

Land Auction

ACREAGE:

156.80 Acres, m/l
In 2 parcels
Story County, IA

DATE:

Thursday
September 5, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



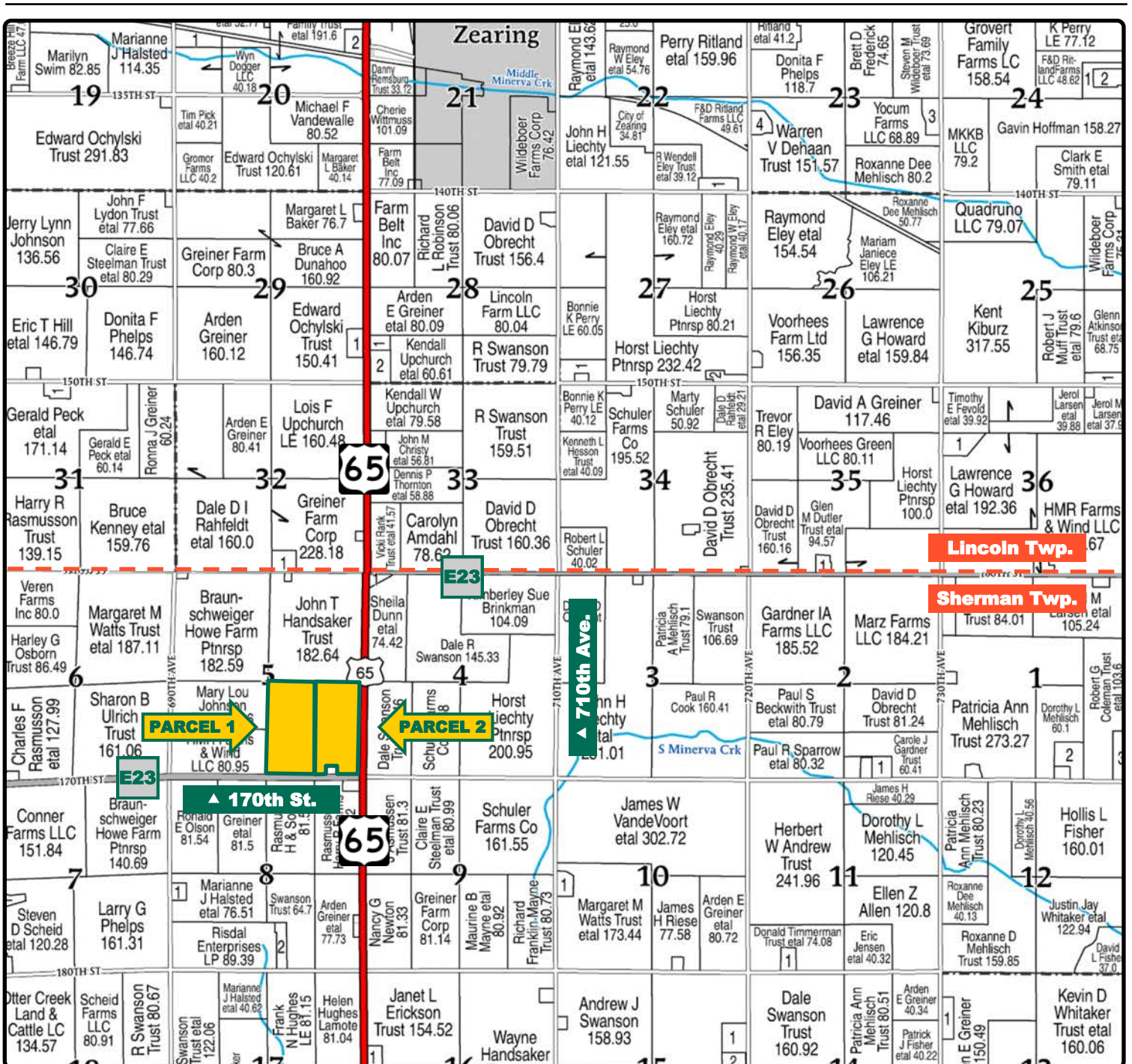
Property Key Features

- High-Quality Story County Farmland
- Parcel 1: Over 80% Pattern Tiled, Parcel 2: 100% Pattern Tiled
- Combined 152.64 Estimated FSA/Eff. Crop Acres with an Average 86.30 CSR2

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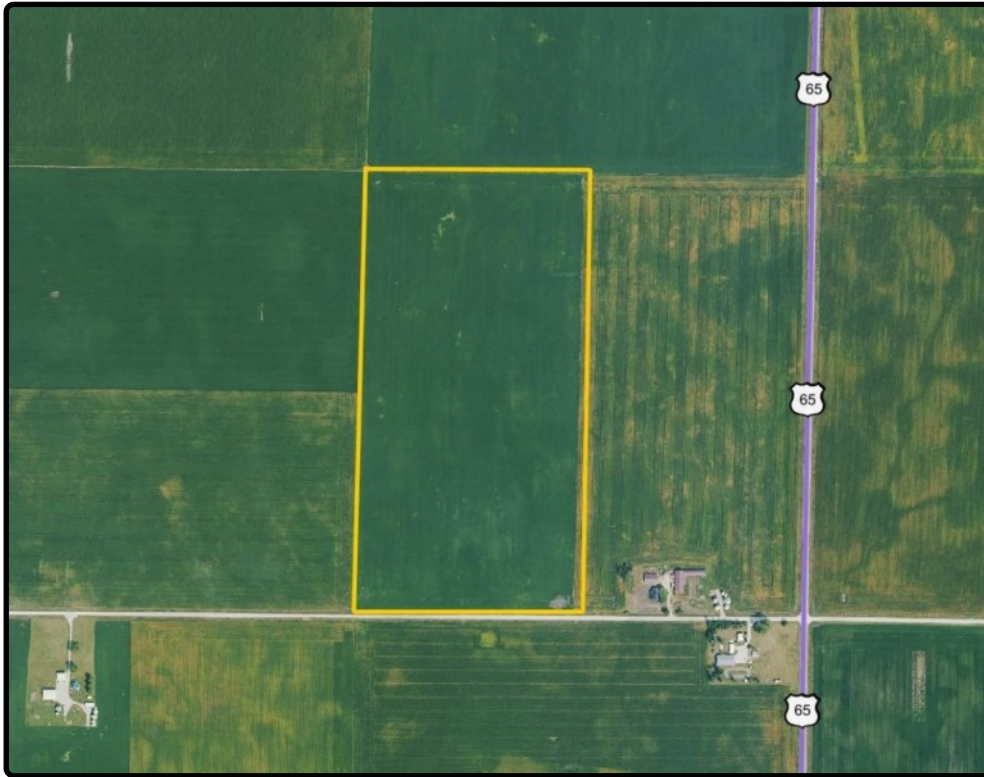


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Parcel 1

FSA/Eff. Crop Acres: 79.05*
Corn Base Acres: 57.14*
Bean Base Acres: 21.91*
Soil Productivity: 86.80 CSR2

**Acres are estimated.*

Parcel 1 Property Information 80.00 Acres, m/l

Location

From Zearing: Go south on Highway 65 for 3 miles, then west on 170th Street for ¼ mile. Property is on the north side of the road.

Legal Description

W½ SE¼ of Section 5, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,790.00
 Gross Acres: 80.00
 Net Taxable Acres: 79.00
 Tax per Net Taxable Acre: \$35.32

Tax Parcel ID #: 0805400100 & 0805400300

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3875, Tract 2343
 FSA/Eff. Crop Acres: 79.05*
 Corn Base Acres: 57.14*
 Corn PLC Yield: 164 Bu.
 Bean Base Acres: 21.91*
 Bean PLC Yield: 46 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 86.80. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Yield history available. Contact agent for details.

Land Description

Level to mildly sloped.

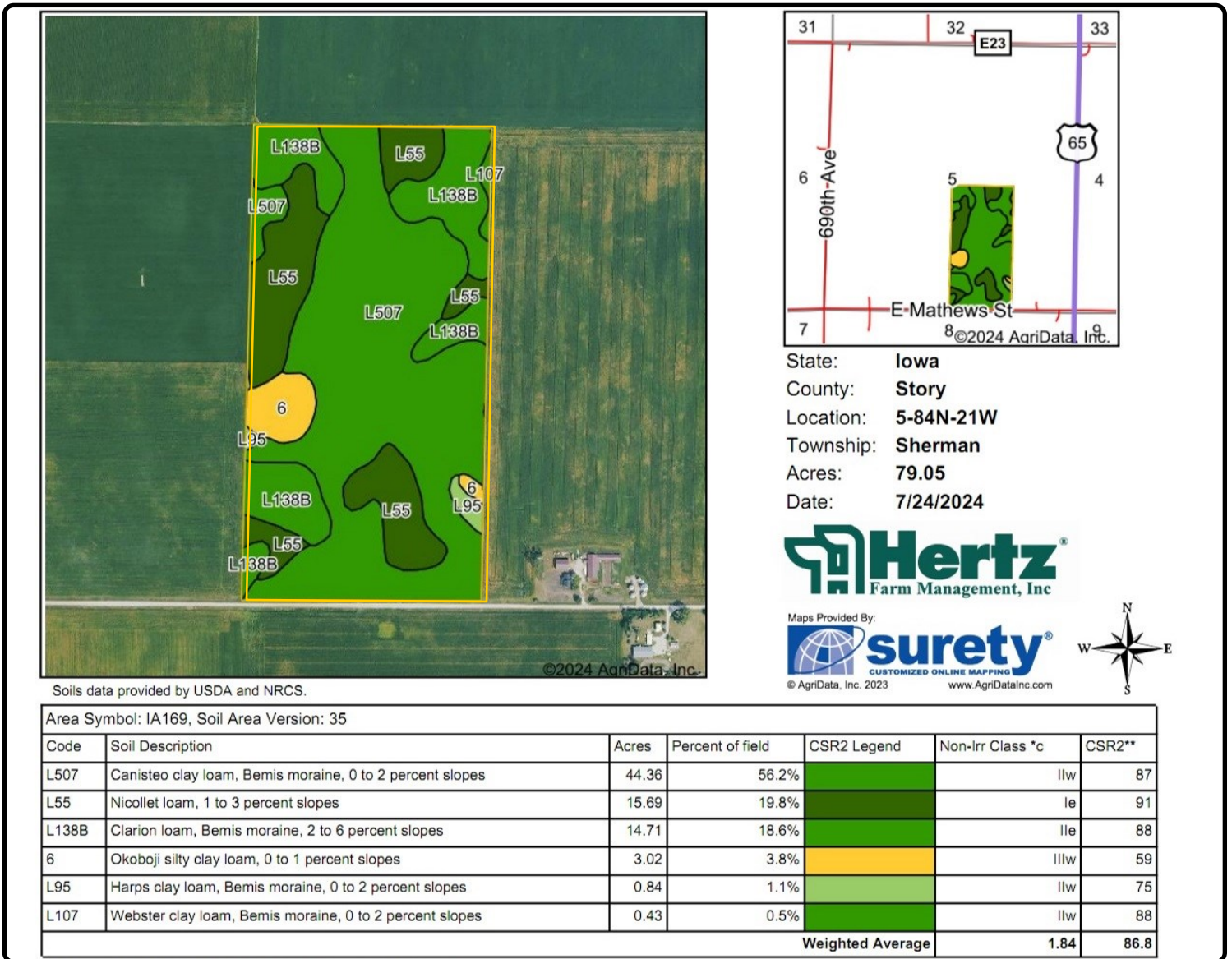
Drainage

- Natural, plus pattern tile. See map for details.
- Drainage District: Sherman #36.

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Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive soils on this Story County farm.

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Parcel 2

FSA/Eff. Crop Acres: 73.59*
Corn Base Acres: 53.16*
Bean Base Acres: 20.39*
Soil Productivity: 85.80 CSR2

**Acres are estimated.*

Parcel 2 Property Information 76.80 Acres, m/l

Location

From Zearing: Go south on Highway 65 for 3 miles, then west on 170th Street. Property is on northwest corner of the Highway 65 / 170th Street intersection.

Legal Description

E½ SE¼, except acreage site, of Section 5, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,790.00
 Gross Acres: 76.80
 Net Taxable Acres: 73.18
 Tax per Net Taxable Acre: \$38.13

Tax Parcel ID #: 0805400405 & 0805400200

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 3875, Tract 2343
 FSA/Eff. Crop Acres: 73.59*
 Corn Base Acres: 53.16*
 Corn PLC Yield: 164 Bu.
 Bean Base Acres: 20.39*
 Bean PLC Yield: 46 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 85.80. See soil map for detail.

Mineral Rights

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

Yield History (Bu./Ac.)

Yield information available. Contact agent for details.

Land Description

Level to mildly sloped.

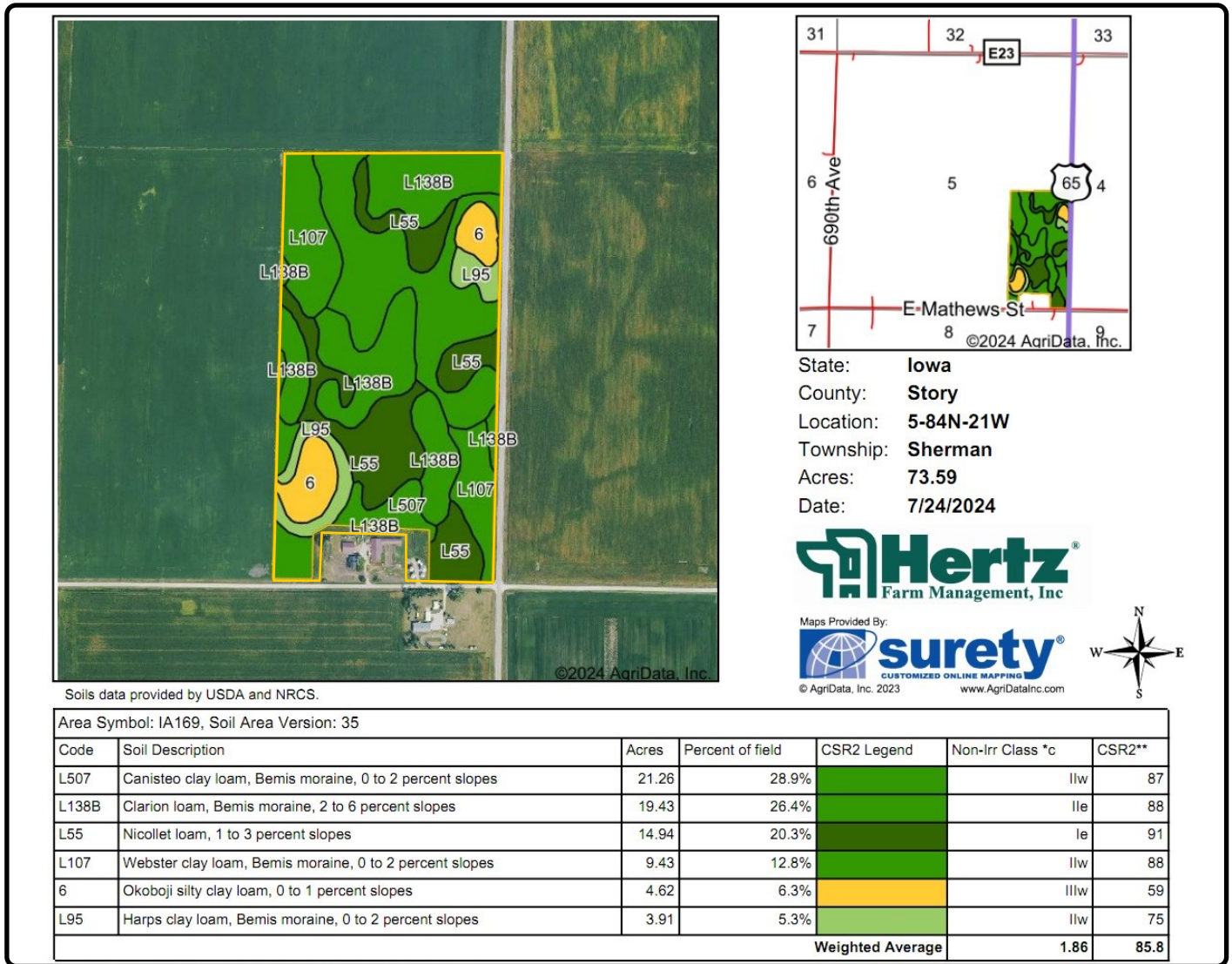
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Buildings/Improvements

- (3) 8,000 bu. grain storage bins (1968/1983)
- (2) 3,000 bu. grain storage bins (1967)
- (1) 18,000 bu. grain storage bin (2021)

Water & Well Information

No known wells.

Comments

Productive soils on this Story County farm.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services 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

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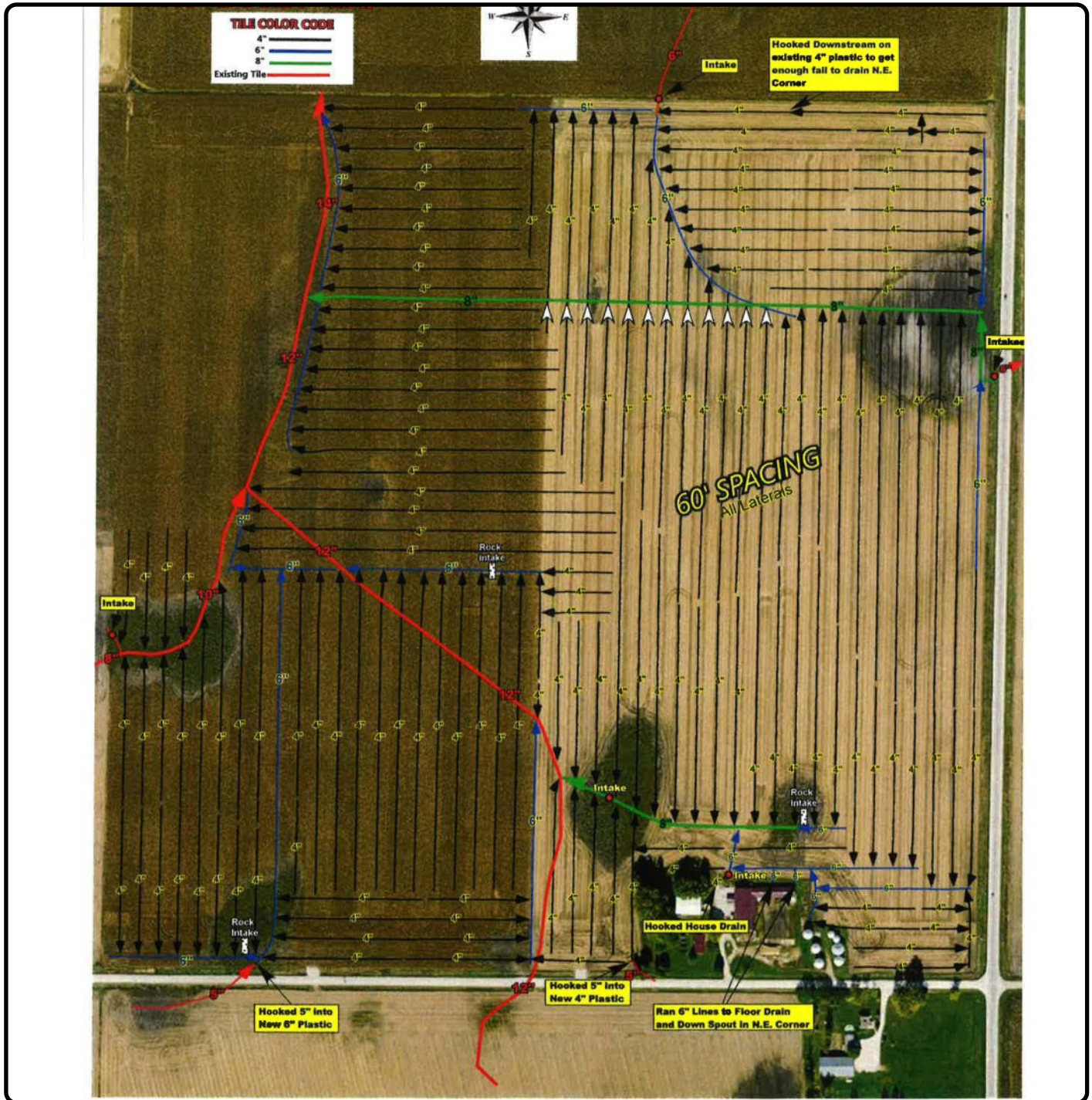
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Parcel 1 - North Looking South



Parcel 2 - North Looking South



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Date: **Thurs., Sept. 5, 2024**

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

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer 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. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Chad Reifschneider or Dick Pringnitz 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 one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding
- Seller reserves the right to refuse any and all bids.

Seller

Janet S. Brinkman Revocable Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Ryan Haaland
Fredrickson 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 November 14, 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 or after the removal of the 2024 crop. Taxes will be prorated to November 14, 2024.

Survey

Should parcels sell separately, property will be surveyed at Seller’s expense to determine boundary line.

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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