

Land Auction

ACREAGE:**203.50 Acres, m/l**

In 3 parcels
Grundy County, IA

DATE:

Wednesday
February 14, 2024
10:00 a.m.

AUCTION TYPE:

Hybrid
Parkersburg, IA &
bid.hertz.ag



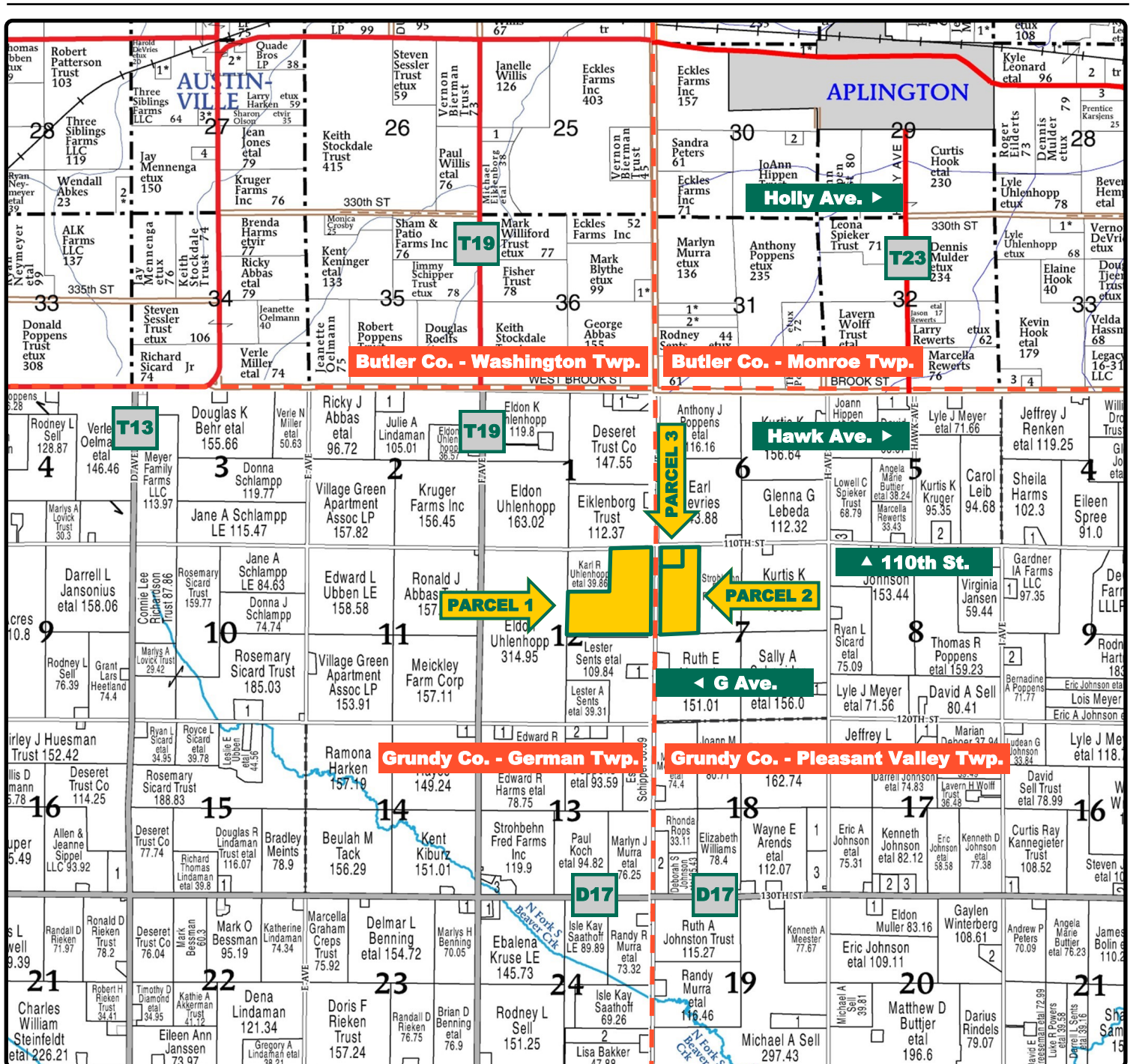
Property Key Features

- Parcel 1 - 92.78 FSA/Eff. Crop Acres with a CSR2 Rating of 89.40
- Parcel 2 - High-Quality Farmland with an 87.30 CSR2 Rating
- Parcel 3 - 10 Acre, m/l, Farmstead with 6.21 FSA/Eff. Crop Acres

Cal Wilson
Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

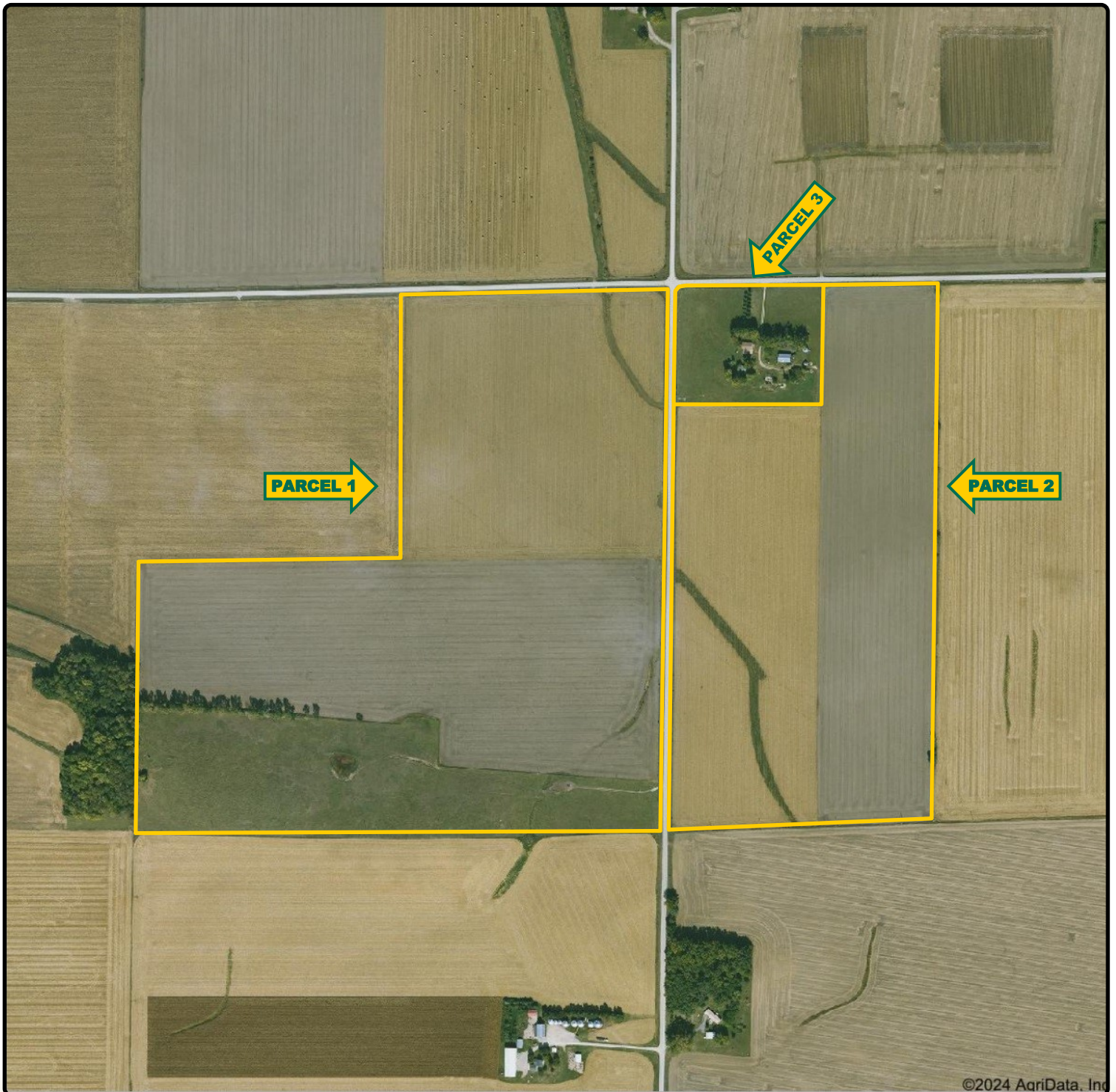


Map reproduced with permission of Farm & Home Publishers, Ltd.

Cal Wilson
Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

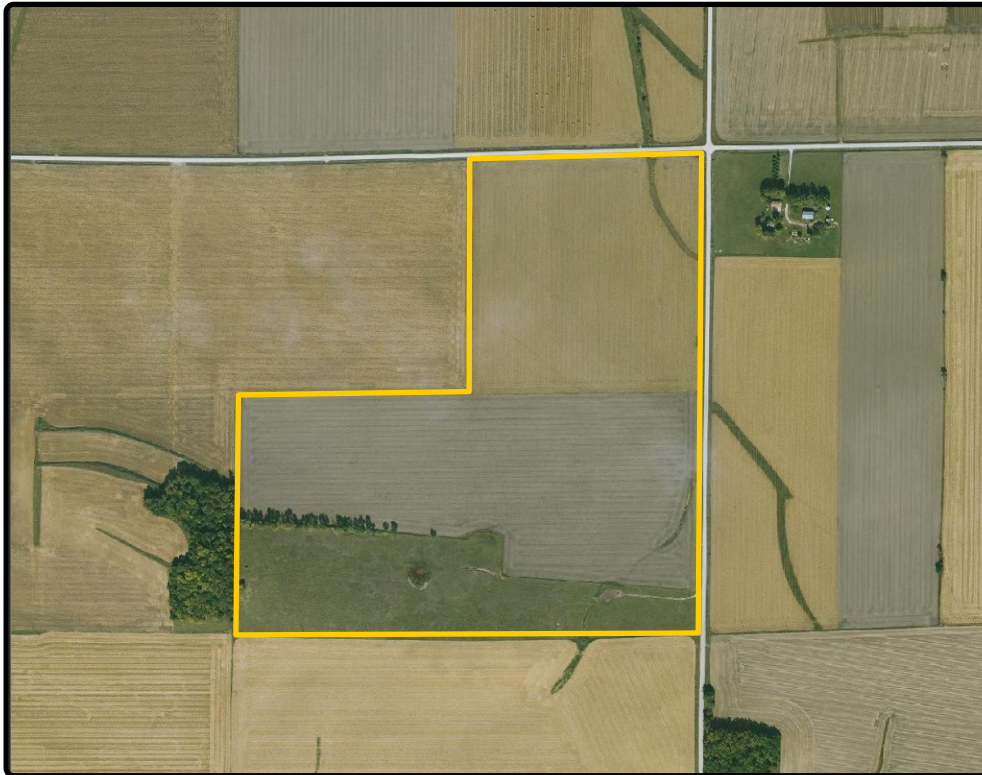


©2024 AgriData, Inc

Cal Wilson
Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres: 92.78
Pasture Acres: 28.30
Corn Base Acres: 42.37*
Bean Base Acres: 41.83*
Soil Productivity: 89.40 CSR2

**Acres are estimated.*

Parcel 1 Property Information 120.00 Acres, m/l

Location

From Aplington: Go south on Holly Ave./T23 for 1½ miles, continue onto Hawk Ave. for 0.9 miles, then west on 110th St. for 1½ miles to G Ave. Property lies southwest of the intersection of 110th St. and G Ave.

Legal Description

The NE¼ NE¼, S½ NE¼, Section 12, Township 89 North, Range 18 West of the 5th P.M., Grundy Co., IA.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,574.00
 Gross Acres: 120.00

Net Taxable Acres: 117.00
 Tax per Net Taxable Acre: \$30.55
 Tax Parcel ID #: 891812200002

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5105, Part of Tract 8540
 FSA/Eff. Crop Acres: 92.78
 Pasture Acres: 28.30
 Corn Base Acres: 42.37*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 41.83*
 Bean PLC Yield: 49 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.
 Tract contains a wetland or farmed wetland in the pasture acres.

Soil Types/Productivity

Primary soils are Muscatine and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 89.40. See soil map for detail. The CSR2 rating on the combined crop and pasture acres is 84.30. Contact agent for map.

Mineral Rights

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

Land Description

Cropland is level to gently sloping.
 Pastureland is level to strongly sloping.

Cal Wilson

Licensed Salesperson in IA

319-360-1009

CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

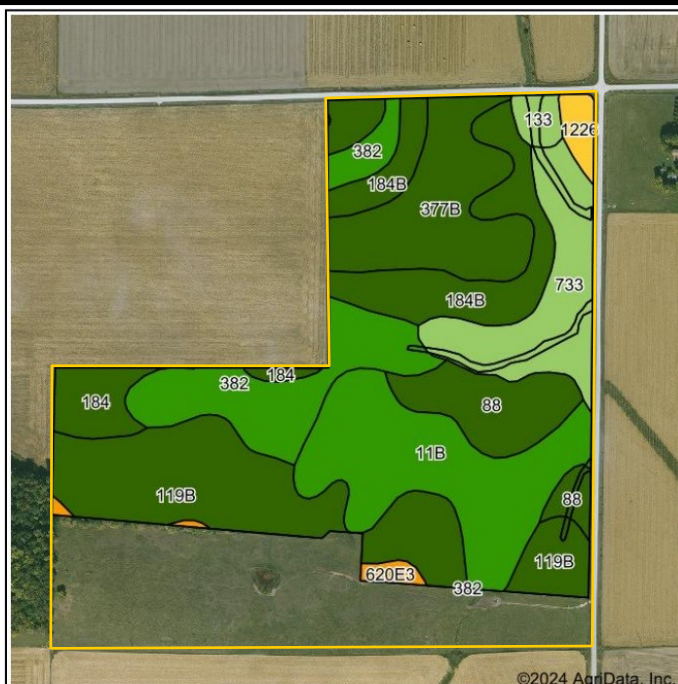
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

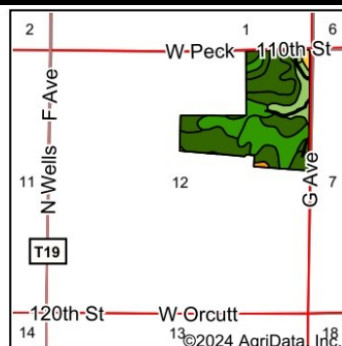
319-540-2957

ElliottS@Hertz.ag



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Iowa**
County: **Grundy**
Location: **12-89N-18W**
Township: **German**
Acres: **92.78**
Date: **1/8/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
119B	Muscatine silty clay loam, 2 to 5 percent slopes	19.30	20.8%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	16.03	17.3%		Ilw	86
184B	Klinger silty clay loam, 2 to 5 percent slopes	11.72	12.6%		Ile	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	11.34	12.2%		Ilw	87
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.30	12.2%		Ile	94
733	Calco silty clay loam, 0 to 2 percent slopes	9.36	10.1%		Ilw	77
88	Nevin silty clay loam, 0 to 2 percent slopes	6.97	7.5%		Iw	95
184	Klinger silty clay loam, 1 to 4 percent slopes	3.45	3.7%		Iw	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.23	1.3%		Ilw	78
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.21	1.3%		Ils	59
620E3	Port Byron silt loam, 9 to 18 percent slopes, severely eroded	0.87	0.9%		IVe	47
Weighted Average					1.91	89.4

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

Pasture has no well and has not been hooked up to rural water. Property has the ability to connect to rural water. Contact agent for details.

Tower Lease

There is a tower lease with BTWI Wireless Internet LLC which provides no relevant income. Contact agent for details.

Cal Wilson

Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 70.02
Corn Base Acres: 31.59*
Bean Base Acres: 31.18*
Soil Productivity: 87.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 73.50 Acres, m/l

Location

From Aplington: Go south on Holly Ave./T23 for 1½ miles, continue onto Hawk Ave. for 0.9 miles, then west on 110th St. for 1½ miles to G Ave. Property lies southeast of the intersection of 110th St. and G Ave.

Legal Description

The W½ NW¼ and west 3½ acres of the E½ NW¼, excluding 10 acres, m/l building site, all in Section 7, Township 89 North, Range 17 West of the 5th P.M., Grundy Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,162.00*
 Gross Acres: 73.50*
 Net Taxable Acres: 71.50*
 Tax per Net Taxable Acre: \$30.24*
 Tax Parcel ID #: Part of 891707100001
**Taxes estimated pending survey and tax parcel split. Grundy County Treasurer/ Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 5105, Part of Tract 8540
 FSA/Eff. Crop Acres: 70.02
 Corn Base Acres: 31.59*
 Corn PLC Yield: 171 Bu.
 Bean Base Acres: 31.18*
 Bean PLC Yield: 49 Bu.
**Acres are estimated pending*

reconstitution of farm by the Grundy County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Klinger and Dinsdale. CSR2 on the FSA/Eff. crop acres is 87.30. 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

Level to gently sloping.

Drainage

Natural with some tile. No tile maps available.

Cal Wilson

Licensed Salesperson in IA

319-360-1009

CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag

Elliott Siefert

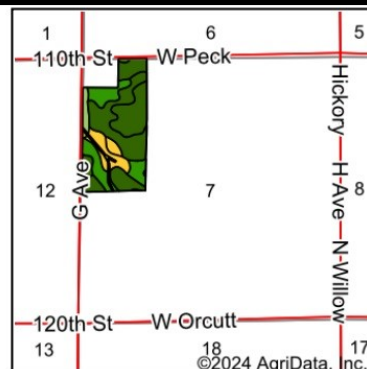
Licensed Salesperson in IA

319-540-2957

ElliottS@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Grundy**
Location: **7-89N-17W**
Township: **Pleasant Valley**
Acres: **70.02**
Date: **1/5/2024**



Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: IA075, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
184B	Klinger silty clay loam, 2 to 5 percent slopes	22.44	32.0%		Ile	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	16.37	23.4%		Ile	94
382	Maxfield silty clay loam, 0 to 2 percent slopes	8.65	12.4%		Ilw	87
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.91	9.9%		Ilw	54
11B	Colo-Ely complex, 0 to 5 percent slopes	6.31	9.0%		Ilw	86
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.80	4.0%		Ile	95
733	Calco silty clay loam, 0 to 2 percent slopes	2.73	3.9%		Ilw	77
88	Nevin silty clay loam, 0 to 2 percent slopes	2.09	3.0%		Iw	95
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.72	2.5%		Ils	59
Weighted Average					1.97	87.3

Buildings/Improvements

None.

Water & Well Information

Property has the ability to connect to rural water. Contact agent for details.

Survey

If Parcels 2 and 3 sell to different buyers, the property will be surveyed at Seller's expense to split farmstead prior to closing. Final sale price will be adjusted up/down based on final surveyed acres on Parcel 2.

Cal Wilson

Licensed Salesperson in IA

319-360-1009

CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

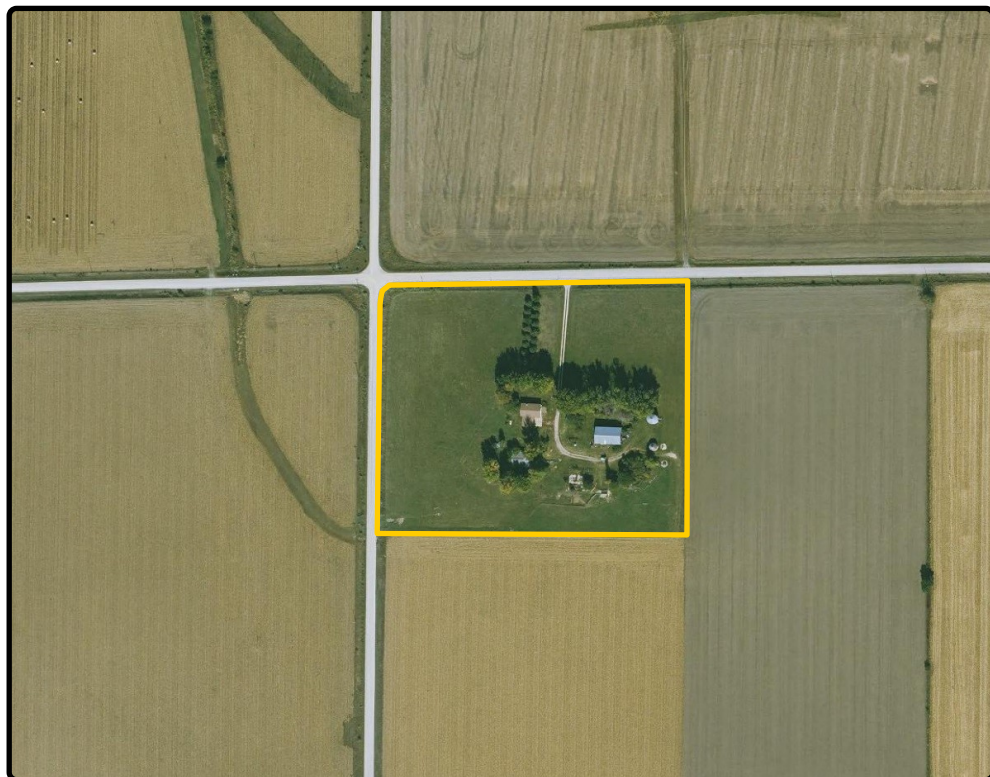
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319-540-2957

ElliottS@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: **6.21**
Corn Base Acres: **3.08***
Bean Base Acres: **3.05***
Soil Productivity: **83.00 CSR2**

**Acres are estimated.*

Total Living SF: **1,321**
Bedrooms: **3**
Bathrooms: **1.5**
Year Built: **1977**

ADDRESS:
16088 110th Street
Aplington, IA 50604

Open House

Sun., Feb. 4 **1-3 p.m.**

reconstitution of farm by the Grundy County FSA office.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Dinsdale. CSR2 on the FSA/Eff. crop acres is 83.00. 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

Level.

Drainage

Natural.

Parcel 3 Property Information 10.00 Acres, m/l

Location

From Aplington: Go south on Holly Ave./T23 for 1½ miles, continue onto Hawk Ave. for 0.9 miles, then west on 110th St. for 1½ miles to G Ave. Farmstead lies southeast of the intersection of 110th St. and G Ave.

Legal Description

10.00 acres, m/l in the NW¼ NW¼, Section 7, Township 89 North, Range, 17 West of the 5th P.M., Grundy Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,930.00*

Gross Acres: 10.00*

Net Taxable Acres: 9.00*

Tax Parcel ID #: Part of 891707100001

**Taxes estimated pending survey and tax parcel split. Grundy County Treasurer/ Assessor will determine final tax figures.*

School District

Aplington-Parkersburg School District.

FSA Data

Farm Number 5105, Part of Tract 8540

FSA/Eff. Crop Acres: 6.21

Corn Base Acres: 3.08*

Corn PLC Yield: 171 Bu.

Bean Base Acres: 3.05*

Bean PLC Yield: 49 Bu.

**Acres are estimated pending*

Cal Wilson

Licensed Salesperson in IA

319-360-1009

CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105

Cedar Falls, IA 50613

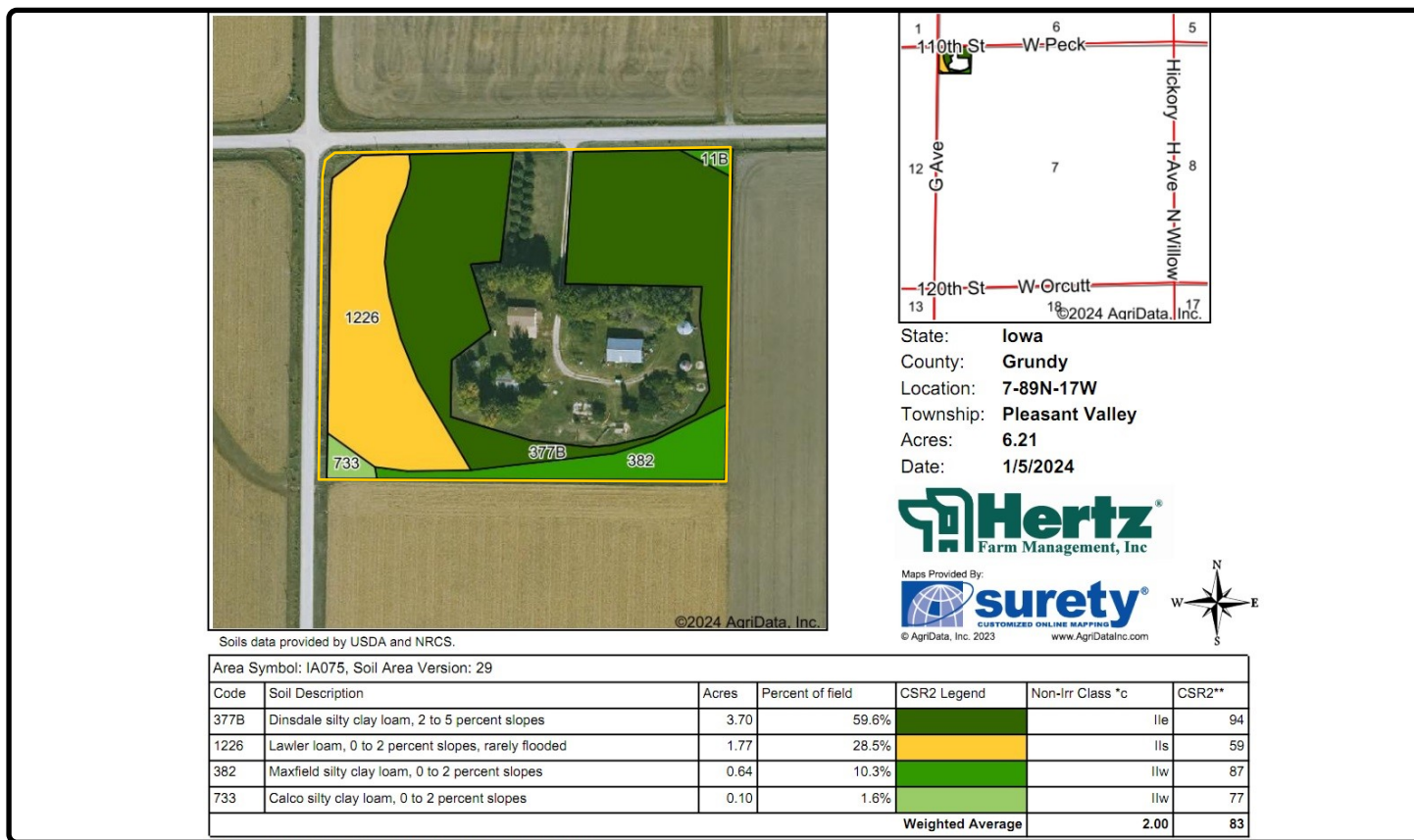
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319-540-2957

ElliottS@Hertz.ag



Dwelling

There is a one-story home built in 1977. It consists of 1,321 sq. ft. with three bedrooms, one full bath, a half bath, and an attached two-stall garage.

Buildings/Improvements

- 40' x 60' steel utility building (1977)
- 16' x 11' grain bin
- 24' x 18' drying grain bin

Septic

Property has a private septic system. Contact agent for details.

Water & Well Information

There are two wells on the property. Main well is located approximately 100 ft.

southeast of the dwelling. A capped well is located approximately 200 ft. southeast of the dwelling. Property is connected to rural water.

Solid Waste Disposal

An older house and foundation were buried in the southwest corner of the farmstead, approximately 200 ft. south of the dwelling. Contact agent for details.

Survey

If Parcels 2 and 3 sell to different buyers, the property will be surveyed at Seller's expense to split farmstead prior to closing. Final sale price will be adjusted up/down based on final surveyed acres on Parcel 2.

Comments

Rare opportunity to purchase a large, mature farmstead with high-quality cropland.

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.

Cal Wilson

Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

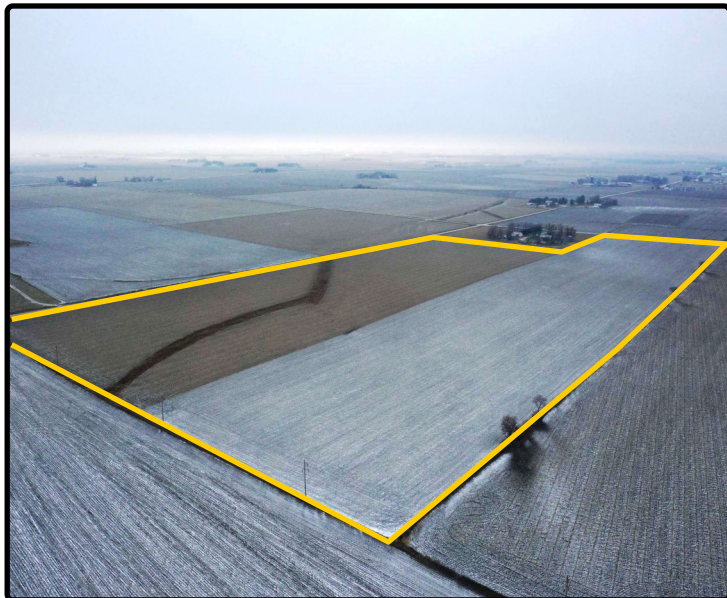
Elliott Siefert

Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

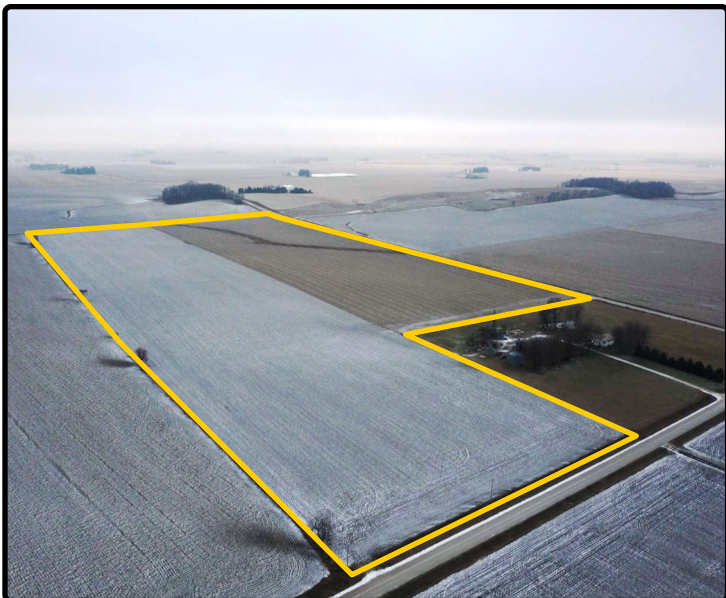
Parcel 1 - Northwest looking Southeast



Parcel 2 - Southeast looking Northwest



Parcel 2 - Northeast looking Southwest



Parcel 3 - Northeast looking Southwest



Cal Wilson
Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

Date: **Wed., February 14, 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 Managers, Cal Wilson at 319-360-1009 or 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

- Parcels 1 and 2 will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcel will be offered with another round of bidding. This process will repeat until both parcels are matched with a high bidder and price.
- Parcels 1 and 2 will be offered on a dollars per acre basis.
- Parcel 3 will be offered individually, as a single tract of land.
- Parcel 3 will be offered on a total dollar basis.
- Seller reserves the right to refuse any and all bids.

Seller

Benton H. Peters Estate by Brenda Buseman, Executor

Agency

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

Auctioneer

Elliott Siefert

Attorney

Ronald J. Pepples
Ronald J. Pepples Attorney at Law

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 28, 2024, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession for all parcels will be given at closing. Taxes will be prorated to closing.

Survey

If Parcels 2 and 3 sell to different buyers, the property will be surveyed at Seller's expense to split farmstead prior to closing. Final sale price will be adjusted up/down based on final surveyed acres on Parcel 2.

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.

Cal Wilson

Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949

6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Cal Wilson
Licensed Salesperson in IA
319-360-1009
CalW@Hertz.ag

319-234-1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319-540-2957
ElliottS@Hertz.ag