

# Land Auction

**ACREAGE:**

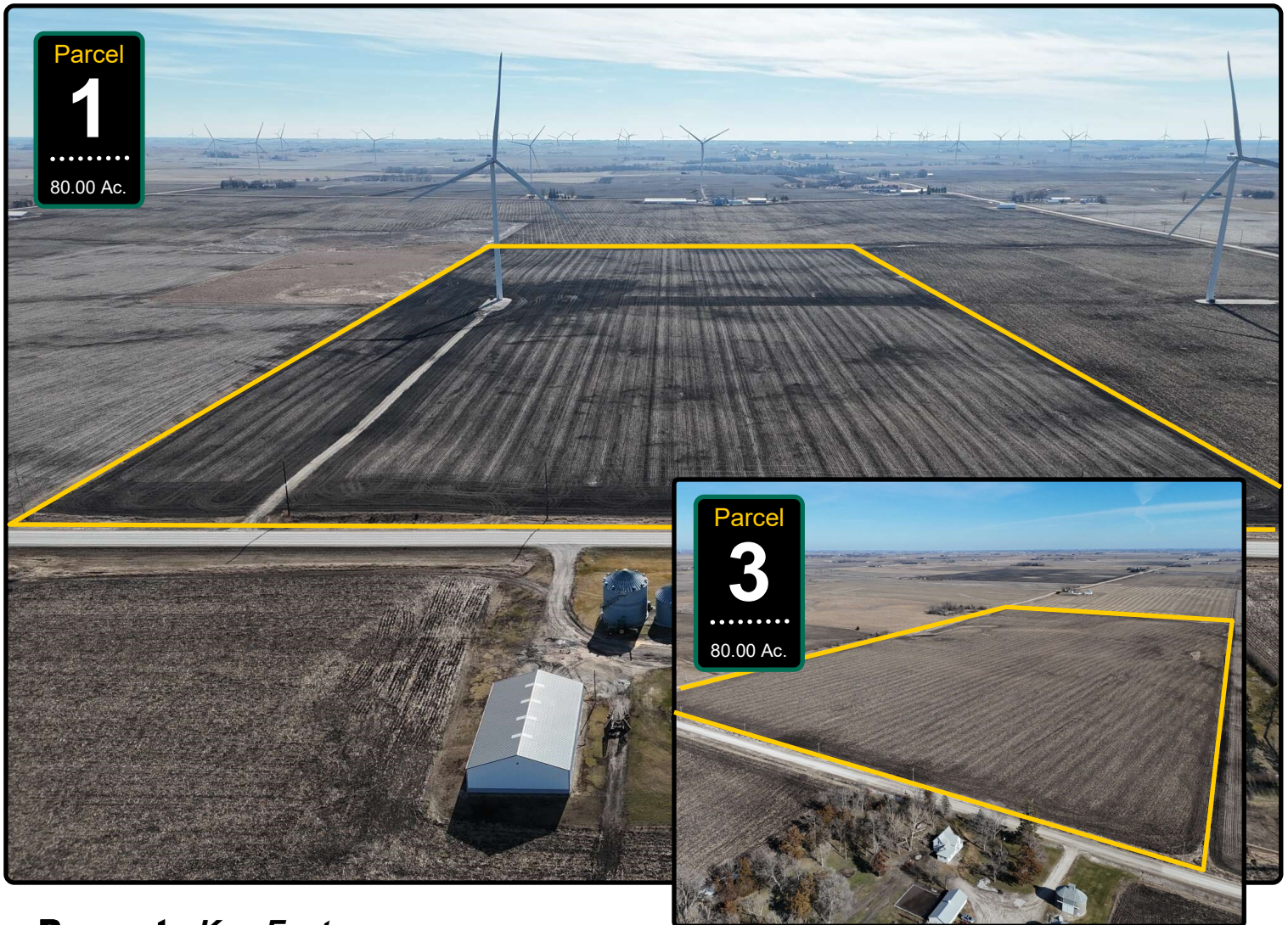
**237.20 Acres, m/l**  
In 3 parcels  
Hamilton County, IA

**DATE:**

Tuesday  
**April 2, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Stanhope, IA &  
[bid.hertz.ag](https://bid.hertz.ag)



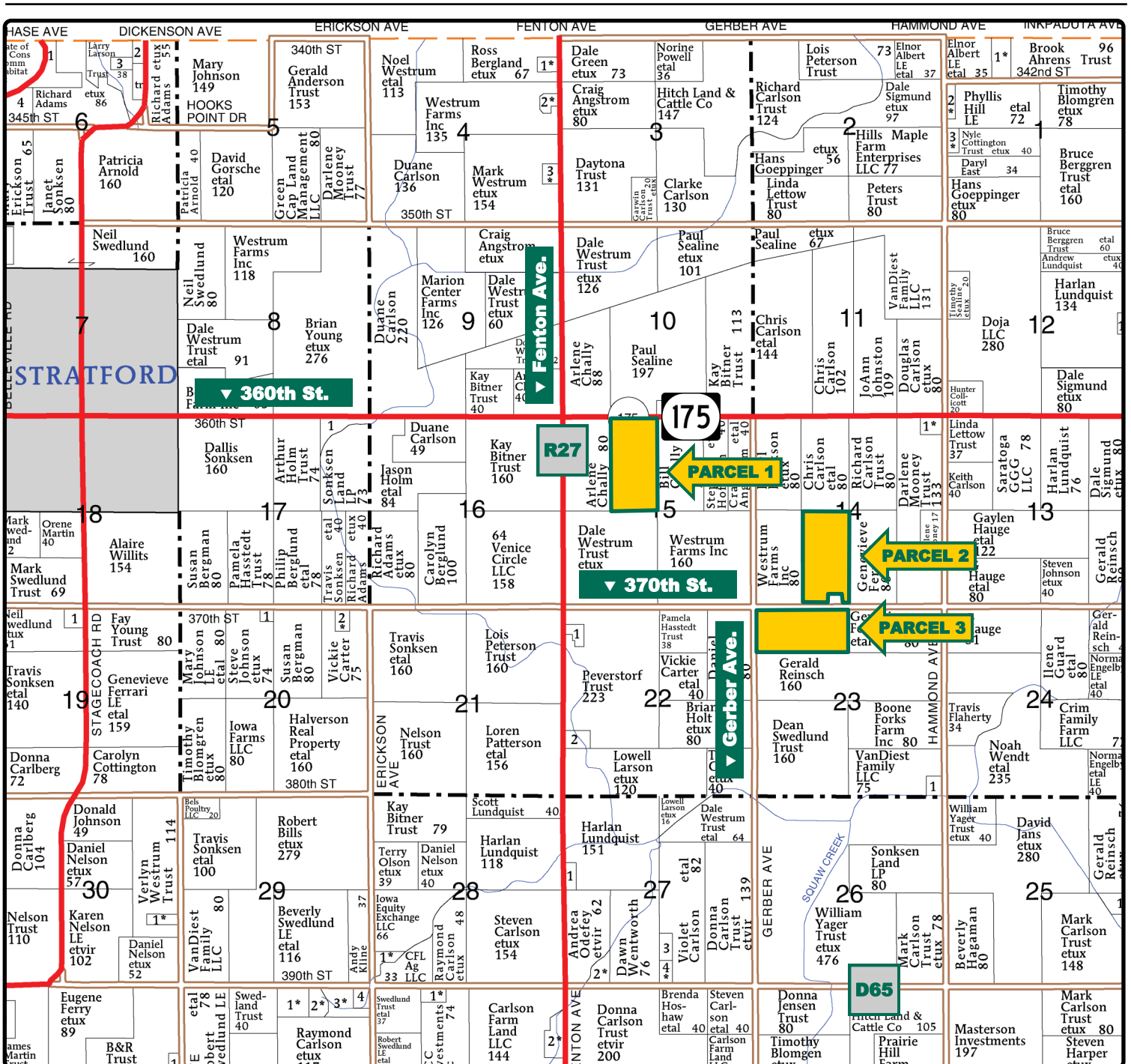
## Property Key Features

- Located 2½ Miles East of Stratford
- Quality Income Sources from both a Wind Lease and CRP Contracts
- High-Quality Soils on these Hamilton County Farms

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**Chad Reifschneider**  
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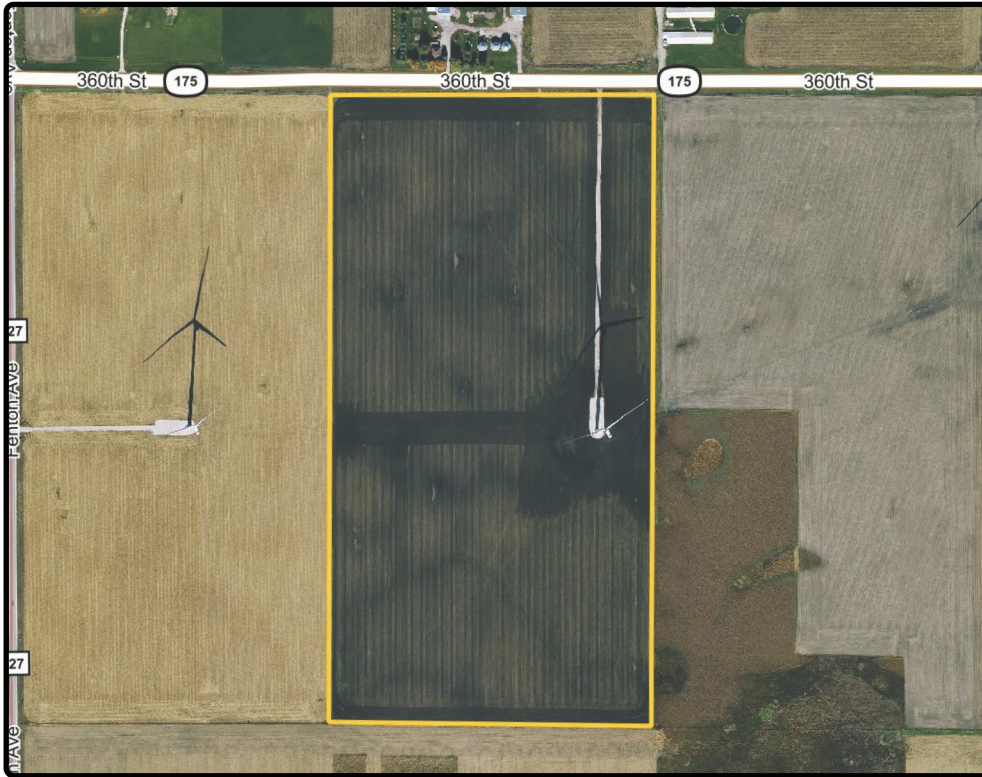
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## Parcel 1

Acres in Production:	76.66
FSA/Eff. Crop Acres:	77.46
Corn Base Acres:	45.01
Bean Base Acres:	32.03
Soil Productivity:	81.80 CSR2

### Parcel 1 Property Information 80.00 Acres, m/l

#### Location

From Stratford: Go east on Highway 175 / 360th Street for 2½ miles. Property is on the south side of the road.

#### Legal Description

E½ NW¼ of Section 15, Township 86 North, Range 26 West of the 5th P.M. (Marion Township)

#### Lease Status

Leased through the 2024 crop year.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,198.00  
Gross Acres: 80.00  
Net Taxable Acres: 77.86

Tax per Net Taxable Acre: \$41.07  
Tax Parcel ID #: 40862615100002,  
40862615100004

#### FSA Data

Part of Farm Number 1531, Tract 544  
Acres in Production: 76.66  
FSA/Eff. Crop Acres: 77.46  
Corn Base Acres: 45.01  
Corn PLC Yield: 128 Bu.  
Bean Base Acres: 32.03  
Bean PLC Yield: 41 Bu.

Farm is eligible for reconstitution by the Hamilton County FSA office due to recent construction of wind turbine. Contact agent for details.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Kossuth, Guckeen and Bode. CSR2 on the acres in production is 81.80. See soil map for details.

#### Fertility Data

Soil tests completed in 2022 by Peterson Crop Services.  
P: 38  
K: 191  
pH: 6.3

#### Wind Easement

The farm has a wind turbine built in 2022 with an annual payment over \$18,000. Contact agent for details.

#### Land Description

Level to mildly sloped.

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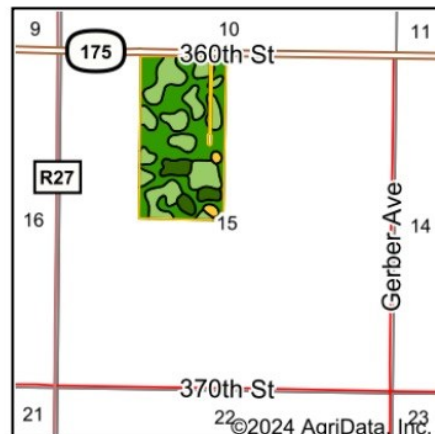
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State: **Iowa**  
County: **Hamilton**  
Location: **15-86N-26W**  
Township: **Marion**  
Acres: **76.66**  
Date: **1/16/2024**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
388	Kossuth silty clay loam, 0 to 2 percent slopes	38.55	50.3%		IIw	86
385	Guckeen clay loam, 1 to 3 percent slopes	31.00	40.4%		IIw	76
52B	Bode clay loam, 2 to 6 percent slopes	5.69	7.4%		Ile	91
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.42	1.9%		IIIw	59
Weighted Average					2.02	81.8

## Drainage

- Natural, plus tile. Contact agent for details.
- In drainage district #47.

## Water & Well Information

No known wells.

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## Parcel 2

**FSA/Eff. Crop Acres:** 76.75  
**CRP Acres:** 76.75  
**Soil Productivity:** 74.00 CSR2

### Parcel 2 Property Information 77.20 Acres, m/l

#### Location

From Stratford: Go east on Highway 175 / 360th Street for 3 miles, then south on Gerber Avenue for 1 mile. Head east on 370th Street for ¼ mile, property is on the north side of the road.

#### Legal Description

E½ SW¼, except Parcel 'A' of Section 14, Township 86 North, Range 26 West of the 5th P.M. (Marion Township)

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,686.00  
Gross Acres: 77.20  
Net Taxable Acres: 76.46  
Tax per Net Taxable Acre: \$35.13  
Tax Parcel ID #: 40862614300002, 40862614300004

#### FSA Data

Part of Farm Number 1531, Tract 543  
FSA/Eff. Crop Acres: 76.75  
CRP Acres: 76.75

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### CRP Contracts

There are 76.75 acres enrolled in a CP-27 & CP-28 contract that pays \$29,124 annually and expires 9/30/2030.

#### Soil Types/Productivity

Primary soils are Bode, Okoboji and Brownston. CSR2 on the FSA/Eff. crop acres is 74.00. See soil map for details.

#### Mineral Rights

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

#### Land Description

Mild to moderately sloped.

#### Drainage

In drainage district #47.

#### Water & Well Information

No known wells.

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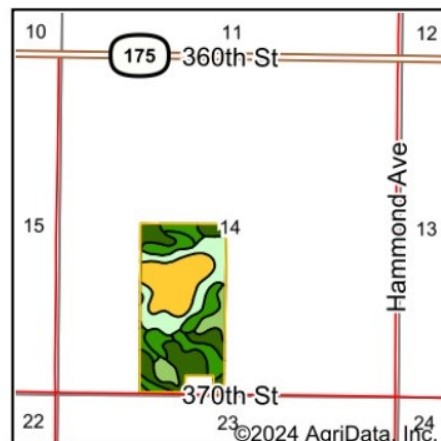
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State: **Iowa**  
County: **Hamilton**  
Location: **14-86N-26W**  
Township: **Marion**  
Acres: **76.75**  
Date: **2/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
52B	Bode clay loam, 2 to 6 percent slopes	18.00	23.5%		Ile	91
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	17.12	22.3%		IIIw	55
1507	Brownton silty clay loam, 0 to 2 percent slopes	15.45	20.1%		IIw	62
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	11.36	14.8%		IIIe	82
388	Kossuth silty clay loam, 0 to 2 percent slopes	8.59	11.2%		IIw	86
385	Guckeen clay loam, 1 to 3 percent slopes	6.23	8.1%		IIw	76
Weighted Average					2.37	74

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## Parcel 3

Acres in Production:	76.02
FSA/Eff. Crop Acres:	75.79
Corn Base Acres:	75.79
Soil Productivity:	84.40 CSR2

### Parcel 3 Property Information 80.00 Acres, m/l

#### Location

From Stratford: Go east on Highway 175 / 360th Street for 3 miles, then south on Gerber Avenue for 1 mile. Head east on 370th Street for ¼ mile, property is on the south side of the road.

#### Legal Description

N½ NW¼ of Section 23, Township 86 North, Range 26 West of the 5th P.M. (Marion Township)

#### Lease Status

Leased through the 2024 crop year.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$3,166.00  
Gross Acres: 80.00  
Net Taxable Acres: 76.79  
Tax per Net Taxable Acre: \$41.23  
Tax Parcel ID #s: 40862623100001, 40862623100002

#### FSA Data

Part of Farm Number 1531, Tract 543  
Acres in Production: 76.02  
FSA/Eff. Crop Acres: 75.79  
Corn Base Acres: 75.79  
Corn PLC Yield: 128 Bu.

Farm is eligible for reconstitution by the Hamilton County FSA office due to recent building removal. Contact agent for details.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Bode, Kossuth and Guckeen. CSR2 on the acres in production is 84.40. See soil map for details.

#### Mineral Rights

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

#### Fertility Data

Soil tests completed in 2022 by Peterson Crop Services.  
P: 47  
K: 216  
pH: 6.2

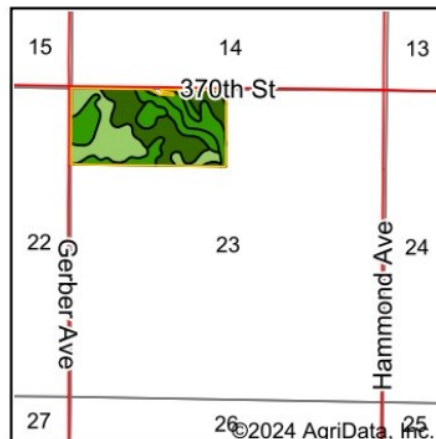
#### Wind Easement

There is a wind easement on the west half of the farm. Contact agent for details.

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State: **Iowa**  
County: **Hamilton**  
Location: **23-86N-26W**  
Township: **Marion**  
Acres: **76.02**  
Date: **2/22/2024**



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
52B	Bode clay loam, 2 to 6 percent slopes	24.40	32.1%		Ile	91
388	Kossuth silty clay loam, 0 to 2 percent slopes	22.70	29.9%		IiW	86
385	Guckeen clay loam, 1 to 3 percent slopes	21.07	27.7%		IiW	76
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	7.85	10.3%		IIle	82
Weighted Average					2.10	84.4

## Land Description

Mild to moderately sloped .

## Water & Well Information

No known wells.

## Drainage

- Natural, plus tile. Contact agent for details.
- In drainage district #47.

*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** - Northwest Looking Southeast



**Parcel 1** - Southwest Looking Northeast



**Parcel 2** - Southwest Looking Northeast



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**Parcel 2** - Northwest Looking Southeast



**Parcel 3** - Northwest Looking Southeast



**Parcel 3** - Southeast Looking Northwest



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Date: **Tues., April 2, 2024**

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

Site: **Stanhope Comm. Center  
600 Main Street  
Stanhope, IA 50246**

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, Chad Reifschneider or Clint Kaller 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 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

Glenda R. Peterson Revocable Living Trust

### Agency

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

### Auctioneer

Kyle Hansen, ALC

### Attorney

Christopher By. Wyrick, 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 May 28, 2024 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given after the removal of the 2024 crop. Taxes will be prorated to May 28, 2024.

### Buyer Closing Credits

- Buyer will receive 100% of the 2024 cash rent payment.
  - 2024 wind lease payments on Parcels 1 & 3 will be prorated to closing date.
  - 2024 CRP payment on Parcel 2 will be prorated to closing date.
- Contact agent for details.

### 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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