

**ACREAGE:**

**210.38 Acres, m/l**  
In 3 Parcels  
Harrison County, IA

**DATE:**

Bid Deadline:  
**November 13, 2024**  
**2:00 P.M., CST**

**RETURN BIDS TO:**

**Hertz Farm  
Management**  
Omaha, NE



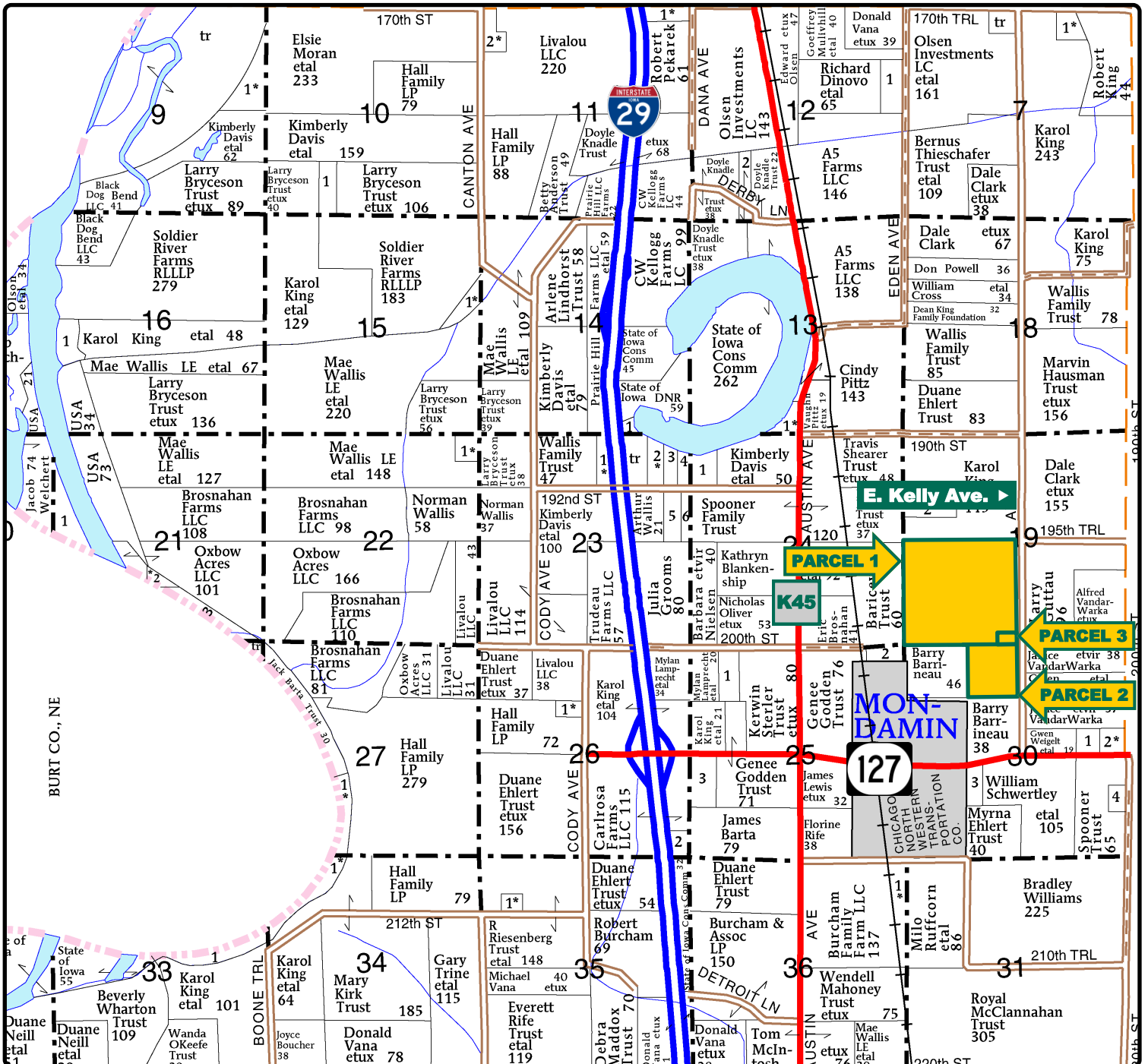
## Property Key Features

- Well-Cared For Harrison County Farms Offered Individually & in Combination
- 8-Tower Electric Pivot Irrigation System
- Newer 35,500 Bushel Capacity Grain Bin Site

**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**JoeL@Hertz.ag**



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

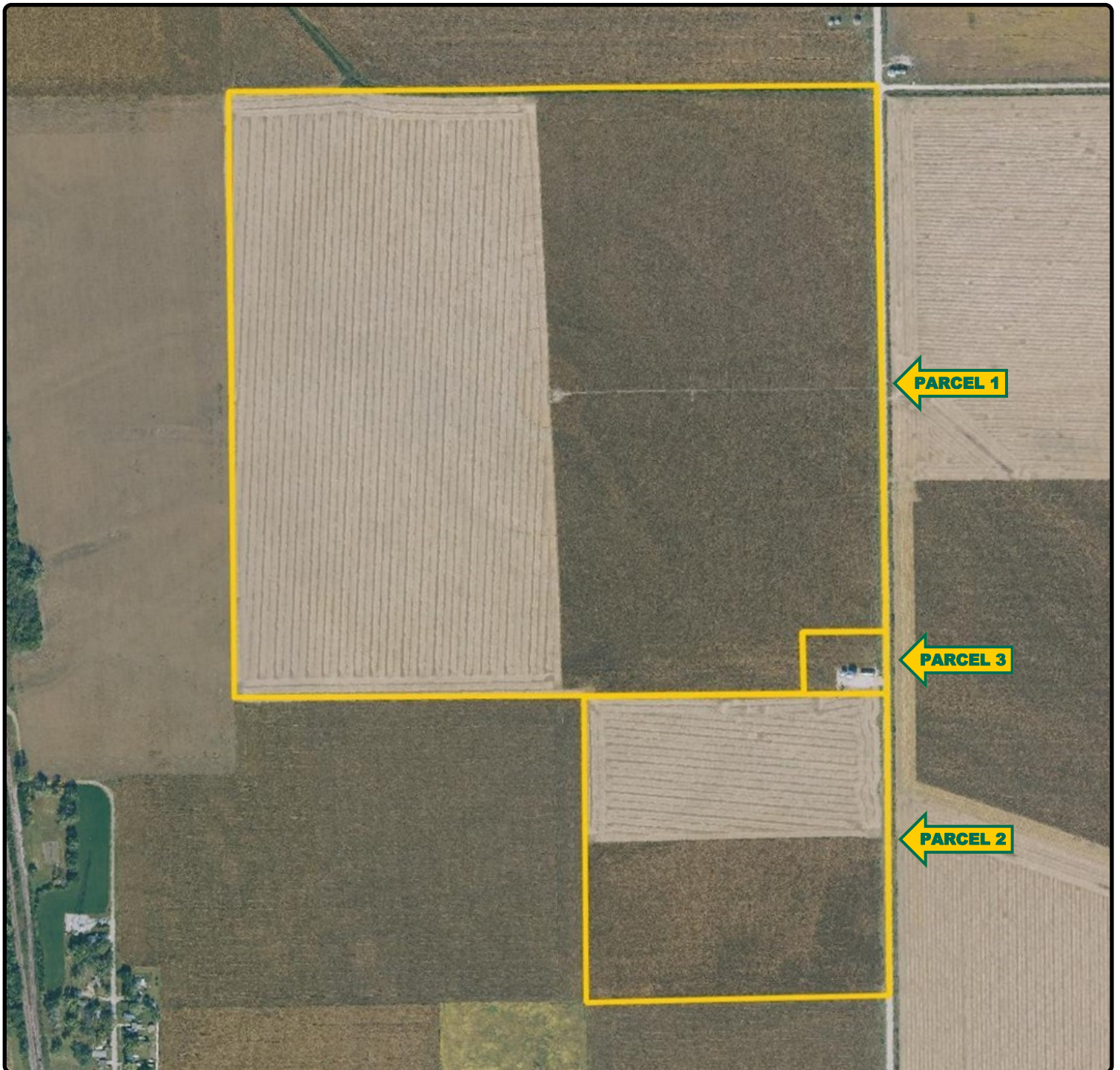
**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
ScottH@Hertz.ag

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
Joel@Hertz.ag



**210.38 Acres, m/l - In 3 Parcels, Harrison County, IA**



**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**



## Parcel 1

**FSA/Eff. Crop Acres: 167.06\***  
**Corn Base Acres: 83.53\***  
**Bean Base Acres: 83.53\***  
**Soil Productivity: 67.20 CSR2**

*\*Acres are estimated.*

### Parcel 1 Property Information 169.13 Acres, m/l

#### Location

From Mondamin: Go east on IA-127 for 0.6 miles and then north on E Kelly Ave. for 0.9 miles. Property is located on the west side of the road.

#### Legal Description

The SW¼, except 2.25 acres, m/l, in the southeast corner of the SE¼ SW¼, in Section 19, Township 80 North, Range 44 West of the 5th P.M., Harrison Co., IA. Updated abstract to govern.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$5,260.00\*  
 Net Taxable Acres: 169.13\*  
 Tax Parcel ID #: part of

200000603400000, 200000603500000, 200000603600000, & 200000603700000  
*\*Taxes estimated pending survey of property and pending tax parcel split. Harrison County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Part of Farm Number 4178, Tract 2668  
 FSA/Eff. Crop Acres: 167.06\*  
 Corn Base Acres: 83.53\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 83.53\*  
 Bean PLC Yield: 47 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Harrison County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soils are Luton, Salix, and Kreg. CSR2 on the estimated FSA/Eff. crop acres is 67.20. 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.

#### Drainage

Natural.

**Scott Henrichsen, AFM**  
 Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
 11717 M Circle  
 Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
 Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**





### Buildings/Improvements

None.

### Water & Well Information

Well number 1904 is located at the center of the property.

### Irrigation Information

There is an 8-tower, Zimmatic irrigation system powered by a 40hp electric pump. The well depth is an estimated 80 feet.

### Survey

If parcels 1 and 3 sell to separate buyers, a survey will be completed at the seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

### Fall Input Reimbursement

Seller has purchased a portion of anhydrous for fall 2024 application. Buyer will need to reimburse Seller at closing for this expense. Contact agent for details.

**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**



## Parcel 2

**FSA/Eff. Crop Acres:** 39.00\*  
**Corn Base Acres:** 19.50\*  
**Bean Base Acres:** 19.50\*  
**Soil Productivity:** 85.50 CSR2

*\*Acres are estimated.*

### Parcel 2 Property Information 39.00 Acres, m/l

#### Location

From Mondamin: Go east on IA-127 for 0.6 miles and then north on E Kelly Ave. for 0.4 miles. Property is located on the west side of the road.

#### Legal Description

The NE¼ of the NW¼ in Section 30, Township 80 North, Range 44 West of the 5th P.M., Harrison Co., IA.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$1,550.00  
 Net Taxable Acres: 39.00  
 Tax per Net Taxable Acre: \$39.74  
 Tax Parcel ID #: 200000603800000

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Part of Farm Number 4178, Tract 2668  
 FSA/Eff. Crop Acres: 39.00\*  
 Corn Base Acres: 19.50\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 19.50\*  
 Bean PLC Yield: 47 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Harrison County FSA office.*

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soil is Salix. CSR2 on the estimated FSA/Eff. crop acres is 85.50. 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.

#### Drainage

Natural.

#### Buildings/Improvements

None.

#### Water & Well Information

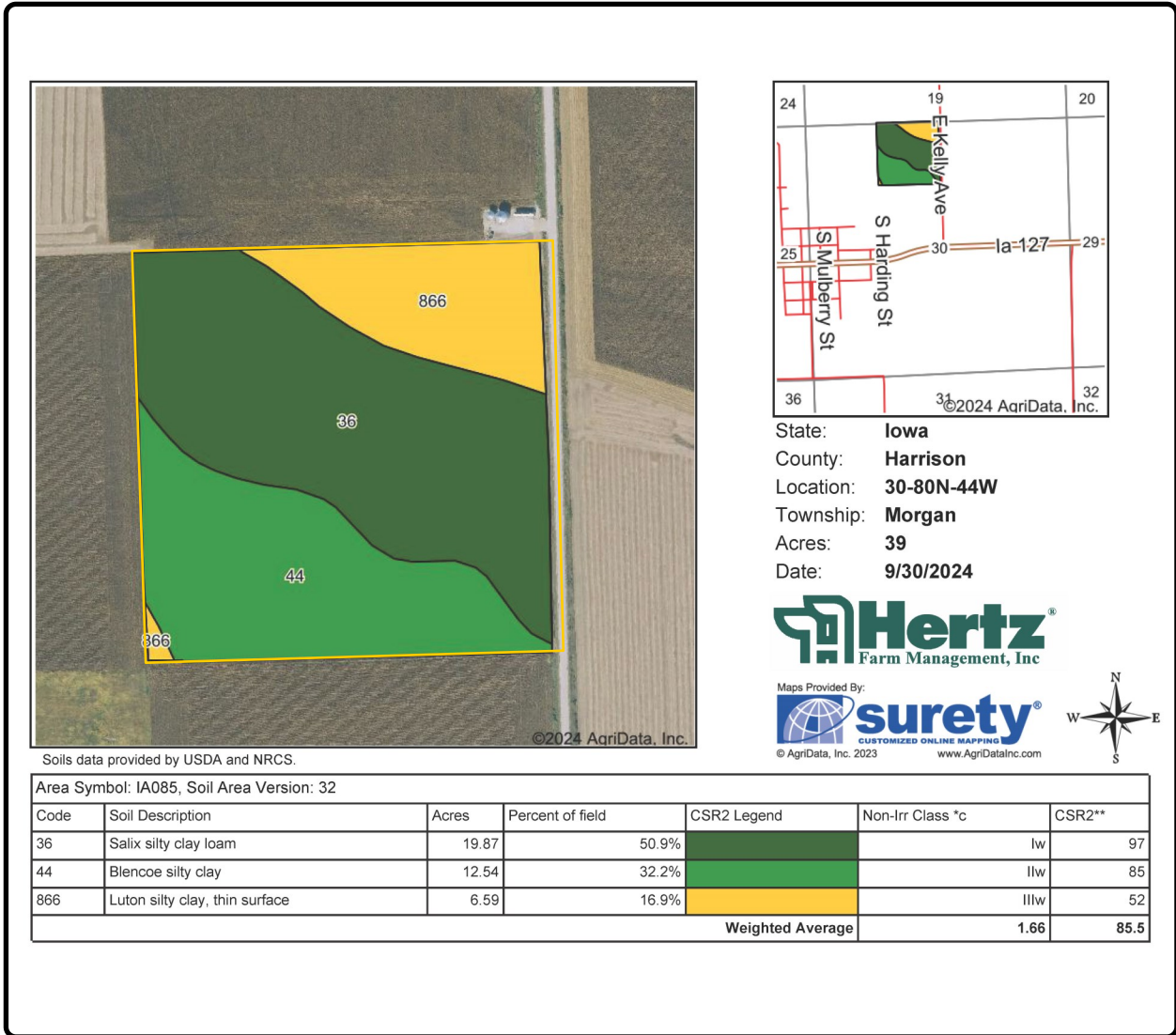
Well number 1592 is located at the center of the north boundary line.

**Scott Henrichsen, AFM**  
 Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
 11717 M Circle  
 Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
 Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**





### Irrigation Information

This property has irrigation potential with an irrigation well. No known information when last used.

### Fall Input Reimbursement

Seller has purchased their portion of anhydrous for fall 2024 application. Buyer will need to reimburse Seller at closing for this expense. Contact agent for details.

**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**



## Parcel 3

**FSA/Eff. Crop Acres:** 1.78\*  
**Corn Base Acres:** 0.89\*  
**Bean Base Acres:** 0.89\*  
**Soil Productivity:** 52.00 CSR2

*\*Acres are estimated.*

### Parcel 3 Property Information 2.25 Acres, m/l

#### Location

From Mondamin: Go east on IA-127 for 0.6 miles and then north on E Kelly Ave. for 0.6 miles. Property is located on the west side of the road

#### Legal Description

2.25 Acres, m/l, in the southeast corner of the SE¼ SW¼ in Section 19, Township 80 North, Range 44 West of the 5th P.M., Harrison Co., IA. Updated abstract to govern.

#### Real Estate Tax

Taxes Payable 2024 - 2025: \$418.00\*  
 Net Taxable Acres: 2.25\*

Tax Parcel ID #: Part of  
 2000006034000000

*\*Taxes estimated pending survey of property and pending tax parcel split. Harrison County Treasurer/Assessor will determine final tax figures.*

#### Lease Status

Open lease for the 2025 crop year.

#### FSA Data

Part of Farm Number 4178, Tract 2668  
 FSA/Eff. Crop Acres: 1.78\*  
 Corn Base Acres: 0.89\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 0.89\*  
 Bean PLC Yield: 47 Bu.

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

#### NRCS Classification

NHEL: Non-Highly Erodible Land.

#### Soil Types/Productivity

Primary soil is Luton. CSR2 on the estimated FSA/Eff. crop acres is 52.00. 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.

**Scott Henrichsen, AFM**

Licensed Salesperson in IA, NE & MO

**716-310-0466**

**ScottH@Hertz.ag**

**402-697-7500**

11717 M Circle  
 Omaha, NE 68137

**www.Hertz.ag**

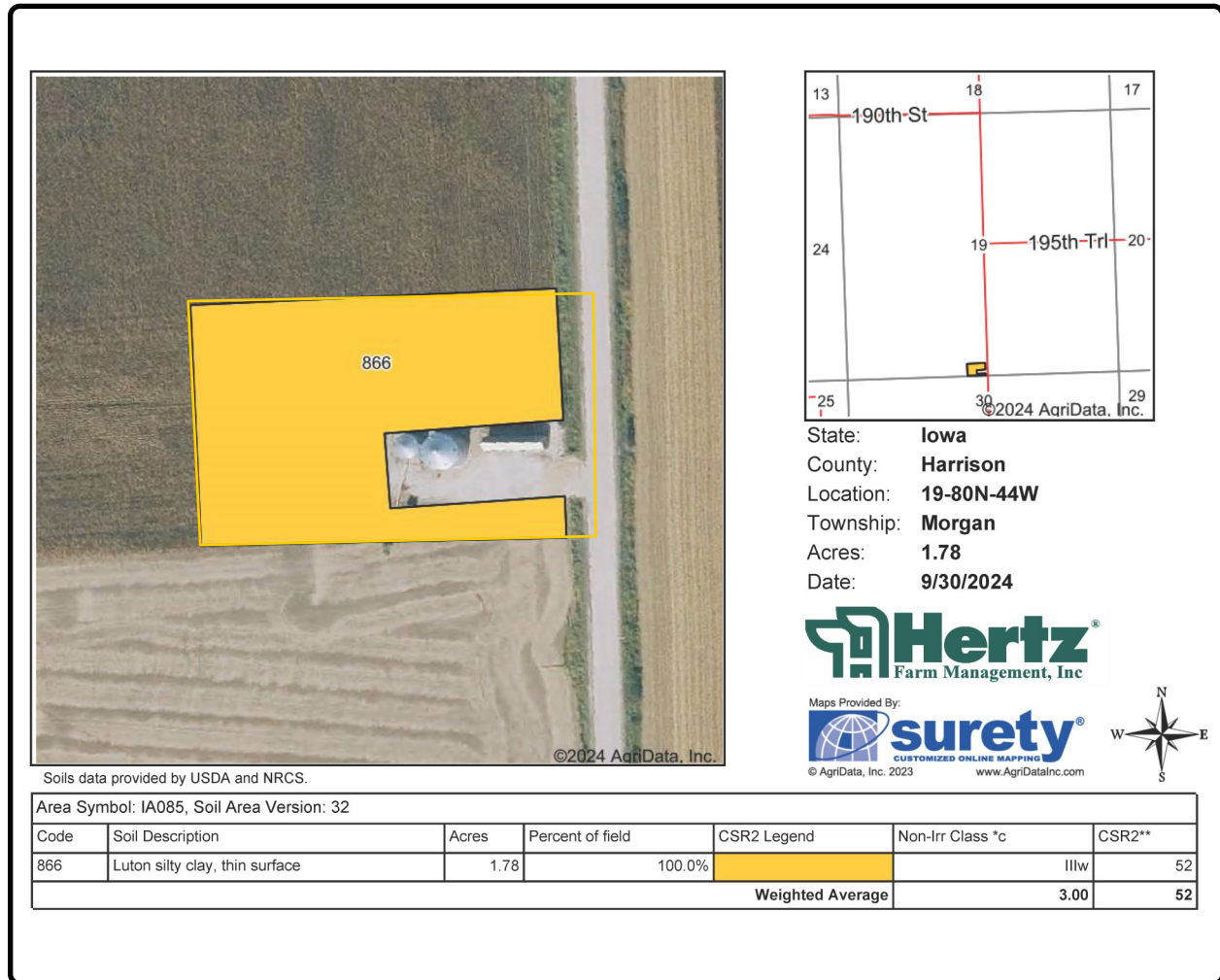
**Joe Lemmons, CCA**

Licensed Salesperson in IA & NE

**402-416-7948**

**JoelL@Hertz.ag**





### Drainage

Natural.

### Buildings/Improvements

- 36' x 29' Conrad American grain bin with 8" powersweep, 15hp - 28" axial fan. Built in 2018 with 27,000 bu. +/- capacity.
- 24' x 22' Conrad American grain bin with 8" powersweep, 3hp - 18" axial fan. Built in 2018 with 8,500 bu. +/- capacity.
- 12' x 60' grain shed built in 1900

### Water & Well Information

None.

### Survey

If parcels 1 and 3 sell to separate buyers, a survey will be completed at the seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

### Fall Input Reimbursement

Seller has purchased a portion of anhydrous for fall 2024 application. Buyer will need to reimburse Seller at closing for this expense. Contact agent for details.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, 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.*

**Scott Henrichsen, AFM**

Licensed Salesperson in IA, NE & MO

**716-310-0466**

**ScottH@Hertz.ag**

**402-697-7500**

11717 M Circle  
Omaha, NE 68137

**www.Hertz.ag**

**Joe Lemmons, CCA**

Licensed Salesperson in IA & NE

**402-416-7948**

**JoelL@Hertz.ag**

**Parcel 1** - Looking Southwest



**Parcel 1** - Looking Northeast



**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**JoeL@Hertz.ag**



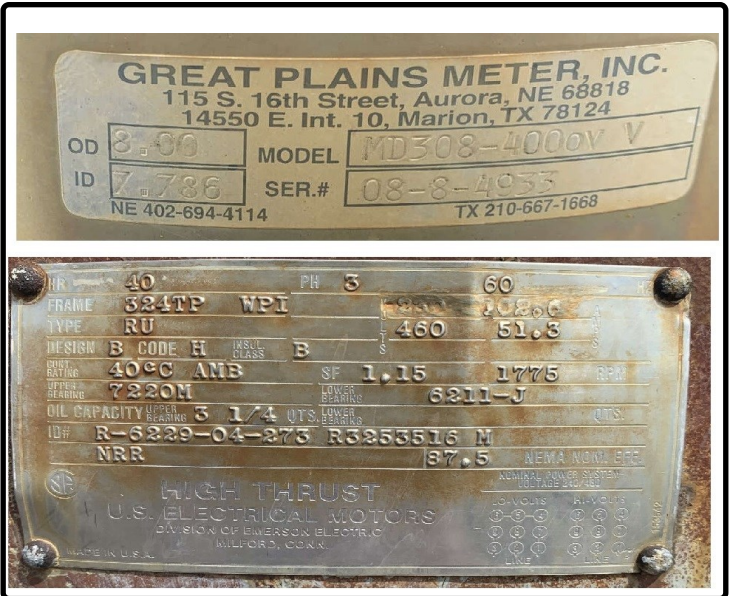
**Parcel 1 - Pivot**



**Parcel 1 - Pivot Setup**



**Parcel 1 - Electric Irrigation Motor Information**



**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**



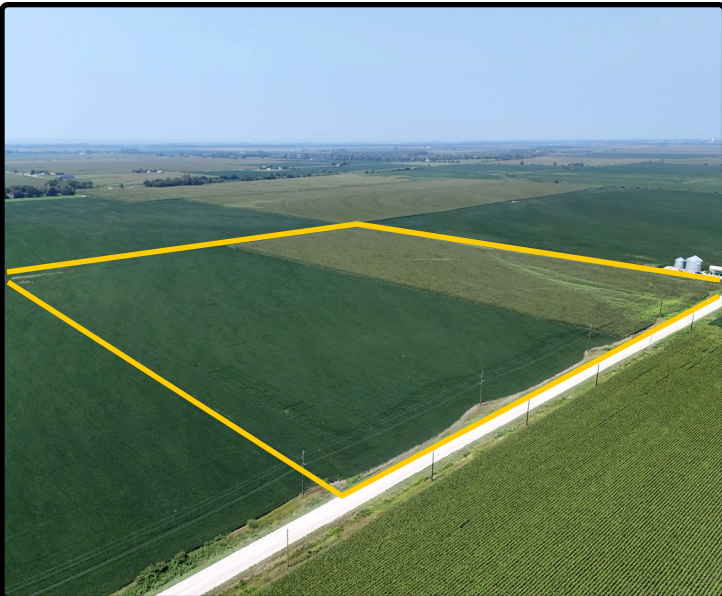
**Parcel 2 - Looking North**



**Parcel 2 - Looking East**



**Parcel 2 - Looking Northwest**



**Parcel 2 - Looking South**



**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**Joel@Hertz.ag**



**Parcel 3** - Overlooking the Grain Storage Site



**Parcel 3** - View of the Grain Bins



**Scott Henrichsen, AFM**  
Licensed Salesperson in IA, NE & MO  
**716-310-0466**  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**

**Joe Lemmons, CCA**  
Licensed Salesperson in IA & NE  
**402-416-7948**  
**JoeL@Hertz.ag**

Bid Deadline: **Wed., Nov. 13, 2024**

Time: **2:00 P.M., CST**

Mail To:

**Hertz Farm Management  
Attn: Scott Henrichsen, AFM  
11717 M Circle  
Omaha, NE 68137**

### **Seller**

W & D Armbrust Investments, LLC

### **Agency**

Hertz Farm Management and their representatives are Agents of the Seller.

### **Method of Sale**

- Parcels will be offered individually and in combination with the property being offered to the high bidder(s) in the manner resulting in the highest total sale price.
- Combination offers will require allocations by parcel.
- Seller reserves the right to refuse any and all bids.

### **Announcements**

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management 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, Scott Henrichsen, AFM at cell phone number 716-310-0466 or office phone number 402-697-7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Wednesday, November 13, 2024 by 2:00 p.m., CST. The Seller will accept or reject all bids by 12:00 Noon, CST on Friday, November 15, 2024, and all bidders will be notified shortly thereafter.

### **Terms of Possession**

Winning bidder(s) will be required to submit a 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 December 13, 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 March 1, 2025. Taxes will be prorated to closing.

### **Survey**

If parcels 1 and 3 sell to separate buyers, a survey will be completed at the seller's expense and the final sale price will be adjusted up or down based on final surveyed acres.

### **Fall Input Reimbursement**

Seller has purchased a portion of anhydrous for fall 2024 application. Buyer will need to reimburse Seller at closing for this expense. Contact agent for details.

### **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.

**Scott Henrichsen, AFM**

Licensed Salesperson in IA, NE & MO

**716-310-0466**

**ScottH@Hertz.ag**

**402-697-7500**

11717 M Circle

Omaha, NE 68137

**www.Hertz.ag**

**Joe Lemmons, CCA**

Licensed Salesperson in IA & NE

**402-416-7948**

**JoeL@Hertz.ag**