

Land Auction

ACREAGE:

111.65 Acres, m/l
Cerro Gordo Co., Iowa

DATE:

Wednesday
September 19, 2018
10:00 a.m.

LOCATION:

Thornton
Community Center
Thornton, IA



Property Key Features

- Strong soils with an 84.7 CSR2 on 92.45 Tillable Acres
- Additional 16 acres enrolled in CRP Contracts
- Road Access on the North and West

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Total Acres:	111.65
Crop Acres:	108.45
CRP Acres:	16.00
Corn Base Acres:	54.20
Bean Base Acres:	38.25
Soil Productivity:	84.7 CSR2

Property Information

111.65 Acres, m/l

Location

From Thornton: From Intersection of S25 & B65 go 4.5 miles W on B65 to Cardinal Ave. then 1 mile S to 110th Street. Property is located on the SE corner of the intersection.

From Meservey: Property is located on the SE corner of the intersection of Cardinal Ave. and 110th Street on the northeast edge of town.

Legal Description

W $\frac{1}{2}$ NW $\frac{1}{4}$, less a tract, and N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$, except the E16 Ac.; and the W16 Ac of the E $\frac{1}{2}$ NW $\frac{1}{4}$ all in 33-94-22 Grimes Twp.

Real Estate Tax

Taxes Payable 2017-2018: \$2,574

Net Taxable Acres: 108.22
Tax per Net Taxable Acre: \$23.78

FSA Data

Farm 516, Tract 469
Crop Acres: 92.45
CRP Acres: 16.00
Corn Base Acres: 54.20
Corn PLC Yield: 134 Bu
Bean Base Acres: 38.25
Bean PLC Yield: 34 Bu.

CRP Contracts

There are 14.5 acres enrolled in CP-28 and CP-27 CRP contracts that pay \$2,350 annually and expire 9/30/19.

There are another 1.5 acres enrolled in a CP-8A CRP contract that pays \$315.47 annually and expires 9/30/18.

Soil Types/Productivity

Primary soils are Webster, Clarion, Nicollet and Harps. CSR2 on the FSA, non-CRP, crop acres is 84.7 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Drainage

Natural plus some drainage tile.

Water & Well Information

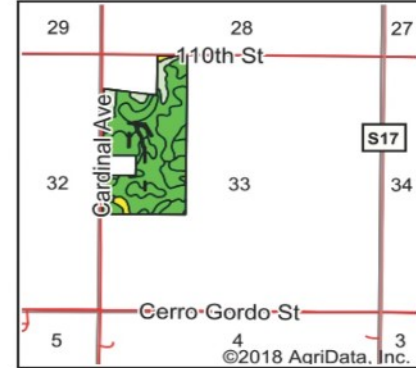
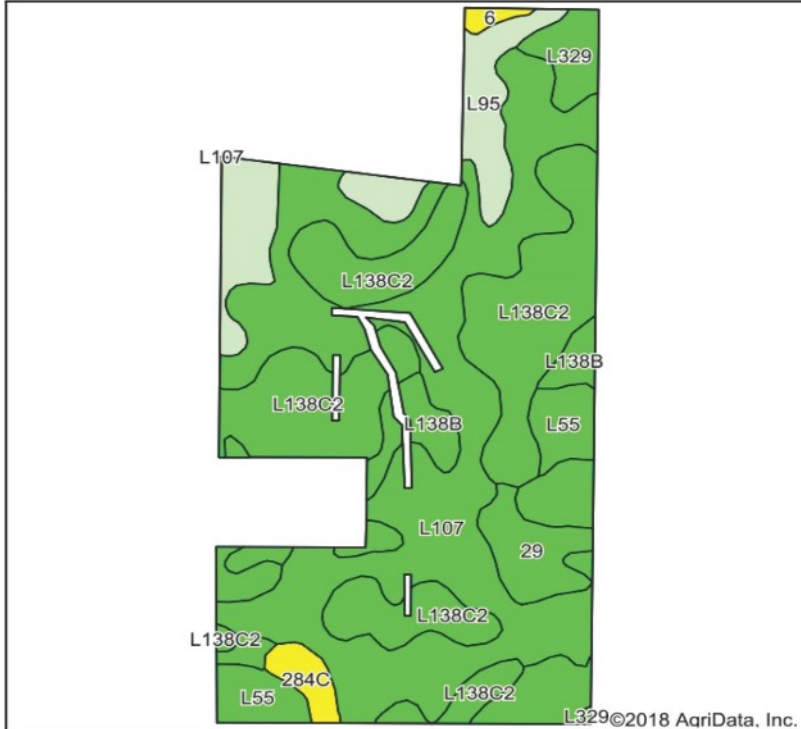
None known

Comments

Excellent road access on the northern and western boundaries.

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State: **Iowa**
County: **Cerro Gordo**
Location: **33-94N-22W**
Township: **Grimes**
Acres: **92.45**
Date: **4/2/2018**



Area Symbol: IA033, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	37.83	40.9%		IIw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	27.39	29.6%		IIIe	83	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	8.46	9.2%		IIw	75	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.74	7.3%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	3.98	4.3%		Ie	91	
29	Clarion-Nicollet loams, 1 to 3 percent slopes	3.91	4.2%		Iw	89	85
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	2.24	2.4%		IIw	89	
284C	Flagler sandy loam, 5 to 9 percent slopes	1.45	1.6%		IIIe	44	16
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.45	0.5%		IIw	59	57
Weighted Average						84.7	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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: **Wednesday,
September 19, 2018**

Time: **10:00 a.m.**

Site: **Thornton Community
Center
333 Main Street
Thornton, IA 50479**

Seller

Henry Vierkant Estate

Agency

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

Auctioneer

Marv Huntrods

Attorney

Brian D. Miller

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 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 October 25, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2019. Taxes will be prorated to date of possession.

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