

**ACREAGE:**

**215.64 Acres, m/l**  
Marshall County, IA

**DATE:**

Bid Deadline:  
**August 21, 2024**  
**1:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Real Estate  
Services**  
Nevada, IA

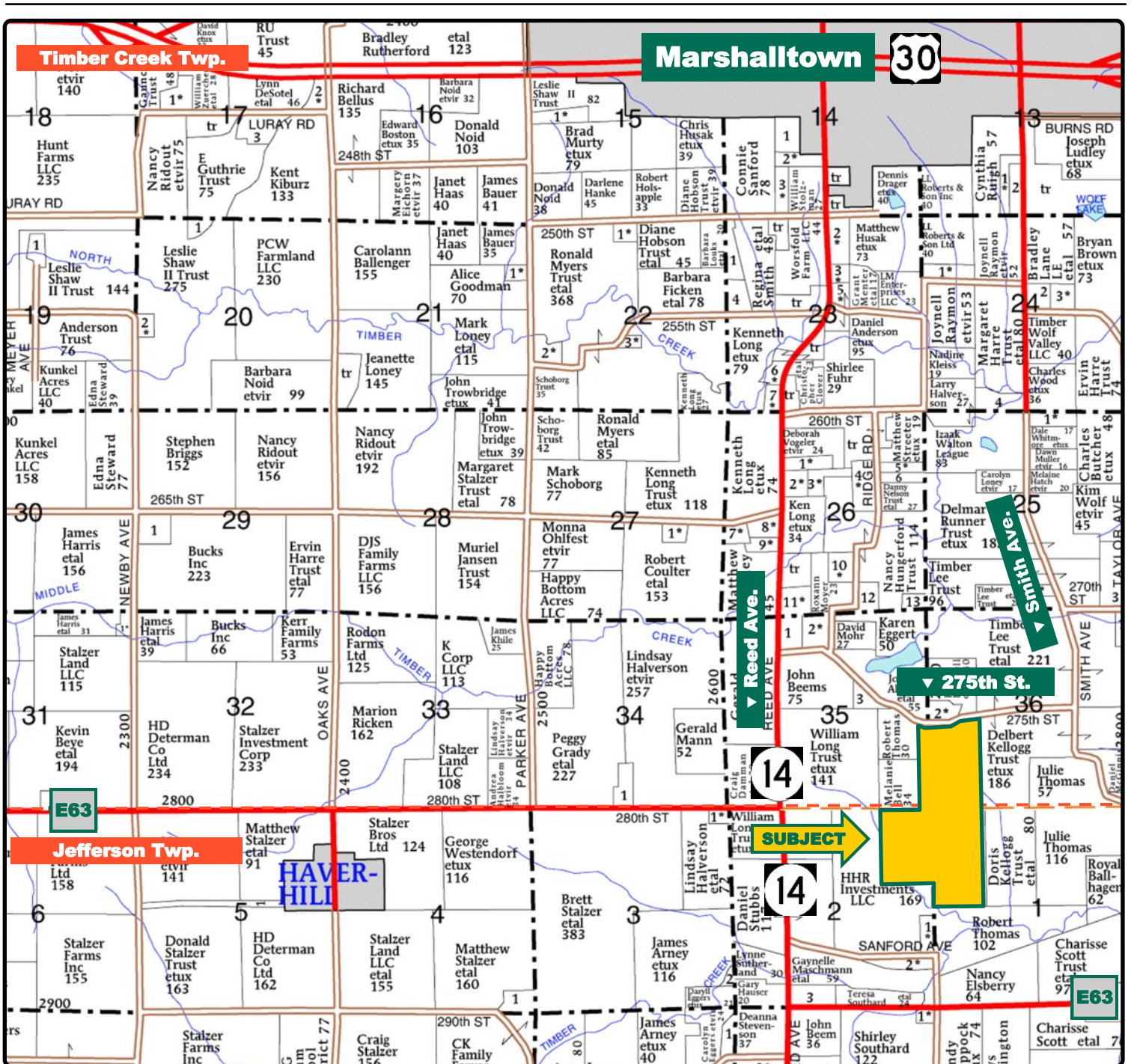


### Property Key Features

- **3½ Miles South of Marshalltown, Iowa**
- **209.93 FSA/Eff. Crop Acres Carrying a 63.90 CSR2**
- **Large Contiguous Tract of Marshall County Farmland**

**Kyle Hansen, ALC**  
Licensed Broker in IA, MO, NE & AZ  
**515-370-3446**  
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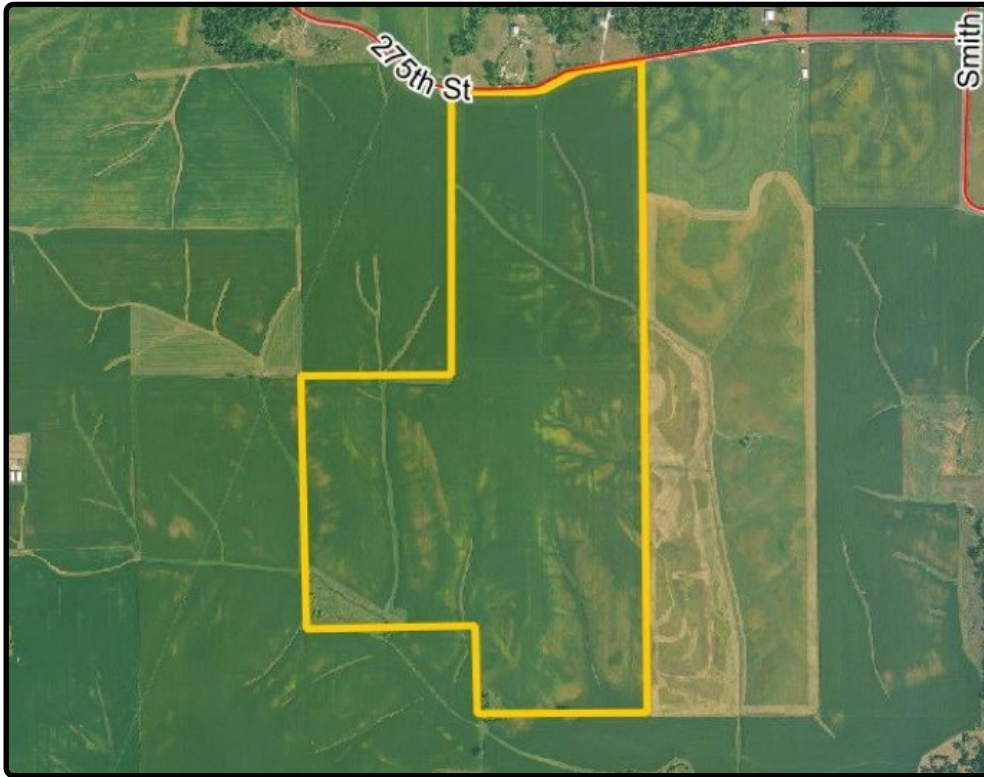
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<b>FSA/Eff. Crop Acres:</b>	<b>209.93</b>
<b>CRP Acres:</b>	<b>1.90</b>
<b>Corn Base Acres:</b>	<b>108.90</b>
<b>Bean Base Acres:</b>	<b>73.50</b>
<b>Soil Productivity:</b>	<b>63.90 CSR2</b>

## Property Information

**215.64 Acres, m/l**

### Location

From Marshalltown: Go south on Highway 14 for 3 miles, then east on 275th Street for ½ mile. Property is on the south side of the road.

### Legal Description

W½ SW¼ lying south of Rd. in Section 36, AND E 10 Ac. E½ SE¼, except Parcel A in Section 35, all in Township 83 North, Range 18 West of the 5th P.M. (Timber Creek Township) AND W½ NW¼ in Section 1, AND NE¼ NE¼, N½ SE¼ NE¼ in Section 2, all in Township 82 North, Range 18 West of the 5th P.M. (Jefferson Township). Final Abstract shall govern.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$6,776.00  
 Net Taxable Acres: 215.64  
 Tax per Net Taxable Acre: \$31.42  
 Tax Parcel ID #: 8218-01-100-001, 8218-07-100-003, 8218-02-200-003, 8218-02-200-004, 8318-38-400-006, 8318-36-300-003, 8318-36-300-007.

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Part of Farm Number 1549, Tract 1899  
 FSA/Eff. Crop Acres: 209.93  
 CRP Acres: 1.90  
 Corn Base Acres: 108.90  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 73.50  
 Bean PLC Yield: 61 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### CRP Contracts

There are 1.90 acres enrolled in a CP8A contract that pays \$626.00 annually and expires 9/30/25.

### Soil Types/Productivity

Primary soils are Killduff, Shelby and Tama. CSR2 on the FSA/Eff. crop acres is 63.90. See soil map for detail.

### Mineral Rights

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

### Land Description

Rolling to severely sloping.

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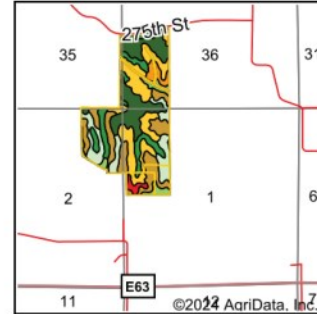
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State: **Iowa**  
County: **Marshall**  
Location: **1-82N-18W**  
Township: **Jefferson**  
Acres: **209.93**  
Date: **7/10/2024**



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

Area Symbol: IA127, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	49.11	23.7%		IIIe	55
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	38.68	18.5%		IVe	37
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	29.00	13.9%		IIIe	62
120C	Tama silty clay loam, 5 to 9 percent slopes	25.37	12.1%		IIIe	90
120B	Tama silty clay loam, 2 to 5 percent slopes	18.21	8.7%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.33	5.4%		IIIe	87
11B	Colo-Ely complex, 0 to 5 percent slopes	6.73	3.2%		IIw	86
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	5.94	2.8%		IVe	44
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	5.28	2.5%		IIIe	81
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.26	2.5%		IIw	77
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.80	1.8%		IIw	70
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.34	1.6%		IVe	15
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	3.32	1.6%		IIIe	82
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	3.03	1.4%		Vle	39
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.50	0.2%		IIIe	85
M162D	Downs silt loam, till plain, 9 to 14 percent slopes	0.13	0.1%		IVe	60
<b>Weighted Average</b>					<b>3.11</b>	<b>63.9</b>

## Drainage

Natural, plus tile. No maps available.

## Buildings/Improvements

None.

## Water & Well Information

No known wells.

## Comments

Great rolling farm in central Marshall County, ½ mile from State Highway 14.

*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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Northwest Looking Southeast



Southwest Looking Northeast



Southeast Looking Northwest



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Bid Deadline: **Wed., Aug. 21, 2024**

Time: **1:00 P.M., CST**

Mail To:

**Hertz Real Estate Services**  
**Attn: Kyle Hansen**  
**P.O. Box 500**  
**Nevada, IA 50201**

### **Seller**

A-C-T Inc.

### **Agency**

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

### **Method of Sale**

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an “As-Is, Where-Is, with All Faults” condition.

### **Bid Submission Process**

To request a Bid Packet, please call Sale Manager, Kyle Hansen at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before August 21, 2024 by 1:00 P.M., CST. The Seller will accept or reject all bids by 4:00 P.M., CST on August 22, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 24, 2024, or as soon thereafter as closing documents are available. 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 September 24, 2024.

### **Contract & Title**

Upon acceptance of bid by Seller, the successful 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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