

# Land Auction

ACREAGE:

77.27 Acres, m/l  
Floyd County, IA

DATE:

Thursday  
November 9, 2023  
10:00 a.m.

AUCTION TYPE:

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



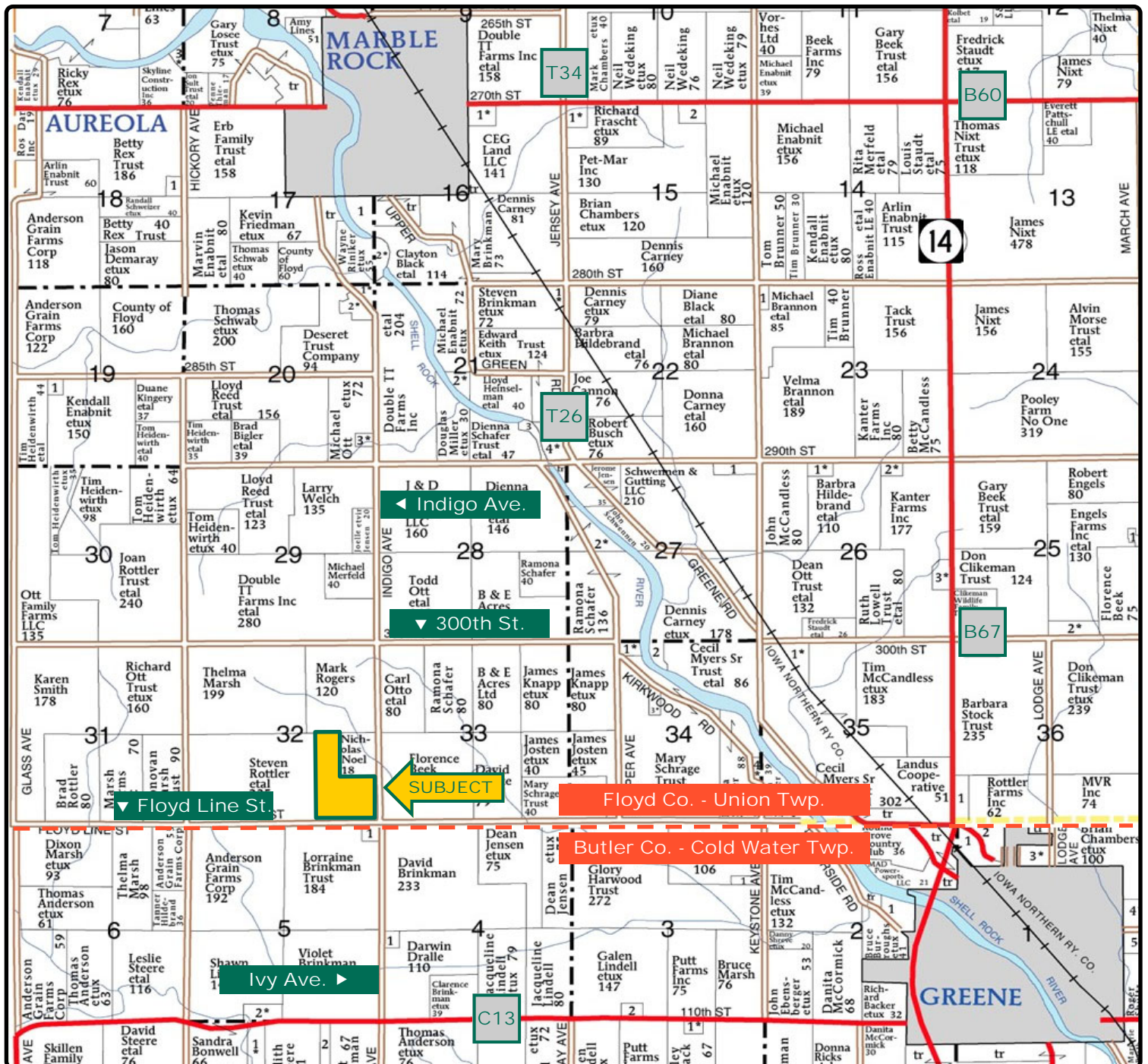
## Property **Key Features**

- **High-Quality Floyd County Farm Located Northwest of Greene**
- **High-Fertility, Manured Farm with Good Yield History**
- **Well-Drained Soils with High Farm Efficiency and a 76.40 CSR2**

Cal Dickson, AFM, ALC, CCA  
Licensed Broker in IA & MN  
641-425-0978  
[CalD@Hertz.ag](mailto:CalD@Hertz.ag)

641-423-9531  
2800 4th St. SW, Suite 7  
Mason City, IA 50401  
[www.Hertz.ag](https://www.Hertz.ag)

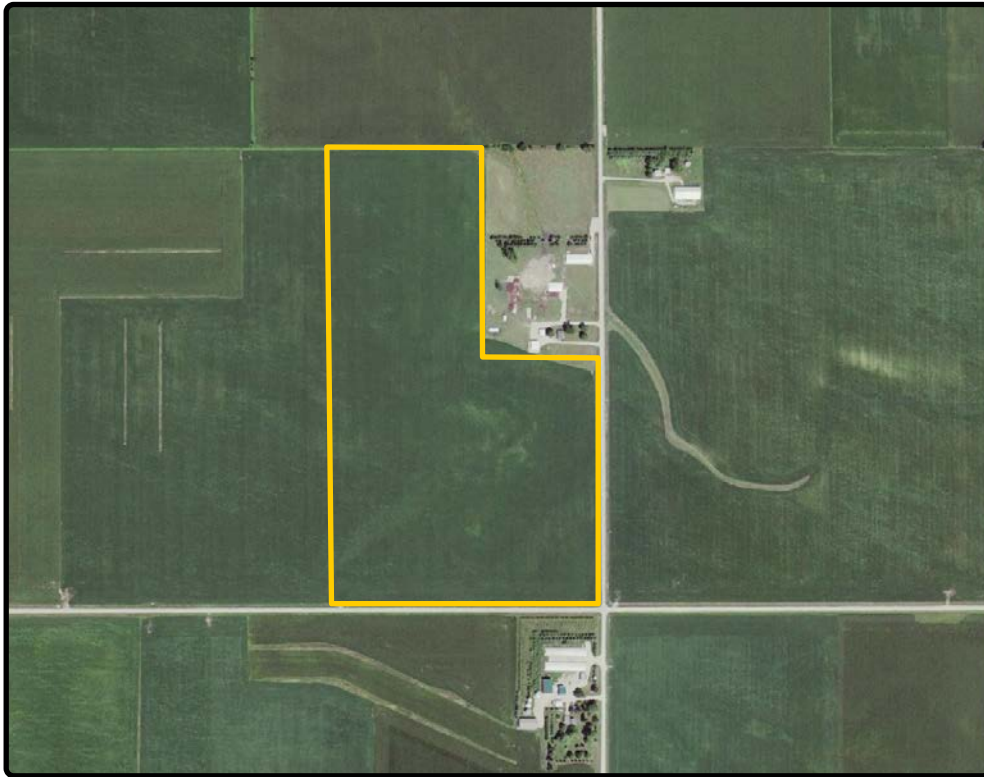




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**FSA/Eff. Crop Acres: 75.00\***

**Corn Base Acres: 56.24\***

**Bean Base Acres: 18.73\***

**Soil Productivity: 76.40 CSR2**

*\*Acres are estimated.*

## Property Information

77.27 Acres, m/l

### Location

**From Marble Rock:** Go south on Indigo Ave. for 3.6 miles to Floyd Line St. Property is located on west side of Indigo Ave. at the intersection of Indigo Ave. and Floyd Line St.

**From Greene:** Go west on Co. Rd. C13 for 3 miles to Ivy Ave., then north for 1 mile to Floyd Line St. Property is on the west side of Indigo Ave. at Floyd Line St.

### Legal Description

Part of the NW¼ SE¼, part of the NE¼ SE¼, part of the SW¼ SE¼, SE¼ SE¼, Section 32, Township 94 North, Range 17 West of the 5th P.M., Floyd Co., IA.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,046.00  
Gross Acres: 77.27  
Net Taxable Acres: 75.00  
Tax per Net Taxable Acre: \$27.28  
Tax parcel ID#: 14-32-400-005-00

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Farm Number 7714  
Part of Tract 10868  
FSA/Eff. Crop Acres: 75.00\*  
Corn Base Acres: 56.24\*  
Corn PLC Yield: 156 Bu.  
Bean Base Acres: 18.73\*  
Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Floyd County FSA office.*

### Soil Types/Productivity

Primary soils are Kenyon, Rockton, and Clyde-Floyd. CSR2 on the estimated FSA/ Eff. crop acres is 76.40. See soil map for detail.

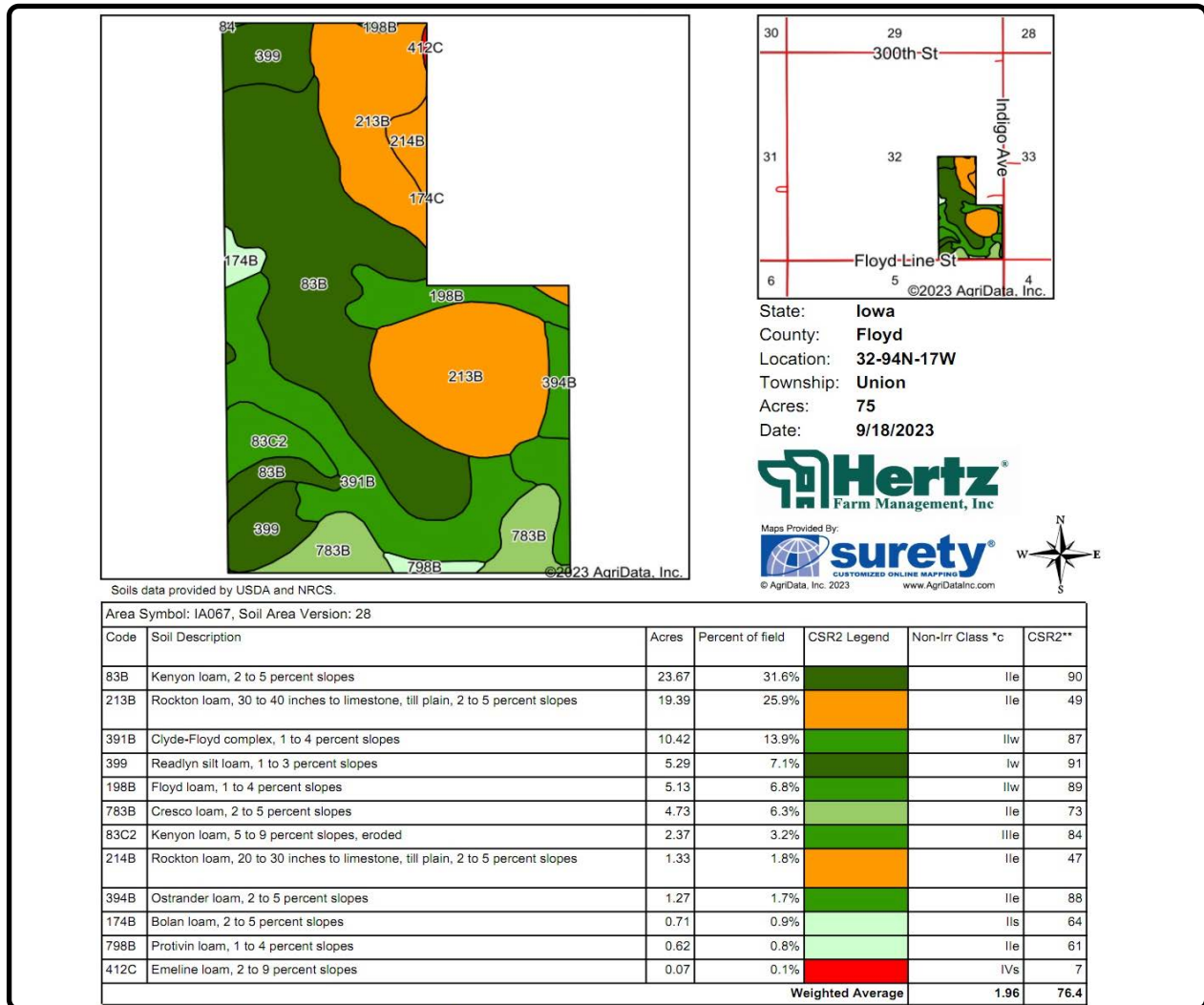
### Mineral Rights

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

### Fertility Data

Soil tests completed in 2020 by Frontier Labs.  
P: 69.60  
K: 237.00  
pH: 5.80  
Commercial fertilizer has been added every year. Manure was applied in 2022. Contact agent for details.





## Yield History (Bu./Ac.)

Year	Corn	Beans
2022	218.60	-
2021	-	71.30
2020	211.60	-
2019	-	56.50
2018	196.30	-

Yield information is reported by Federal Crop Insurance documents.

## Land Description

Level to moderately sloping.

## Drainage

Tiled. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Survey

A survey of 77.27 acres was completed in 2020.

## Comments

High-quality farm located northwest of Greene with great fertility and field efficiency.

*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.*



South looking North



Southwest looking Northeast



Northeast looking Southwest



Northwest looking Southeast



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**Date:** Thurs., Nov., 9, 2023

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

**Site:** Greene Comm. Center  
202 W South Street  
Greene, IA 50636

**Online:** [bid.hertz.ag](http://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](http://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, Cal Dickson at 641-425-0978 with questions.

### Viewing Auction

To View Only on sale day, navigate to the auction via [bid.hertz.ag](http://bid.hertz.ag) (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

### Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

Susan Robinette Rosenblatt

### Agency

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

### Auctioneer

Elliott Siefert

### Attorney

Jerry Stambaugh  
Laird Law Firm

### 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 13, 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. 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.

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