

Land Auction

ACREAGE:**187.26 Acres, m/l**

In 2 parcels

Butler County, IA

DATE:

Tuesday

February 13, 2024**10:00 a.m.****AUCTION TYPE:****Hybrid**Parkersburg, IA &
bid.hertz.ag

Property Key Features

- Located Along a Paved Road on the West Edge of Kesley
- Great Investment Opportunity or Add-On to Current Farming Operation
- Highly Tillable Tracts with a 90.75 CSR2 Average Between the Two Parcels

Elliott Siefert

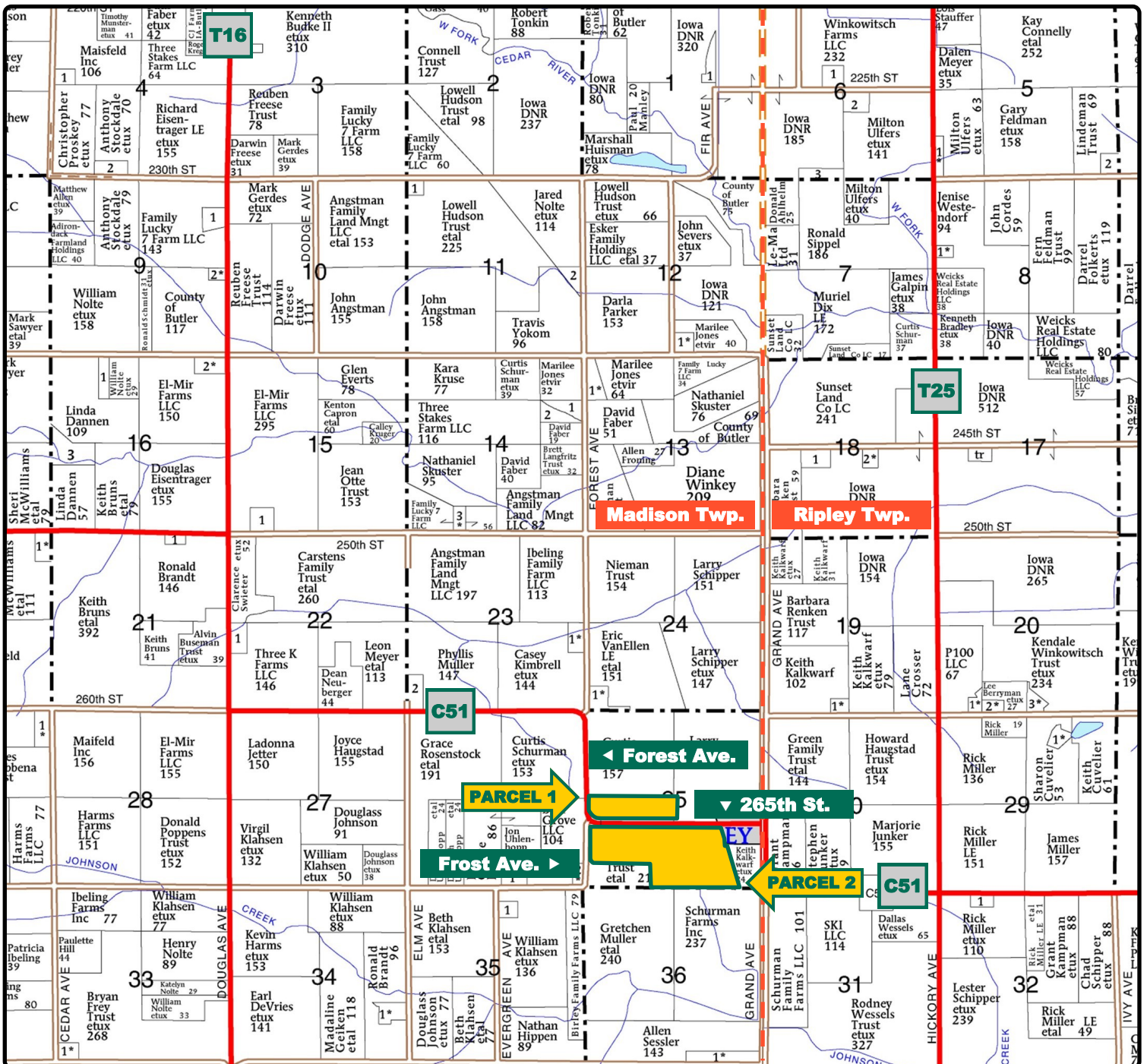
Licensed Salesperson in IA

319-540-2957**ElliottS@Hertz.ag****319-234-1949**

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Parcel 1

FSA/Eff. Crop Acres: 40.41
Corn Base Acres: 32.32*
Bean Base Acres: 1.93*
Soil Productivity: 94.80 CSR2

**Acres are estimated.*

Parcel 1 Property Information 40.53 Acres, m/l

Location

From Kesley: Go west on 265th St. for ½ mile. Property is located on the north side of the road.

Legal Description

Part of the N½ SW¼, Section 25, Township 91 North, Range 18 West of the 5th P.M., Butler Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,320.79*

Net Taxable Acres: 40.53*

Tax per Net Taxable Acre: \$32.59*

Tax Parcel ID #s: Part of 0925300040

**Taxes estimated pending tax parcel split.*

Butler County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5853, Part of Tract 703

FSA/Eff. Crop Acres: 40.41

Corn Base Acres: 32.32*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 1.93*

Bean PLC Yield: 55 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Muscatine and Dinsdale CSR2 on the FSA/Eff. crop acres is 94.80. See soil map for detail.

Mineral Rights

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

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

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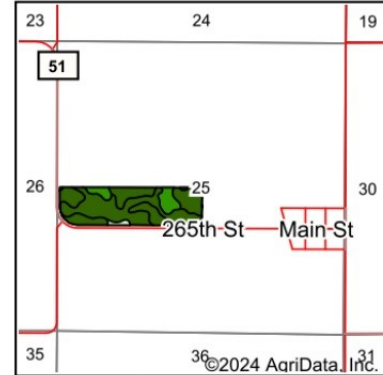
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Butler**
Location: **25-91N-18W**
Township: **Madison**
Acres: **40.41**
Date: **1/3/2024**



Area Symbol: IA023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
119	Muscatine silty clay loam, 0 to 2 percent slopes	17.80	44.0%		Iw	100
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	14.19	35.1%		IIe	94
118	Garwin silty clay loam, 0 to 2 percent slopes	3.06	7.6%		IIw	90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.04	7.5%		IIIe	84
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.60	4.0%		IIw	87
350	Waukegan silt loam, 0 to 2 percent slopes	0.66	1.6%		IIs	60
184	Klinger silty clay loam, 1 to 4 percent slopes	0.06	0.1%		Iw	95
Weighted Average					1.63	94.8

Water & Well Information

None.

Survey

If parcels sell to different buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

Comments

Highly tillable farm located along a paved road with a CSR2 rating of 94.80.

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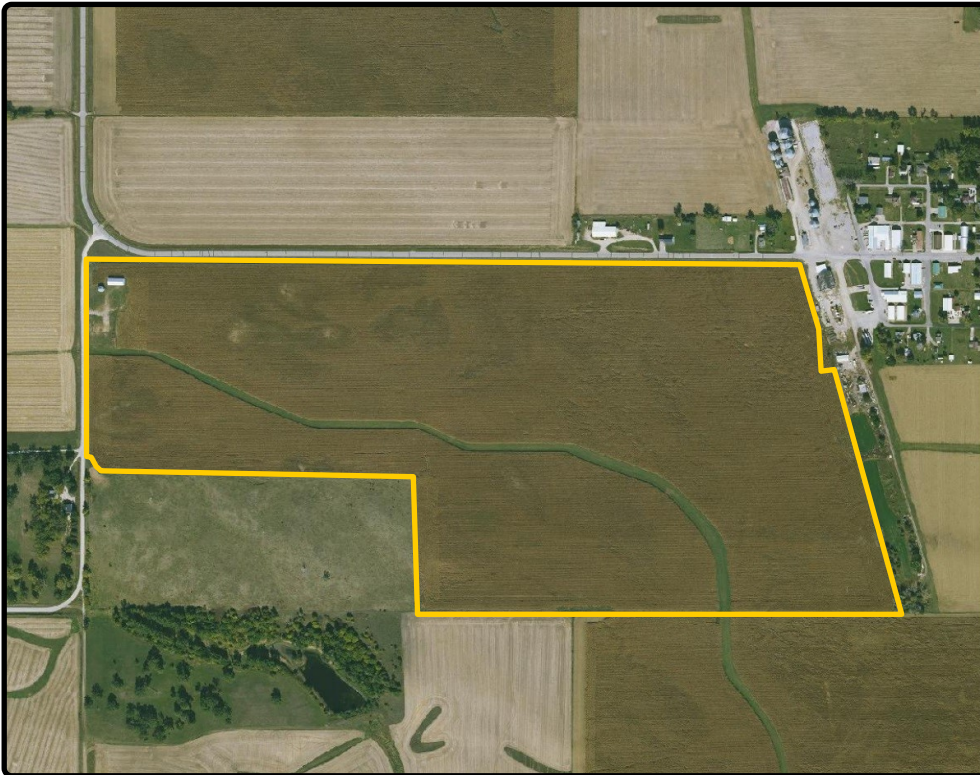
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Parcel 2

FSA/Eff. Crop Acres: 138.77
CRP Acres: 4.20
Corn Base Acres: 111.00*
Bean Base Acres: 6.63*
Soil Productivity: 86.70 CSR2

**Acres are estimated.*

Parcel 2 Property Information 146.73 Acres, m/l

Location

From Kesley: Go west on 265th St. for ½ mile. Property is located on the south side of the road.

Legal Description

Part of the S½, Section 25, Township 91 North, Range 18 West of the 5th P.M., Butler Co., IA

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,024.27*
 Net Taxable Acres: 146.73*
 Tax Parcel ID #s: Part of 0925300040 & 0925451040

**Taxes estimated pending tax parcel split.*

Butler County Treasurer/Assessor will determine final tax figures.

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5853, Part of Tract 703
 FSA/Eff. Crop Acres: 138.77
 CRP Acres: 4.20
 Corn Base Acres: 111.00*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 6.63*
 Bean PLC Yield: 55 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 4.20 acres enrolled in a CP-8A contract that pays \$300.00/acre - or \$1,260.00 annually - and expires 9/30/2031.

Soil Types/Productivity

Primary soils are Muscatine, Garwin, and Colo. CSR2 on the FSA/Eff. crop acres is 86.70. See soil map for detail.

Mineral Rights

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

Land Description

Nearly level to gently sloping.

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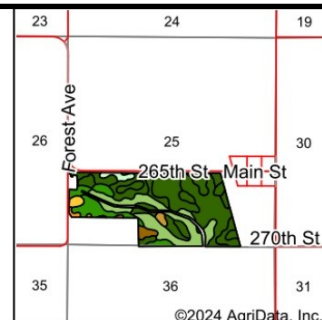
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State: **Iowa**
County: **Butler**
Location: **25-91N-18W**
Township: **Madison**
Acres: **138.77**
Date: **1/3/2024**



Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS

Area Symbol: IA023, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
119	Muscatine silty clay loam, 0 to 2 percent slopes	34.79	25.1%		Iw	10
118	Garwin silty clay loam, 0 to 2 percent slopes	34.59	24.9%		IIw	9
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.66	21.4%		IIw	7
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.71	8.4%		IIe	9
428B	Ely silty clay loam, 2 to 5 percent slopes	9.06	6.5%		IIe	8
350	Waukegan silt loam, 0 to 2 percent slopes	2.61	1.9%		IIs	6
662F3	Mt. Carroll silt loam, 14 to 25 percent slopes, severely eroded	2.52	1.8%		VIe	2
382	Maxfield silty clay loam, 0 to 2 percent slopes	2.51	1.8%		IIw	8
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.49	1.8%		IIe	8
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	2.15	1.5%		IVe	8
174C	Bolan loam, 5 to 9 percent slopes	1.97	1.4%		IIe	5
981B	Worthen silt loam, 2 to 5 percent slopes	1.67	1.2%		IIe	9
662D3	Mt. Carroll silt loam, 9 to 14 percent slopes, severely eroded	1.53	1.1%		IVe	4
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	1.51	1.1%		IVe	3
Weighted Average					1.93	86.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

- 12,000 bu. grain bin (1978)
- 36' x 60' steel utility building (1989)

Water & Well Information

None.

Survey

If parcels sell to different buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

Comments

Large, high-quality tract located along a paved road with a CSR2 rating of 86.70.

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 - West looking East



Parcel 1 - East looking West



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Parcel 2 - Southeast looking Northwest



Parcel 2 - West looking East



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Date: **Tues., February 13, 2024**

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

Site: **Legend Trail Golf Course
1403 Hwy 57
Parkersburg, IA 50665**

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, Elliott Siefert at 319-540-2957 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 of 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

Christi A. Green & Stuart T. Green

Agency

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

Auctioneer

Elliott Siefert

Attorney

Beau Buchholz
Engelbrecht and Buchholz, PLLC

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 27, 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 subject to the existing lease which expires March 1, 2024. Taxes will be prorated to closing.

Survey

If parcels sell to different buyers, a survey will be completed at the Seller's expense and final sale price will be adjusted up or down based on final surveyed acres.

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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