

# Land Auction

**ACREAGE:**

**385.21 Acres, m/l**  
In 4 parcels  
Dallas County, IA

**DATE:**

Thursday  
**June 20, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Hybrid**  
Perry, IA &  
bid.hertz.ag



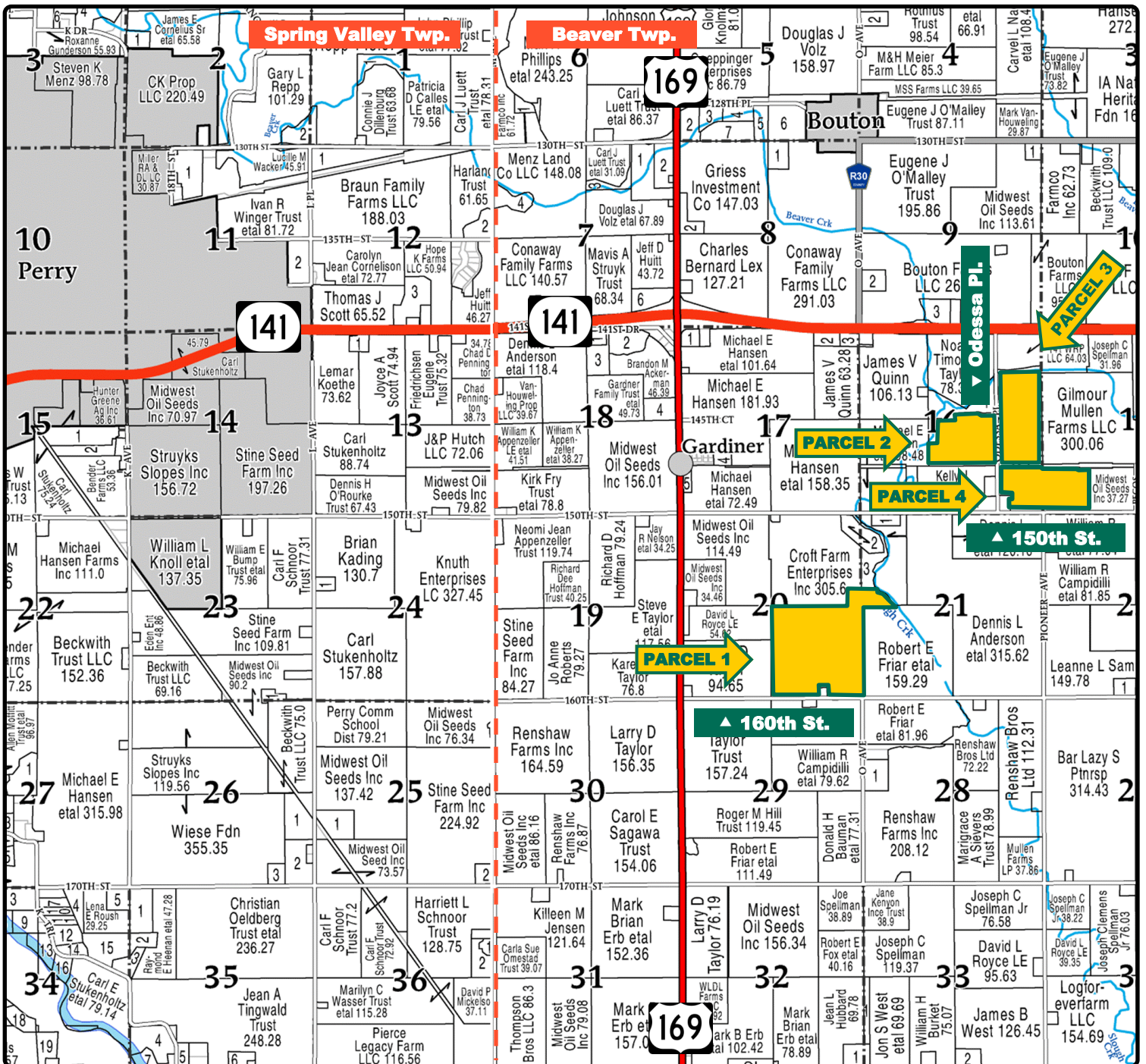
## Property Key Features

- Five Miles Southeast of Perry
- 350.61 Combined Est. FSA/Eff. Crop Acres with an Average 85.55 CSR2
- Productive Soils on this 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**





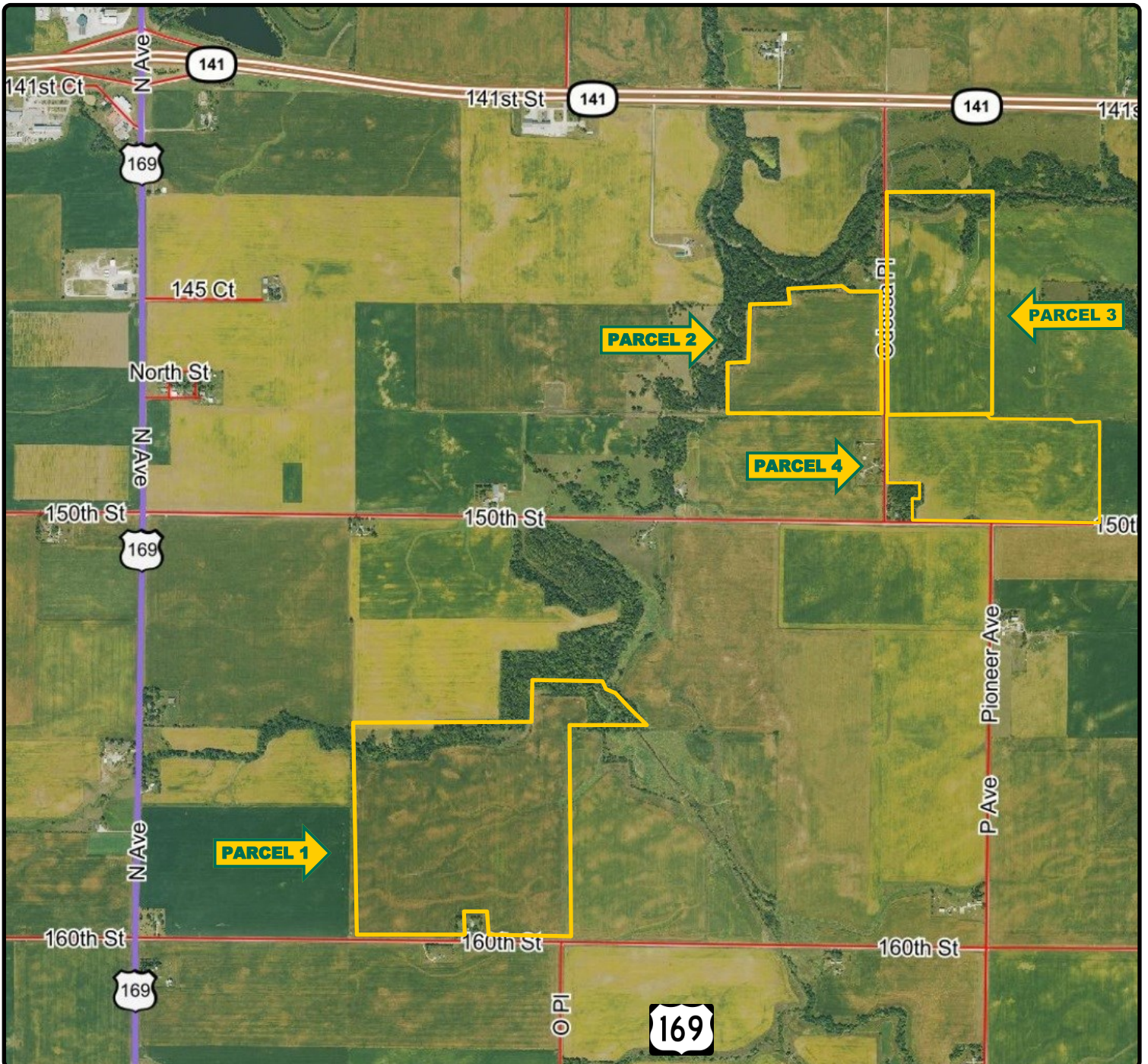
Map reproduced with permission of Farm & Home Publishers, Ltd.

**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**



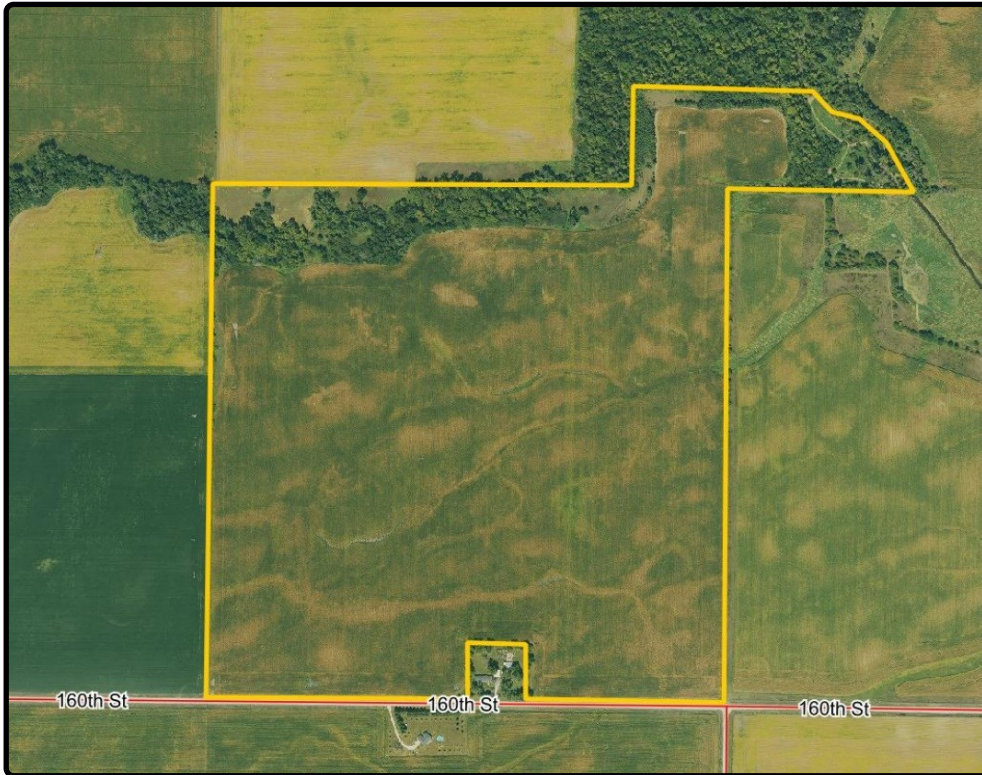
385.21 Ac., m/l, in 4 Parcels, Dallas County, IA



**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**





## Parcel 1

FSA/Eff. Crop Acres:	149.60
Corn Base Acres:	56.80
Bean Base Acres:	88.00
Soil Productivity:	86.40 CSR2

### Parcel 1 Property Information 173.15 Acres, m/l

#### Location

From Perry: Go east on Highway 141 for 2 miles, then south on Highway 169 for 2 miles. Head east on 160th Street for ½ mile, property is on the north side of the road.

#### Legal Description

SE¼, except acreage, plus fractional 11 acres of SE¼ NE¼ of Section 20, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township)

#### Lease Status

Leased through the 2024 crop year.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$4,922.00\*  
 Surveyed Acres: 173.15  
 Net Taxable Acres: 169.22\*  
 Tax per Net Taxable Acre: \$29.09\*  
 Tax Parcel ID #: 0320400001, 0320400002, 0320400003, 0320400005, part of 0320200006 & 0321100007  
*\*Taxes estimated due to tax parcel split and recent survey of property. Dallas County Assessor will determine final tax figures.*

#### FSA Data

Farm Number 8243, Tract 26035  
 FSA/Eff. Crop Acres: 149.60  
 Corn Base Acres: 56.80  
 Corn PLC Yield: 158 Bu.  
 Bean Base Acres: 88.00  
 Bean PLC Yield: 44 Bu.

#### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the FSA/Eff. crop acres is 86.40. See soil map for details.

#### Land Description

Level to gently rolling.

#### Drainage

Natural, plus some tile. No maps available.

#### Water & Well Information

No known wells.

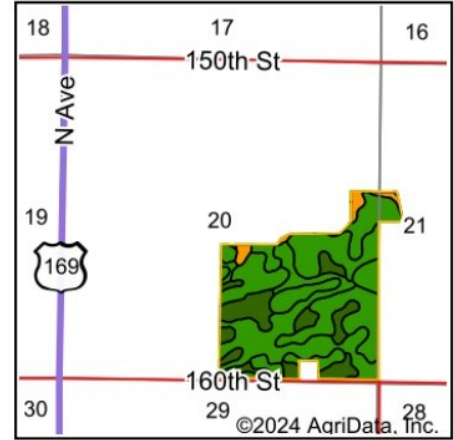
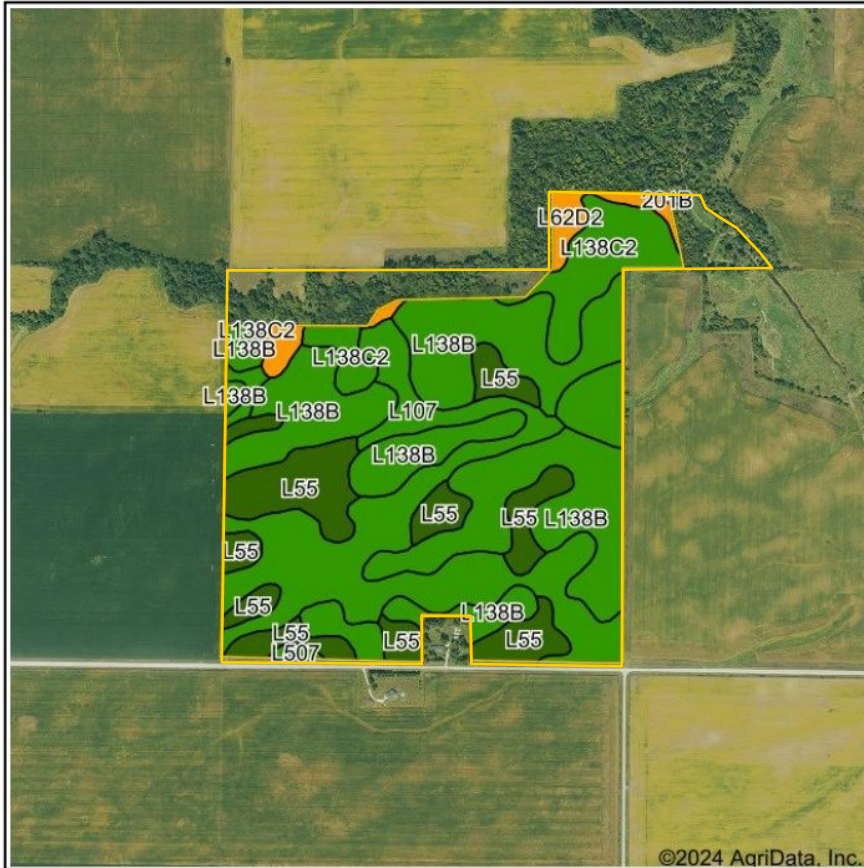
#### Comments

High-quality Dallas County farm with timber acres.

**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**











State: **Iowa**  
 County: **Dallas**  
 Location: **20-81N-27W**  
 Township: **Beaver**  
 Acres: **149.6**  
 Date: **5/7/2024**



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	61.18	40.9%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	37.90	25.3%		Ilw	88
L55	Nicollet loam, 1 to 3 percent slopes	27.43	18.3%		Ile	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	17.37	11.6%		Ille	83
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	5.13	3.4%		Ive	41
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.59	0.4%		Ilw	87
<b>Weighted Average</b>					<b>2.00</b>	<b>86.4</b>

**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**



South Looking North



East Looking West



North Looking South



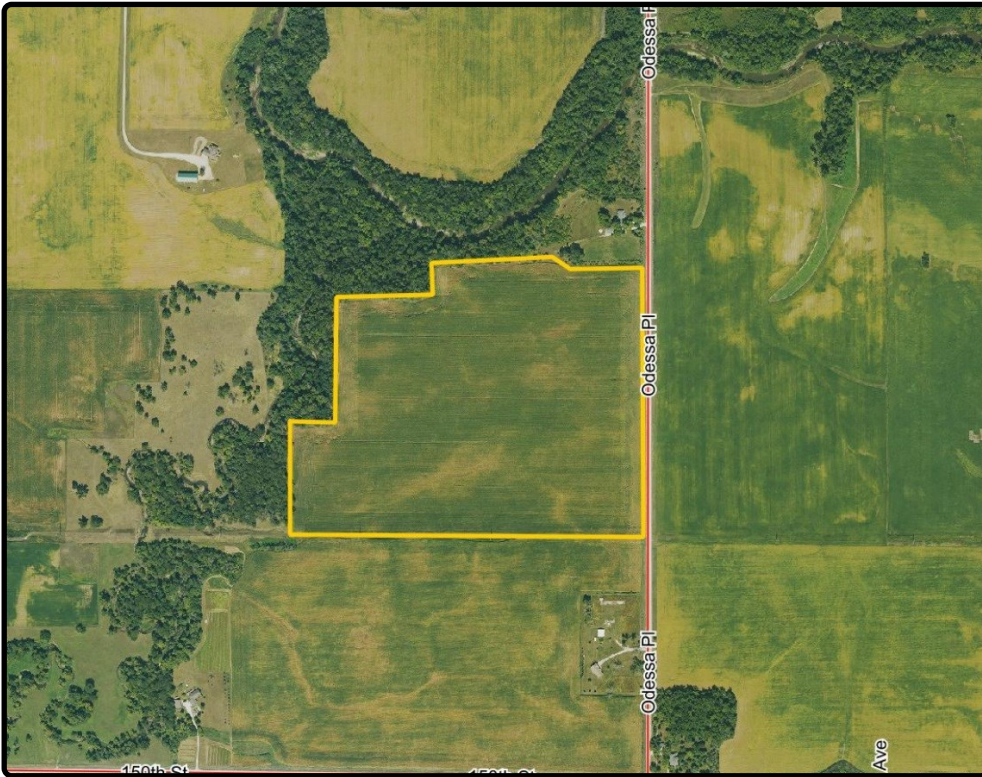
West Looking East



**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**





## Parcel 2

**FSA/Eff. Crop Acres: 60.30\***

**Corn Base Acres: 59.69\***

**Soil Productivity: 87.00 CSR2**

*\*Acres are estimated.*

## Parcel 2 Property Information 61.31 Acres, m/l

### Location

From Perry: Go east on Highway 141 for 3¾ miles, then south on Odessa Pl. for ½ mile. Property is on the west side of the road.

### Legal Description

Fractional portion of N½ SE¼ of Section 16, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township)

### Lease Status

Leased through the 2024 crop year.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,938.00

Net Taxable Acres: 61.31

Tax per Net Taxable Acre: \$31.61

Tax Parcel ID #: 0316200010,  
0316400001, 0316300005

### FSA Data

Part of Farm Number 6185, Tract 26031

FSA/Eff. Crop Acres: 60.30\*

Corn Base Acres: 59.69\*

Corn PLC Yield: 174 Bu.

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

### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the est. FSA/Eff. crop acres is 87.00. See soil map for details.

### Land Description

Level.

### Drainage

Natural, plus some tile. No maps available.

### Water & Well Information

No known wells.

### Comments

High-quality Dallas County farm with excellent soils.

**Chris Smith, AFM, ALC**

Licensed Salesperson in IA

**515-229-7262**

**ChrisS@Hertz.ag**

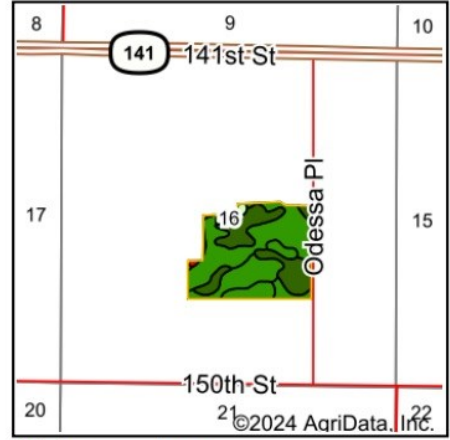
**515-382-1500**

415 S. 11th Street

Nevada, IA 50201

**www.Hertz.ag**





State: Iowa  
 County: Dallas  
 Location: 16-81N-27W  
 Township: Beaver  
 Acres: 60.3  
 Date: 5/15/2024










Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgridataInc.com



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	27.58	45.7%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	17.38	28.8%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	9.18	15.2%		IIw	87
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.09	3.5%		IIw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.80	3.0%		IIIe	83
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.54	2.6%		IIIe	64
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.64	1.1%		VIIe	5
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.09	0.1%		IVe	41
<b>Weighted Average</b>					<b>1.82</b>	<b>87</b>

**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**



East Looking West



North Looking South



West Looking East



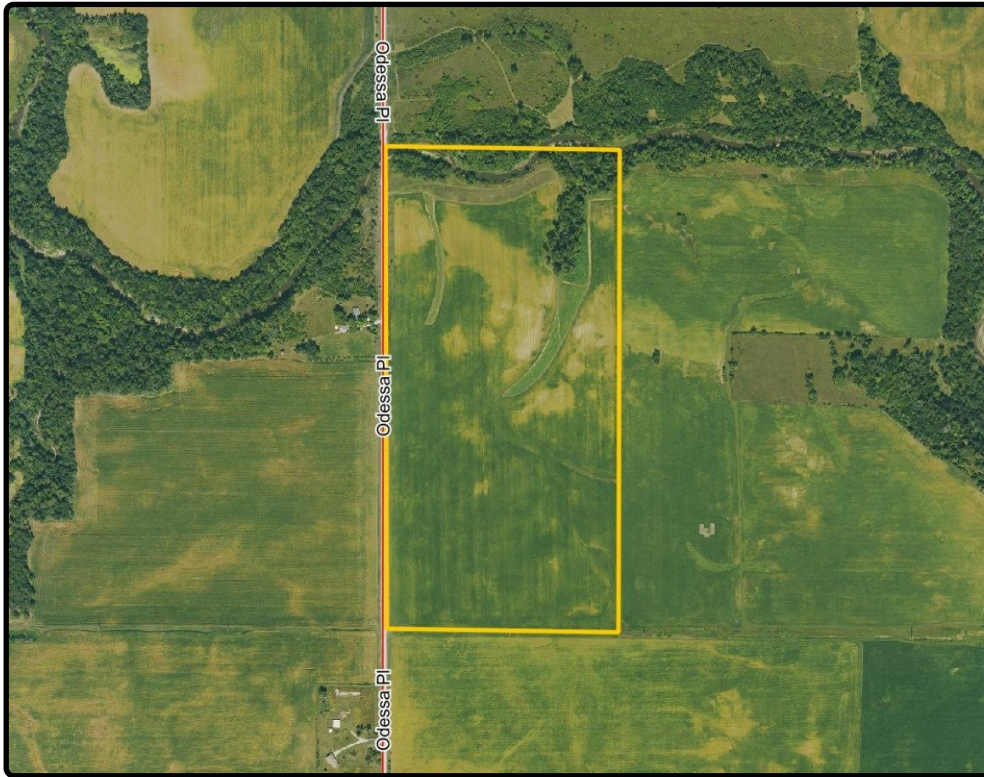
South Looking North



**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**





## Parcel 3

**FSA/Eff. Crop Acres:** 66.71\*  
**CRP Acres:** 2.30  
**Corn Base Acres:** 66.04\*  
**Soil Productivity:** 80.00 CSR2

*\*Acres are estimated.*

### Parcel 3 Property Information 80.50 Acres, m/l

#### Location

From Perry: Go east on Highway 141 for 3¼ mile, then south on Odessa Pl. for ½ mile. Property is on the east side of the road.

#### Legal Description

Fractional portion of SE¼ NE¼ and NE¼ SE¼ of Section 16, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township)

#### Lease Status

Leased through the 2024 crop year.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,240.00  
 Net Taxable Acres: 80.50  
 Tax per Net Taxable Acre: \$27.83  
 Tax Parcel ID #: 0316200005, 0316400002

#### FSA Data

Part of Farm Number 6185, Tract 26031  
 FSA/Eff. Crop Acres: 66.71\*  
 CRP Acres: 2.30  
 Corn Base Acres: 66.04\*  
 Corn PLC Yield: 174  
*\*Acres are estimated pending reconstitution of farm by the Dallas County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### CRP Contracts

There are 2.30 acres enrolled in a CP-21 contract that pays \$236.57/acre annually and expires 9/30/33.

#### Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the est. FSA/Eff. crop acres is 80.00. See soil map for detail.

#### Land Description

Level to gently sloping.

#### Drainage

Natural.

#### Water & Well Information

No known wells.

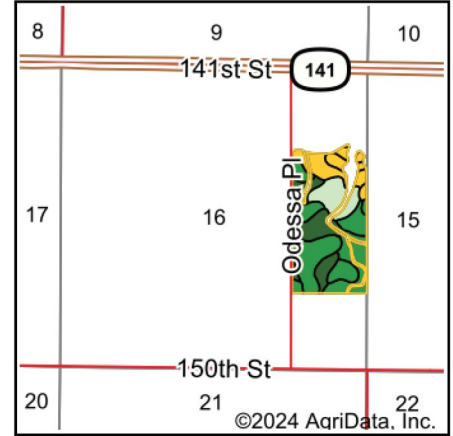
#### Comments

High-quality farm with CRP income.

**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**





State: **Iowa**  
 County: **Dallas**  
 Location: **16-81N-27W**  
 Township: **Beaver**  
 Acres: **66.71**  
 Date: **5/16/2024**


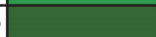

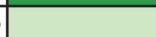








Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



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	20.90	31.7%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	12.59	19.1%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.64	13.1%		IIw	87
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	8.52	12.9%		IIIe	64
823	Ridgeport sandy loam, 0 to 2 percent slopes	7.99	12.1%		IIIIs	56
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.96	6.0%		IIw	88
203	Cylinder loam, 0 to 2 percent slopes	2.08	3.2%		IIs	58
175B	Dickinson fine sandy loam, 1 to 5 percent slopes	0.71	1.1%		IIIe	51
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.42	0.6%		IIIe	83
823C	Ridgeport sandy loam, 5 to 9 percent slopes	0.08	0.1%		IIIe	46
<b>Weighted Average</b>					<b>2.08</b>	<b>80</b>

**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**



South Looking North



Southeast Looking Northwest



North Looking South



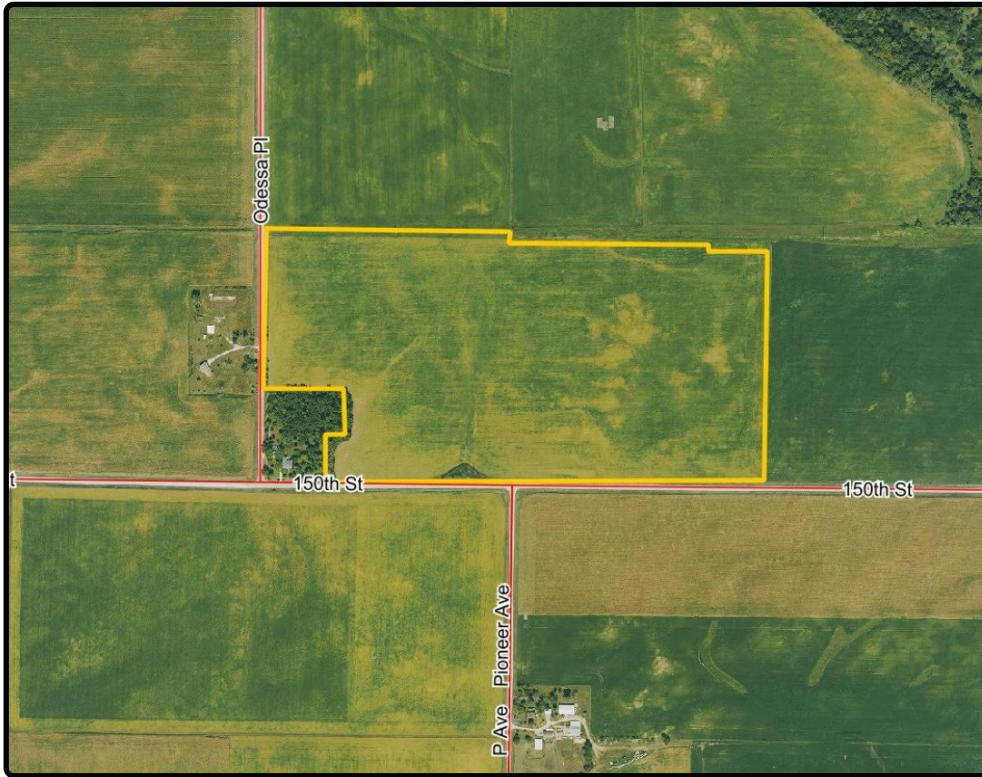
Northwest Looking Southeast



**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**





## Parcel 4

FSA/Eff. Crop Acres:	74.70
Corn Base Acres:	43.20
Bean Base Acres:	31.50
Soil Productivity:	88.70 CSR2

### Parcel 4 Property Information 70.25 Acres, m/l

#### Location

From Perry: Go east on Highway 141 for 3¼ mile, then south on Odessa Pl. for ¾ mile. Property is on the east side of the road.

#### Legal Description

Fractional portion of SE¼ SE¼ of Section 16 and fractional portion of SW¼ SW¼ of Section 15, Township 81 North, Range 27 West of the 5th P.M. (Beaver Township)

#### Lease Status

Leased through the 2024 crop year.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,276.00  
Net Taxable Acres: 70.25  
Tax per Net Taxable Acre: \$32.40  
Tax Parcel ID #: 0315300002 & 0316400006

#### FSA Data

Farm Number 6184, Tract 25215  
FSA/Eff. Crop Acres: 74.70  
Corn Base Acres: 43.20  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 31.50  
Bean PLC Yield: 48 Bu.

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

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

#### Land Description

Level to gently rolling.

#### Drainage

Natural.

#### Water & Well Information

No known wells.

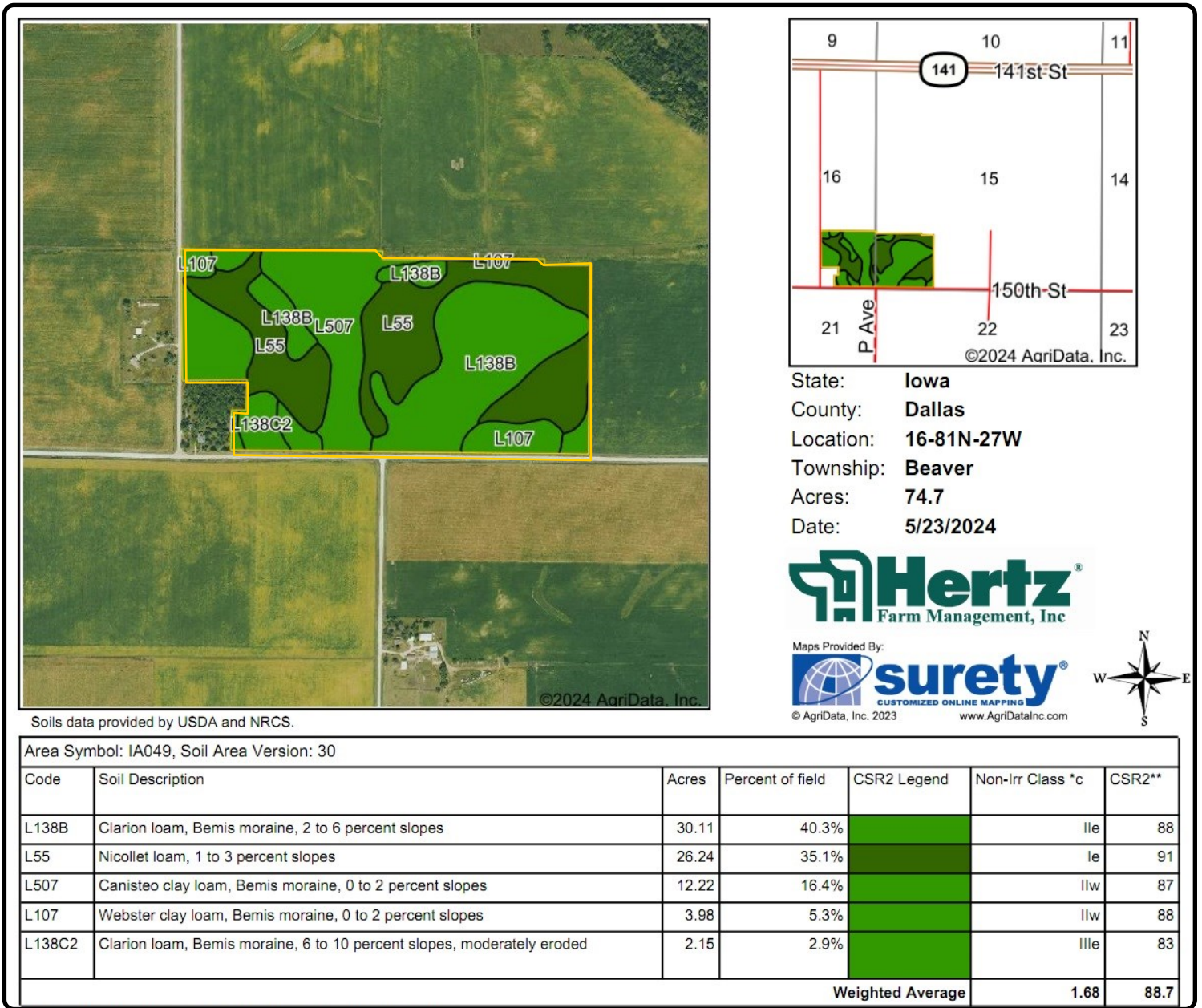
#### Comments

High-quality soils on this Dallas County farm.

**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**





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**

**515-382-1500**  
415 S. 11th Street  
Nevada, IA 50201  
**www.Hertz.ag**



West Looking East



Southeast Looking Northwest



East Looking West



Northwest Looking Southeast



**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**



Date: **Thur., June 20, 2024**

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

Site: **Elks Lodge  
2823 Willis Ave.  
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 515-382-1500 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

Croft Farm Enterprises

### 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 July 25, 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 subject to the existing lease which expires February 28, 2025. Taxes will be prorated to July 25, 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.

**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**