



## Productive Jasper County Farm

# AUCTION

Virtual Online-Only

**Thursday**

**January 23, 2025**

**10:00 a.m. CST**

**bid.hertz.ag**

**160.00 Acres, m/l**

Single Parcel

**Jasper County, IA**



**MATT VEGTER, ALC**

*Licensed Salesperson in IA*

**515.290.7286**

MattV@Hertz.ag

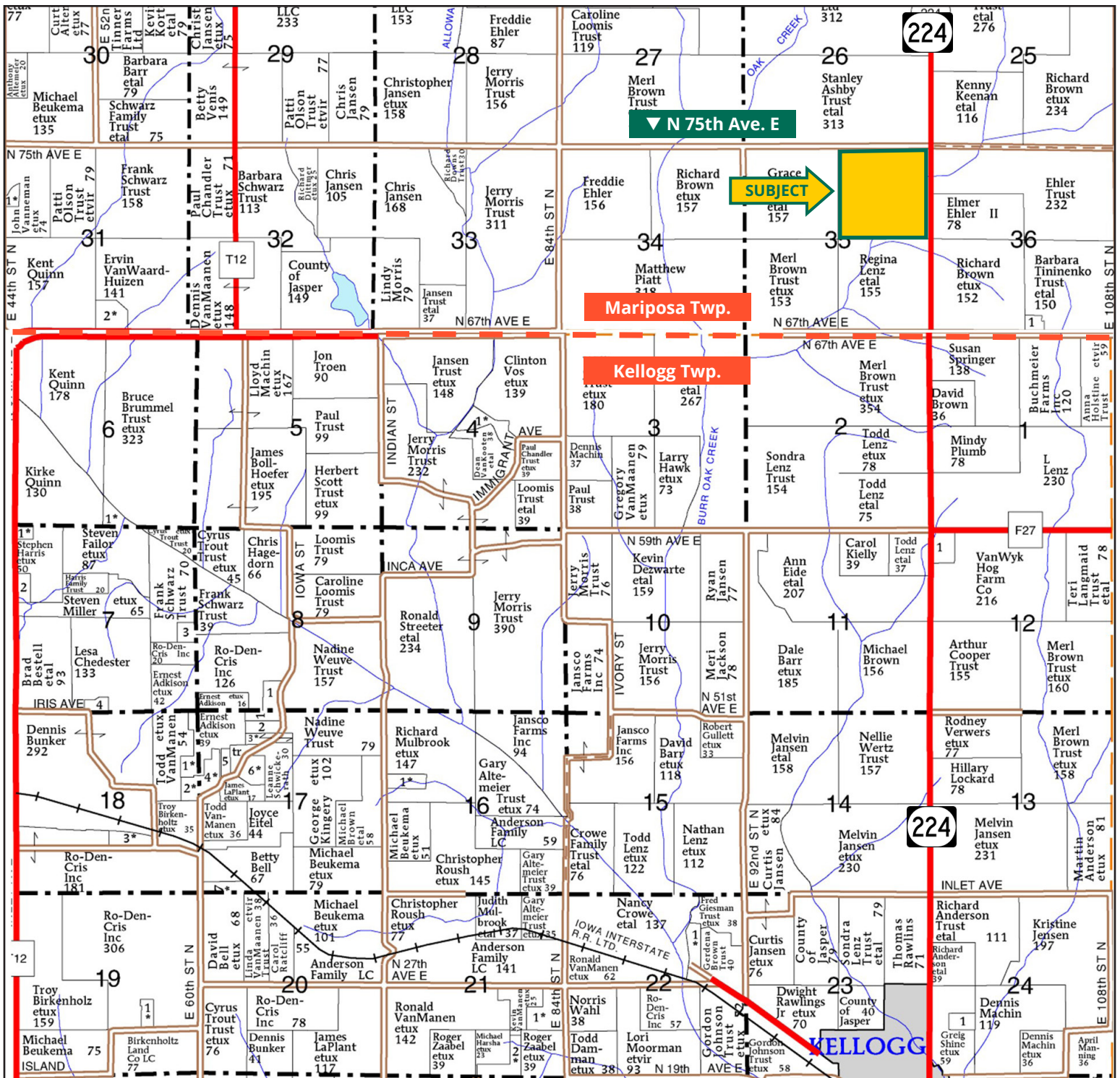


**STEVE JOHNSTON**

*Licensed Salesperson in IA & MO*

**641.895.9704**

SteveJ@Hertz.ag



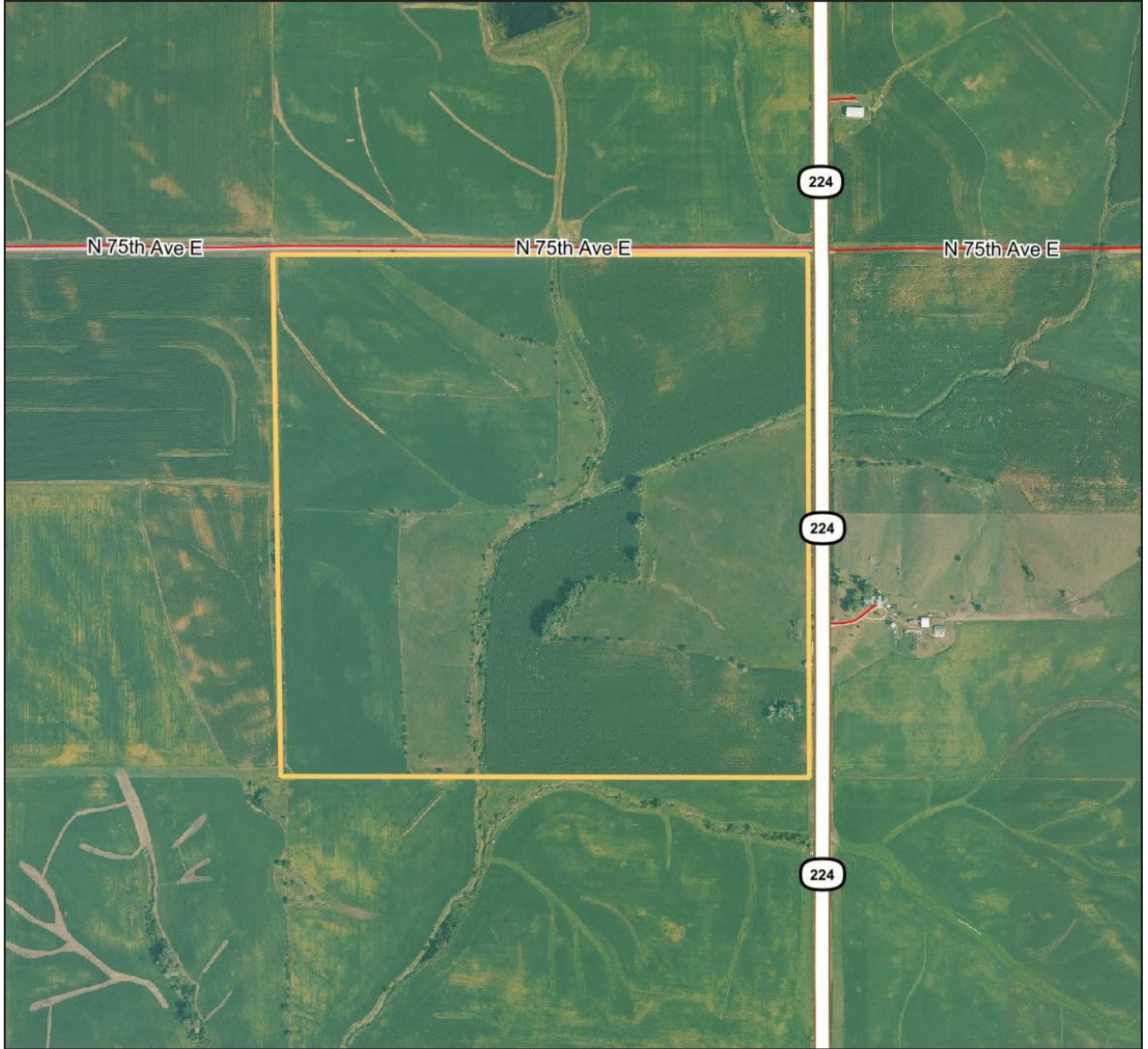
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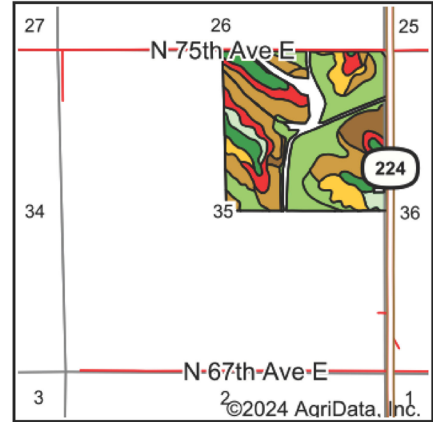
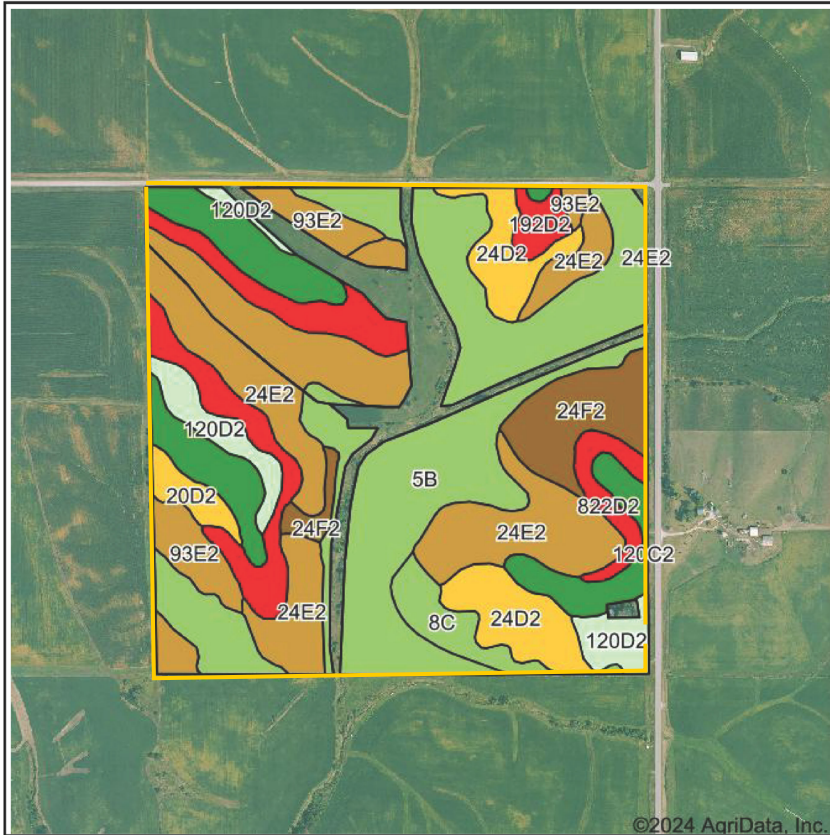
FSA/Eff. Crop Acres: 147.52 | Soil Productivity: 53.20 CSR2



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State: **Iowa**  
 County: **Jasper**  
 Location: **35-81N-18W**  
 Township: **Mariposa**  
 Acres: **147.52**  
 Date: **11/20/2024**








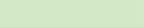





Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA099, Soil Area Version: 30

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend   | Non-Irr Class *c | CSR2**      |
|-------------------------|---|-------|------------------|---|------------------|-------------|
| 5B                      | Ackmore-Colo complex, 2 to 5 percent slopes                       | 43.89 | 29.7%            |  | IIw              | 77          |
| 24E2                    | Shelby loam, 14 to 18 percent slopes, moderately eroded           | 32.99 | 22.3%            |  | IVe              | 37          |
| 120C2                   | Tama silty clay loam, 5 to 9 percent slopes, eroded               | 14.93 | 10.1%            |  | IIIe             | 87          |
| 192D2                   | Adair clay loam, 9 to 14 percent slopes, moderately eroded        | 13.42 | 9.1%             |  | IVe              | 10          |
| 24D2                    | Shelby loam, 9 to 14 percent slopes, moderately eroded            | 10.22 | 6.9%             |  | IIIe             | 52          |
| 24F2                    | Shelby loam, 18 to 25 percent slopes, moderately eroded           | 8.82  | 6.0%             |  | Vle              | 21          |
| 93E2                    | Shelby-Adair complex, 14 to 18 percent slopes, moderately erode   | 7.44  | 5.1%             |  | IVe              | 30          |
| 120D2                   | Tama silty clay loam, 9 to 14 percent slopes, eroded              | 6.66  | 4.5%             |  | IIIe             | 62          |
| 8C                      | Judson silty clay loam, 5 to 9 percent slopes                     | 4.08  | 2.8%             |  | IIIe             | 79          |
| 822D2                   | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 2.93  | 2.0%             |  | IVe              | 10          |
| 20D2                    | Killduff silty clay loam, 9 to 14 percent slopes, eroded          | 2.14  | 1.5%             |  | IIIe             | 55          |
| <b>Weighted Average</b> |   |       |                  |   | <b>3.27</b>      | <b>53.2</b> |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Kellogg: north on Hwy 224 for 4½ miles to N 75th Ave. E. The property will be on the west side of the road.

### Simple Legal

NE¼, Section 35, Township 81 North, Range 18 West of the 5th P.M., Jasper Co., IA. *Final abstract/title documents to govern legal description.*

### Real Estate Tax

Taxes Payable 2024 - 2025: \$4,400.00  
Gross Acres: 160.00  
Net Taxable Acres: 154.91  
Tax per Net Taxable Acre: \$28.40

### Lease Status

Open lease for the 2025 crop year.

### FSA Data

Farm Number 1307, Tract 1612  
FSA/Eff. Crop Acres: 147.52  
Corn Base Acres: 64.20  
Corn PLC Yield: 132 Bu.  
Bean Base Acres: 21.10  
Bean PLC Yield: 45 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Ackmore-Colo complex and Shelby loam. CSR2 on the FSA/Eff. crop acres is 53.20. 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

Strongly sloping.

### Drainage

Natural.

### Buildings/Improvements

There is a 30' x 18' grain bin on this property that was built in 1978.

### Water & Well Information

Rural water access.

### Comments

Productive Jasper County farmland.



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 database. Those numbers are subject to change on an annual basis.

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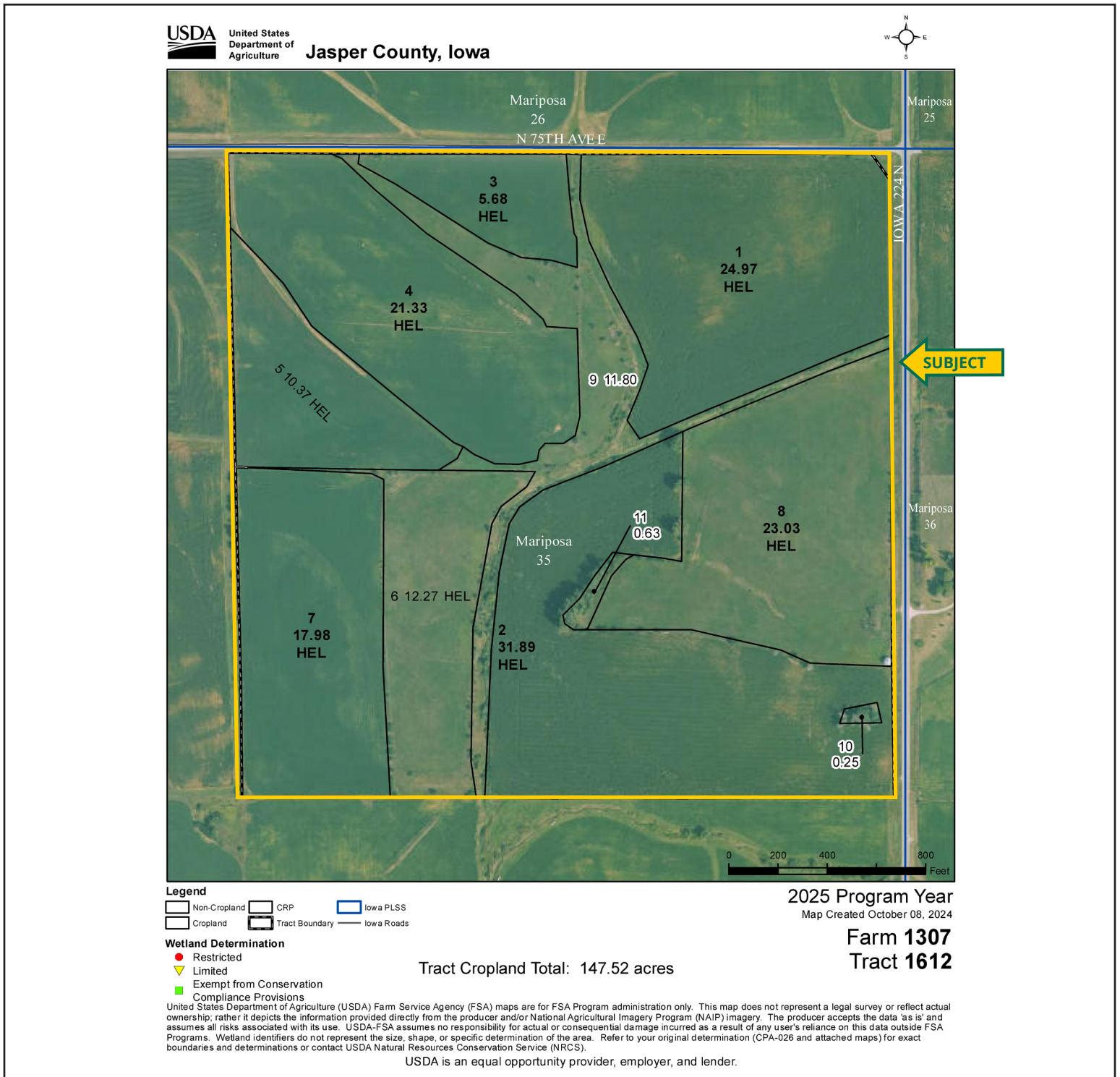
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Northwest Looking Southeast



Northeast Looking Southwest





**Date:** Thurs., January 23, 2025

**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, Matt Vegter at 515-290-7286 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

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

### 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 March 13, 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. Taxes will be prorated to closing date.

### 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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