

Land Auction

ACREAGE:

76.97 Acres, m/l
Story County, IA

DATE:

Thursday
November 2, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

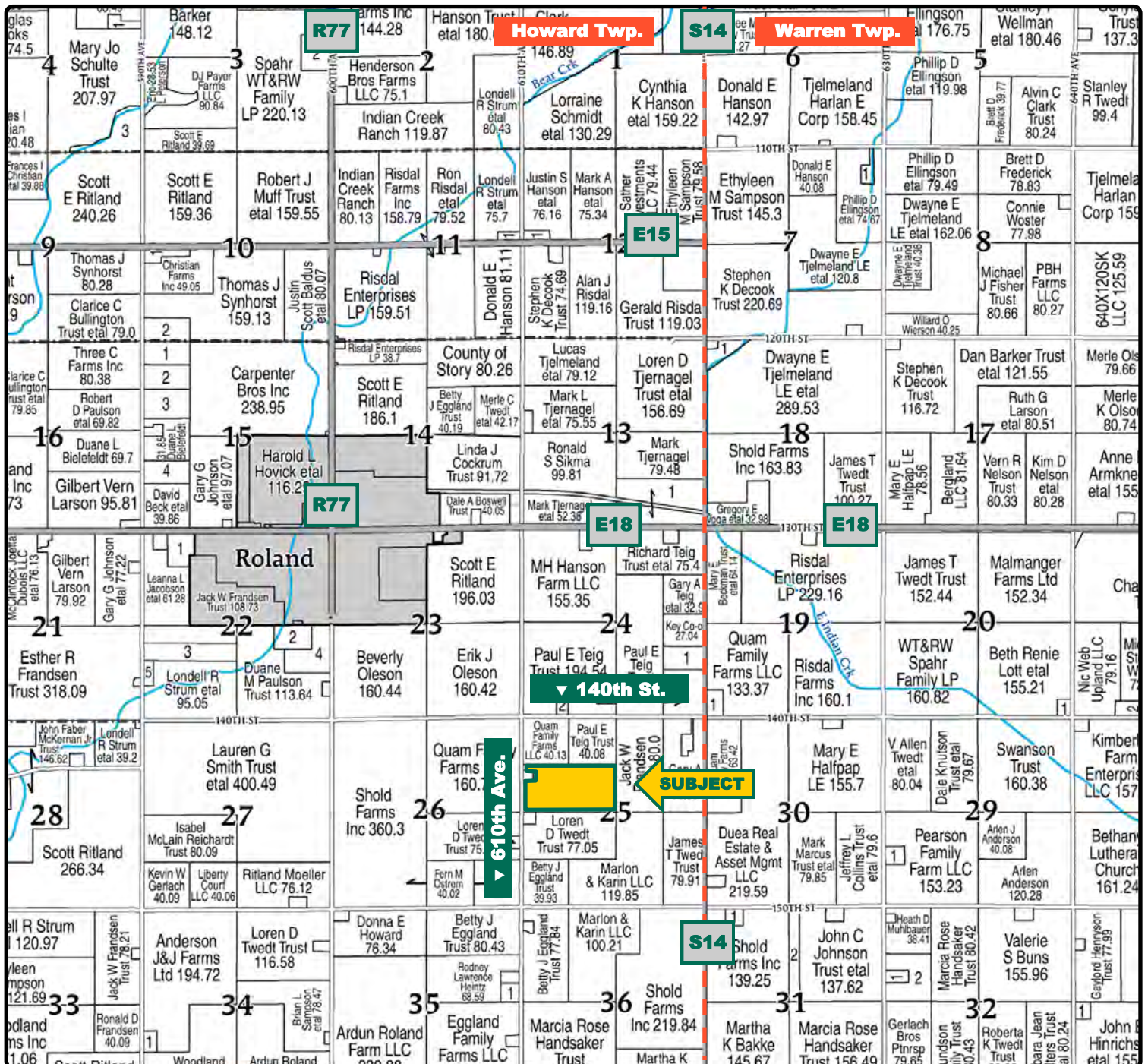


Property Key Features

- 1½ Miles Southeast of Roland
- 77.13 FSA/Eff. Crop Acres Carrying an 81.90 CSR2
- Great Soils on this North Central Story County Farm

Kyle Hansen, ALC
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FSA/Eff. Crop Acres:	77.13
Corn Base Acres:	38.60
Bean Base Acres:	38.50
Soil Productivity:	81.90 CSR2

Property Information

76.97 Acres, m/l

Location

From Roland: Go east 2 miles to 610th Ave., then south for 1¼ miles. Property is on the east side of the road.

Legal Description

S½ NW¼, except Parcel 'A', Section 25, Township 85 North, Range 23 West of the 5th P.M. (Howard Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,580.00
Net Taxable Acres: 76.97
Tax per Net Taxable Acre: \$33.52
Tax parcel ID#s: 0225100305, 0225100400

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5324, Tract 2641
FSA/Eff. Crop Acres: 77.13
Corn Base Acres: 38.60
Corn PLC Yield: 163 Bu.
Bean Base Acres: 38.50
Bean PLC Yield: 41 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Harps. CSR2 on the FSA/Eff. crop acres is 81.90. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural, plus tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Pipeline

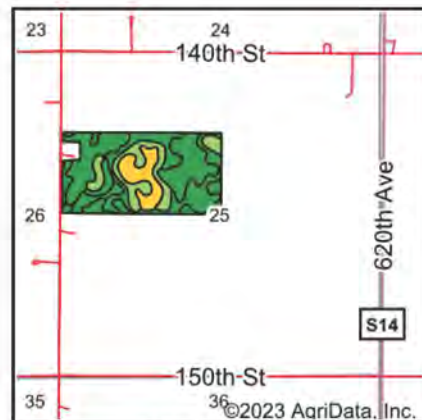
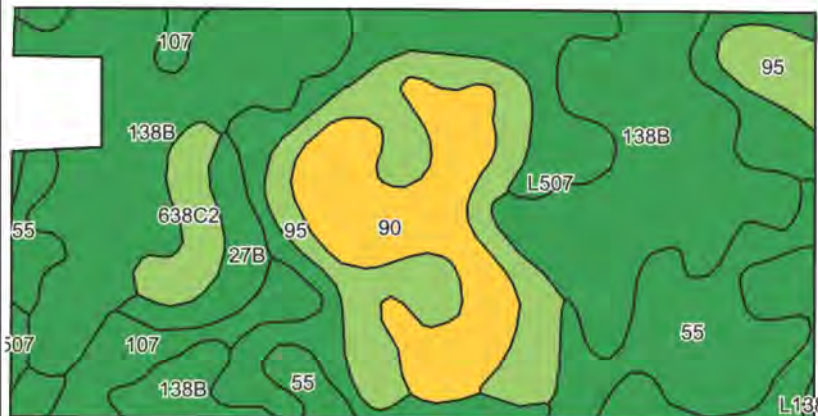
There is a pipeline crossing the farm from north to south. Contact agent for details.

Comments

Productive Story County farmland.

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State: Iowa
County: Story
Location: 25-85N-23W
Township: Howard
Acres: 77.13
Date: 9/13/2023



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	25.65	33.3%		Ile	89
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	14.26	18.5%		IIlw	87
95	Harps clay loam, 0 to 2 percent slopes	10.75	13.9%		IIlw	72
55	Nicollet clay loam, 1 to 3 percent slopes	9.40	12.2%		Iw	89
90	Okoboji mucky silt loam, 0 to 1 percent slopes	8.78	11.4%		IIlw	56
107	Webster clay loam, 0 to 2 percent slopes	3.56	4.6%		IIlw	86
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.18	2.8%		IIIle	75
27B	Terril loam, 2 to 6 percent slopes	2.17	2.8%		Ile	87
507	Canisteo clay loam, 0 to 2 percent slopes	0.29	0.4%		IIlw	84
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.09	0.1%		Ile	88
Weighted Average					2.02	81.9

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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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Southeast Looking Northwest



Northeast Looking Southwest



Northwest Looking Southeast



West Looking East



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Site: **Virtual Live Auction
Online Only
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Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at 515-382-1500 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 property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Hemnes Revocable Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

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 December 7, 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 December 7, 2023.

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.