

Dallas County, IA

Land Auction

ACREAGE:	DATE:	AUCTION TYPE:
200.36 Acres, m/l	Tuesday	Hybrid
In 3 parcels	February 20, 2024	Perry, IA &

10:00 a.m.

bid.hertz.ag



Property Key Features

- Located 7¹/₂ 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

REID: 000-3980-01



Plat Map

Lincoln Township, Dallas County, IA

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Carstens & Sons Farm Intrigo 149.14 2 9 Knuth Land Co 233.13	Thomas A Bugbee 235.23	K Décook Trust 158.08 O Carroll D Heinz etal 157.51	. ese .		Barbara Lee Fox 150.91	79.36 2 Gordon G Schneide Trust 139.3	arms Davi	Repp Farms Inc 77.97	Repp Farms Inc 156.57	Repway Farms In 230.86	AC Bavid M Repp etal 74.77	Kautzky Land Co LLC 154.37	9 Donnie J Merkey etal 150.28 Robert P Kautzky 39.16 33.0	Kautzky Land V Carlton V C
Lincol	Stepher Decook 1 75.38	nomas A Bugbee 236.31	James Russell hompson 76.7	Norine E Huitt Trust 157.67	Anji Bock Family Trust 136.76	Mullen Farms LF 152.9	Mullen Farms LP 78.6	1	Repp Farms Inc 175.91	C Repp Farms Inc 152.1	Kautzky Grain & Livestock Corp 78.92 Roger D Winterhof Trust 77.14	Edward A Knoll 156.56	Oil Seeds Inc 153.78	gton Twp. liam Wright Security Wright etal 154.

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Chris Smith, AFM, ALC Licensed Salesperson in IA 515-229-7262 ChrisS@Hertz.ag



Aerial Photo

Parcel 1 - 80.00 Acres, m/l



Parcel 1

FSA/Eff. Crop Acro	es: 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 $\frac{1}{2}$ mile. Property is on the south side of the road.

Legal Description

Frl NE¹/₄ NW¹/₄ and Frl W¹/₂ NW¹/₄ NE¹/₄ 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

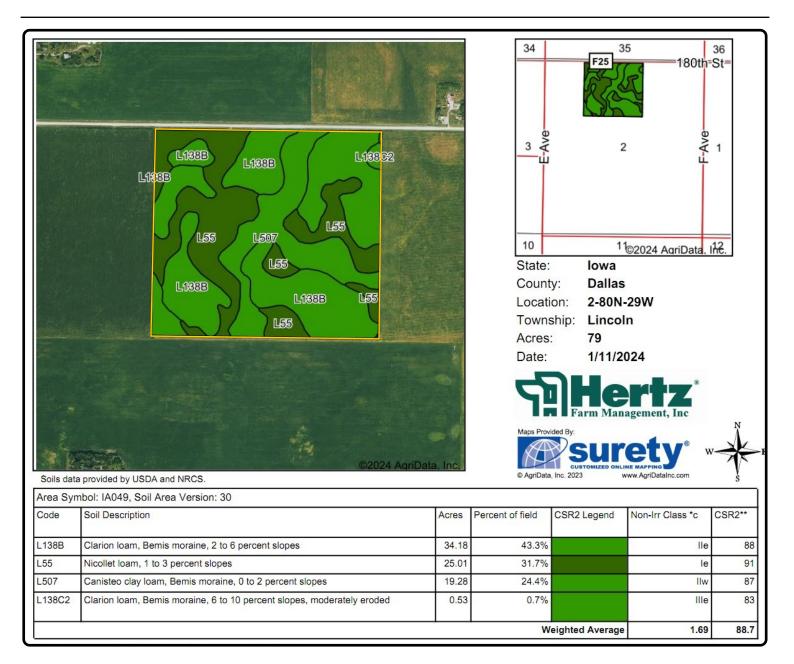
Level to very gentle slope.

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Soil Map

Parcel 1 - 79.00 Est. FSA/Eff. Crop Acres



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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Aerial Photo

Parcel 2 - 81.36 Acres, m/l



Parcel 2

FSA/Eff. Crop Acres:	80.35*
Corn Base Acres:	53.38*
Bean Base Acres:	26.97*
Soil Productivity: 88.0	0 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 W¹/₂ NW¹/₄ NE¹/₄ and NE¹/₄ NE¹/₄ 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 #s: 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.

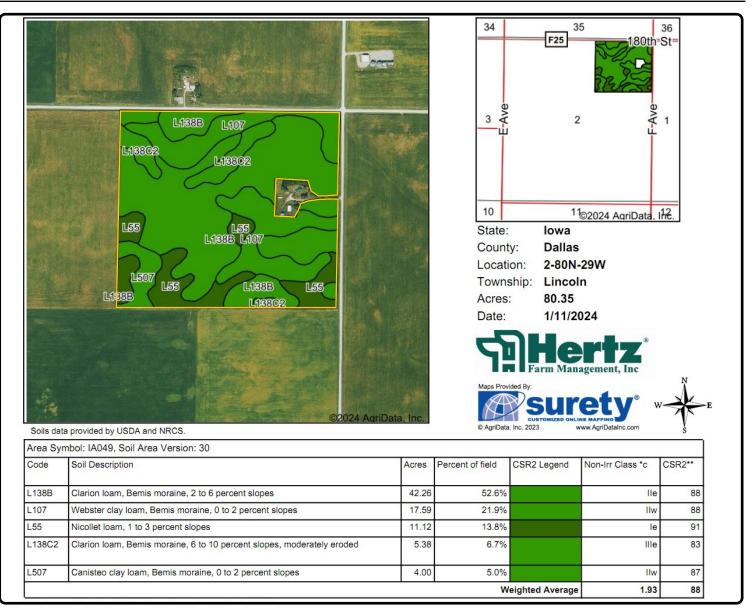
Drainage Natural.

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Soil Map

Parcel 2 - 80.35 Est. FSA/Eff. Crop Acres



Water & Well Information

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

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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515-229-7262 ChrisS@Hertz.ag

Comments

High-quality Dallas County farmland.



Aerial Photo

Parcel 3 - 39.00 Acres, m/l



Parcel 3

FSA/Eff. Crop Acro	es: 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 $4\frac{1}{2}$ miles. Property is on the west side of the road.

Legal Description

SE¹/₄ NE¹/₄ 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 #s: 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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Soil Map

Parcel 3 - 39.00 Est. FSA/Eff. Crop Acres



Water & Well Information

No known wells.

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.

Comments

High-quality Dallas County farmland.

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.

Chris Smith, AFM, ALC Licensed Salesperson in IA 515-229-7262

ChrisS@Hertz.ag





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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Auction Information

- 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.

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Make the Most of Your Farmland Investment

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

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