

Land Auction

ACREAGE:

410.36 Acres, m/l

In 4 parcels

Marion County, IA

DATE:

Thursday

February 22, 2024

10:00 a.m.

AUCTION TYPE:

Virtual-Online Only

bid.hertz.ag



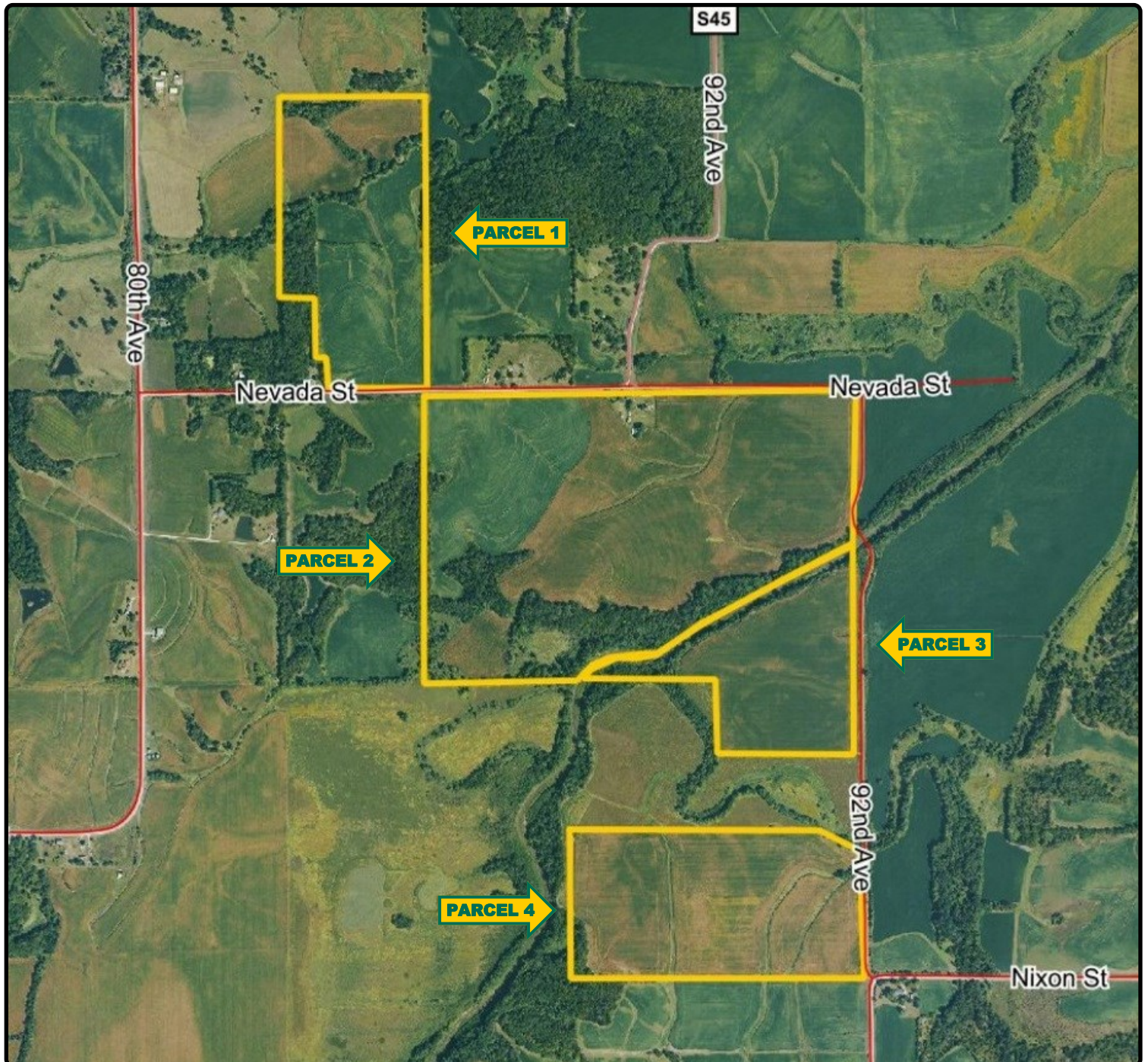
Property Key Features

- Located Three Miles West of Knoxville
- 336.75 Combined FSA/Eff. Crop Acres Carrying an Avg. 79.70 CSR2
- Great Mix of Productive Cropland Acres and Recreational Timber Acres

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Matt Vegter, ALC
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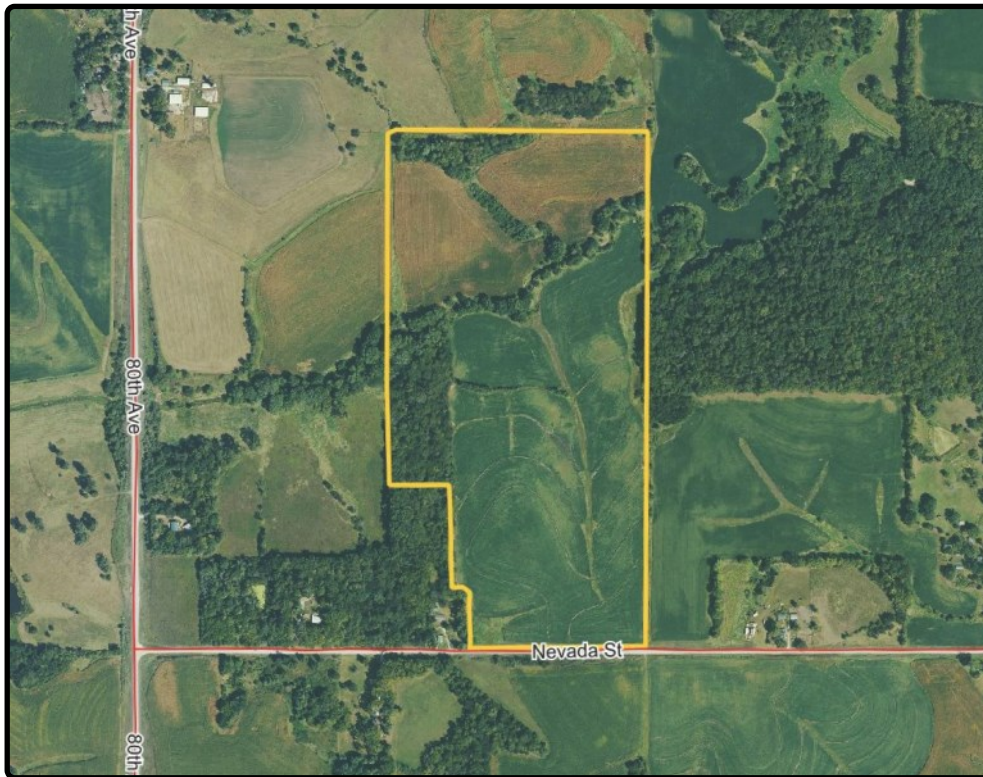


Map reproduced with permission of Farm & Home Publishers, Ltd.

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Parcel 1

FSA/Eff. Crop Acres:	60.32
Corn Base Acres:	27.30
Bean Base Acres:	23.90
Wheat Base Acres:	4.90
Soil Productivity:	67.60 CSR2

Parcel 1 Property Information 73.00 Acres, m/l

Location

From Knoxville: Go west on Highway 5 for 2 miles, then south on 92nd Avenue for 1½ miles. Head west on Nevada Street for a ½ mile. Property is on the north side of the road.

Legal Description

E½ SW¼, except tract in southwest corner, all within Section 8, Township 75 North, Range 20 West of the 5th P.M. (Knoxville 'S' Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,072.00
Gross Acres: 73.00
Net Taxable Acres: 72.28
Tax per Net Taxable Acre: \$28.67
Tax Parcel ID #s: 0636000000, 0635900000

FSA Data

Part of Farm Number 812, Tract 831
FSA/Eff. Crop Acres: 60.32
Corn Base Acres: 27.30
Corn PLC Yield: 109 Bu.
Bean Base Acres: 23.90
Bean PLC Yield: 35 Bu.
Wheat Base Acres: 4.90
Wheat PLC Yield: 38 Bu.

Buildings/Improvements

None.

Easement

There is an easement on the property to the benefit of the US Government in connection with operation/maintenance of Red Rock Dam and Lake Red Rock. Contact agent for details.

NRCS Classification

HEL: Highly Erodible Land

Land Description

Gently to moderately sloped.

Soil Types/Productivity

Primary soils are Colo and Ladoga. CSR2 on the FSA/Eff. crop acres is 67.60. See soil map for detail.

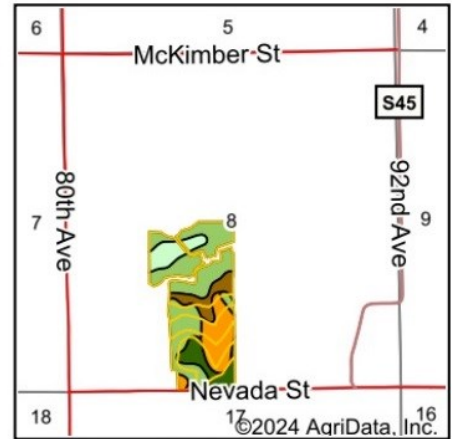
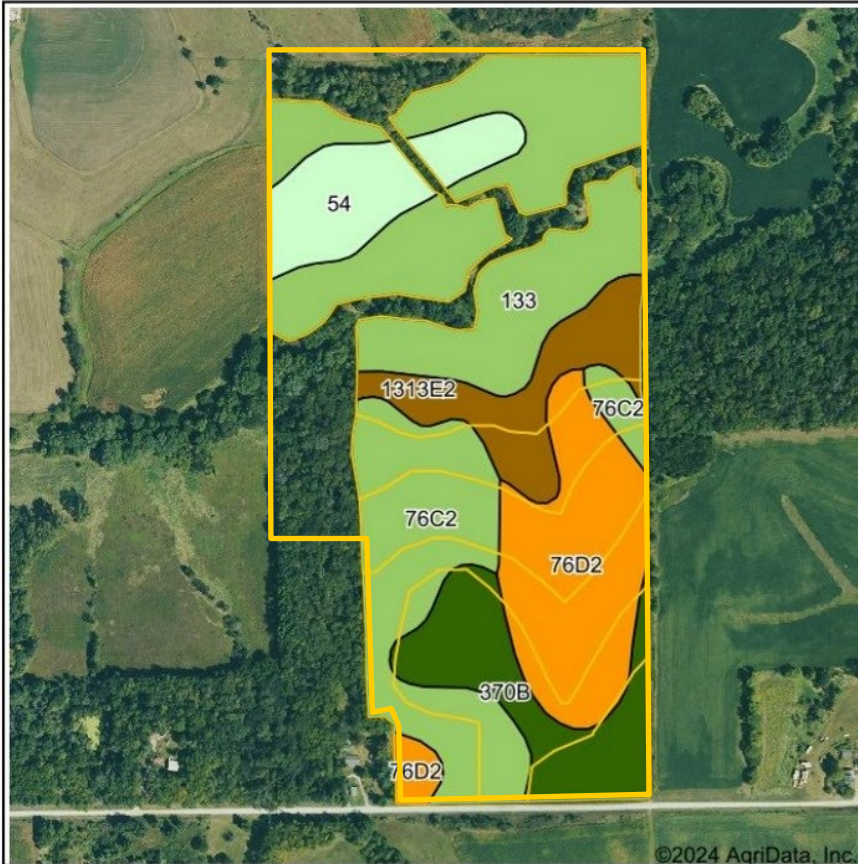
Drainage

Natural, plus tile. No tile maps available.

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State: Iowa
County: Marion
Location: 8-75N-20W
Township: Knoxville
Acres: 60.32
Date: 1/10/2024



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA125, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	19.48	32.3%		IIw	78
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	12.01	19.9%		IIIe	75
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	11.04	18.3%		IIIe	49
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	6.87	11.4%		Ile	91
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.52	9.2%		IIw	67
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	5.40	9.0%		VIe	22
Weighted Average					2.74	67.6

Water & Well Information

No known wells.

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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southeast Looking Northwest



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Parcel 2

FSA/Eff. Crop Acres:	152.68
Corn Base Acres:	70.00
Bean Base Acres:	61.20
Wheat Base Acres:	12.70
Soil Productivity:	82.40 CSR2

Parcel 2 Property Information 203.29 Acres, m/l

Location

From Knoxville: Head west on Highway 5 for 2 miles, then south on 92nd Avenue for 1½ miles. Property is directly south of the 92nd Avenue / Nevada Street intersection.

Legal Description

W½ NW¼, ex. Parcel 'A' of Section 16 AND NE¼, ex. Parcel 'A' of Section 17, all in Township 75 North, Range 20 West of the 5th P.M. (Knoxville 'S' Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$8,132.00*
Gross Acres: 203.29
Net Taxable Acres: 199.85*
Tax per Net Taxable Acre: \$40.69*
Tax Parcel ID #: 0651100000, 065120000, 0649300000, 0651300000, part of 0651400000, part of 0649400000
**Taxes estimated pending survey of property. Marion County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 812, Tract 831
FSA/Eff. Crop Acres: 152.68
Corn Base Acres: 70.00
Corn PLC Yield: 109 Bu.
Bean Base Acres: 61.20
Bean PLC Yield: 35 Bu.
Wheat Base Acres: 12.70
Wheat PLC Yield: 38 Bu.

Easement

There is an easement on the property to the benefit of the US Government in connection with operation/maintenance of Red Rock Dam and Lake Red Rock. Contact agent for details.

Buildings/Improvements

- 40' x 50' shed (1920)
- 48' x 36' shed (1972)
- Multiple old grain storage bins

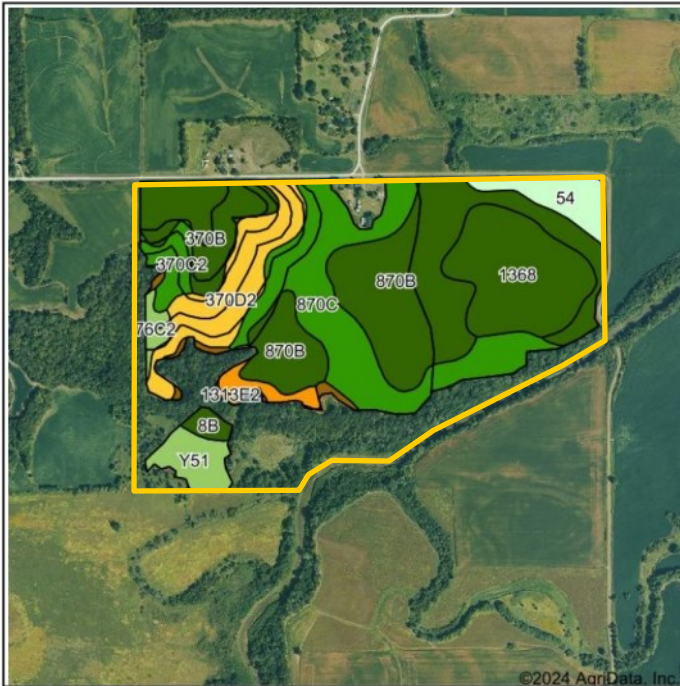
Dwelling

There is an old home on the property that is uninhabitable. Buyer is responsible for Septic System requirements set by Marion County on acreage. A binding agreement with Marion County will be signed by Buyer as part of the purchase agreement. Contact agent for details.

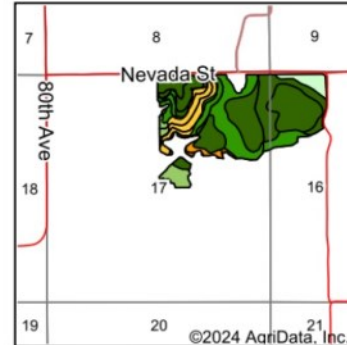
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marion**
Location: **17-75N-20W**
Township: **Knoxville**
Acres: **152.68**
Date: **1/2/2024**



Maps Provided By:

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Area Symbol: IA125, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	45.47	29.8%		Ile	91
870C	Sharpsburg silty clay loam, terrace, 5 to 9 percent slopes	31.36	20.5%		IIle	83
1368	Macksburg silty clay loam, terrace, 0 to 2 percent slopes	22.26	14.6%		Iw	94
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	15.20	10.0%		IIle	54
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	13.88	9.1%		Ile	91
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.56	4.3%		IIw	67
Y51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	5.57	3.6%		IIw	74
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	4.21	2.8%		IIle	80
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	2.56	1.7%		IIle	49
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	1.96	1.3%		IIle	75
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	1.93	1.3%		Vle	22
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	1.72	1.1%		Ile	93
Weighted Average					2.27	82.4

NRCS Classification

HEL: Highly Erodible Land

Land Description

Gently to moderately sloped.

Soil Types/Productivity

Primary soils are Sharpsburg and Macksburg loams. CSR2 on the FSA/Eff. crop acres is 82.40. See soil map for detail.

Drainage

Natural, plus tile. No tile maps available.

Water & Well Information

One well located in center of acreage.

Comment

Great mixed-use property with quality tillable acres and timberland along the White Breast Creek.

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Parcel 2 - Northeast Looking Southwest



Parcel 2 - South Looking North



Parcel 2 - Northwest Looking Southeast



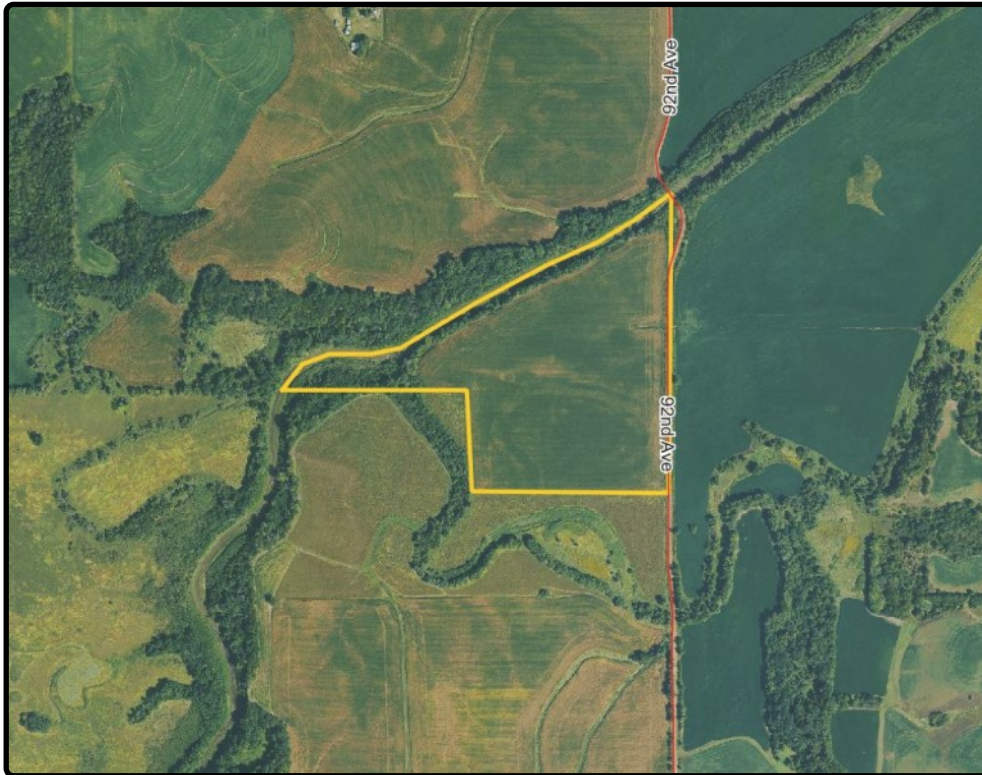
Parcel 2 - Acreage



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Parcel 3

FSA/Eff. Crop Acres:	47.56
Corn Base Acres:	21.30
Bean Base Acres:	18.70
Wheat Base Acres:	3.90
Soil Productivity:	85.20 CSR2

Parcel 3 Property Information 55.82 Acres, m/l

Location

From Knoxville: Go south on 110th Place for 2.2 miles, then follow west onto Nixon Street for 1.7 miles. Go north on 92nd Avenue for ½ mile. Property is on the west side of the road.

Legal Description

Parcel 'A' NW¼ SW¼ and SW¼ NW¼ of Section 16 and SE¼ NE¼ of Section 17 all in Township 75 North, Range 20 West of the 5th P.M. (Knoxville 'S' Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,880.00
Gross Acres: 55.82
Net Taxable Acres: 53.93
Tax per Net Taxable Acre: \$34.86
Tax Parcel ID #: 0649500000, part of 0649400000, part of 0651400000

**Taxes estimated pending survey of property. Marion County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 812, Tract 831
FSA/Eff. Crop Acres: 47.56
Corn Base Acres: 21.30
Corn PLC Yield: 109 Bu.
Bean Base Acres: 18.70
Bean PLC Yield: 35 Bu.
Wheat Base Acres: 3.9
Wheat PLC Yield: 38 Bu.

Easement

There is an easement on the property to the benefit of the US Government in connection with operation/maintenance of Red Rock Dam and Lake Red Rock. Contact agent for details.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Land Description

Level to slightly sloped.

Soil Types/Productivity

Primary soils are Kennebec, Colo and Vesser. CSR2 on the FSA/Eff. crop acres is 85.20. See soil map for detail.

Drainage

Natural, plus tile. Contact agent for details.

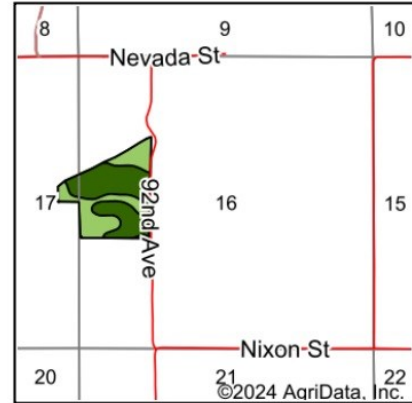
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marion**
Location: **16-75N-20W**
Township: **Knoxville**
Acres: **47.56**
Date: **1/15/2024**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA125, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
Y212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	28.06	59.0%		lw	91
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	13.21	27.8%		llw	78
Y51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	5.96	12.5%		llw	74
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.33	0.7%		llw	78
Weighted Average					1.41	85.2

Water & Well Information

No known wells.

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Parcel 3 - Southeast Looking Northwest



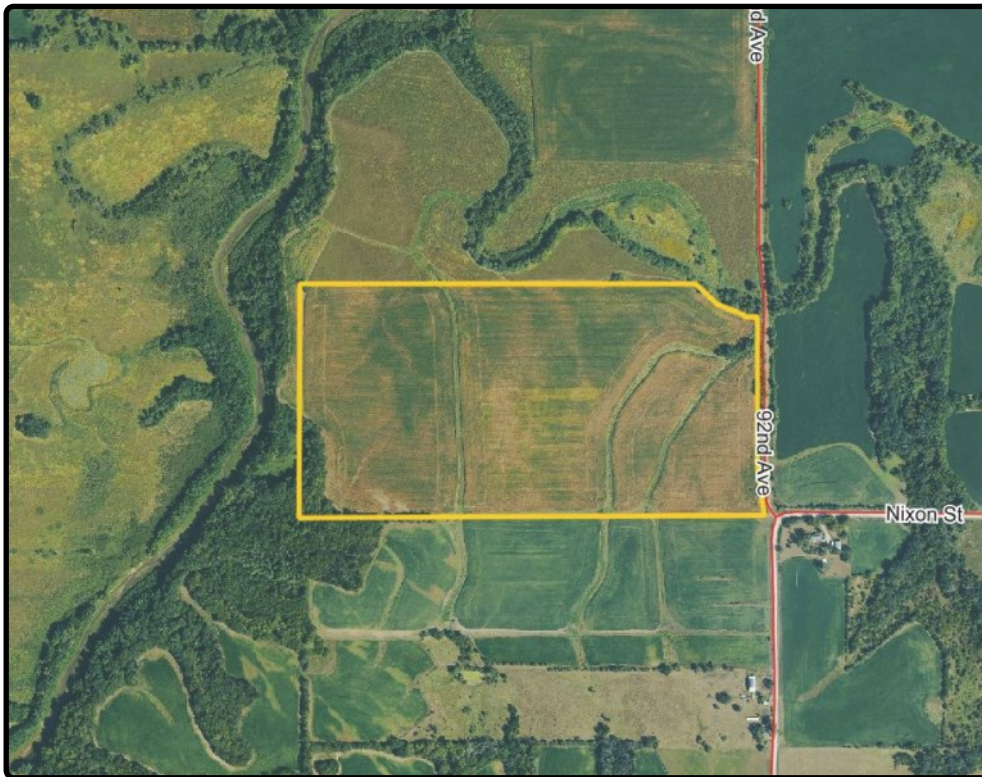
Parcel 3 - Southwest Looking Northeast



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Parcel 4

FSA/Eff. Crop Acres:	76.19
Corn Base Acres:	34.50
Bean Base Acres:	30.30
Wheat Base Acres:	6.20
Soil Productivity:	80.70 CSR2

Parcel 4 Property Information 78.25 Acres, m/l

Location

From Knoxville: Go south on 110th Place for 2.2 miles, then follow west onto Nixon Street for 1.7 miles. Property is located on the northeast corner of Nixon Street and 92nd Avenue.

Legal Description

SW¼ SW¼ partial, Section 16 AND SE¼ SE¼ partial, Section 17 all in Township 75 North, Range 20 West of the 5th P.M. (Knoxville 'S' Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,844.00
Gross Acres: 78.25
Net Taxable Acres: 77.70
Tax per Net Taxable Acre: \$36.60
Tax Parcel ID #: 0649600100, 0651500000

FSA Data

Part of Farm Number 812, Tract 832
FSA/Eff. Crop Acres: 76.19
Corn Base Acres: 34.50
Corn PLC Yield: 109 Bu.
Bean Base Acres: 30.30
Bean PLC Yield: 35 Bu.
Wheat Base Acres: 6.20
Wheat PLC Yield: 38 Bu.

Easement

There is an access easement for the benefit of the adjacent property. Contact agent for details.

There is an additional easement on the property to the benefit of the US Government in connection with operation/maintenance of Red Rock Dam and Lake Red Rock. Contact agent for details.

NRCS Classification

NHEL: Non-Highly Erodible Land.

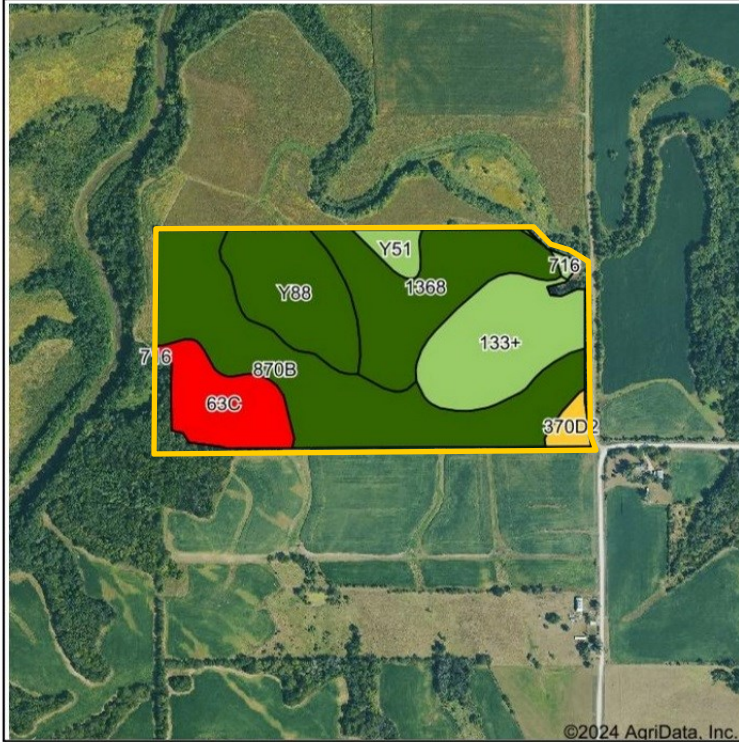
Land Description

Gently to moderately sloped.

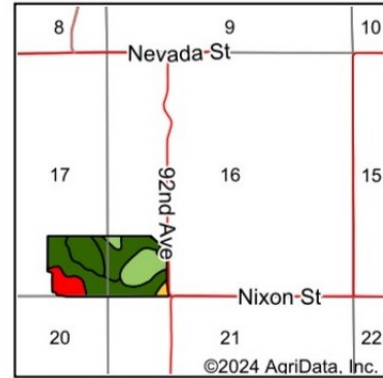
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Soils data provided by USDA and NRCS.



State: Iowa
County: Marion
Location: 16-75N-20W
Township: Knoxville
Acres: 76.19
Date: 1/10/2024



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA125, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
870B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	25.39	33.3%		Ile	91
1368	Macksburg silty clay loam, terrace, 0 to 2 percent slopes	14.91	19.6%		Iw	94
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	13.28	17.4%		Ilw	78
Y88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	11.13	14.6%		Iw	95
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	7.98	10.5%		IVs	14
Y51	Vesser silt loam, dissected till plain, 0 to 2 percent slopes, occasionally flooded	1.79	2.3%		Ilw	74
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	1.35	1.8%		Ille	54
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	0.36	0.5%		Ilw	78
Weighted Average					1.89	80.7

Water & Well Information

No known wells.

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Parcel 4 - Northwest Looking Southeast



Parcel 4 - Southeast Looking Northwest



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Date: **Thurs., Feb. 22, 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, Chad Reifschneider 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.

Seller

Coe College, Trustee of K. Raymond Clark Raquet Center Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Shuttleworth & Ingersoll

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 April 10, 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 April 10, 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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