

Land Auction

ACREAGE:

59.83 Acres, m/l

In 2 parcels

Floyd County, IA

DATE:

Thursday

November 15, 2018

10:00 a.m.

LOCATION:

Nashua Welcome Center

Nashua, IA



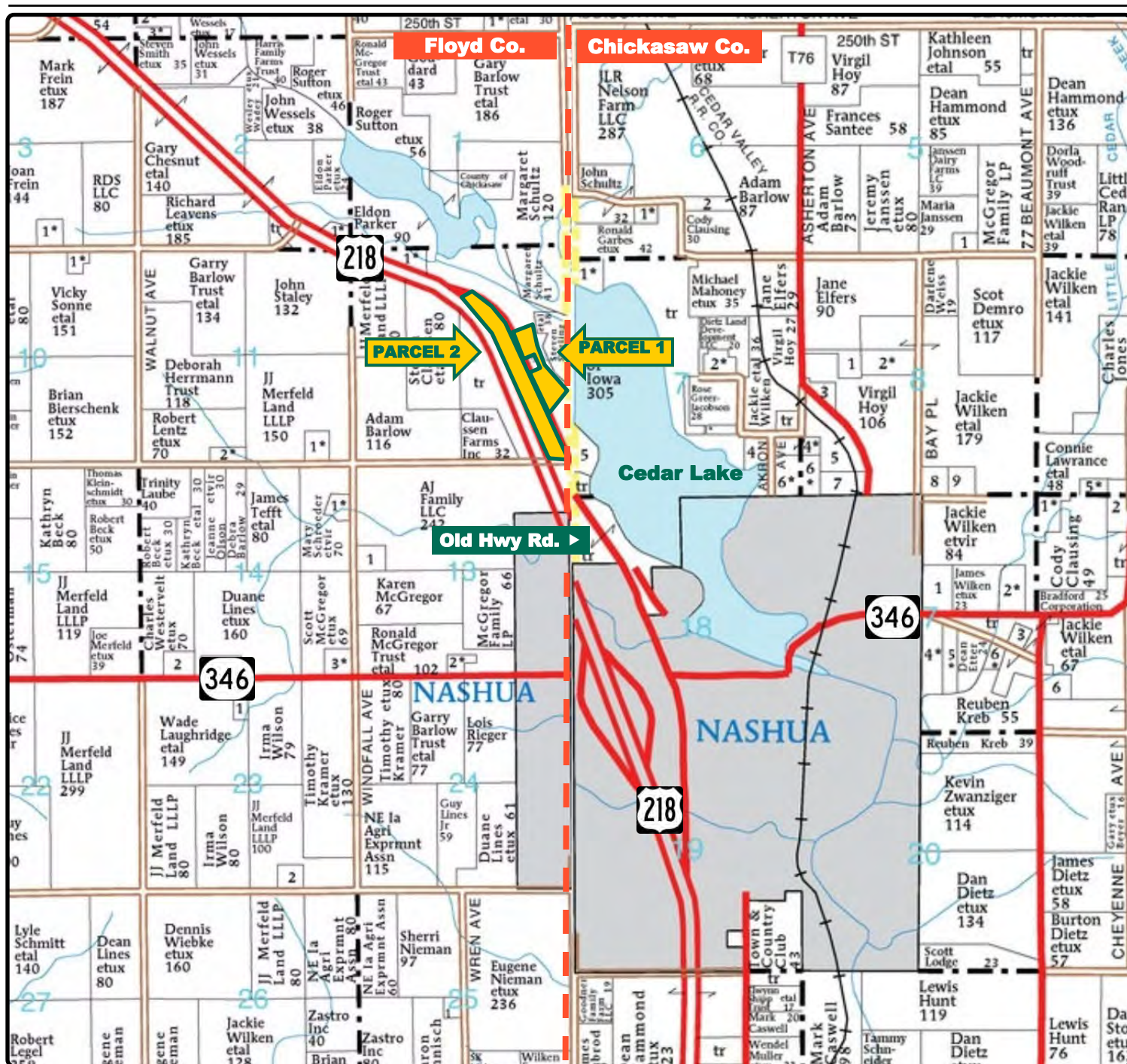
Property Key Features

- Located on the West Side of Cedar Lake
- Many Recreational Lake Opportunities
- Development Potential on Both Parcels

Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

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

59.83 Acres, m/l, in 2 parcels, Floyd County, IA



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Parcel 1

Total Acres:	7.33
Crop Acres:	3.45
Corn Base Acres*:	3.25
Soil Productivity:	40.3 CSR2

**Corn Base Acres are Estimated*

Parcel 1 Property Information 7.33 Acres, m/l

Location

From Hwy 218, go east on 346 (Main Nashua Exit) to Old Highway Rd., then north one mile, property lies between Old Highway Rd. and Cedar Lake.

Legal Description

Lots 1-8 of Block 1 of Lake View Estates Subdivision all in Section 12, Township 94 North, Range 15 West of the 5th P.M. (Riverton Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$2,492

Net Taxable Acres: 7.33

Tax per Net Taxable Acre: \$339.97

FSA Data

Part of Farm Number 7000, Tract 11777

Crop Acres: 3.45 NHEL

Corn Base Acres*: 3.25

Corn PLC Yield: 145 Bu.

**Corn base acres are estimated and final determination will be by the local FSA office after parcel split.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Saude and Burkhardt. CSR2 on the FSA crop acres is 40.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

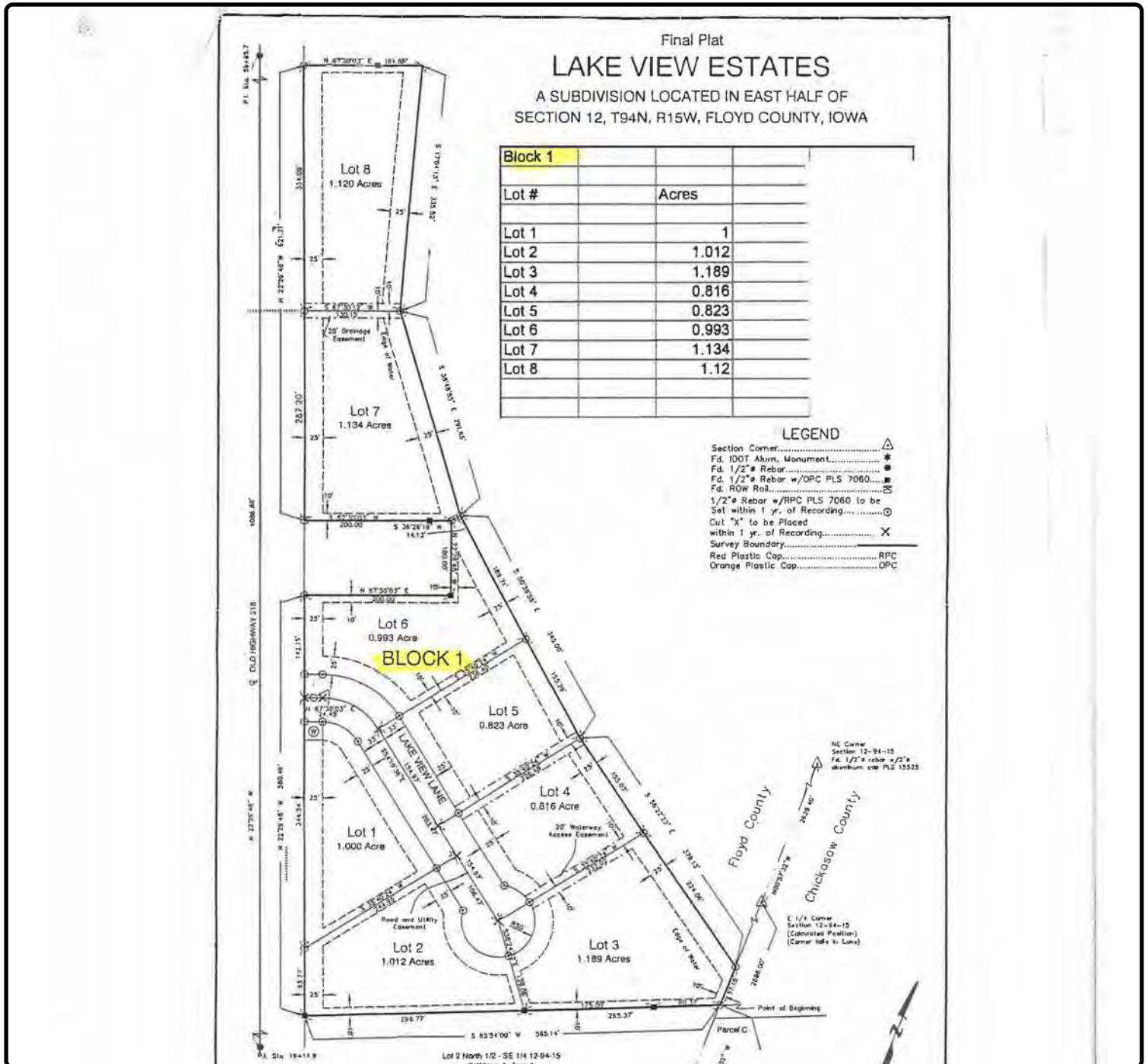
None

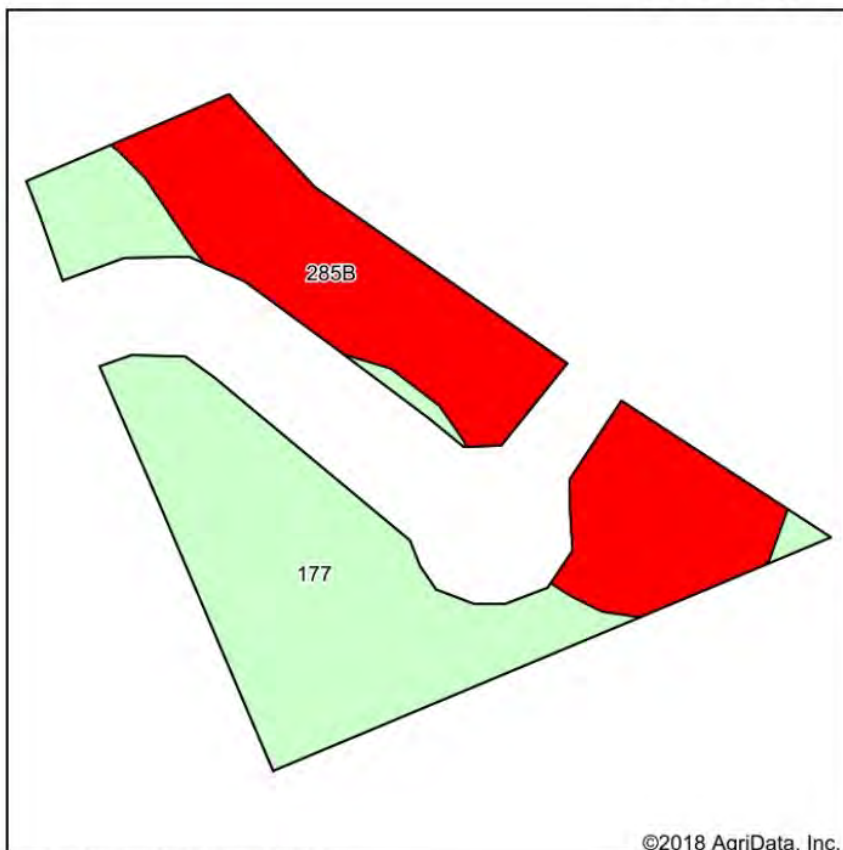
Water & Well Information

Well and pump for lots 1-8. Electricity and two inch water main to lots 1-6. Selling AS IS/WHERE IS.

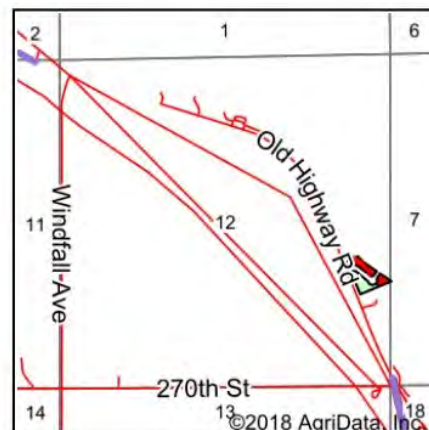
Zoning/Covenants

Zoned Residential. Any future improvements are subject to recorded easements, by-laws and restrictive covenants. All recorded cross-easements remain in effect unless the County approves possible changes. Copies of documents available upon request.





Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Floyd**
Location: **12-94N-15W**
Township: **Riverton**
Acres: **3.45**
Date: **10/10/2018**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA067, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
177	Saude loam, 0 to 2 percent slopes	1.87	54.2%		Ils		60	63
285B	Burkhardt sandy loam, 2 to 5 percent slopes	1.58	45.8%		IIls	IIe	17	25
Weighted Average							40.3	45.6

**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 or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Parcel 2

Total Acres:	52.50
Crop Acres:	52.21
Corn Base Acres*:	50.91
Soil Productivity:	59.9 CSR2
<i>*Corn Base Acres are Estimated</i>	

Parcel 2 Property Information 52.50 Acres, m/l

Location

From Hwy 218, go east on 346 (Main Nashua Exit) to Old Highway Rd., then north. The property lies between Old Highway Rd. and Highway 218.

Legal Description

Lots 1-22 of Block 2 of Lakeview Estates Subdivision all in Section 12, Township 94 North, Range 15 West of the 5th P.M. (Riverton Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$934
Net Taxable Acres: 52.5
Tax per Net Taxable Acre: \$17.79

FSA Data

Part of Farm Number 7000, Tract 11777
Crop Acres: 52.21 NHEL
Corn Base Acres*: 50.91
Corn PLC Yield: 145 Bu.

**Corn base acres are estimated and final determination will be by the local FSA office after parcel split.*

CRP Contracts

There are 1.5 acres enrolled in a CRP contract which pays \$262.68 annually and expires 9/30/25.

Soil Types/Productivity

Primary soils are Waukee, Saude and Burkhardt. CSR2 on the FSA crop acres is 59.9 per 2018 AgriData, Inc. See soil map.

Land Description

Level to moderately sloping

Buildings/Improvements

One older utility building. There are two buried, 1000-gallon fuel tanks near building.

Water & Well Information

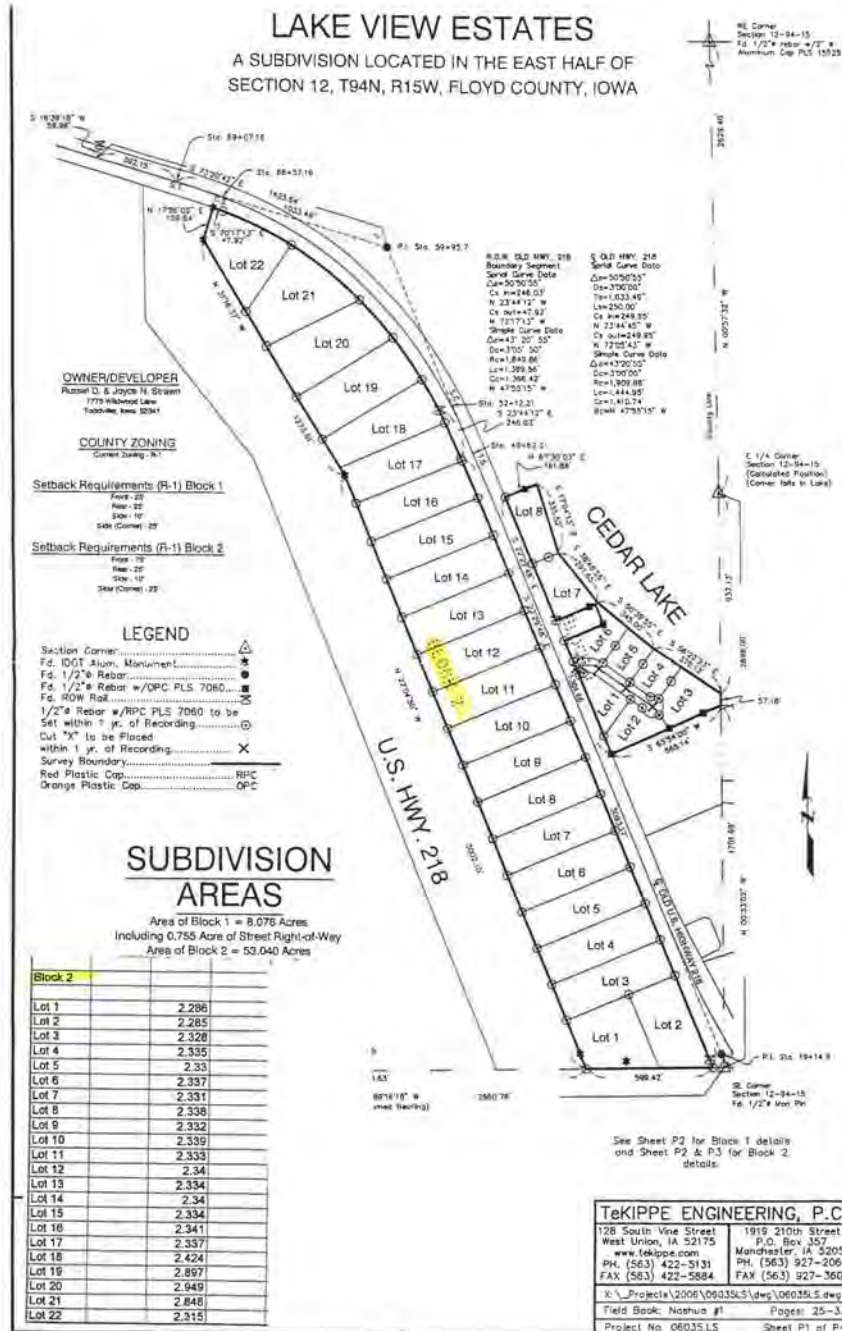
There is a shallow well located south of the utility building. Selling AS IS/ WHERE IS.

Zoning/Covenants

Zoned Agricultural. Any future improvements are subject to recorded easements, by-laws and restrictive covenants. All recorded cross-easements remain in effect unless the County approves possible changes. Copies of documents available upon request.

Subdivision Plat Map

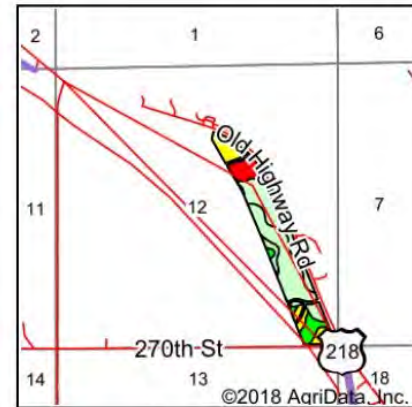
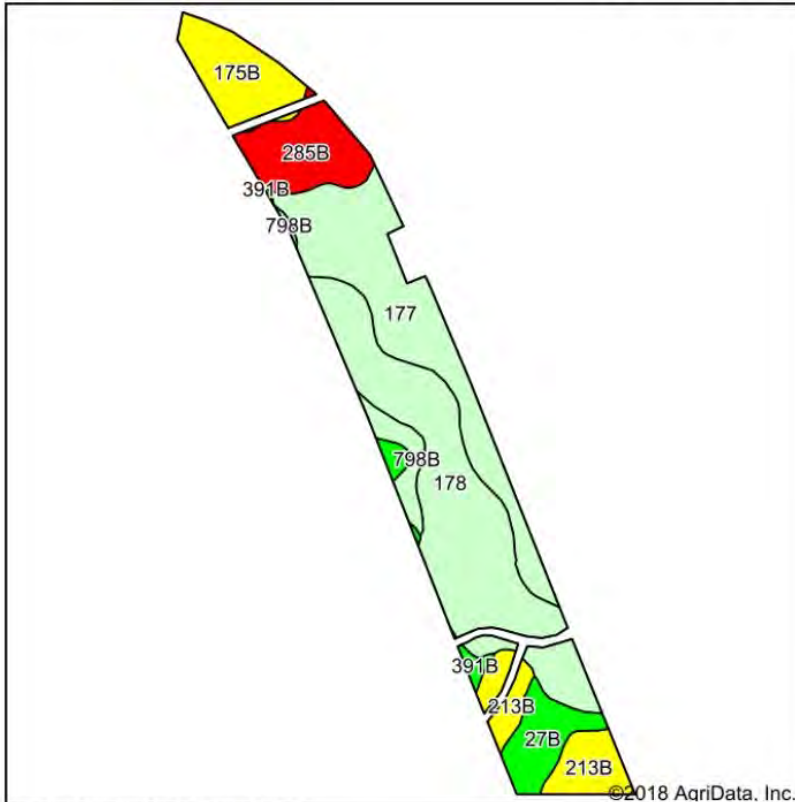
Parcel 2- Lots 1-22



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State: **Iowa**
County: **Floyd**
Location: **12-94N-15W**
Township: **Riverton**
Acres: **50.71**
Date: **10/10/2018**



Maps Provided By:



Area Symbol: IA067, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
178	Waukee loam, 0 to 2 percent slopes	17.81	35.1%		IIIs		69	79
177	Saude loam, 0 to 2 percent slopes	12.99	25.6%		IIIs		60	63
285B	Burkhardt sandy loam, 2 to 5 percent slopes	4.96	9.8%		IIIs	Ile	17	25
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.66	9.2%		IIIs		50	55
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	4.33	8.5%		Ile		50	74
27B	Terril loam, 2 to 5 percent slopes	3.27	6.4%		Ile		88	87
798B	Protivin clay loam, 1 to 4 percent slopes	1.74	3.4%		IIw		71	55
83C	Kenyon loam, 5 to 9 percent slopes	0.52	1.0%		IIIs		85	69
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.43	0.8%		IIw		87	73
Weighted Average							59.9	66.5

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Parcel 1 - Southeast looking Northwest



Parcel 1 - Northeast looking Southwest



Parcel 1 - South looking North



Parcel 1 - Cul-De-Sac and Boat Ramp



Date: **Thurs., Nov. 15, 2018**

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

Site: **Nashua Welcome Center
10 Amherst Blvd.
Nashua, IA 50658**

Seller

Lake View Estates Development, LLC

Agency

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

Auctioneer

Marv Huntrods

Method of Sale

- Parcels 1 and 2 will be offered individually and then combined. The parcels will sell in the manner resulting in the highest price.
- 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, 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 21, 2018.