

Land Auction

ACREAGE:**230.27 Acres, m/l**

In 2 parcels

Ida County, IA

DATE:

Wednesday

December 5, 2018**10:00 a.m.****LOCATION:****Community Center**

Battle Creek, IA

**Property Key Features**

- Productive Ida County Farms
- Open Lease for 2019
- Located on Hard Surface Road

Tom Carlson, AFM

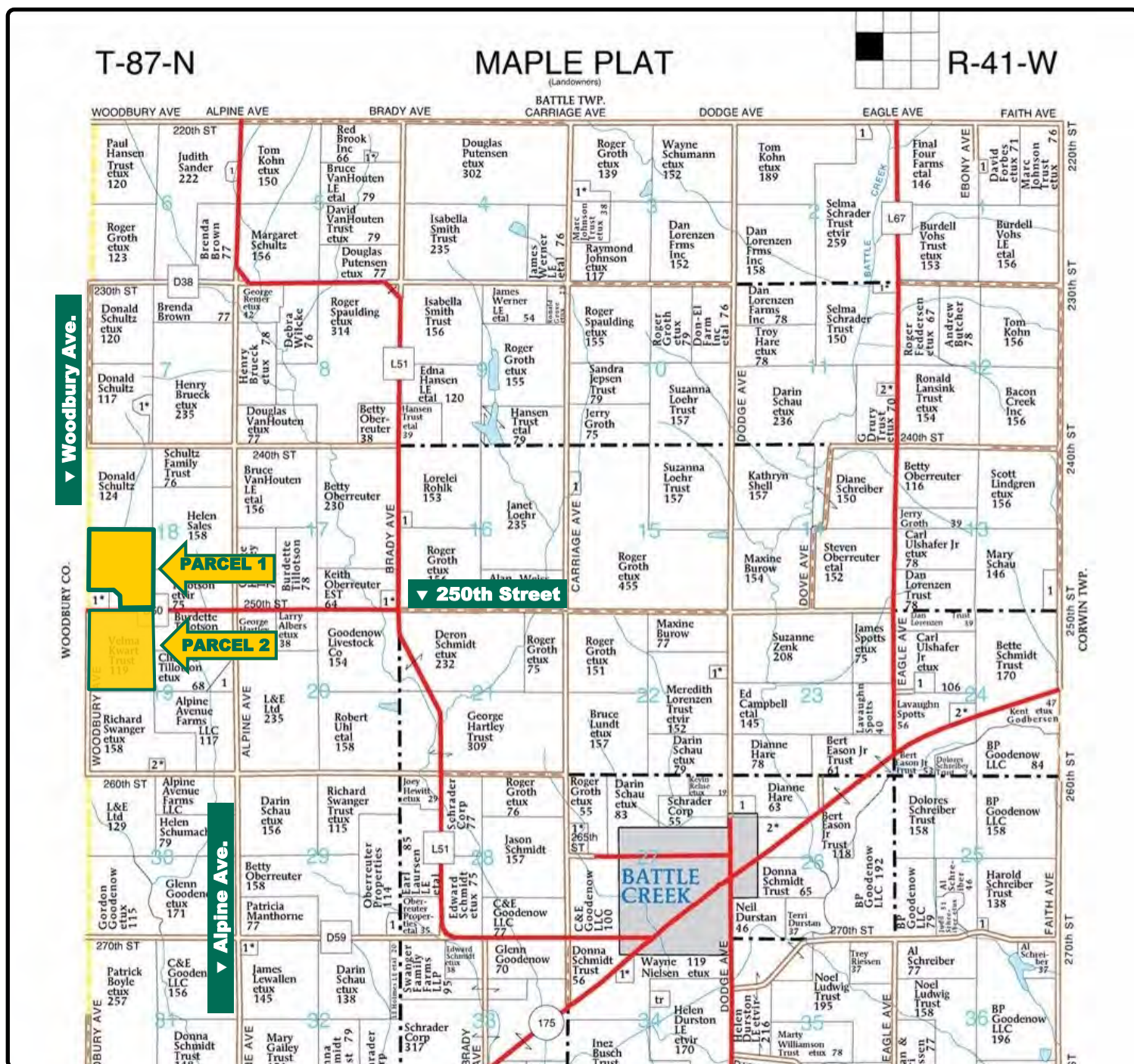
Licensed in IA

TomC@Hertz.ag**515-332-1406**

1101 13th St. N. Suite 2, PO Box 503

Humboldt, IA 50548-0503

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Parcel 1

Total Acres:	111.53
Crop Acres:	95.53
Corn Base Acres:	57.87*
Bean Base Acres:	39.91*
Soil Productivity:	66.4 CSR2

**Base acres are estimated*

Parcel 1 Property Information 111.53 Acres, m/l

Location

Farm is located approximately 2.5 miles west and 2 miles north of Battle Creek.

Legal Description

Southwest Quarter (SW 1/4) Section 18, Township 87 North, Range 41 West of the 5th P.M., Ida County, IA excluding the acreage in the SW 1/4 SW 1/4

Real Estate Tax

Taxes Payable 2018-2019: \$2,144
Net Taxable Acres: 111.53
Tax per Net Taxable Acre: \$19.22

FSA Data

Farm Number: Part of 1032
Crop Acres: 95.53
Corn Base Acres: 57.87*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 39.91*
Bean PLC Yield: 49 Bu.

**Base acres are estimated and will be determined by Ida County FSA Office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Monona and Kennebec. CSR2 on the FSA crop acres is 66.4 per AgriData, Inc. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	174	—
2014	—	55
2015	231	—
2016	—	67
2017	246	—

Yield information is reported by owner.

Land Description

Gently rolling to rolling with terraces.

Drainage

Natural

Comments

Good-producing, well-cared for Ida County farm.

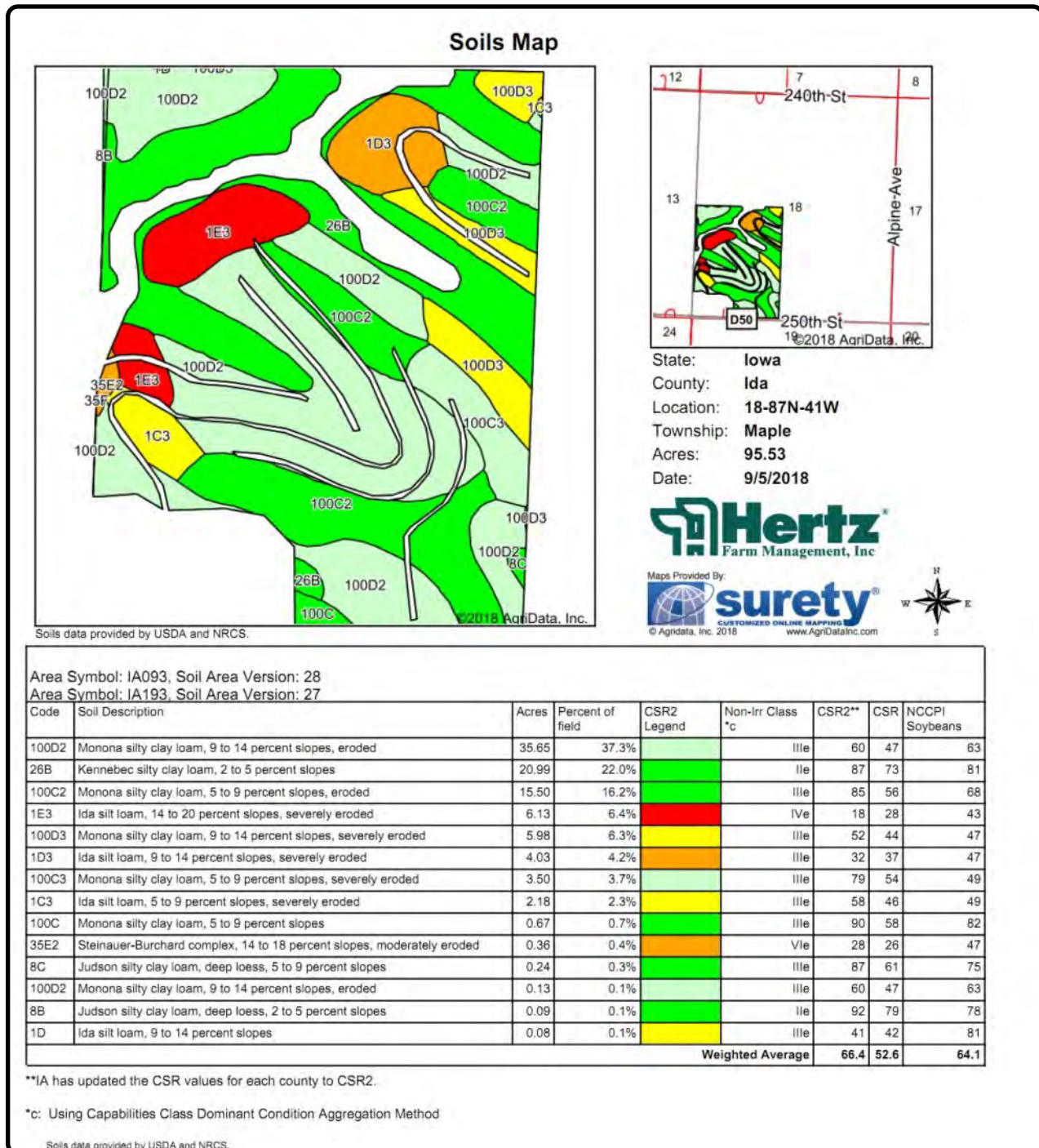
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Parcel 2

Total Acres:	118.74
Crop Acres:	115.15
Corn Base Acres:	69.73*
Bean Base Acres:	48.09*
Soil Productivity:	62.3 CSR2

**Base acres are estimated*

Parcel 2 Property Information 118.74 Acres, m/l

Location

Farm is located approximately 2.5 miles west and 2 miles north of Battle Creek, Iowa.

Legal Description

Northwest Quarter (NW 1/4) Section 19, Township 87 North, Range 41 West of the 5th P.M., Ida County, IA

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,092
Net Taxable Acres: 118.74
Tax per Net Taxable Acre: \$17.62

FSA Data

Farm Number: Part of 1032
Crop Acres: 115.15
Corn Base Acres: 69.73*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 48.09*
Bean PLC Yield: 49 Bu.

**Base acres are estimated and will be determined by Ida County FSA Office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Monona and Ida. CSR2 on the FSA crop acres is 62.3 per AgriData, Inc. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	—	50
2014	181	—
2015	—	55
2016	219	—
2017	—	55

Yield information is reported by owner.

Land Description

Gently rolling to moderately rolling with terraces.

Drainage

Natural plus tile.

Comments

Nicely located, good-producing Ida County farm.

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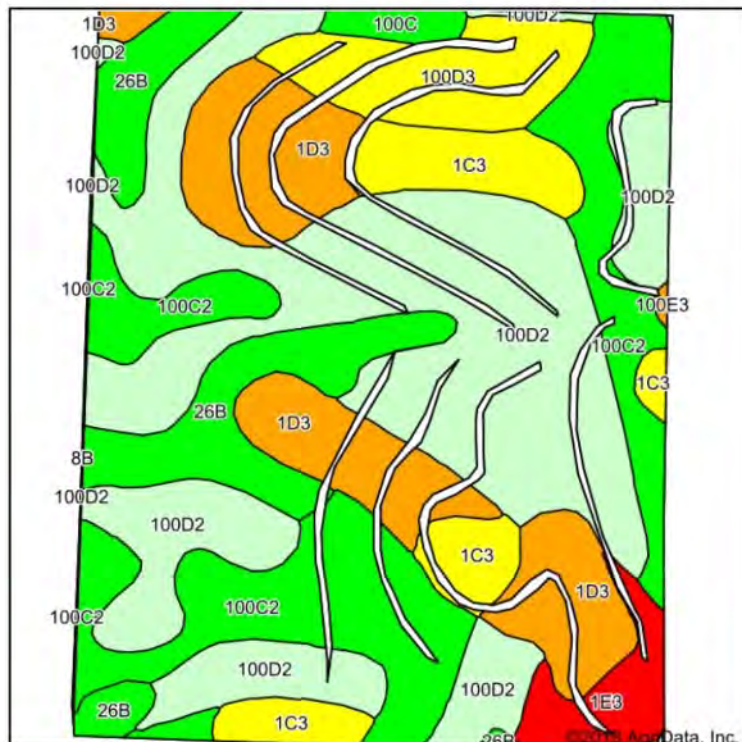
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Ida**
Location: **19-87N-41W**
Township: **Maple**
Acres: **115.15**
Date: **9/5/2018**



Maps Provided By:



Area Symbol: IA093, Soil Area Version: 28

Area Symbol: IA193, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	44.05	38.3%		IIIe	60	47	63
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	23.13	20.1%		IIIe	85	56	68
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	16.24	14.1%		IIIe	32	37	47
26B	Kennebec silty clay loam, 2 to 5 percent slopes	11.74	10.2%		IIe	87	73	81
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.42	7.3%		IIIe	58	46	49
100D3	Monona silty clay loam, 9 to 14 percent slopes, severely eroded	6.32	5.5%		IIIe	52	44	47
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	3.54	3.1%		IVe	18	28	43
100C	Monona silty clay loam, 5 to 9 percent slopes	1.25	1.1%		IIIe	90	58	82
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	0.15	0.1%		IIIe	85	57	68
100E3	Monona silty clay loam, 14 to 20 percent slopes, severely eroded	0.12	0.1%		IVe	39	35	43
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	0.11	0.1%		IIIe	28	34	44
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	0.08	0.1%		IIIe	60	47	63
Weighted Average						62.3	49.3	61.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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Parcel 1



Parcel 1



Parcel 2



Parcel 2



Date: **Wed., December 5, 2018**

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

Site: **Community Center
115 Main Street
Battle Creek, IA**

Seller

Velma E. Kwart Administrative Trust
Under Agreement dated August 7, 1986,
and Kwart Family Decedents Trust c/o
Trust Bank/Trustee

Agency

Hertz Farm Management, Inc. and their
representatives are Agents of the Seller.

Auctioneer

Marv Huntrods, ALC

Method of Sale

- Land will be offered by the **Choice and Privilege Method** with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer /Hertz Farm Management, Inc./Hertz Real Estate Services 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 January 9, 2019 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 February 28, 2019. Taxes will be prorated to January 1, 2019.