

A photograph of a large agricultural facility, likely a grain storage and processing plant. It features several large, cylindrical metal grain silos of varying heights, some with spiral staircases. In the foreground, there is a dark, plowed field. The background shows some trees and utility poles under a clear sky.

185.65 Acres, m/l, in 2 Parcels Kossuth County, IA

Parcel 1 - Cropland; Parcel 2 -House, Outbuildings & Grain Storage Facility with 372,000 Bu., m/l, Storage

Date: Thur., Jan. 19, 2017

Time: 11:00 a.m.

Auction Site:

Kossuth County Museum
Kossuth County Fairgrounds

Address:

800 East Fair Street
Algona, IA 50511

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Bids on Parcel 1 will be \$/acre x 180.36 acres
- Bids on Parcel 2 will be in total dollars
- Seller reserves the right to refuse any and all bids.

Open House/Buildings

Date: Saturday, January 7, 2017

Time: 10 a.m. to Noon

Survey

If parcels are sold to different Buyers, the acreage will be surveyed at Seller's expense.

Seller

Randall V. Hertz, Referee for 3rd District Judicial Court, State of Iowa

Agency

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

Terms of Possession

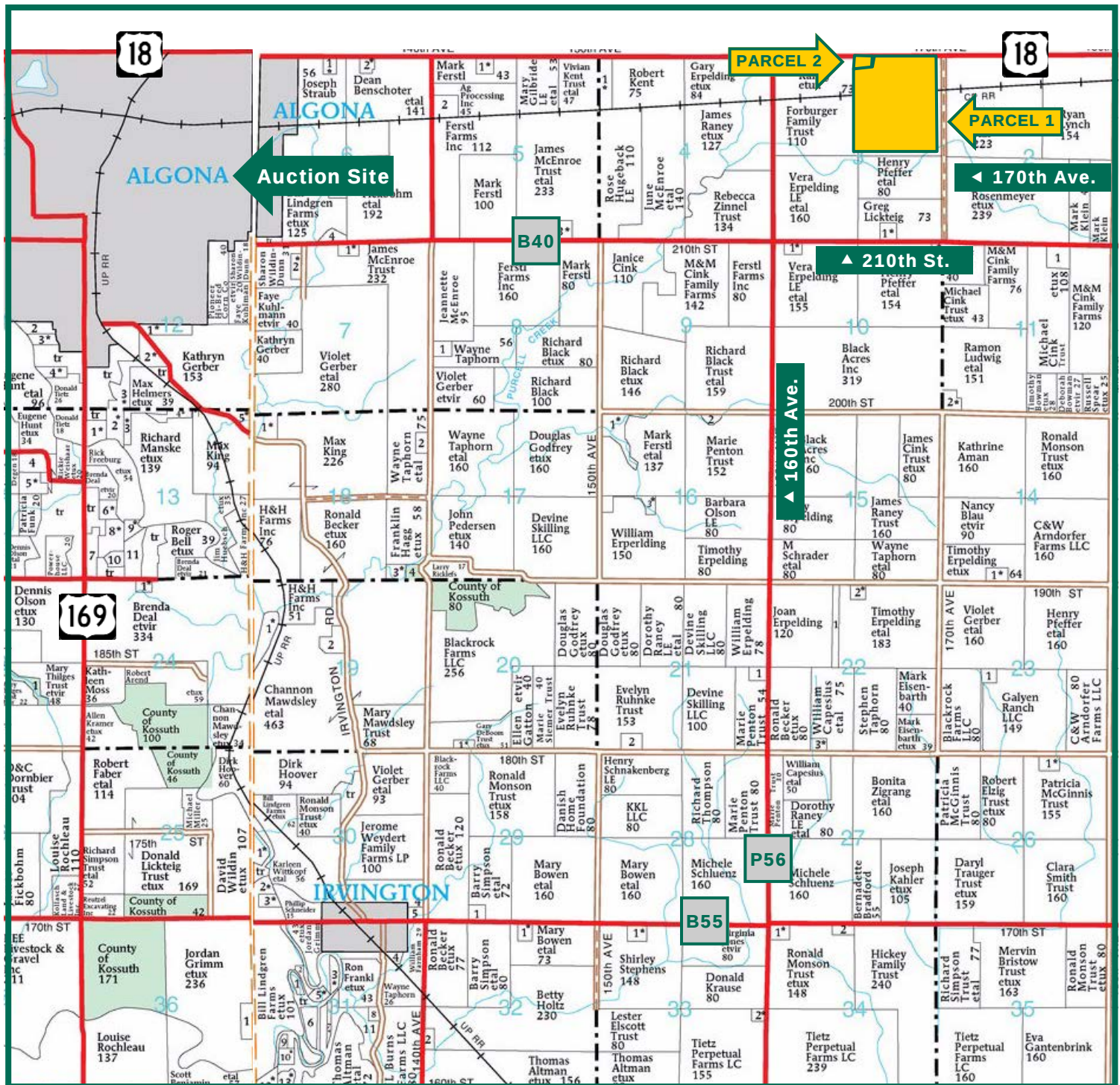
10% down payment required the day of sale. **Sale is subject to court approval.** Successful bidders are purchasing with no financing contingencies and must be

prepared for cash settlement of their purchase on or before March 15, 2017 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 March 15, 2017.

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.

Plat Map

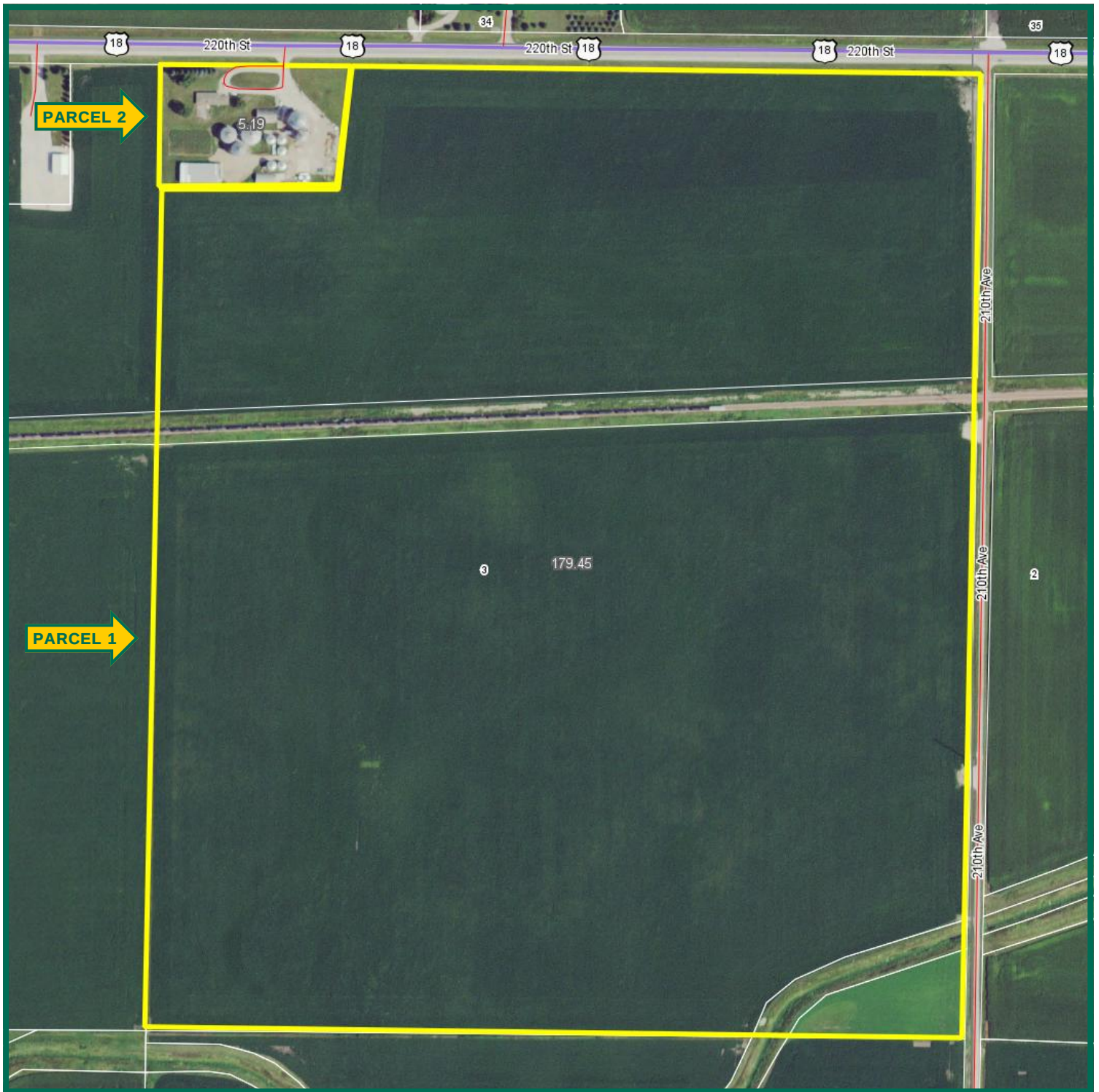


Map reproduced with permission of Farm & Home Publishers, Ltd.

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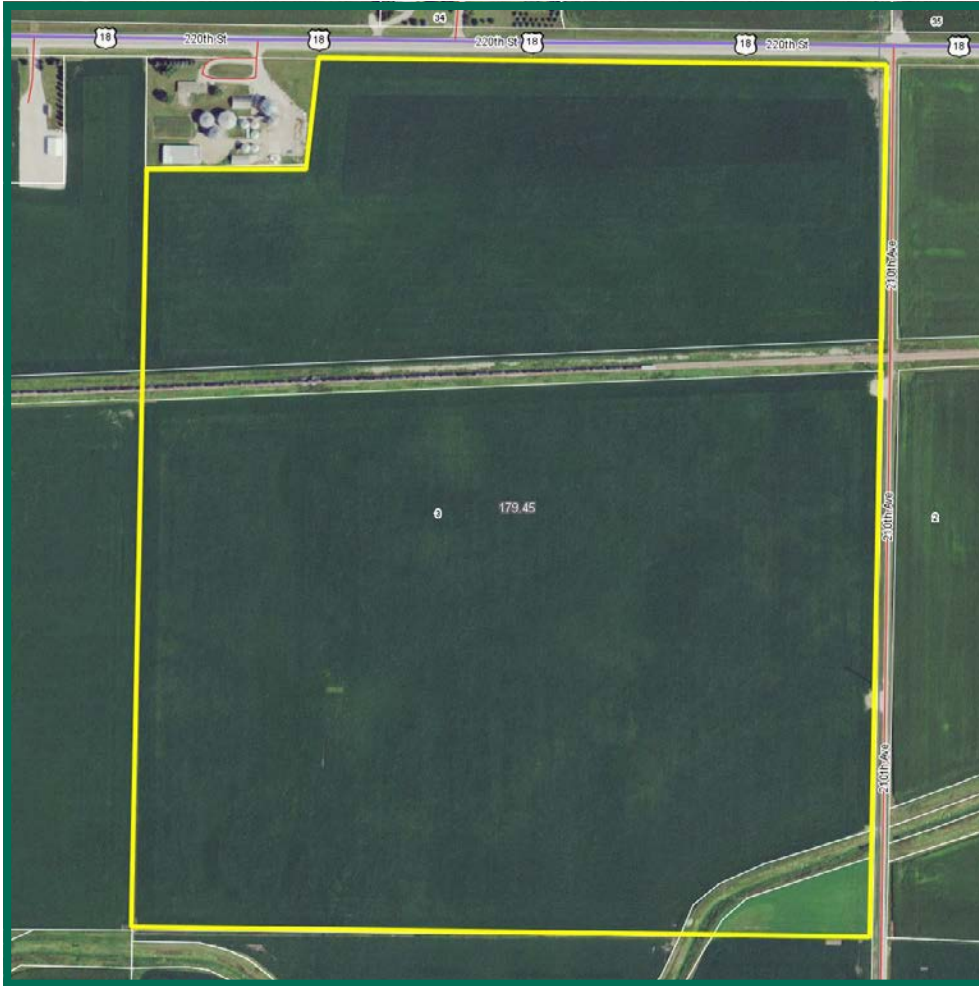
Aerial Photo: Both Parcels



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 180.36 Acres, m/l Location

Located 3 miles east of Algona on the SW corner of the intersection of Hwy. 18 and 170th Ave.

Legal Description

Part of the NE $\frac{1}{4}$, Except Railroad Right of Way and Except Building Site, Section 3, Township 95 North, Range 28 West of the 5th p.m. (Irvington Twp). Exact legal description will come from final abstract.

Estimated Real Estate Tax

Taxes Payable 2016-2017*: \$4,014

Net Taxable Acres*: 174.63

Tax per Net Taxable Acre*: \$22.99

*Taxes are estimated, pending split of the

building site. County Assessor/Treasurer will determine final taxes.

FSA Data

Farm Number 12372, Tract 3974

Crop Acres: 172.46 NHEL

Corn Base: 95.6 Ac.

Corn PLC Yield: 191 Bu.

Bean Base: 75.5 Ac.

Bean PLC Yield: 52 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nicollet, Canisteo, Webster and Clarion. See soil map for detail.

• CSR2: 84.6 per 2016 AgriData, Inc.,

based on FSA crop acres.

• CSR: 77.3 per 2016 AgriData, Inc., based on FSA crop acres.

• CSR: 86.17 per County Assessor, based on net taxable acres.

Yield History

Farm has a high yield history.

Land Description

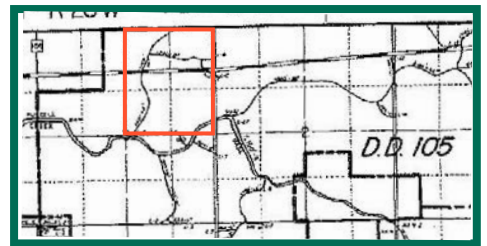
Level to gently sloping.

Buildings/Improvements

None

Drainage

Property lies in Drainage District 105.



County tile, open drainage ditch and private tile.

2016-17 Annual Drainage Assessment is \$514.40

Water & Well Information

None known



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 5.29 Acres, m/l

Location

Located 3 miles east of Algona on the SW corner on the south side of Hwy. 18.

Address

1606 Hwy. 18 E.
Algona, IA 50511

Legal Description

Building Lot in the NW corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 3, Township 95 North, Range 28 West of the 5th p.m. (Irvington Twp.). Exact legal description will come from final abstract.

Estimated Real Estate Tax

Taxes Payable 2016-2017: \$2,642
Net Taxable Acres: 5.29

**Taxes are estimated, pending split of the building site. County Assessor/Treasurer will determine final taxes.*

Buildings/Improvements

There are several buildings including a house, garage, a grain drying and storage facility and several bins, shop, machine shed, fuel storage and a Quonset.

House: There is a single-story house with 2,240 SF of living area built in 1960. 4

BR, 1 $\frac{3}{4}$ BA on first floor. Both bathrooms have been remodeled in last 5-7 years. Basement was remodeled within the past 5 years with a kitchen area and $\frac{3}{4}$ BA. There is also a mechanical room and a non-conforming bedroom. Exterior includes a brick paver patio with a fire pit.

Garage: There is a 2-car attached garage with two automatic doors.

Buildings and Bins: The following buildings/bins can be found on the corresponding map on the next page.

Building #10 is a wood-frame Quonset structure used as a shop. It is insulated and fully lined with metal with lighting and electric distribution for shop tools, as well as concrete floors. Shop includes an enclosed bathroom and office area. Shop also houses the electrical equipment for the grain facilities (800 amp, 3-phase, 208 volt service). As well as the monitoring system for the continuous flow dryer. There is a bi-fold 17' x 16' door with an electric opener.

Bin #1 is 30' x 39' with 24,146 Bu. Capacity. Built in 2007. **Bin #3** is 54' x 48' with 97,171 Bu. Capacity. Built in 2009. Both are steel with a full aeration

floor and aeration.

Y-1 is a bucket conveyor (leg) new in 2007 that moves 6,000 Bu./Hour with a single 1 spout, 8" head. 500 cap., Conv. Height 100'.

Bin #11 is a steel Behlen bin built in 1978. 60' x 31' with 77,477 BU capacity. **Bin #13** is a Steel Behlen bin built in 1986. 50' x 30' with 52,068 Bu. Capacity. Bins 11 and 13 have tunnel aeration. **Bin #14** is a steel Brock bin built in 2005. 48' x 36' with 57,583 Bu. Capacity with a full floor and aeration. All of these bins are filled by pneumatic grain moving system **Y-6** (2,100 Bu./Hour).

Bins #8 and #9 are 27' x 20' with 9,984 Bu. Capacity each. Both built in 1962. Bins are filled via augers that are connected to the grain leg. There is a horizontal auger (**Y-5**) on the top of the bins. Tunnel aeration.

Bin #5 is 27' x 30' with 14,976 Bu. Capacity, built in 1960. **Bins #6 and #7** are both 27' x 20' with 9,984 Bu. Capacity each and both built in 1962. All are filled by portable auger and have tunnel aeration.

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Building Layout Map: Parcel 2



There is an 8,000-gallon propane tank (**Y-4**) that is used to supply the dryer, shop, and house.

Building #12 is a Butler, metal-frame, metal clad, machine shed, 60' x 125' built in 1979. Has a 16-foot high bi-fold door and sliding doors. This has a partial concrete floor and a 16-foot high eave.

Building #4 is a wood-frame, Quonset building, 34' x 60' built in 1960.

Y-2, Y-3, and 15 are fuel storage facilities. There are three vertical steel tanks surrounded by a concrete wall and concrete floor containment area. There is a small wood-frame, metal-clad building that contains the pumps to dispense the fuel.

Y-7 is a Continuous flow or batch (1,000 Bu/Hour) Grain Dryer built in 2006.

Water & Well Information

Domestic well. House is on rural water.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

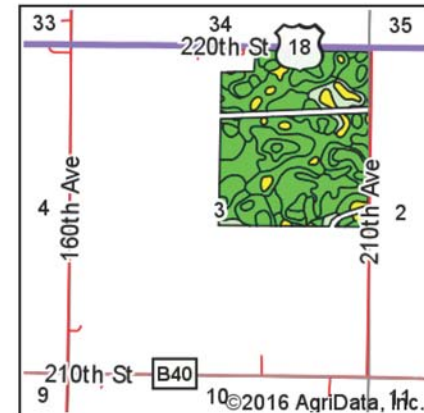
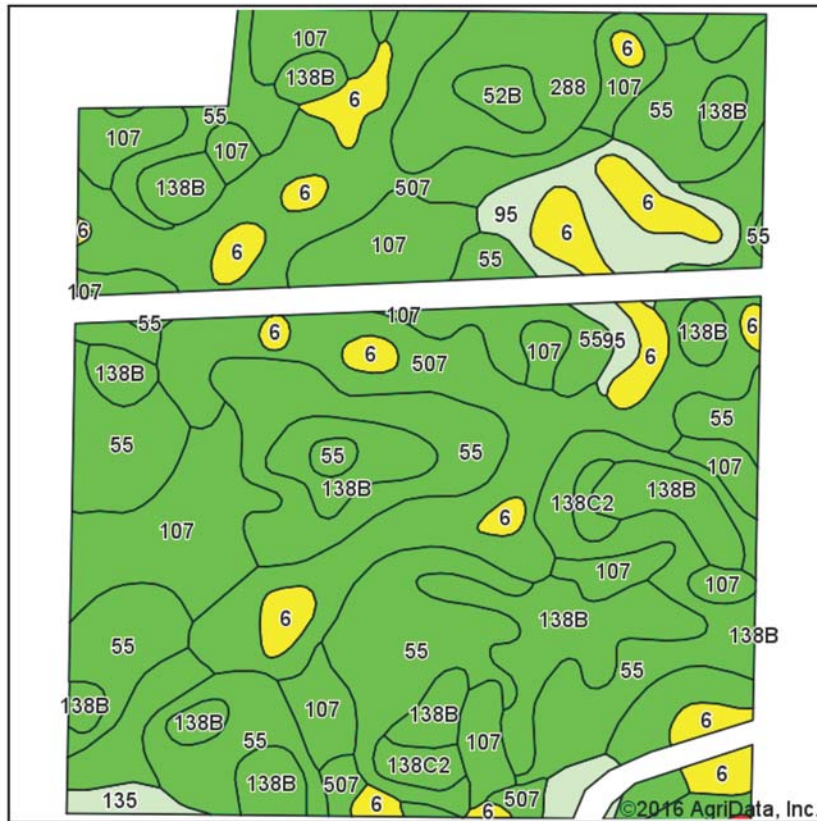


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Soil Map: Parcel 1

Soils Map



State: Iowa
 County: Kossuth
 Location: 3-95N-28W
 Township: Irvington
 Acres: 172.46
 Date: 12/7/2016



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

Area Symbol: IA109, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	53.89	31.2%		Iw	89	85
507	Canisteo clay loam, 0 to 2 percent slopes	38.60	22.4%		Ilw	84	75
107	Webster clay loam, 0 to 2 percent slopes	28.89	16.8%		Ilw	86	80
138B	Clarion loam, 2 to 6 percent slopes	20.91	12.1%		Ile	89	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.58	6.7%		Illw	59	54
288	Ottosen clay loam, 1 to 3 percent slopes	7.46	4.3%		Iw	91	78
95	Harps clay loam, 0 to 2 percent slopes	5.98	3.5%		Ilw	72	60
135	Coland clay loam, 0 to 2 percent slopes	1.94	1.1%		Ilw	74	75
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	1.87	1.1%		Ille	83	62
52B	Bode clay loam, 2 to 5 percent slopes	1.34	0.8%		Ile	90	75
Weighted Average						84.6	77.3

Area Symbol: IA109, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Photos: Parcel 2



Looking SE at farmstead



S. Side of House & Patio



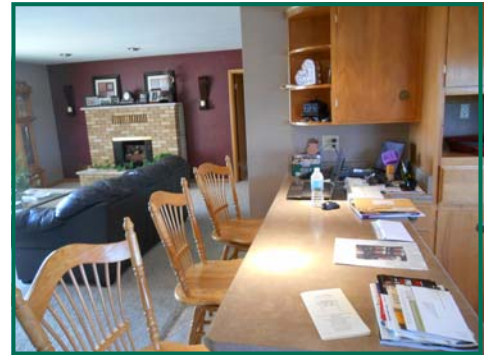
Family Room



Living Room



1st Floor Kitchen



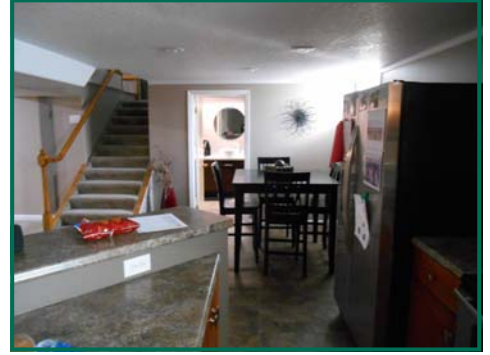
Kitchen/Breakfast Bar/Family Room



1st Floor Laundry Room



Basement Kitchen/Bar



Basement View from Kitchen

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Photos: Parcel 2



Basement Rec. Room



Basement Rec. Room



Basement Non-Conforming Bedroom



Grain Facilities



Bins #8 & #9



Building #12



Interior Storage - Building #12



Building #10



Fuel Storage Facility

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