

Land Auction

ACREAGE:

120.00 Acres, m/l
Decatur County, IA

DATE:

Thursday
January 25, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



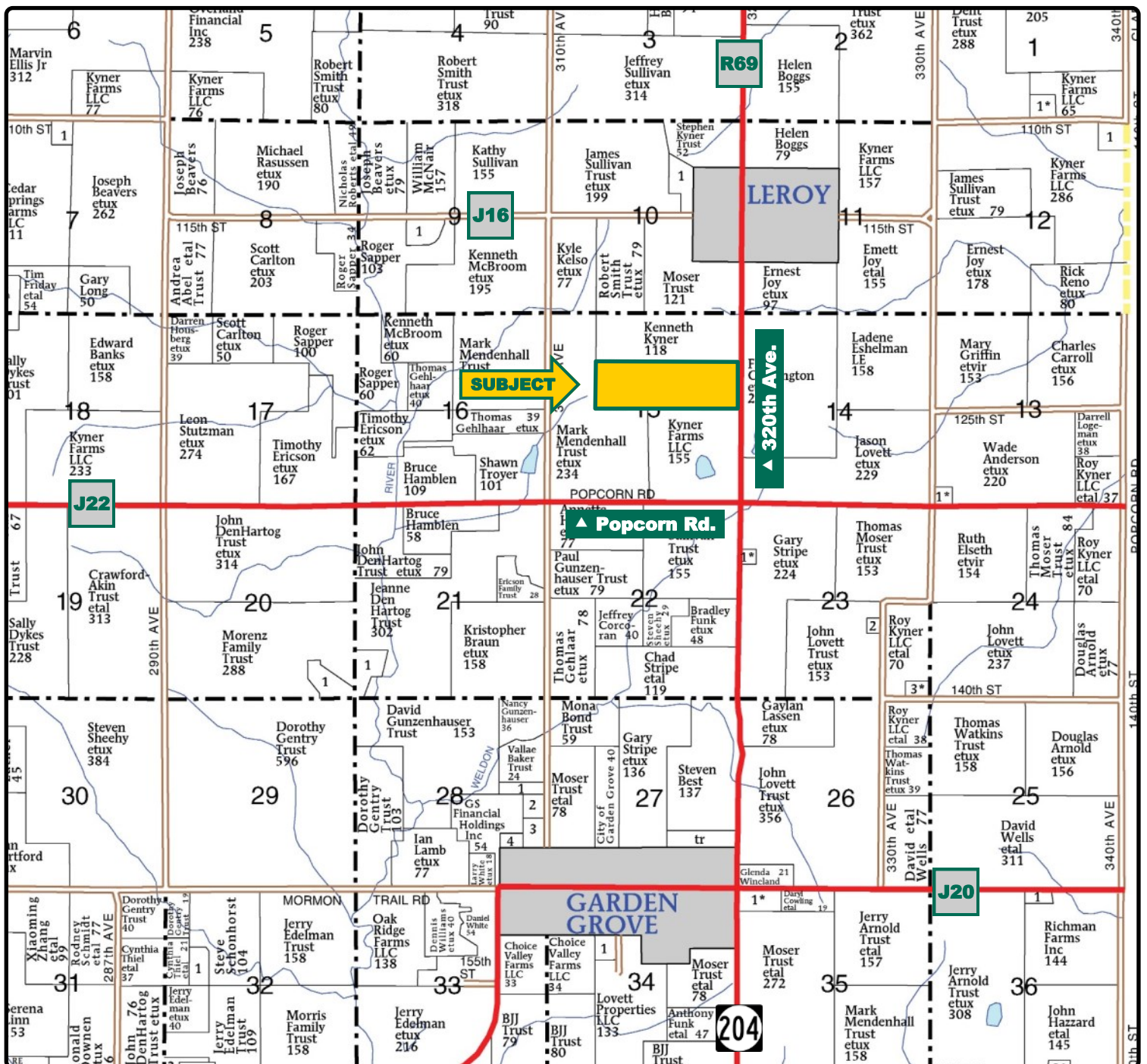
Property Key Features

- Located $\frac{3}{4}$ Mile South of Leroy on Highway R69 / 320th Ave.
- 118.06 FSA/Eff. Crop Acres Carrying a 69.70 CSR2
- Great Soils on this Decatur County Farm

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FSA/Eff. Crop Acres:	118.06
Corn Base Acres:	38.70
Bean Base Acres:	76.20
Soil Productivity:	69.70 CSR2

Property Information

120.00 Acres, m/l

Location

From Leroy: Go south on R69 / 320th Avenue for ¾ mile. Property will be on the west side of the road.

Legal Description

SE¼ NW¼ and S½ NE¼ of Section 15, Township 70 North, Range 24 West of the 5th P.M. (Garden Grove Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,598.00
Gross Acres: 120.00
Net Taxable Acres: 118.60
Tax per Net Taxable Acre: \$30.34
Tax Parcel ID#s: 0415100004, 0415200003, 0415200004

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5104, Tract 4258
FSA/Eff. Crop Acres: 118.06
Corn Base Acres: 38.70
Corn PLC Yield: 109 Bu.
Bean Base Acres: 76.20
Bean PLC Yield: 36 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Haig, Edina and Grundy silty clay loams. CSR2 on the FSA/Eff. crop acres is 69.70. See soil map for detail.

Land Description

Nearly level to moderately sloping.

Drainage

Terraces with tile. Contact agent for details.

Buildings/Improvements

- 54' x 72' machine shed w/concrete floor (1982)
- (2) 30' x 18' grain bins (1980)
- 18' x 16' grain bin (1948)
- 18' x 17' grain bin (1948)

Water & Well Information

No known wells

Comments

High-quality Decatur County farmland.

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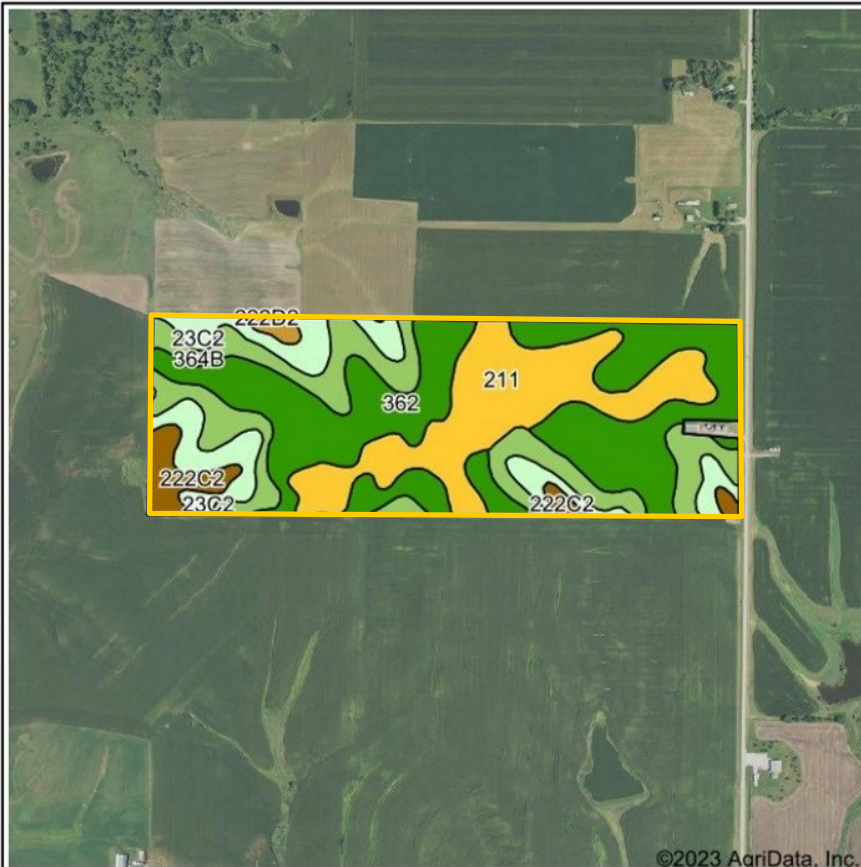
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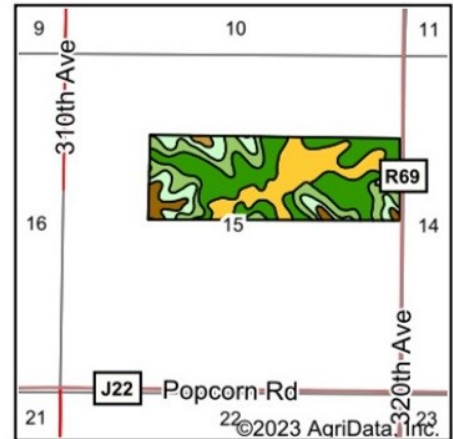
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Decatur**
Location: **15-70N-24W**
Township: **Garden Grove**
Acres: **118.06**
Date: **11/27/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
362	Haig silty clay loam, 0 to 2 percent slopes	46.34	39.3%		IIw	83
211	Edina silt loam, 0 to 1 percent slopes	27.32	23.1%		IIIw	59
364B	Grundy silty clay loam, 2 to 5 percent slopes	23.15	19.6%		Ile	72
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	15.02	12.7%		IIIe	62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.19	4.4%		IVw	28
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.04	0.9%		IVw	31
Weighted Average					2.46	69.7

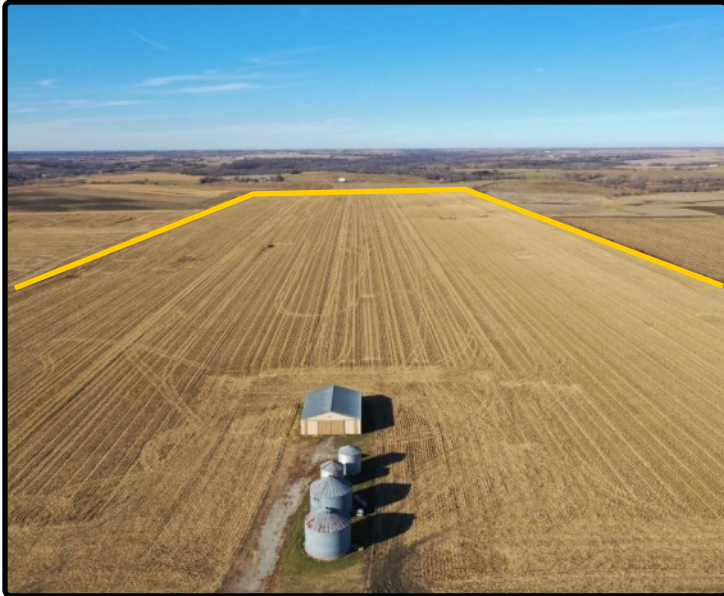
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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East Looking West



West Looking East



Grain Bins



Machine Shed w/Concrete Floor



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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, Matt Vegter 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

Cherington Family 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 March 13, 2024 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 March 13, 2024

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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