

Land Auction

ACREAGE:

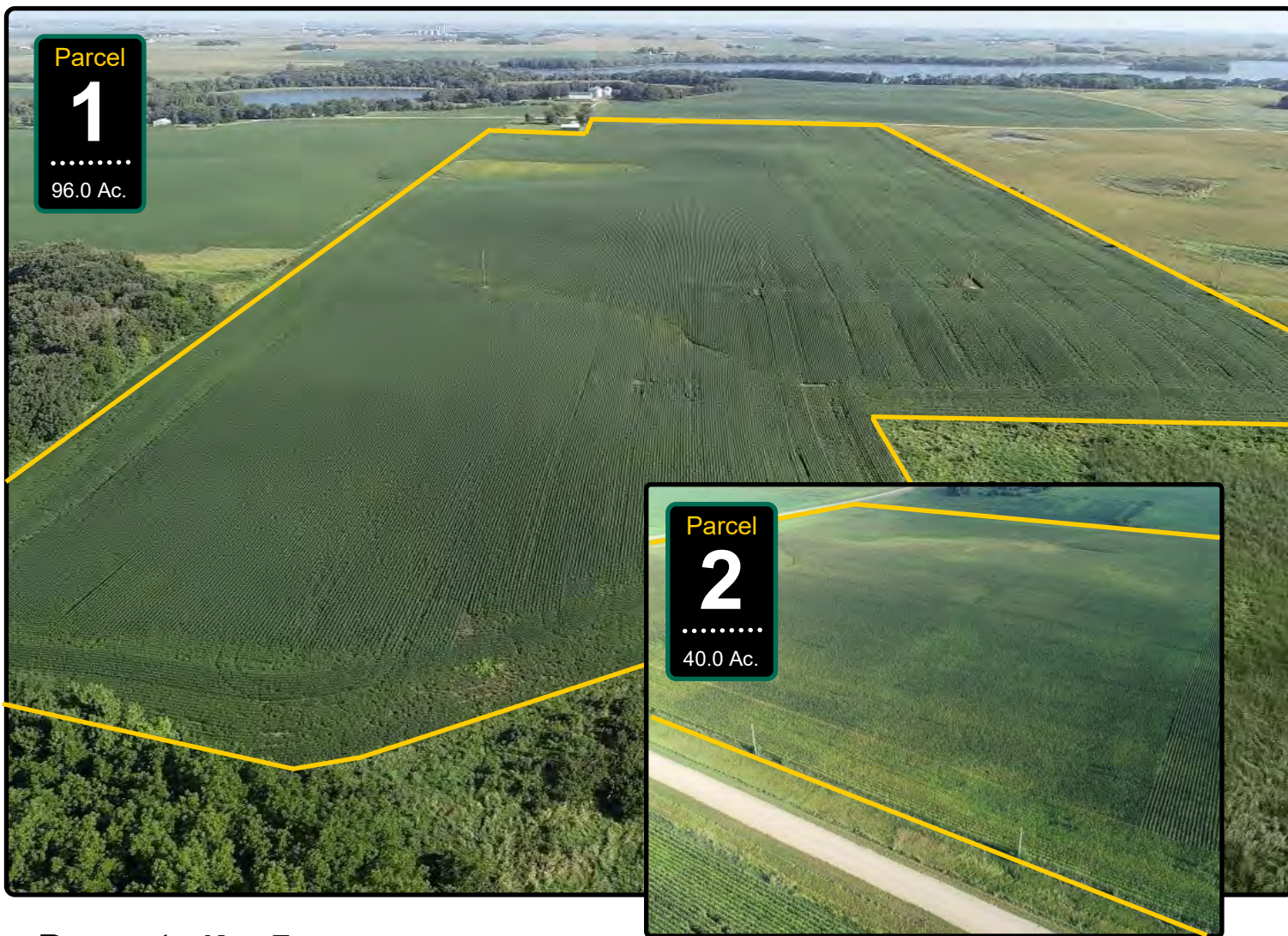
216.0 Acres, m/l
3 parcels, Emmet &
Palo Alto Counties, IA

DATE:

Thursday
November 8, 2018
10:00 a.m.

LOCATION:

Location
Wallingford Comm. Ctr.
Wallingford, IA



Property Key Features

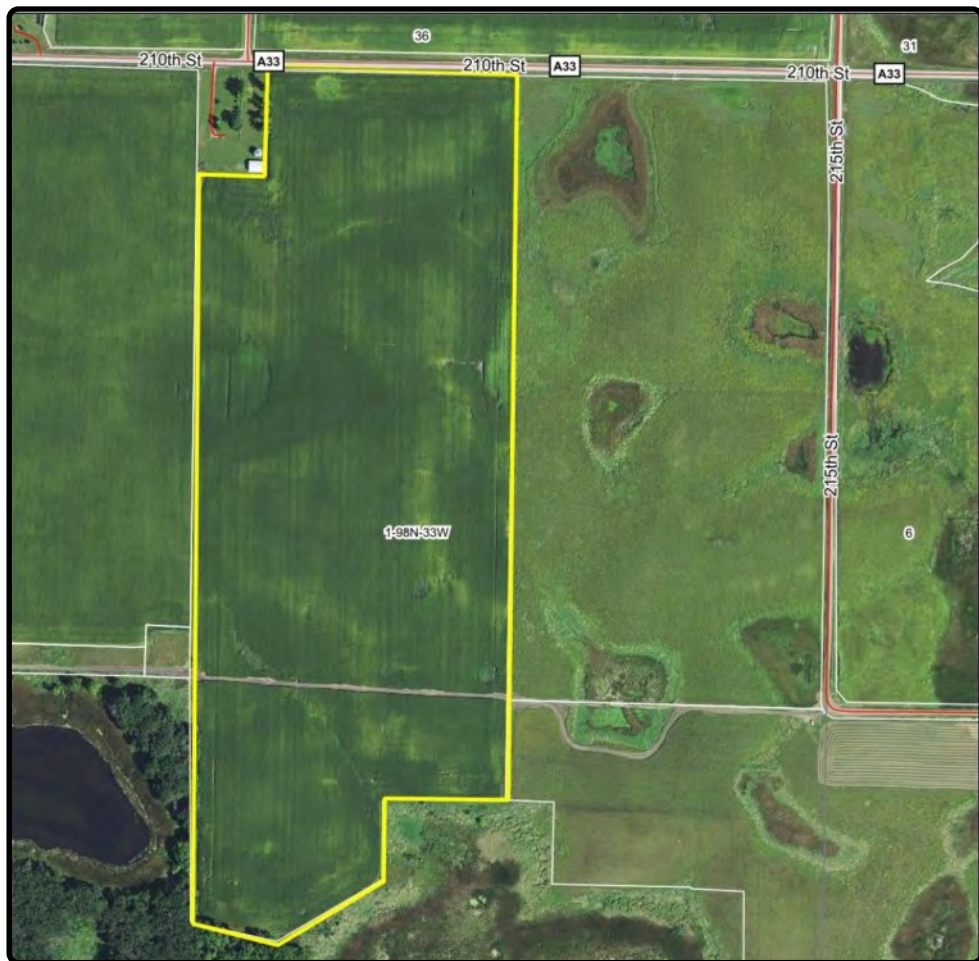
- Quality soils
- High percentage of tillable acres on each parcel
- Located on good roads with excellent access to nearby markets

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SterlingY@Hertz.ag

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Mason City, IA 50401
www.Hertz.ag

Carrie Seidel, CCA
Licensed Salesperson in IA & MN
CarrieS@Hertz.ag

216.0 Acres, m/l, in 3 parcels, Emmet & Palo Alto Counties, IA



Parcel 1

Total Acres:	96.00
Crop Acres*:	96.16
Corn Base Acres*:	47.75
Bean Base Acres*:	47.75
Soil Productivity:	83.9 CSR2

Parcel 1 Property Information 96 Acres, m/l

Location

From Wallingford, 1.75 miles north on N32 to A33, then 4.5 miles east on A33. Property is on south side of the road.

Legal Description

The N part of NW4SE4 & W2NE4, less building site and access described in Plat of Survey recorded 09/12/18, Book 2018, Page 00871, all in Section 1, T98N, R33W of the 5th P.M., High Lake Twp, Emmet

Co., IA. Exact legal as per Abstract of Title.

Real Estate Tax

Taxes Payable 2018-2019: \$3,488.00
Net Taxable Acres: 95.14
Tax per Net Taxable Acre: \$36.66
Taxes estimated due to survey of property.

FSA Data

Part of Farm Number 1215, Tract 746
Crop Acres*: 96.16
Corn Base Acres*: 47.75
Corn PLC Yield: 164 Bu.
Bean Base Acres*: 47.75

Bean PLC Yield: 46 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final acres and bases.*

CRP Contracts

None

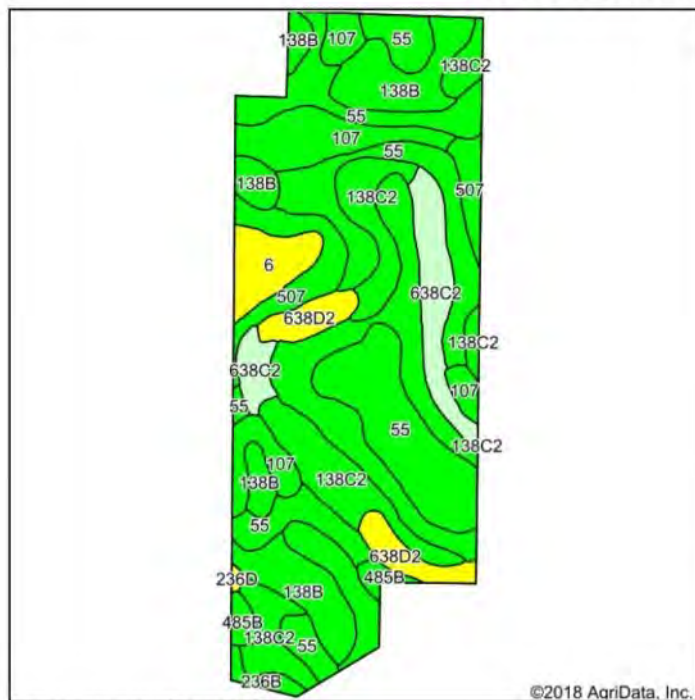
Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster clay loam. CSR2 on the estimated FSA crop acres is 83.9 per 2018 AgriData, Inc. See soil map for detail.

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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Emmet**
Location: **1-98N-33W**
Township: **High Lake**
Acres: **96**
Date: **9/21/2018**



Area Symbol: IA063, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	27.37	28.5%		Iw	89	82	78
138B	Clarion loam, 2 to 6 percent slopes	22.88	23.8%		Ile	89	74	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	15.76	16.4%		IIle	83	59	65
107	Webster clay loam, 0 to 2 percent slopes	8.84	9.2%		IIw	86	77	80
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.14	6.4%		IIle	75	53	65
507	Canisteo clay loam, 0 to 2 percent slopes	5.23	5.4%		IW	84	73	79
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.03	4.2%		IVe	53	44	61
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.35	3.5%		IIW	59	53	77
485B	Spillville loam, 2 to 5 percent slopes	1.41	1.5%		Ile	88	79	82
236B	Lester loam, 2 to 6 percent slopes	0.82	0.9%		Ile	85	70	83
236D	Lester loam, 10 to 16 percent slopes	0.17	0.2%		IVe	53	47	74
Weighted Average						83.9	70.7	75.8

**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.

Land Description

Nearly level to gently sloping topography.

Drainage

Tile drainage is present. *Tile maps available upon request.*

Water & Well Information

None known.

Comments

Productive farm located on a hard surface

road in a strong farming area. Recreation and wildlife habitat on adjoining Ingham Lake State Game Management Area on southern border of farm and on U.S. Fish & Wildlife Service property to the east.

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Parcel 2

Total Acres:	40.00
Crop Acres:	36.98
Corn Base Acres:	24.80
Bean Base Acres:	11.00
Soil Productivity:	74.1 CSR2

Parcel 2 Property Information 40 Acres, m/l

Location

From Wallingford, 4 miles east on A34 to N40, then 2.8 miles south on N40. The property is located on the NE corner of the intersection of N40 and 260th St.

Legal Description

The SW4SW4, Section 25, T98N, R33W of the 5th P.M., High Lake Twp., Emmet Co., IA. Exact legal as per Abstract of Title.

Real Estate Tax

Taxes Payable 2018 - 2019: \$956.00
Net Taxable Acres: 36.99
Tax per Net Taxable Acre: \$25.84

FSA Data

Farm Number 4671, Tract 2768
Crop Acres: 36.98
Corn Base Acres: 24.80
Corn PLC Yield: 167 Bu.
Bean Base Acres: 11.00
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Nicollet, Canisteo, Blue Earth and Muskego. CSR2 on the FSA crop acres is 74.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Nearly level to gently rolling topography.

Buildings/Improvements

None.

Drainage

County tile main and private tile present.
Tile maps available upon request.

Water & Well Information

None known.

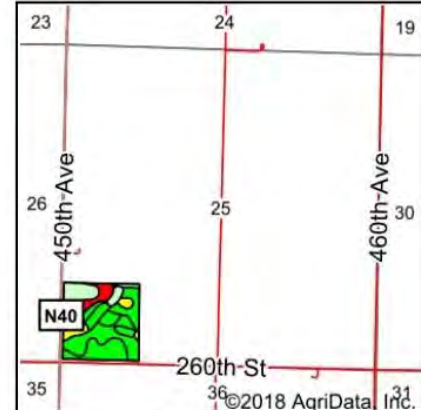
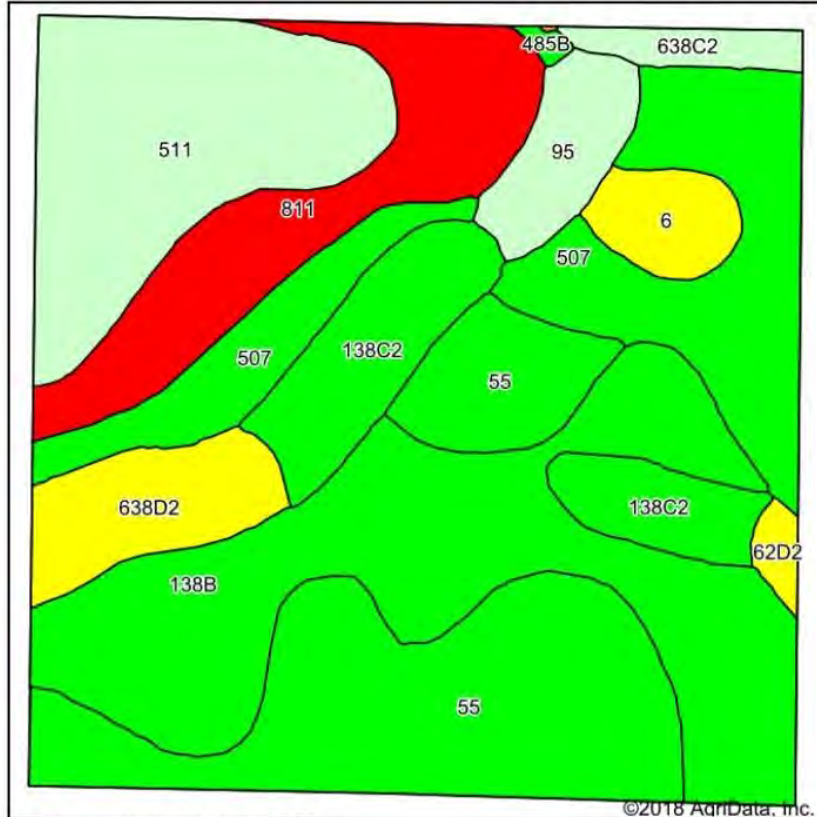
Comments

Well located, productive farm on a hard surface road.

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State: Iowa
County: Emmet
Location: 25-98N-33W
Township: High Lake
Acres: 36.98
Date: 9/21/2018



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

Area Symbol: IA063, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	8.32	22.5%		Ile	89	74	83
55	Nicollet clay loam, 1 to 3 percent slopes	7.34	19.8%		Iw	89	82	78
507	Canisteo clay loam, 0 to 2 percent slopes	5.31	14.4%		Ilw	84	73	79
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	4.91	13.3%		IIlw	66	50	77
811	Muskego soils, 0 to 1 percent slopes	3.63	9.8%		IIlw	15	42	43
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	2.92	7.9%		IIIle	83	59	65
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	1.67	4.5%		IVe	53	44	61
95	Harps clay loam, 0 to 2 percent slopes	1.18	3.2%		Ilw	72	57	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.85	2.3%		IIlw	59	53	77
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.53	1.4%		IIIle	75	53	65
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.24	0.6%		IVe	41	38	61
485B	Spillville loam, 2 to 5 percent slopes	0.08	0.2%		Ile	88	79	82
Weighted Average						74.1	65	73.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 3

Total Acres:	80.00
Crop Acres:	77.85
Corn Base Acres:	36.60
Bean Base Acres:	34.80
Soil Productivity:	86.2 CSR2

Parcel 3 Property Information 80 Acres, m/l

Location

From the intersection of Hwy 4 and B14 on the NE edge of Graettinger, east 2.5 miles to 445th Ave. then south on 445th Ave. 2 miles. The property is on the NE corner of the intersection of 445th Ave. and 300 St.

Legal Description

The W2SE4, Section 14, T97N, R33W of the 5th P.m., Walnut Twp., Palo Alto Co., IA. Exact legal as per Abstract of Title.

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,466
Net Taxable Acres: 77
Tax per Net Taxable Acre: \$31.77

FSA Data

Farm Number 4671, Tract 1272
Crop Acres: 77.85
Corn Base Acres: 36.60
Corn PLC Yield: 167 Bu.
Bean Base Acres: 34.80
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nicollet, Canisteo, Clarion and Webster. CSR2 on the FSA crop acres is 86.2 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Nearly level to gently rolling topography.

Buildings/Improvements

None.

Drainage

Drainage tile is present. *Tile maps available upon request.*

Water & Well Information

None known.

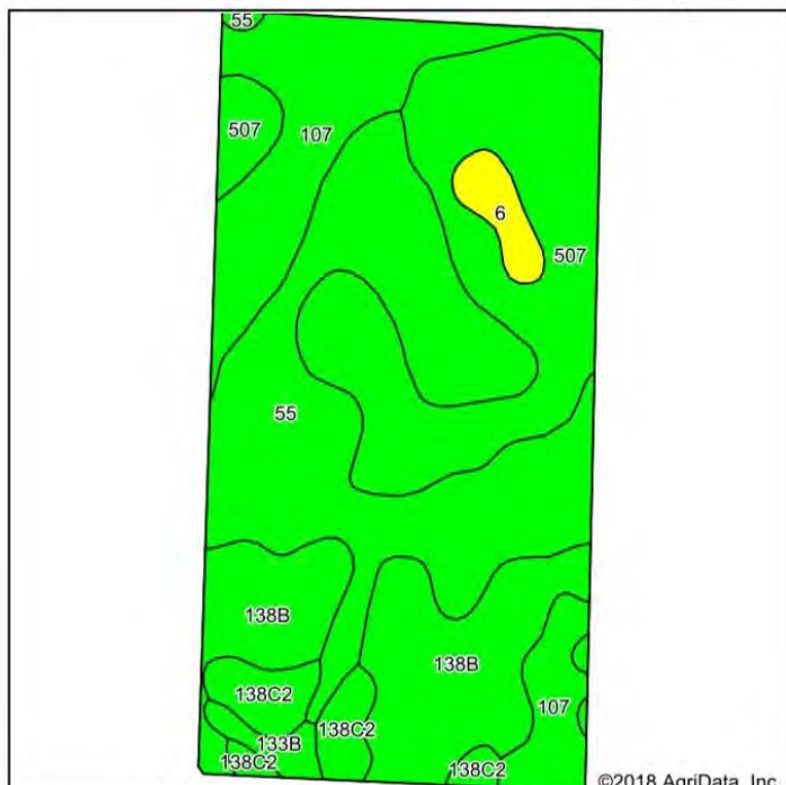
Comments

Quality farm with productive soil located in a strong farming area.

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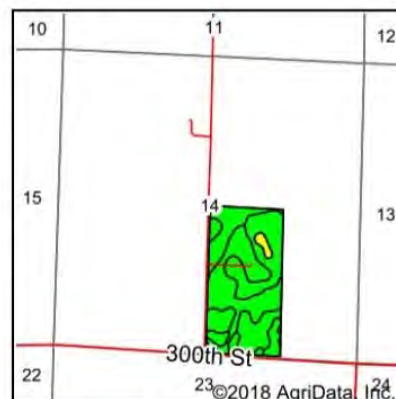
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Palo Alto**
Location: **14-97N-33W**
Township: **Walnut**
Acres: **77.85**
Date: **9/21/2018**



Maps Provided By:



Area Symbol: IA147, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	24.52	31.5%		Iw	89	84	78
507	Canisteo clay loam, 0 to 2 percent slopes	20.12	25.8%		IIw	84	74	79
138B	Clarion loam, 2 to 6 percent slopes	13.90	17.9%		Ile	89	76	83
107	Webster clay loam, 0 to 2 percent slopes	12.89	16.6%		IIw	86	79	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.81	4.9%		IIle	83	58	65
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.60	2.1%		IIIw	59	54	77
133B	Colo silty clay loam, 2 to 4 percent slopes	1.01	1.3%		IIw	80	64	83
Weighted Average						86.2	77	78.9

**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.

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. All property boundaries are approximate.

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Parcel 3 - 80.0 Acres



Parcel 3 - 80.0 Acres



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Date: **Thursday,
November 8, 2018**

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

Site: **Wallingford Community
Center
42 St. James Avenue
Wallingford, IA 51365**

Seller

Dorothy E. Aanonson Estate and
Frances Bortvit-Young Estate

Agency

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

Auctioneer

Marv Huntrods

Attorneys

David Forsyth
Forsyth Law Firm

John Brown
Berkland & Brown Law Firm

Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- 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 18, 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 December 18, 2018.

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