

# Land Auction

**ACREAGE:**

**303.60 Acres, m/l**  
In 2 parcels  
Clarke County, IA

**DATE:**

Wednesday  
**January 31, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag



## Property Key Features

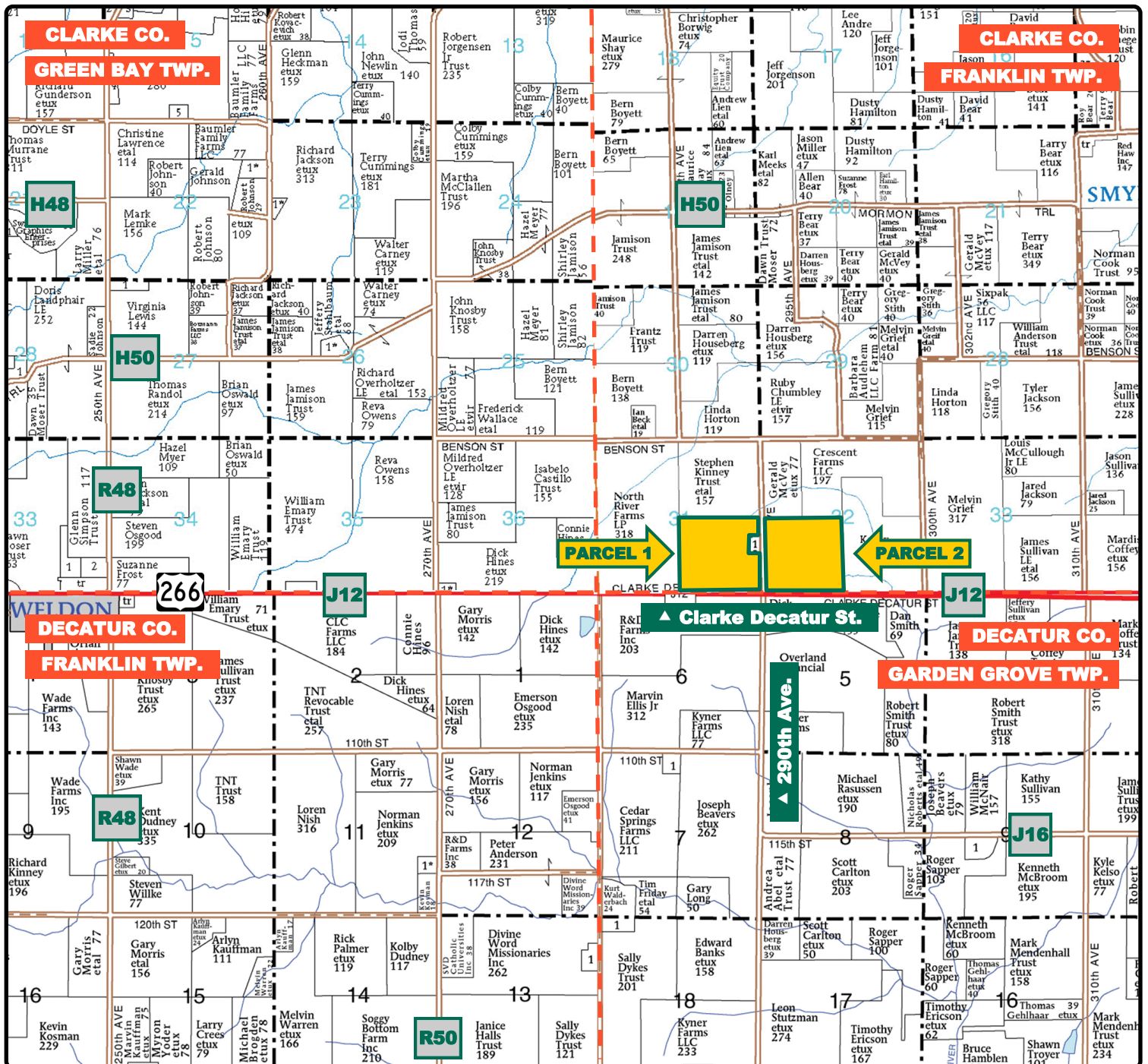
- Located Four Miles East of Weldon
- 267.40 Combined Est. FSA/Eff. Crop Acres Carrying an Avg. 62.00 CSR2
- Productive Farmland Along a Hard-Surfaced Road

**Matt Vegter, ALC**  
Licensed Salesperson in IA  
**515-290-7286**  
**MattV@Hertz.ag**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**

**Steve Johnston, AFM**  
Licensed Salesperson in IA & MO  
**515-382-7929**  
**SteveJ@Hertz.ag**



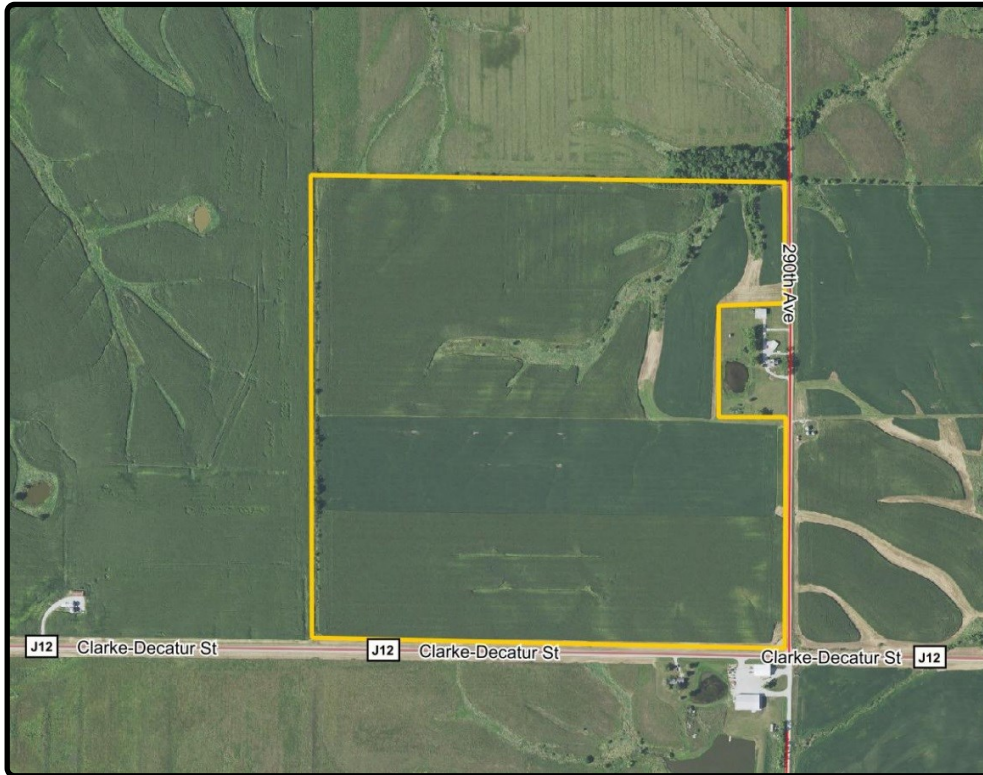


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## Parcel 1

**FSA/Eff. Crop Acres:** 141.11\*

**Corn Base Acres:** 56.10\*

**Bean Base Acres:** 50.34\*

**Soil Productivity:** 67.60 CSR2

*\*Acres are estimated*

## Parcel 1 Property Information 148.90 Acres, m/l

### Location

From Weldon: Go east on J12 / Clarke Decatur Street for 4 miles. Property is on the north side of the road.

### Legal Description

SE¼, except acreage site, Section 31, Township 71 North, Range 24 West of the 5th P.M. (Franklin Township)

### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,414.00  
Net Taxable Acres: 148.90  
Tax per Net Taxable Acre: \$22.93  
Tax Parcel ID #s: 08940, 08939, 08942, 08941

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 1490, Tract 9689

FSA/Eff. Crop Acres: 141.11\*

Corn Base Acres: 56.10\*

Corn PLC Yield: 135 Bu.

Bean Base Acres: 50.34\*

Bean PLC Yield: 43 Bu.

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

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Grundy and Edina silty loams. CSR2 on the est. FSA/Eff. crop acres is 67.60. See soil map for detail.

### Land Description

Nearly level to moderately sloping.

### Drainage

Natural, plus terraces with tile. Contact agent for details.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

Productive Clarke County farmland located on a hard-surfaced road.

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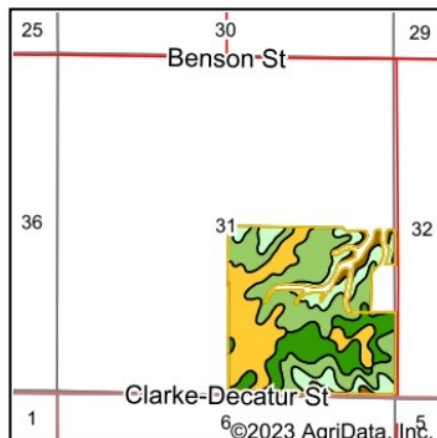
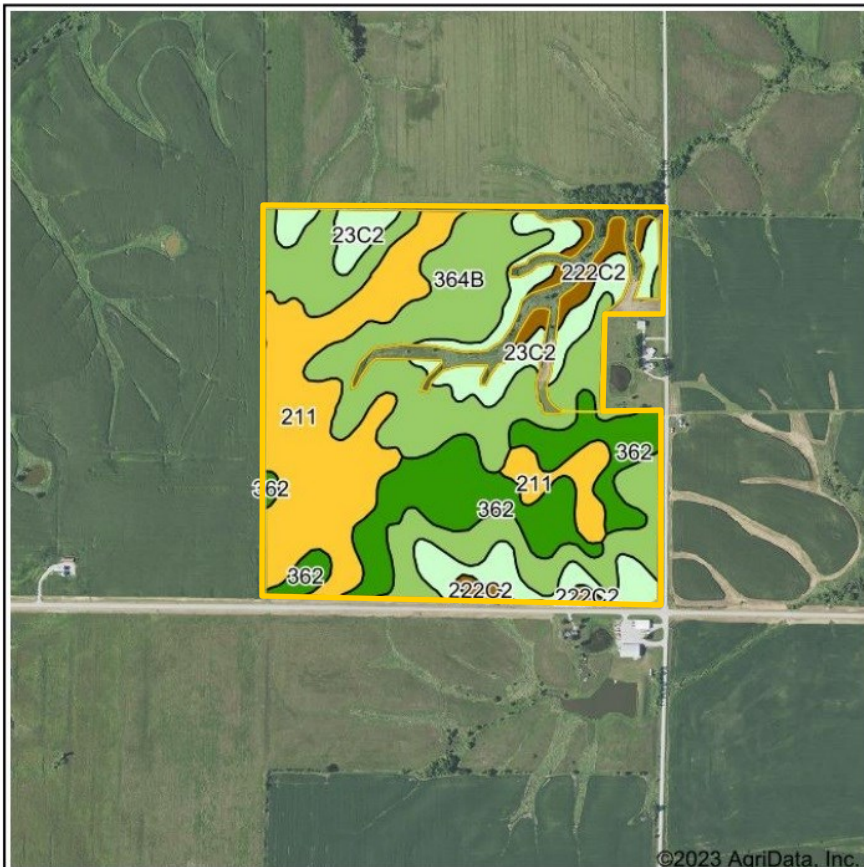
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State: **Iowa**  
County: **Clarke**  
Location: **31-71N-24W**  
Township: **Franklin**  
Acres: **141.11**  
Date: **11/27/2023**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

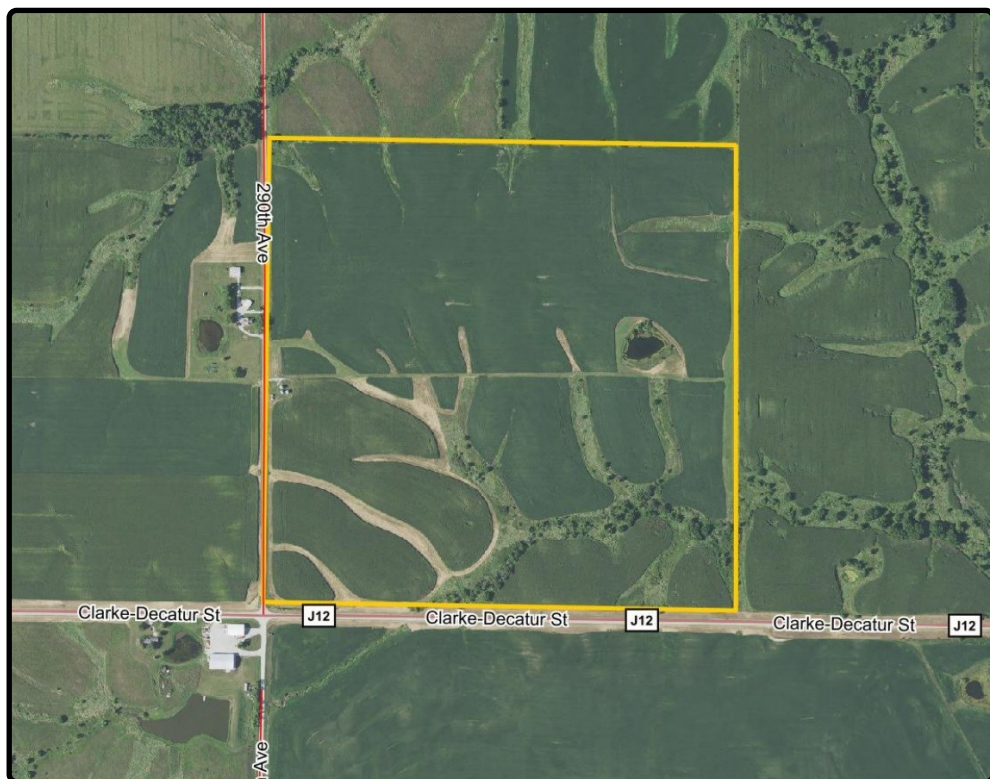
Area Symbol: IA039, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
364B	Grundy silty clay loam, 2 to 5 percent slopes	52.53	37.2%		Ile	72
211	Edina silt loam, 0 to 2 percent slopes	35.67	25.3%		IIIw	59
362	Haig silt loam, 0 to 2 percent slopes	25.22	17.9%		IIw	83
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	22.89	16.2%		IIIe	62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.80	3.4%		IVw	28
Weighted Average					2.48	67.6

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## Parcel 2

**FSA/Eff. Crop Acres:** 126.29\*

**Corn Base Acres:** 50.20\*

**Bean Base Acres:** 45.06\*

**Soil Productivity:** 56.10 CSR2

*\*Acres are estimated*

## Parcel 2 Property Information 154.70 Acres, m/l

### Location

From Weldon: Go east on J12 / Clarke Decatur Street for 4½ miles. Property is on the north side of the road.

### Legal Description

SW¼ of Section 32, Township 71 North, Range 24 West of the 5th P.M. (Franklin Township)

### Real Estate Tax

Taxes Payable 2023 – 2024: \$3,002.00  
Net Taxable Acres: 154.70  
Tax Parcel ID #: 08950, 08949, 08951, 08948

### Lease Status

Open lease for the 2024 crop year.

### FSA Data

Part of Farm Number 1490, Tract 9689

FSA/Eff. Crop Acres: 126.29\*

Corn Base Acres: 50.20\*

Corn PLC Yield: 135 Bu.

Bean Base Acres: 45.06\*

Bean PLC Yield: 43 Bu.

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

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Grundy and Arispe silty loams. CSR2 on the est. FSA/Eff. crop acres is 56.10. See soil map for detail.

### Land Description

Nearly level to moderately sloping.

### Drainage

Natural, plus terraces with tile. Contact agent for details.

### Buildings/Improvements

- Two, 12' x 12' grain bins (1960)
- Two, 15' x 13' grain bins (1970)
- 17' x 14' grain bin (1975)

### Water & Well Information

Well located west of bins.

### Comments

Productive Clarke County farmland.

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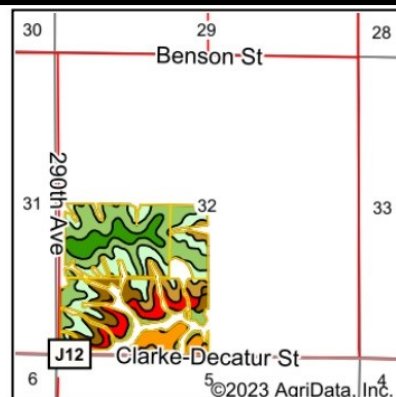
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Clarke**  
Location: **32-71N-24W**  
Township: **Franklin**  
Acres: **126.29**  
Date: **11/27/2023**



Maps Provided By:



Area Symbol: IA039, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
364B	Grundy silty clay loam, 2 to 5 percent slopes	35.91	28.4%		Ile	72
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	31.16	24.7%		IIle	62
362	Haig silt loam, 0 to 2 percent slopes	11.47	9.1%		IIw	83
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	10.03	7.9%		IVw	28
822C2	Lamoni clay loam, 5 to 9 percent slopes, eroded	9.60	7.6%		IIIe	31
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	8.44	6.7%		IIIe	48
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	6.28	5.0%		IIw	77
192D3	Adair clay loam, 9 to 14 percent slopes, severely eroded	6.27	5.0%		VIe	5
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	5.19	4.1%		IVe	11
93D3	Shelby-Adair clay loams, 9 to 14 percent slopes, severely eroded	1.14	0.9%		VIe	25
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.44	0.3%		IVe	40
S192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	0.36	0.3%		IIIe	29
Weighted Average					2.88	56.1

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, 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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**Parcel 1** - Southeast Looking Northwest



**Parcel 1** - West Looking East



**Parcel 2** - Northeast Looking Southwest



**Parcel 2** - Southwest Looking Northeast



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Date: **Wed., January 31, 2024**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
bid.hertz.ag**

### 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 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 remaining parcel will be offered with another round of bidding
- Seller reserves the right to refuse any and all bids.

### Seller

Gayla M. Shay

### 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 20, 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 20, 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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