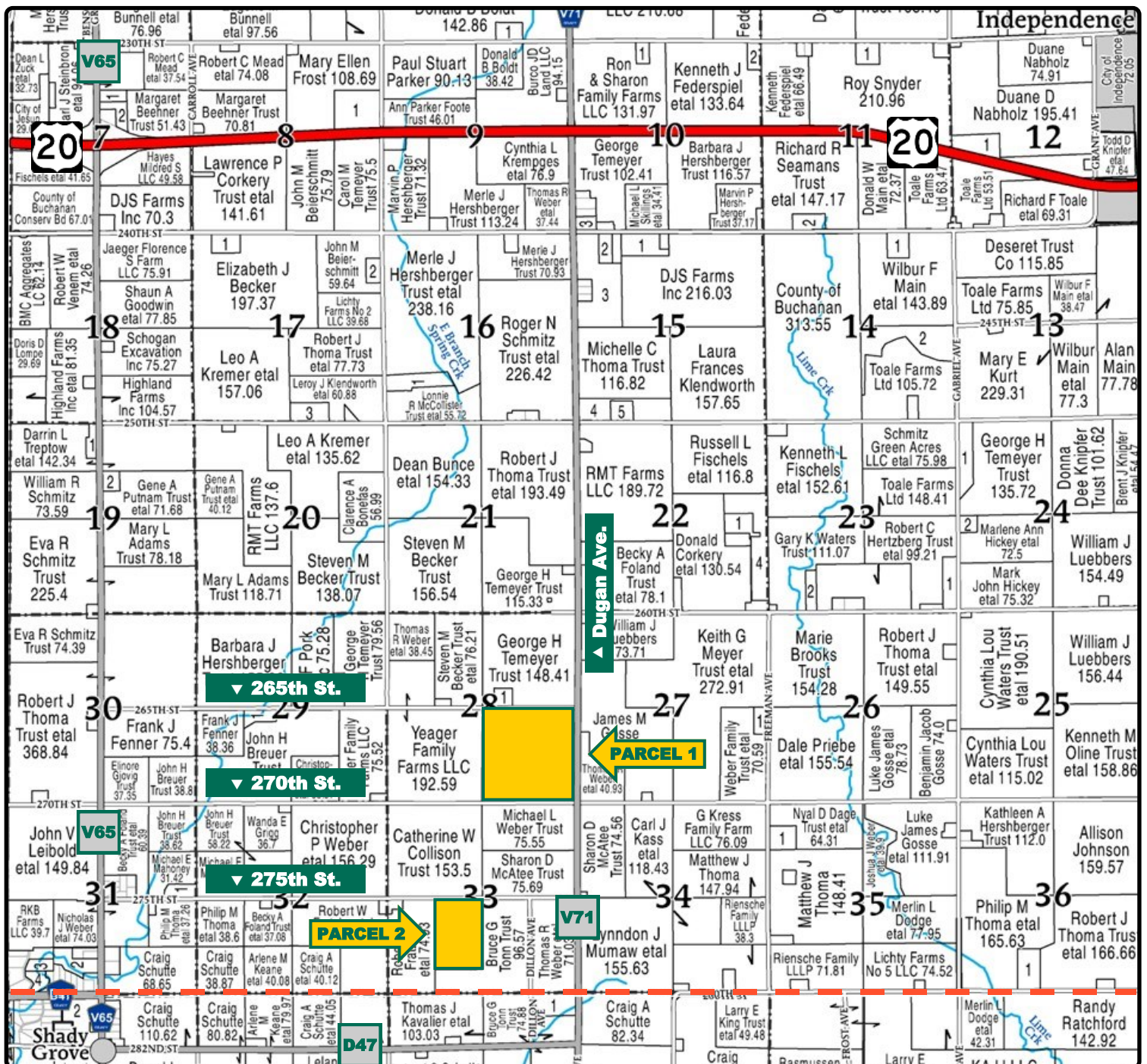


Property Key Features

- Located 6 Miles Southeast of Jesup
- Highly Tillable, Pattern Tiled Farms
- Parcel 1: 79.10 CSR2 - Parcel 2: 76.80 CSR2

Lawain Biermann, AFM
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Parcel 1

FSA/Eff. Crop Acres: 152.35
Corn Base Acres: 105.97
Bean Base Acres: 46.38
Soil Productivity: 79.10 CSR2

Parcel 1 Property Information 151.84 Acres, m/l

Location

From Jesup: 2 miles east on D22, turn south on V71, 4.5 miles. Parcel is on the corner of V71 and 265th St.

Legal Description

SE¼ of Section 28, Township 88 North, Range 10 West of the 5th P.M., Buchanan County, IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,970
 Net Taxable Acres: 151.84
 Tax per Net Taxable Acre: \$39.32
 Tax Parcel ID #s: 0928400001, 0928400004, 0928400002, 0928400005, 0928400003 and 0928400006.

Lease Status

Available for 2024 crop year.

FSA Data

Farm Number 2005, Tract 24766
 FSA/Eff. Crop Acres: 152.35
 Corn Base Acres: 105.97
 Corn PLC Yield: 180 Bu.
 Bean Base Acres: 46.38
 Bean PLC Yield: 49.00 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Readlyn silt loam and Tripoli clay loam. CSR2 on the FSA/Eff. crop acres is 79.10. See soil map for detail.

Mineral Rights

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

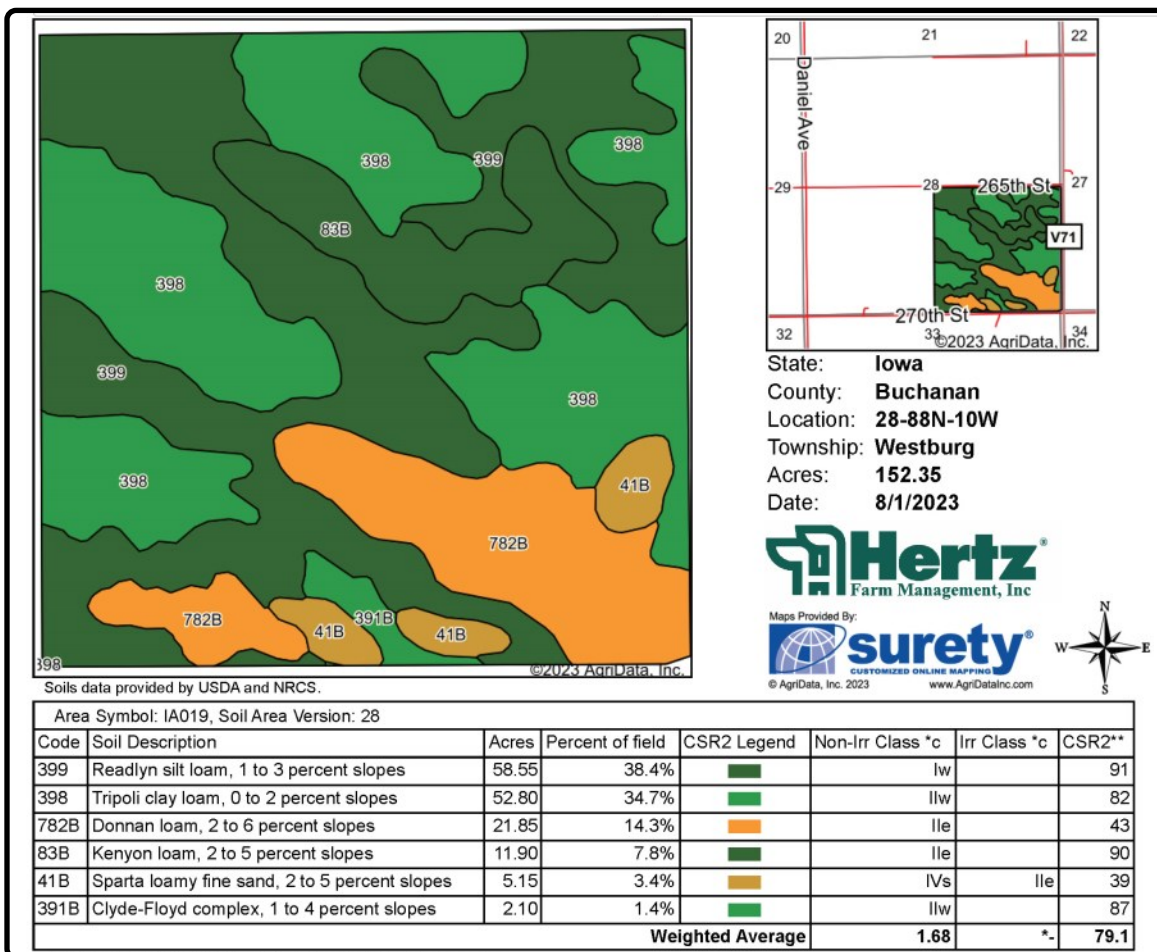
Yield History (Bu./Ac.)

Year	Corn	Beans
2022	234	65
2021	246	62
2020	231	60
2019	206	60
2018	241	65

Yield information is reported by MPCI Production Report - Crop Insurance Records.

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Land Description

Nearly level to gently sloping.

Drainage

Pattern tiled. Maps available. Contact agent for details.

Buildings/Improvements

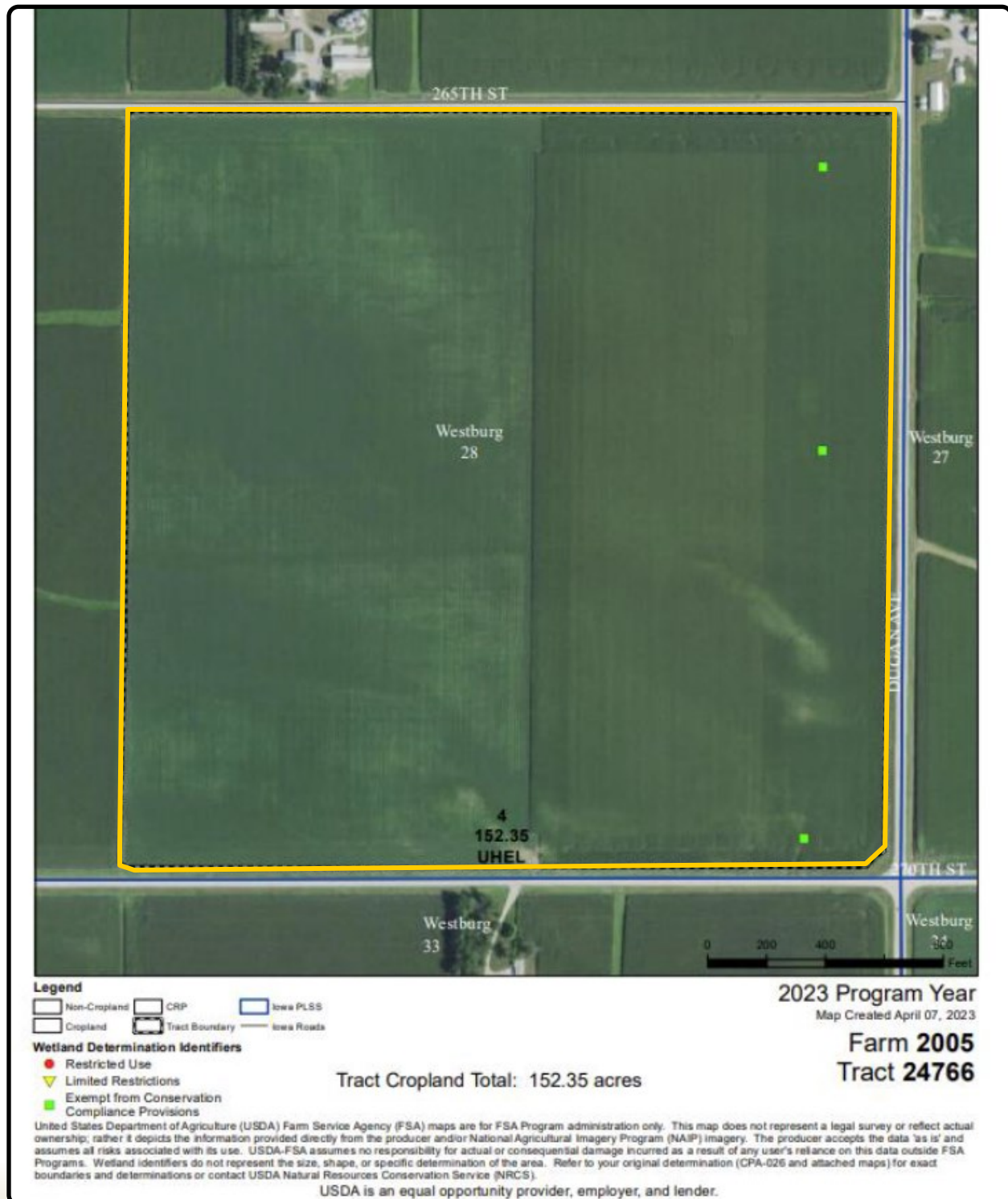
None.

Water & Well Information

None known.

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Parcel 2

FSA/Eff. Crop Acres: 58.53*
Corn Base Acres: 29.25*
Bean Base Acres: 29.25*
Soil Productivity: 76.80 CSR2

**Acres are estimated.*

Parcel 2 Property Information 59.00 Acres, m/l

Location

From Jesup: 2 miles east on D22, then south 5.5 miles on V71, then west on 275th St. ½ mile. Parcel is on the south side of 275th St.

Legal Description

NE SW and N½ SE SW of Section 33, Township 88 North, Range 10 West of the 5th P.M., Buchanan County, IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,248.00
 Net Taxable Acres: 59.00
 Tax per Net Taxable Acre: \$38.10
 Tax Parcel ID #s: 0933300003 and 0933300004.

Lease Status

Available for 2024 crop year.

FSA Data

Part of Farm Number 95, Tract 758

FSA/Eff. Crop Acres: 58.53*

Corn Base Acres: 29.25*

Corn PLC Yield: 166 Bu.

Bean Base Acres: 29.25*

Bean PLC Yield: 46.00 Bu.

**Acres are estimated pending reconstitution of farm by the Buchanan County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Readlyn silt loam and Donnan loam. CSR2 on the estimated FSA/Eff. crop acres is 76.80. See soil map for detail.

Mineral Rights

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

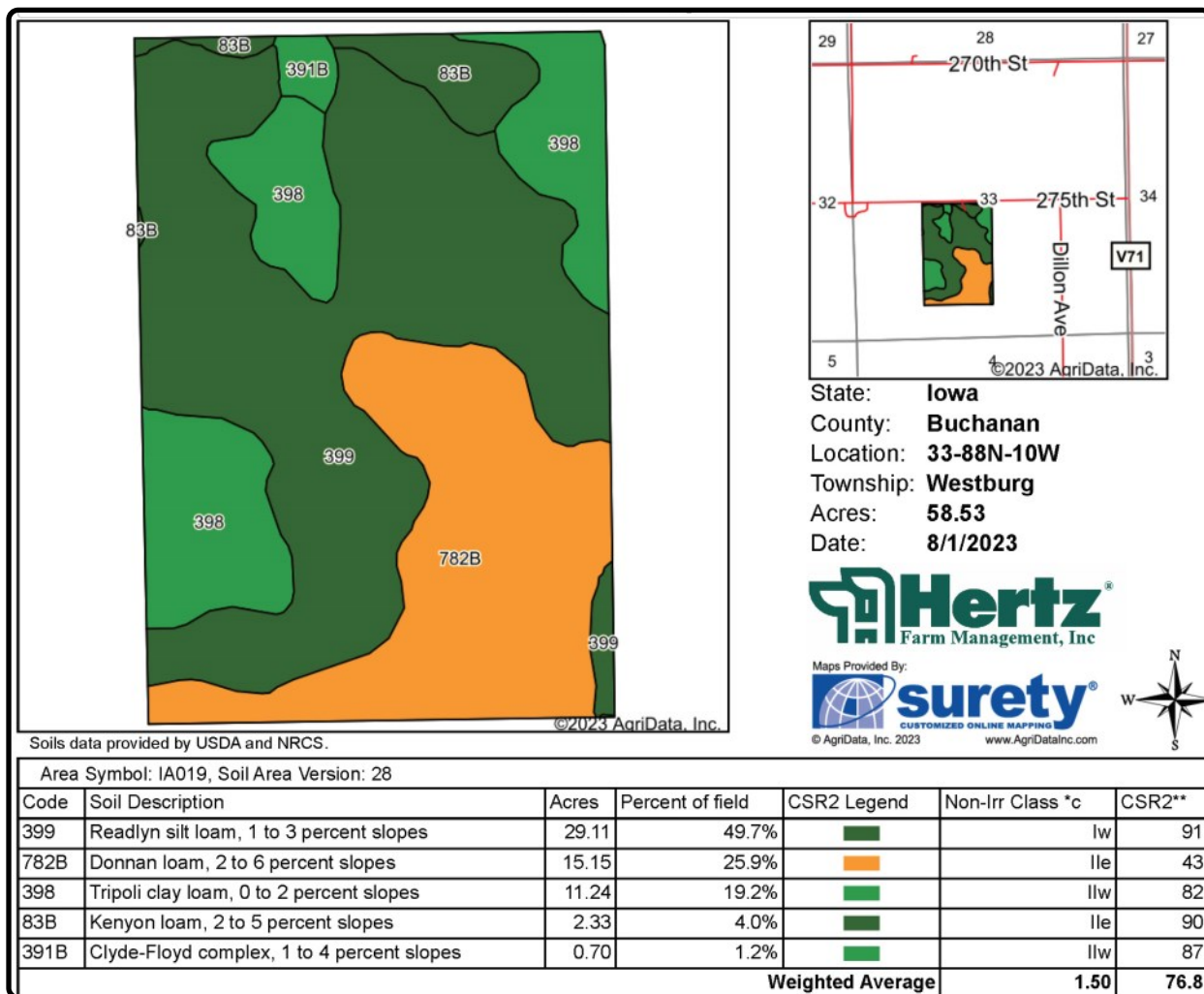
Yield History (Bu./Ac.)

Year	Corn	Beans
2022	236	-
2021	-	76
2020	210	-
2019	-	60
2018	236	-

Yield information is reported by MPC I Production Report - Crop Insurance Records.

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Land Description

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Water & Well Information

None known.

Drainage

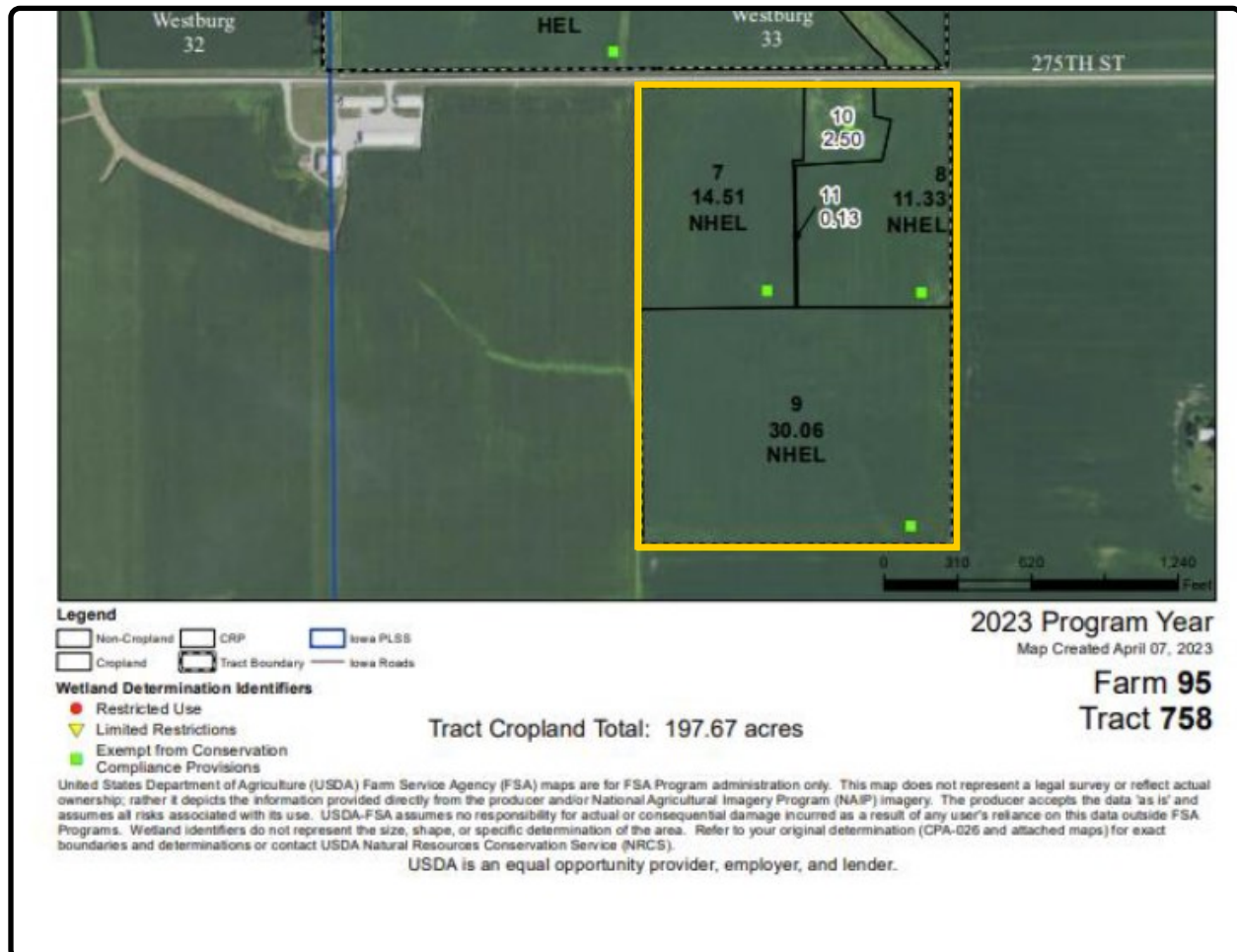
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Buildings/Improvements

None.

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Parcel 1 - Southeast Looking Northwest



Parcel 1 - East Looking West



Parcel 1 - North Looking South



Parcel 1 - Northwest Looking South



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Parcel 2 - Southeast Looking Northwest



Parcel 2 - South Looking North



Parcel 2 - Northeast Looking Southwest



Parcel 2 - Northwest Looking Southeast



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Date: **Thurs., Sept. 28, 2023**

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

Site: **Jesup City Hall
Community Room
791 6th St.
Jesup, IA 50648**

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, Lawain Biermann at (319) 239-1005 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

Jack and Lois Evans Trust
Catherine W. Collison Trust

Agency

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

Auctioneer

Elliott Siefert

Attorney

Larry Anfinson
Anfinson & Luce 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 November 15, 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.

Make the Most of Your Farmland Investment

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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals