



# ONE-CHANCE SEALED BID SALE



## High-Producing, 97.3% Tillable Farm with a 78.60 CSR2



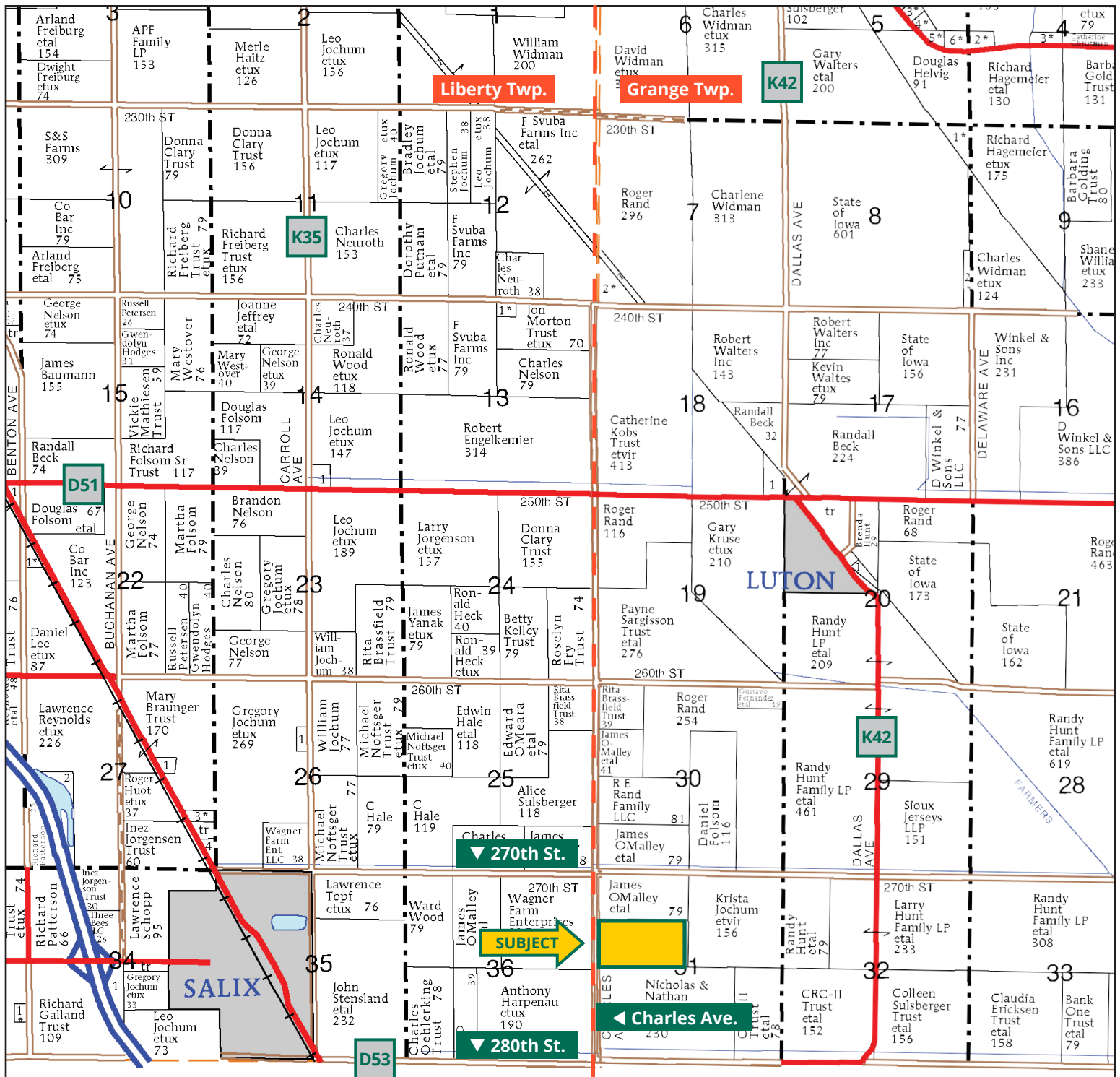
**SCOTT HENRICHSEN, AFM**  
*Licensed Salesperson  
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**JOE LEMMONS, CCA**  
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Bid Deadline:  
**Friday, January 10, 2025**  
**2:00 P.M., CST**

**80.00 Acres, m/l**  
Single Parcel  
**Woodbury County, IA**



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402.697.7500 | 11717 M Circle | Omaha, NE 68137 | www.Hertz.ag

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FSA/Eff. Crop Acres: 77.90 | Soil Productivity: 78.60 CSR2



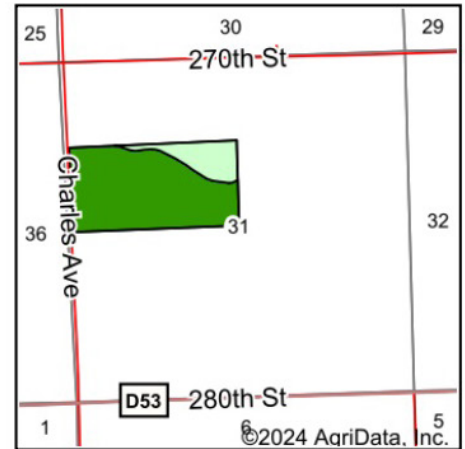
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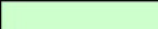
Soils data provided by USDA and NRCS.



State: Iowa  
 County: Woodbury  
 Location: 31-87N-46W  
 Township: Grange  
 Acres: 77.9  
 Date: 11/21/2024



Area Symbol: IA193, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	64.60	82.9%		IIIw		81
552	Owego silty clay, 0 to 2 percent slopes, rarely flooded	13.30	17.1%		IIIw	IIIw	67
<b>Weighted Average</b>					<b>3.00</b>	<b>*-</b>	<b>78.6</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

From Salix: Go east on 280th St. / D53 for 1½ miles and then north on Charles Ave. for 0.6 miles. Property is located on the east side of the road.

### Simple Legal

S½ NW¼ of Section 31, Township 87 North, Range 46 West of the 5th P.M., Woodbury Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$3,106.00  
Special Assessments: \$1,921.04  
Gross Acres: 80.00  
Net Taxable Acres: 79.88  
Tax per Net Taxable Acre: \$38.88

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 516, Tract 5  
FSA/Eff. Crop Acres: 77.90  
Corn Base Acres: 38.95  
Corn PLC Yield: 119 Bu.  
Bean Base Acres: 38.95  
Bean PLC Yield: 35 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soil is Blend. CSR2 on the FSA/  
Eff. crop acres is 78.60. 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

Level to nearly level.

### Drainage

Natural. Property is part of Drainage Districts 04-H Farmers Lateral and 04-00 Farmers Main.

### Buildings/Improvements

None.

### Water & Well Information

None.



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

Looking Southwest



Looking East



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**Bid Deadline:** Fri., Jan.10, 2025

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

**Mail To:**

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

**Seller**

Haverkamp Farms LC

**Agency**

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

**Method of Sale**

- Parcel 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 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 761-310-0466 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 Friday, January 10, 2025 by 2:00 P.M., CST. The Seller will accept or reject all bids by 2:00 P.M., CST on Monday, January 13, 2025, 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. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 23, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at closing. Taxes will be prorated to closing.

**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.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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Certified Farm Appraisals | Professional Farm Management**

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