

Land Auction

ACREAGE:

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

DATE:

Friday,
November 15, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



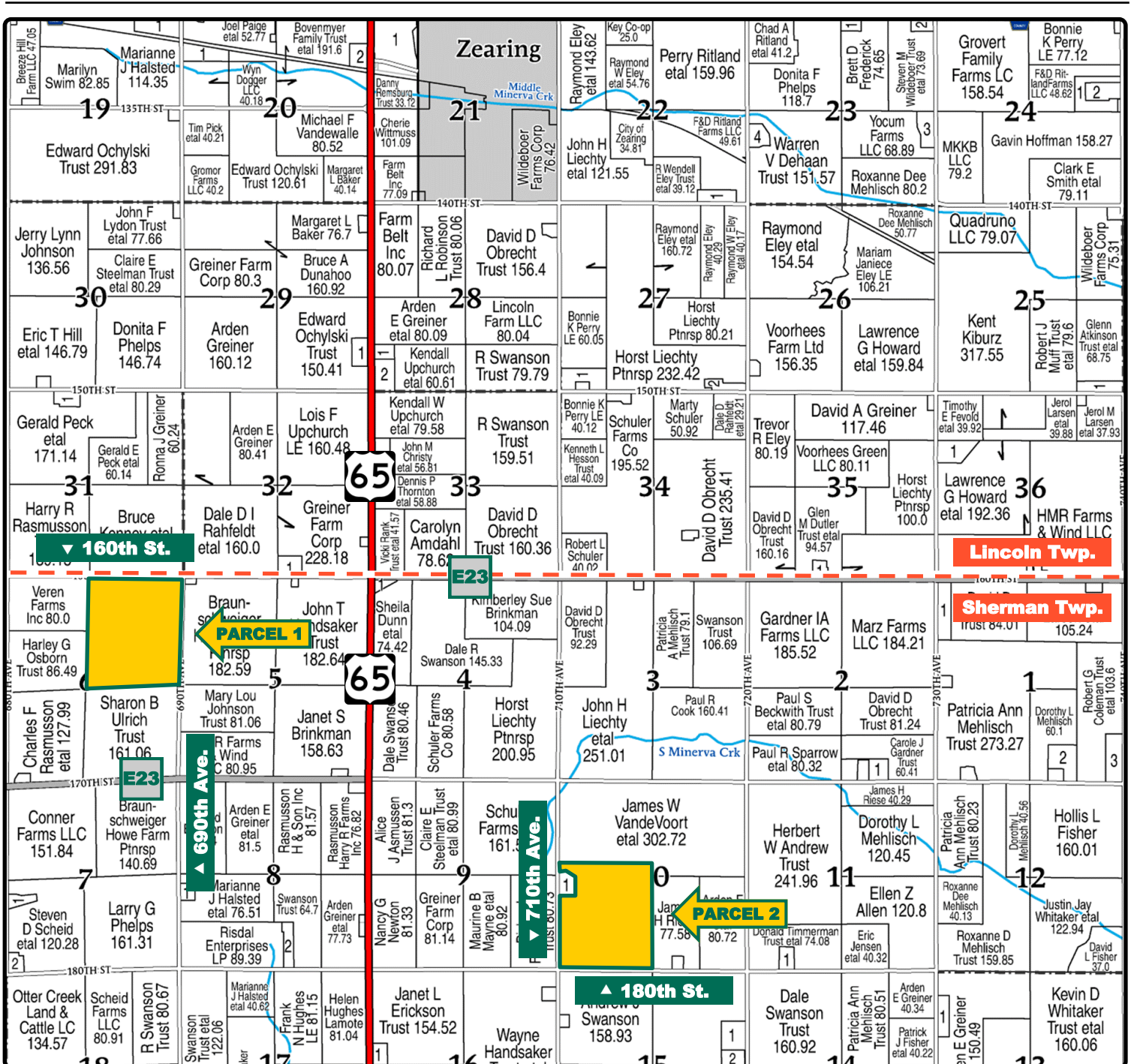
Property Key Features

- High-Quality Story County Soils
- 352.10 FSA/Eff. Crop Acres with an Average 87.50 CSR2
- Additional Income Sources with a Wind Turbine Lease and Grain Bins

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Craig Welter, AFM
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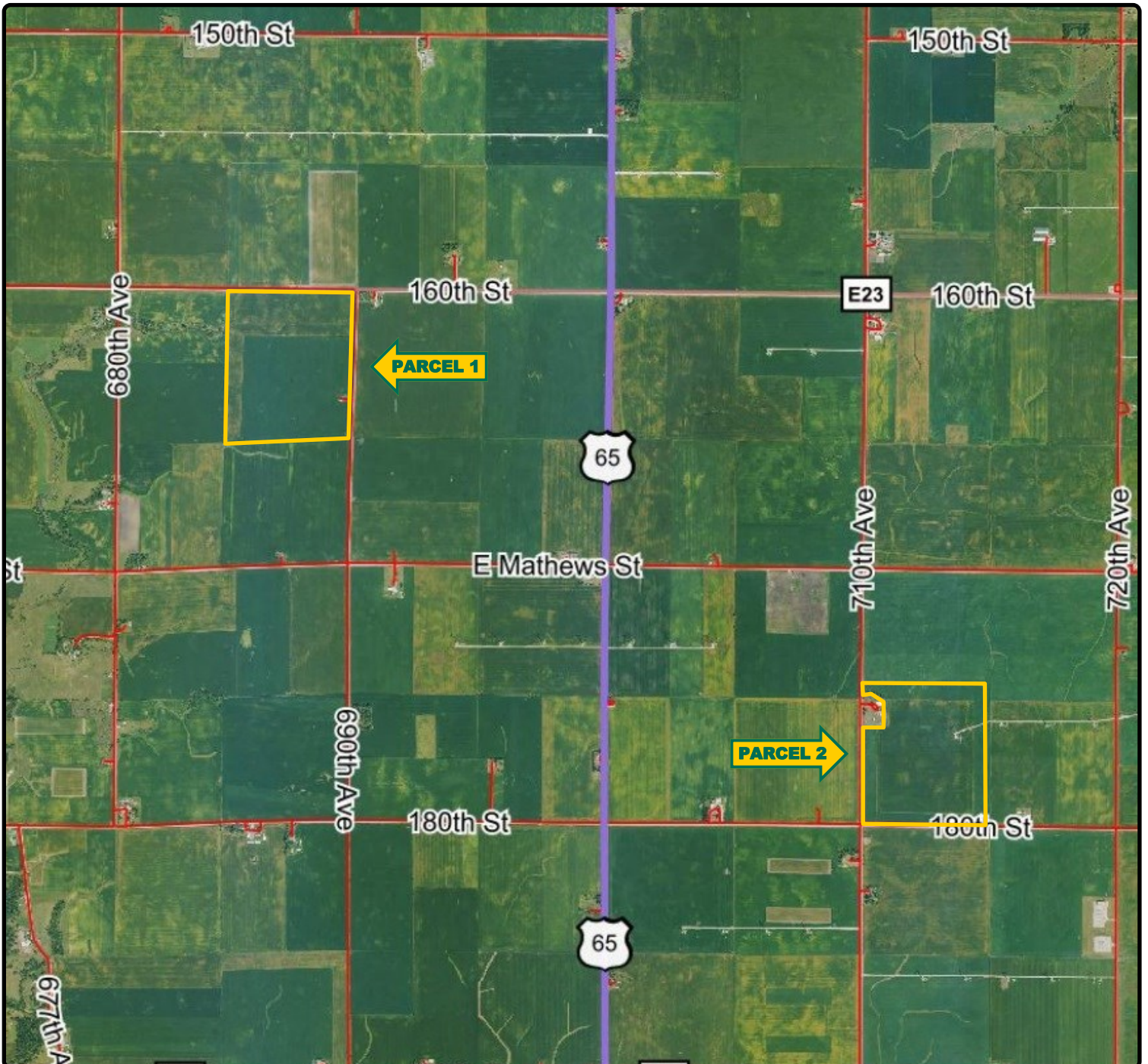


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Parcel 1

FSA/Eff. Crop Acres:	182.70
Corn Base Acres:	114.55
Bean Base Acres:	67.94
Soil Productivity:	87.30 CSR2

Parcel 1 Property Information 186.42 Acres, m/l

Location

From Zearing: Go south on Highway 65 for 2 miles, then west on 160th Street for 1 mile. Property is on the south side of the road.

Legal Description

NE 1/4 of Section 6, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,622.00
Gross Acres: 186.42
Net Taxable Acres: 182.11

Tax Parcel ID #: 0806200100, 0806200200, 0806200300, 0806200400

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1765, Tract 2234
FSA/Eff. Crop Acres: 182.70
Corn Base Acres: 114.55
Corn PLC Yield: 183 Bu.
Bean Base Acres: 67.94
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Mineral Rights

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

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.30. See soil map for detail.

Fertility Data

Soil tests completed in 2023 by Solum.
P: 32
K: 111 (based on a moist sample)
pH: 6.5

Yield History

Contact agent for details.

Land Description

Level to moderately sloped.

Drainage

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

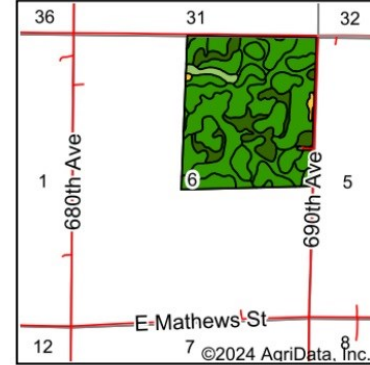
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **6-84N-21W**
Township: **Sherman**
Acres: **182.7**
Date: **10/3/2024**



Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	70.12	38.3%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	54.23	29.7%		Ilw	87
L55	Nicollet loam, 1 to 3 percent slopes	23.87	13.1%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.52	9.6%		Ilw	88
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.44	6.3%		Ille	83
201B	Coland-Terril complex, 1 to 5 percent slopes	3.85	2.1%		Ilw	76
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.27	0.7%		Illw	59
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.40	0.2%		Ive	53
Weighted Average					1.94	87.3

Buildings/Improvements

- 30 x 18 grain bin (1982)
- 36 x 21 grain bin (2021)
- 27 x 21 grain bin (2021)

Seller to retain use of grain bins until 8/1/2025.

Comments

Productive soils on this Story County farm.

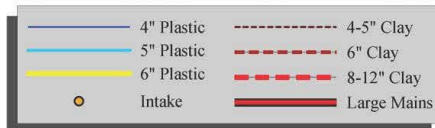
Water & Well Information

No known wells.

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Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres:	169.40
Corn Base Acres:	106.21
Bean Base Acres:	63.00
Soil Productivity:	87.70 CSR2

Parcel 2 Property Information 171.15 Acres, m/l

Location

From Zearing: Go south on 710th Avenue for 3½ miles. Property is on the east side of the road.

Legal Description

SW¼ and the S 20 acres of NW¼, Section 10, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,742.00
Gross Acres: 171.15
Net Taxable Acres: 168.15
Tax per Net Taxable Acre: \$34.15
Tax Parcel ID #: 0810100365,
0810300110, 0810300200, 0810300300,
0810300400

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 1765, Tract 2233
FSA/Eff. Crop Acres: 169.40
Corn Base Acres: 106.21
Corn PLC Yield: 183 Bu.
Bean Base Acres: 63.00
Bean PLC Yield: 50 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.70. See soil map for detail.

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 Solum.
P: 51
K: 163 (based on a moist sample)
pH: 6.5

Yield History

Contact agent for details.

Land Description

Level to mildly sloped.

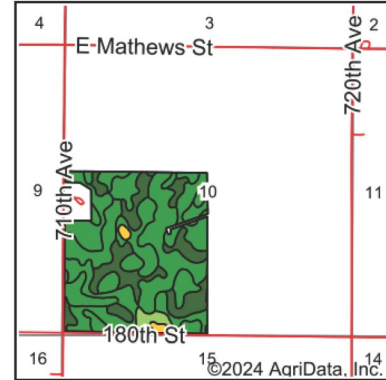
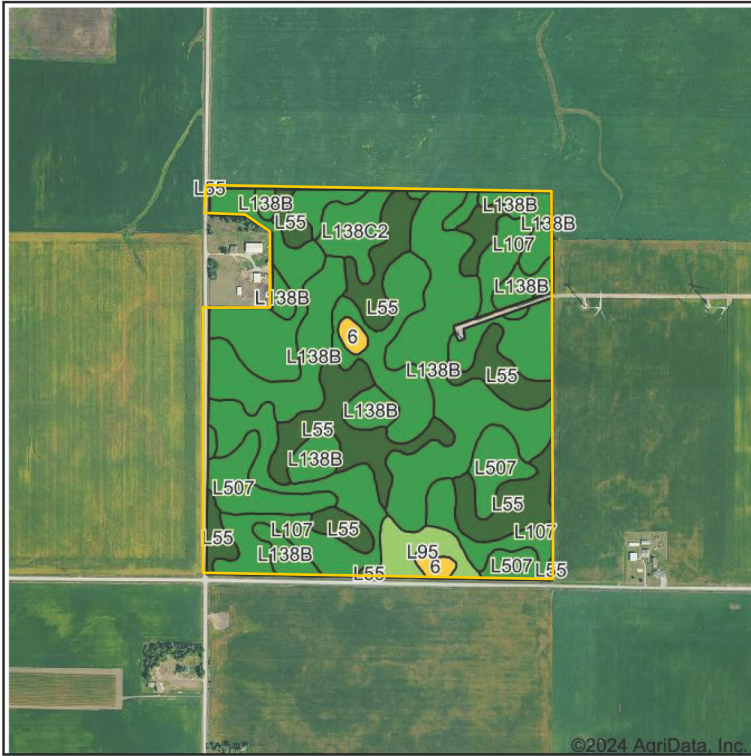
Drainage

- Natural, plus tile. See tile map.
- Drainage District: Sherman #74.

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State: **Iowa**
 County: **Story**
 Location: **10-84N-21W**
 Township: **Sherman**
 Acres: **169.4**
 Date: **10/9/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	55.23	32.5%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	52.43	31.0%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	35.50	21.0%		Ie	91
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.65	7.5%		IIw	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.83	4.0%		IIIe	83
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.74	2.8%		IIw	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.02	1.2%		IIIw	59
Weighted Average					1.84	87.7

Wind Turbine Lease

Wind turbine receiving approximately \$7,260 annually. Contact agent for details.

Comments

Productive soils on this Story County farm.

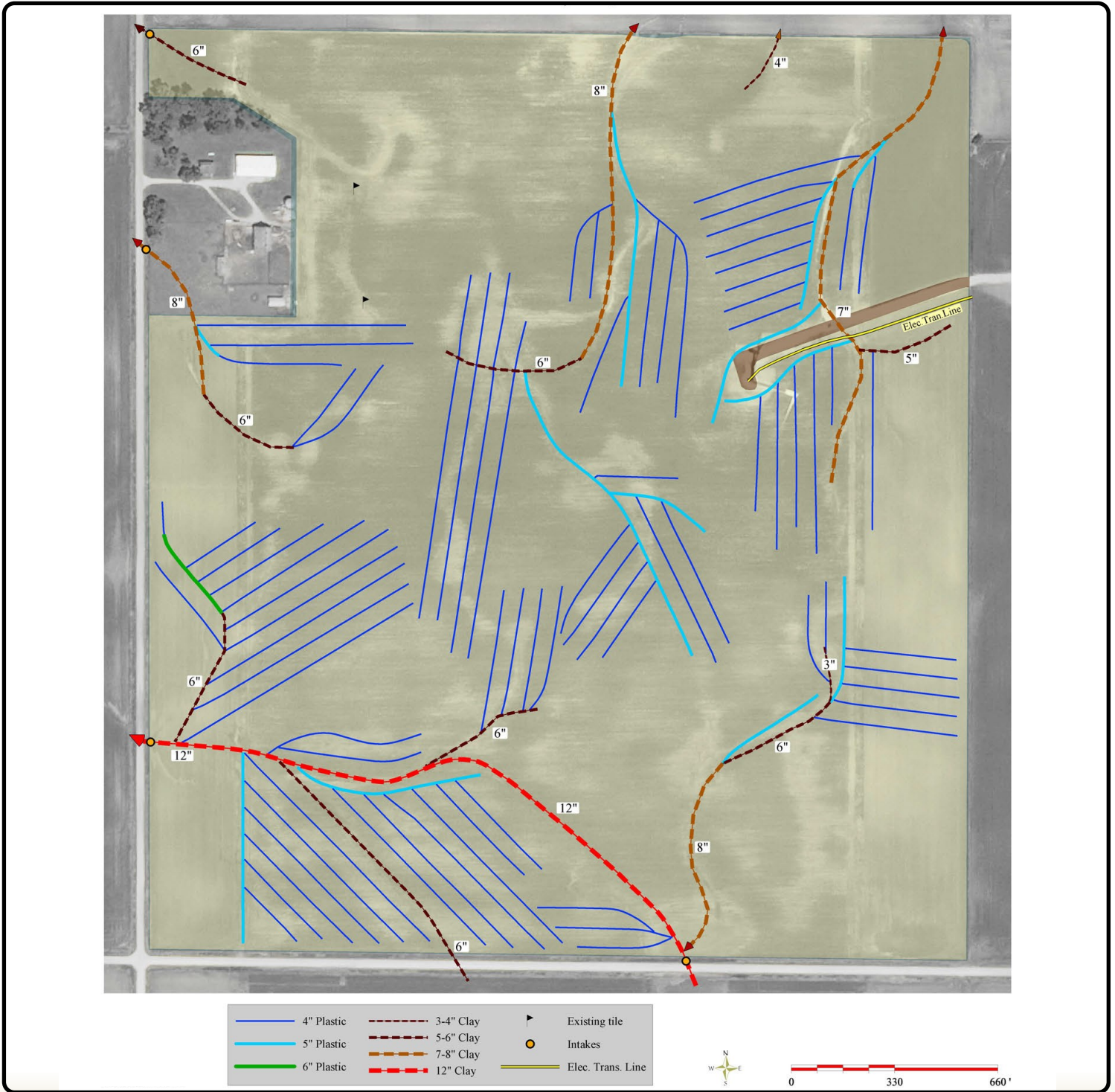
Water & Well Information

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Parcel 2 - Southwest Looking Northeast



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Date: **Fri., November 15, 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 Craig Welter 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

William O. Brady Estate &
Margaret M. Watts Residuary Trust

Agency

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

Auctioneer

Kyle Hansen, 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 January 22, 2025 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 March 1, 2025. Taxes will be prorated to January 22, 2025.

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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