

Land Auction

ACREAGE:

115.91 Acres, m/l
Sac County, IA

DATE:

Monday
November 20, 2017
11:00 a.m.

LOCATION:

Odebolt Community Center
Odebolt, IA

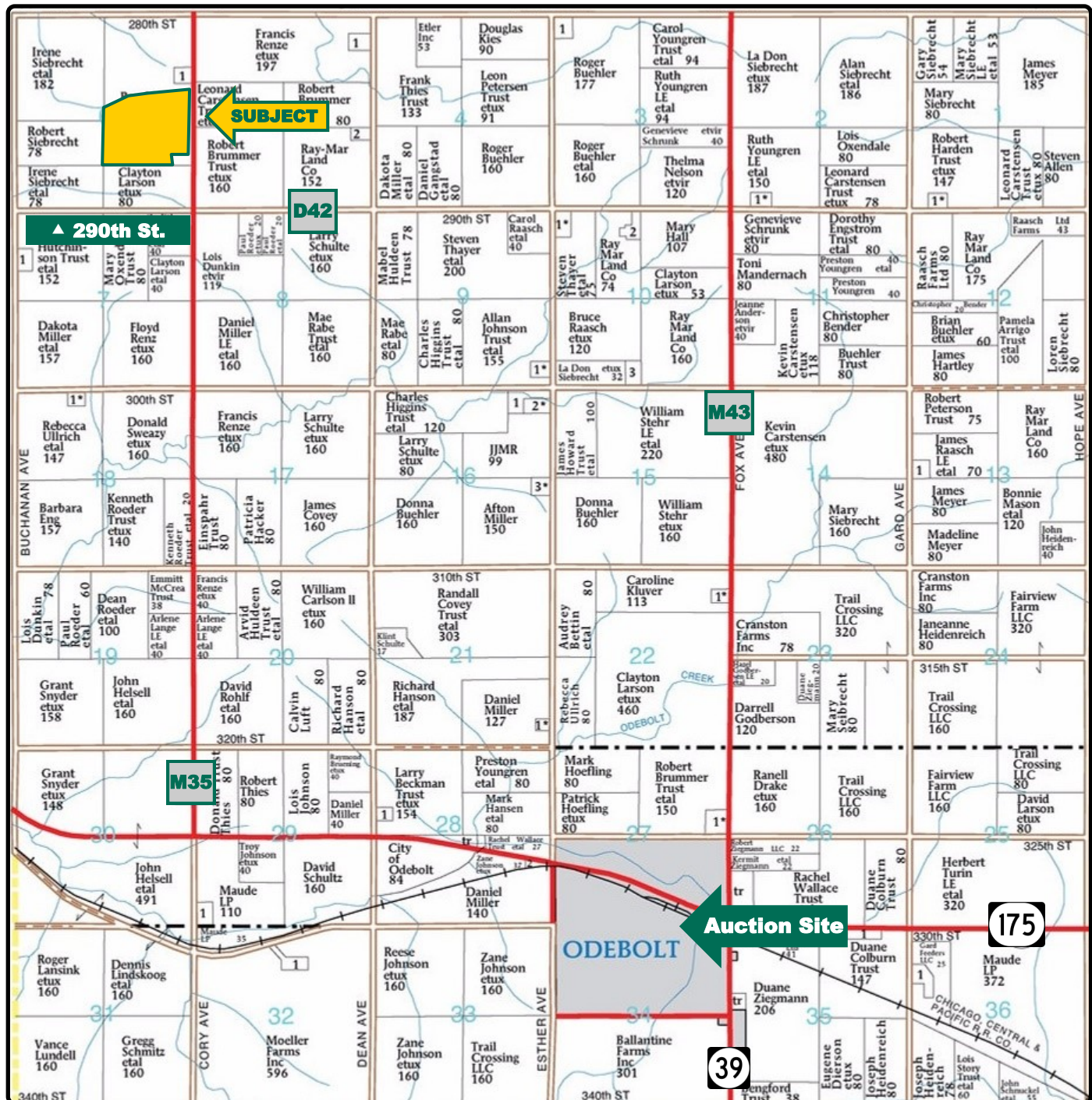


Property Key Features

- Located 4 miles NW of Odebolt
- Great quality Sac County soils
- CSR2 Rating of 92.69

Kyle J. Hansen, ALC
Licensed Broker in IA, MO
KyleH@Hertz.ag

800-593-5263/515-382-1500
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



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Total Acres:.	115.91
Crop Acres:	112.43 est.
Corn Base:	65.7 est.
Bean Base:	46.9 est.
Soil Productivity:	92.69 CSR2

Property Information

115.91 Acres, m/l

Location

From Odebolt: Go 2 miles west on Hwy. 175 to Co. Rd. M35. Go North on M35 3½ miles. The property lies on the west side of Co. Rd. M35.

Legal Description

Lot B of the E Frl.½ of Section 6, Township 87 North, Range 38 West of the 5th p.m. (Richland Twp.)

Lease Status

Open for 2018

Real Estate Tax

Taxes Payable 2017-2018: \$2,950*

Net Taxable Acres: 113.75

Tax per Net Taxable Acre: \$25.95*

**Real Estate Taxes are estimated based on recent survey. Final tax figures will be determined by County Assessor/Treasurer.*

FSA Data

Part of Farm Number 6067, Tract 10488

Crop Acres: 112.43*

Corn Base: 65.7*

Corn PLC Yield: 158 Bu.

Bean Base: 46.9*

Bean PLC Yield: 53 Bu.

**Farm is part of a larger FSA farm.*

Acres and Bases are estimated. Local FSA office will make final determine of Acres and Bases.

CRP Contracts

None

Yield History (Bu./Ac.)

Year	Corn	Beans
2014	212 Dry Yld.	-
2015	-	62
2016	222 Dry Yld.	-

Yield information is reported by Owner/Operator

Land Description

Gently sloping

Buildings/Improvements

None

Drainage

Waterways and natural drainage. Some tile, but no maps available.

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Soil Types/Productivity

Primary soils are Galva, Primghar and Ely. See soil map for detail.

- **CSR2:** 92.69 per 2017 Hertz GIS, based on est. FSA crop acres.

Water & Well Information

None

Comments

Great quality soils on a nice Sac County farm.

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.

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Date: **Monday, Nov. 20, 2017**

Time: **11:00 a.m.**

Site: **Odebolt Community
Center
116 E. 2nd St.
Odebolt, IA 51458**

Seller

Raasch Farms, Ltd.

Agency

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

Auctioneer

Kyle J. Hansen

Method of Sale

- Parcel will be offered as a single parcel
- Bids will be \$/acre x 115.91 Gross Ac.
- Seller reserves the right to refuse any and all bids.

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 December 21, 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 December 21, 2017.

Make the Most of Your Farmland Investment

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