

Land Auction

ACREAGE:

200.36 Acres, m/l

In 3 parcels

Dallas County, IA

DATE:

Tuesday

February 20, 2024

10:00 a.m.

AUCTION TYPE:

Hybrid

Perry, IA &
bid.hertz.ag



Property Key Features

- Located 7½ Miles Southwest of Perry
- 198.35 Combined FSA/Eff. Crop Acres with an Avg. 88.53 CSR2
- Productive Dallas County Farmland

Chris Smith, AFM, ALC

Licensed Salesperson in IA

515-229-7262

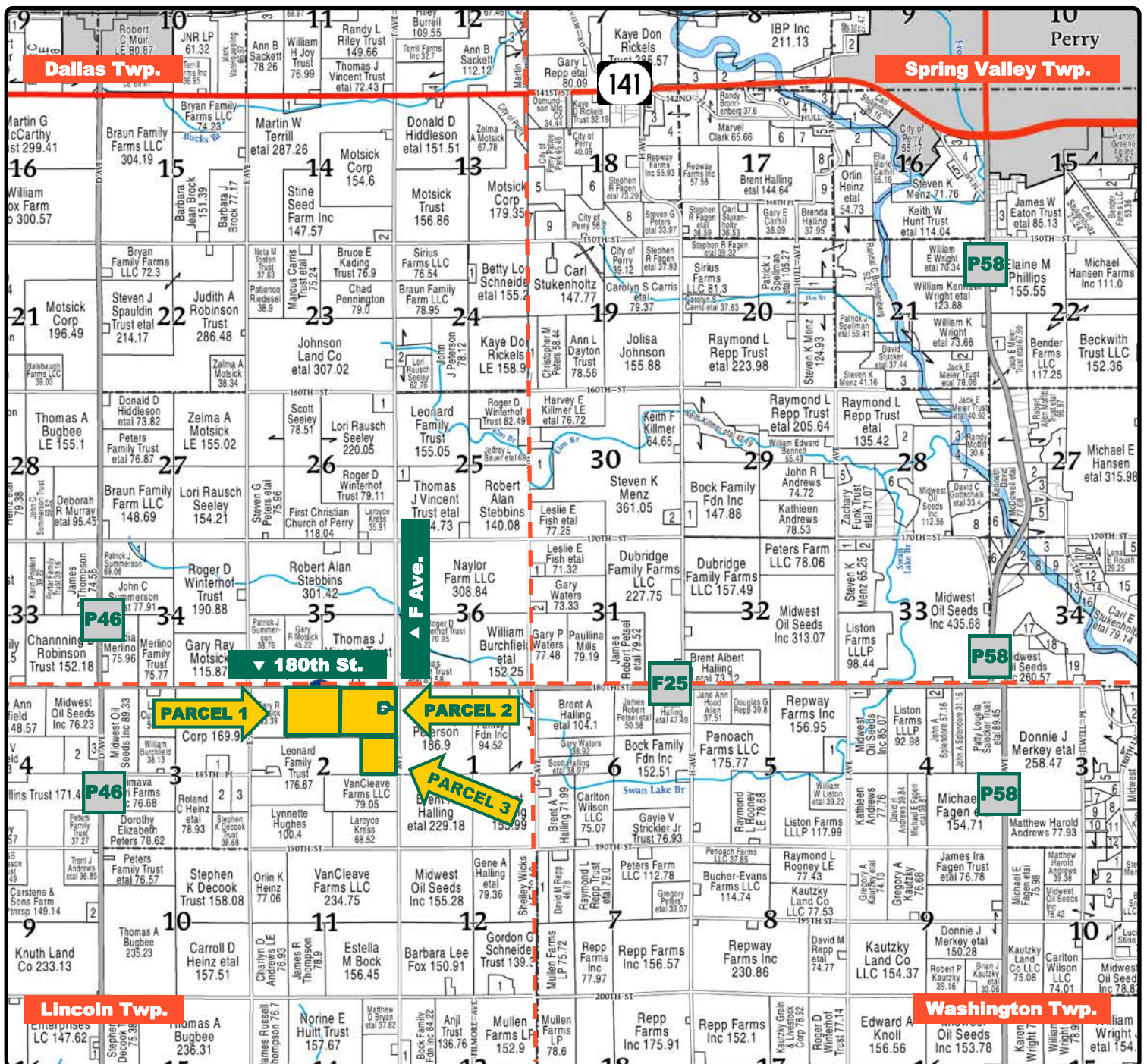
ChrisS@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

www.Hertz.ag



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Parcel 1

FSA/Eff. Crop Acres: 79.00*
Corn Base Acres: 52.49*
Bean Base Acres: 47.00*
Soil Productivity: 88.70 CSR2

**Acres are estimated.*

Parcel 1 Property Information 80.00 Acres, m/l

Location

From Perry: Go west on Highway 141 to F Avenue, then south on F Avenue for 4 miles. Head west on 180th Street for ½ mile. Property is on the south side of the road.

Legal Description

Frl NE¼ NW¼ and Frl W½ NW¼ NE¼ of Section 2, Township 80 North, Range 29 West of the 5th P.M. (Lincoln Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,618.00*
 Net Taxable Acres: 80.00*
 Tax per Net Taxable Acre: \$32.73*
 Tax Parcel ID #s: 0502100002, part of 0502200001

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

FSA Data

Part of Farm Number 852, Tract 2171
 FSA/Eff. Crop Acres: 79.00*
 Corn Base Acres: 52.49*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 26.51*
 Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the est. FSA/Eff. crop acres is 88.70. See soil map for detail.

Mineral Rights

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

Fertility Data

Contact agent for details.

Yield History

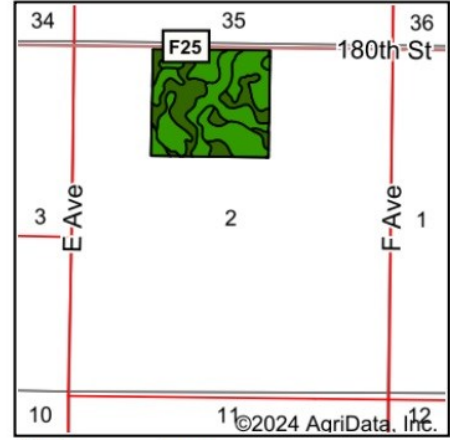
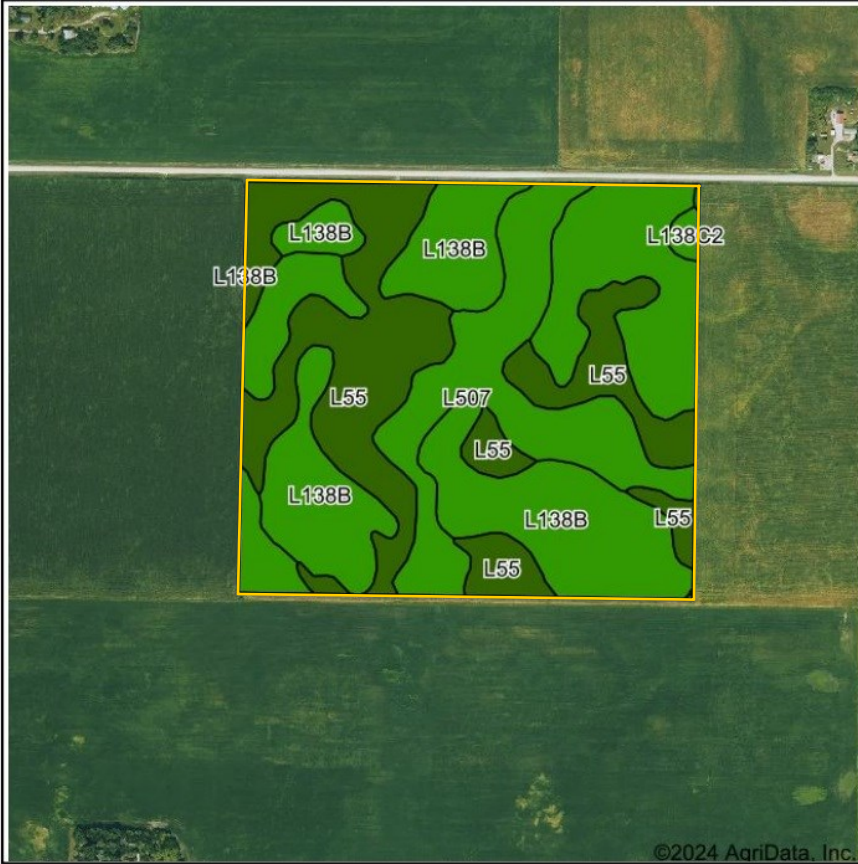
Contact agent for details.

Land Description

Level to very gentle slope.

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State: Iowa
County: Dallas
Location: 2-80N-29W
Township: Lincoln
Acres: 79
Date: 1/11/2024



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	34.18	43.3%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	25.01	31.7%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.28	24.4%		IIw	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.53	0.7%		IIle	83
Weighted Average					1.69	88.7

Drainage

Natural.

Water & Well Information

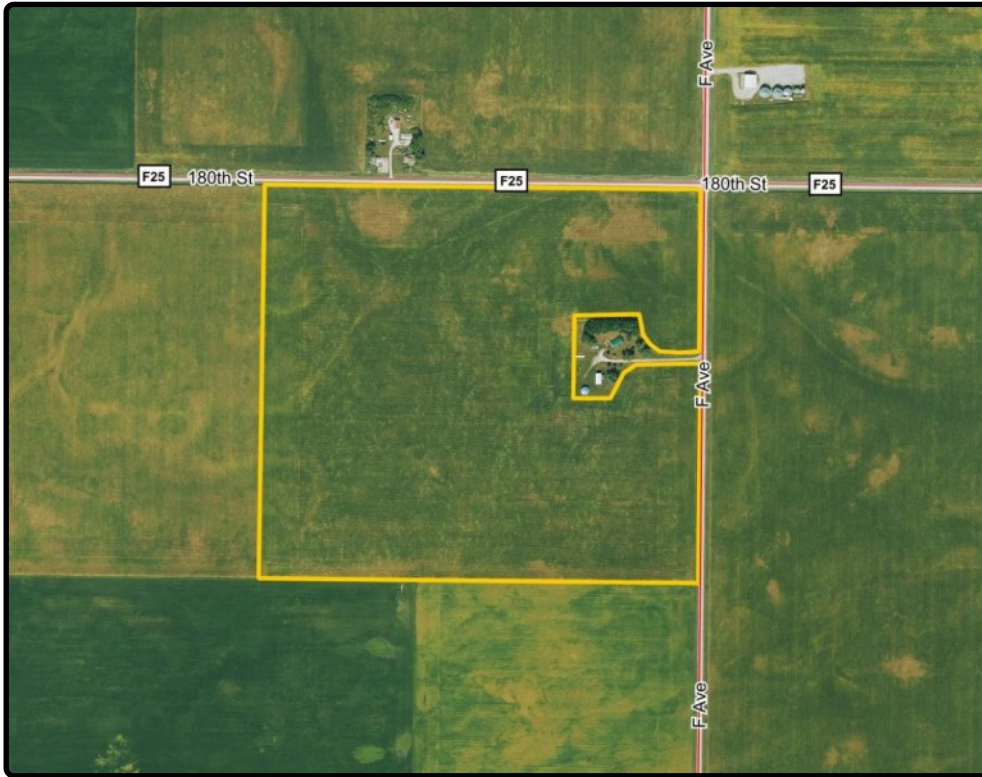
No known wells.

Fall Inputs

At closing, Buyer will credit Seller for fertilizer and tillage work in the amount of \$14,171.02. Contact agent for additional information.

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Parcel 2

FSA/Eff. Crop Acres: 80.35*
Corn Base Acres: 53.38*
Bean Base Acres: 26.97*
Soil Productivity: 88.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 81.36 Acres, m/l

Location

From Perry: Go west on Highway 141 to F Avenue, then south on F Avenue for 4 miles to 180th Street. Property is on the southwest corner of F Avenue and 180th Street.

Legal Description

Frl W½ NW¼ NE¼ and NE¼ NE¼ except Amended Parcel 'AA' of Section 2, Township 80 North, Range 29 West of the 5th P.M. (Lincoln Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,758.00*
 Net Taxable Acres: 81.36*
 Tax per Net Taxable Acre: \$33.90*
 Tax Parcel ID #: 0502200007, part of 0502200001

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

FSA Data

Part of Farm Number 852, Tract 2171
 FSA/Eff. Crop Acres: 80.35*
 Corn Base Acres: 53.38*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 26.97*
 Bean PLC Yield: 47 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 88.00. See soil map for detail.

Fertility Data

Contact agent for details.

Yield History

Contact agent for details.

Land Description

Level to gentle slope.

Drainage

Natural.

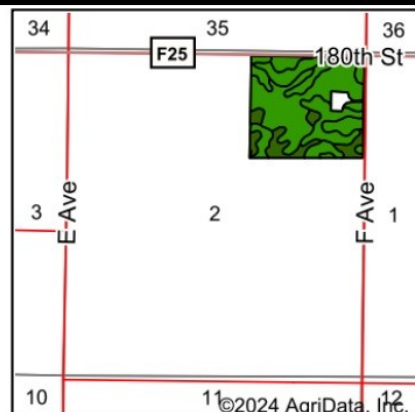
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Dallas**
Location: **2-80N-29W**
Township: **Lincoln**
Acres: **80.35**
Date: **1/11/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	42.26	52.6%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.59	21.9%		Ilw	88
L55	Nicollet loam, 1 to 3 percent slopes	11.12	13.8%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.38	6.7%		Illle	83
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.00	5.0%		Ilw	87
Weighted Average					1.93	88

Water & Well Information

No known wells. Rural water line available to the property.

Comments

High-quality Dallas County farmland.

Fall Inputs

At closing, Buyer will credit Seller for fertilizer and tillage work in the amount of \$14,413.98. Contact agent for additional information.

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Parcel 3

FSA/Eff. Crop Acres: 39.00
Corn Base Acres: 25.91*
Bean Base Acres: 13.09*
Soil Productivity: 89.10 CSR2

**Acres are estimated.*

Parcel 3 Property Information 39.00 Acres, m/l

Location

From Perry: Go west on Highway 141 to F Avenue, then south on F Avenue 4½ miles. Property is on the west side of the road.

Legal Description

SE¼ NE¼ of Section 2, Township 80 North, Range 29 West of the 5th P.M. (Lincoln Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 20230 - 2024: \$1,281.93*
 Net Taxable Acres: 39.00*
 Tax per Net Taxable Acre: \$32.87*
 Tax Parcel ID #: 0502200004
**Taxes estimated pending survey of property. Dallas County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 852, Tract 2171
 FSA/Eff. Crop Acres: 39.00*
 Corn Base Acres: 25.91*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 13.09*
 Bean PLC Yield: 47 Bu.
**Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the est. FSA/Eff. crop acres is 89.10. See soil map for detail.

Fertility Data

Contact agent for details.

Yield History

Contact agent for details.

Land Description

Level.

Drainage

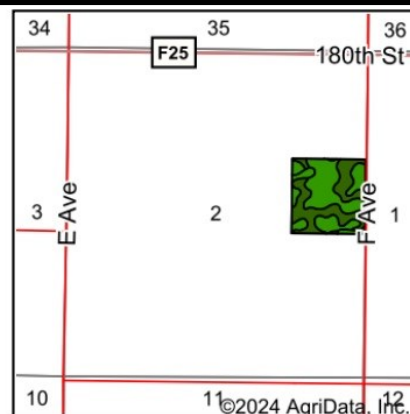
Natural.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dallas**
Location: **2-80N-29W**
Township: **Lincoln**
Acres: **39**
Date: **1/11/2024**



Maps Provided By:

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Area Symbol: IA049, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.59	45.1%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	15.68	40.2%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.50	9.0%		Ilw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.15	5.5%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.08	0.2%		Ille	83
Weighted Average					1.60	89.1

Water & Well Information

No known wells.

Comments

High-quality Dallas County farmland.

Fall Inputs

At closing, Buyer will credit Seller for fertilizer and tillage work in the amount of \$6,996.21. Contact agent for additional details.

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 - Southeast Looking Northwest



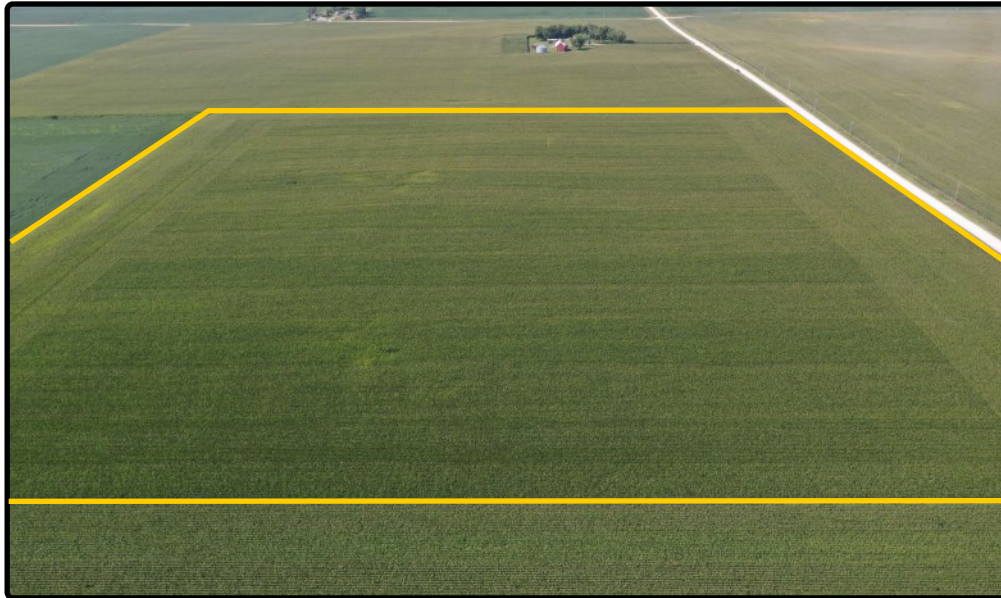
Parcel 2 - East Looking West



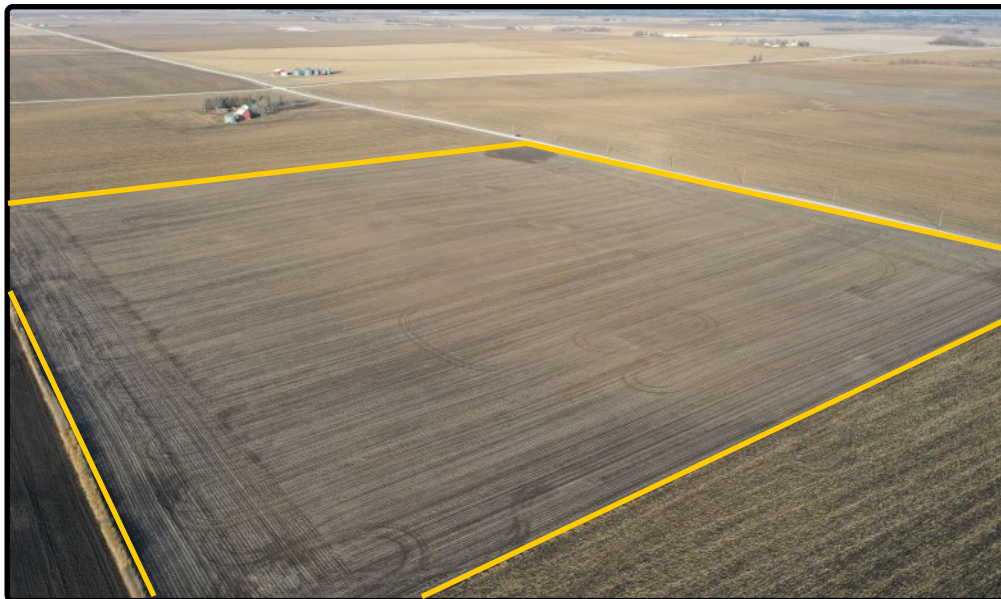
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Parcel 3 - South Looking North



Parcel 3 - Southwest Looking Northeast



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Date: **Tues., Feb. 20, 2024**

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

Site: **Perry Elks Lodge
2823 Willis Avenue
Perry, IA 50220**

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, Chris Smith at 515-229-7262 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 contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining 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

Balsbaugh Farms LLC

Agency

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

Auctioneer

Chris Smith, AFM, 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 22, 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 22, 2024. At closing, Buyer will credit Seller for fall fertilizer and tillage work. Contact agent for additional information.

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.

Make the Most of Your Farmland Investment

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