



High-Quality 92+ CSR2 Farms on the North Edge of Chapin

AUCTION

Hybrid
Thursday
January 16, 2025
10:00 a.m. CST
Sheffield, IA
bid.hertz.ag

246.97 Acres, m/l
2 Parcels
Franklin County, IA



JAMESON ANDERS
Licensed Salesperson in IA & MN
319.269.7975
JamesonA@Hertz.ag



CAL DICKSON, AFM, ALC, CCA
Licensed Broker in IA & MN
641.425.0978
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COMBINED AERIAL PHOTO

246.97 Acres, m/l, In 2 Parcels, Franklin County, IA



641.423.9531 | 2800 4th St. SW, Ste. 7, | Mason City, IA 50401 | www.Hertz.ag

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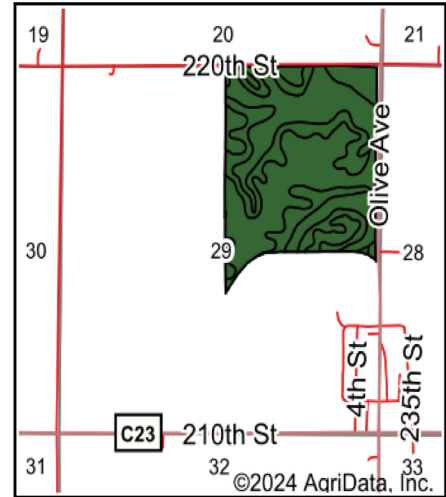
FSA/Eff. Crop Acres: 155.19 | Soil Productivity: 93.10 CSR2



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State: **Iowa**
 County: **Franklin**
 Location: **29-93N-20W**
 Township: **Ross**
 Acres: **155.19**
 Date: **12/3/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA069, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	65.42	42.1%		Ile	94
118	Garwin silty clay loam, 0 to 2 percent slopes	45.98	29.6%		IIw	90
184	Klinger silty clay loam, 1 to 4 percent slopes	43.79	28.3%		Iw	95
Weighted Average					1.72	93.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Chapin: north on S43/Olive Ave. for a ½ mile. The farm is on the west side of the road at 220th St.

Simple Legal

NE¼, exc. RR, Section 29, Township 93 North, Range 20 West of the 5th P.M., Franklin Co., IA. *Final abstract/title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,589.48*
Net Taxable Acres: 155.70*
Tax per Net Taxable Acre: \$35.89*
**Taxes estimated due to tax parcel split. Franklin County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 9910, Tract 8341
FSA/Eff. Crop Acres: 155.19
Corn Base Acres: 82.60
Corn PLC Yield: 144 Bu.
Bean Base Acres: 71.76
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dinsdale silty clay loam, Garwin silty clay loam and Klinger silty clay loam. CSR2 on the FSA/Eff. crop acres is 93.10. 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 Frontier.
P: 31.6
K: 161.4
pH: 6.4

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	-	60.0
2023	230.0	-
2022	-	73.6
2021	226.6	-
2020	-	68.4

Yield information is reported by crop production history records. *Yield information includes Parcels 1 & 2 combined.*

Land Description

Gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Water & Well Information

None.

Comments

High-quality, 93.10 CSR2 Franklin County farm located along a hard-surfaced road north of Chapin.



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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Southwest Looking Northeast



Southeast Looking Northwest



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FSA/Eff. Crop Acres: 89.14 | Soil Productivity: 92.10 CSR2

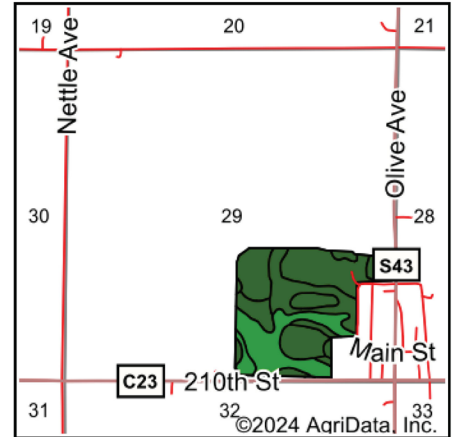


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State: **Iowa**
 County: **Franklin**
 Location: **29-93N-20W**
 Township: **Ross**
 Acres: **89.14**
 Date: **12/3/2024**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA069, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	27.93	31.0%		Ile	94
84	Clyde silty clay loam, 0 to 3 percent slopes	21.00	23.3%		IIw	88
184	Klinger silty clay loam, 1 to 4 percent slopes	19.45	22.1%		Iw	95
426B	Aredale loam, 2 to 5 percent slopes	18.42	20.9%		Ile	91
198B	Floyd loam, 1 to 4 percent slopes	2.34	2.7%		IIw	89
Weighted Average					1.78	92.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Chapin: north on S43/Olive Ave. for a ¼ mile. The farm is on the west side of the road.

Simple Legal

SE¼, exc. RR, Chapin Station Town plat and that part sold to NCFS, Section 29, Township 93 North, Range 20 West of the 5th P.M., Franklin Co., IA. *Final abstract/ title documents to govern legal description.*

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,276.51*
Net Taxable Acres: 91.27*
Tax per Net Taxable Acre: \$35.89*
**Taxes are estimated due to tax parcel split. Franklin County Assessor/Treasurer will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year

FSA Data

Farm Number 9910, Tract 8342
FSA/Eff. Crop Acres: 89.14
Corn Base Acres: 48.20
Corn PLC Yield: 144 Bu.
Bean Base Acres: 41.40
Bean PLC Yield: 45 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dinsdale silty clay loam, Clyde silty clay loam, Klinger silty clay loam and Aredale loam. CSR2 on the FSA/ Eff. crop acres is 92.10. 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 Frontier.
P: 42.6
K: 193.9
pH: 6.2

Yield History (Bu./Ac.)

Year	Corn	Beans
2024	-	60.0
2023	230.0	-
2022	-	73.6
2021	226.6	-
2020	-	68.4

Yield information is reported by production history records. *Yield information includes Parcels 1 & 2 combined.*

Land Description

Gently sloping.

Drainage

Some tile. Contact agent for tile maps.

Water & Well Information

None

Comments

High-quality, 92.10 CSR2 Franklin County farm located along a hard-surfaced road north of Chapin.



Northeast Looking Southwest



Southwest Looking Northeast



Date: Thurs., January 16, 2025

Time: 10:00 a.m.

Site: Ridge Stone Golf Club
7 Brickyard Rd.
Sheffield, IA 50475

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Jameson Anders at 319-269-7975 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 contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Angela Michele Bobst Menning.

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

John L. Duffy
Laird Law Firm

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 Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before February 27, 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.

Survey

A survey will be completed on both parcels prior to the auction date at the Seller's expense.

Fall Inputs

Buyer of Parcel 1 will reimburse Seller \$22,808 at closing for fertilizer applied in the fall of 2024. Buyer of Parcel 2 will reimburse Seller \$13,183 at closing for fertilizer applied in the fall of 2024. Contact agent for details.

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.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation
Certified Farm Appraisals | Professional Farm Management**

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