

# Land Auction

**ACREAGE:**

**69.00 Acres, m/l**  
Floyd County, IA

**DATE:**

Thursday  
**August 5, 2021**  
**10:00 a.m.**

**LOCATION:**

**Floyd Community Center**  
Floyd, IA

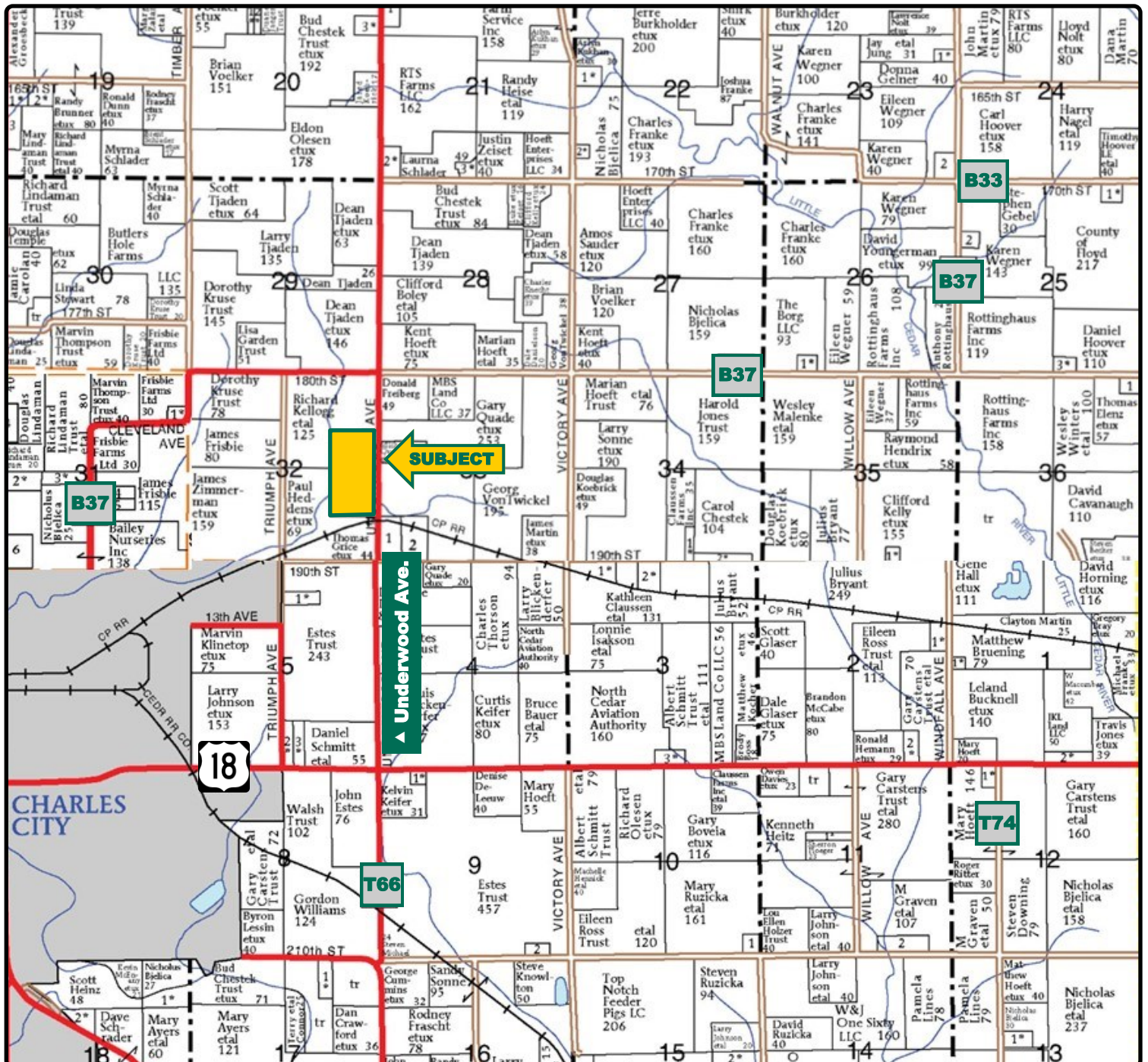


## Property Key Features

- Located 2 Miles Northeast of Charles City
- Hard-Surface Road Frontage
- Great Mixed-Use Property Including Cropland, Pasture, Timber and Acreage

**Nicole Rustad**  
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**FSA/Eff. Crop Acres:** 44.15  
**Corn Base Acres:** 27.30  
**Bean Base Acres:** 16.60  
**Soil Productivity:** 74.20

**Total Living SF:** 1,928  
**Bedrooms:** 4  
**Bathrooms:** 1  
**Year Built:** 1910

**ADDRESS:**  
1855 Underwood Ave.  
Charles City, IA 50616

## Open House

**Thurs., July 22 2-5 p.m.**

## Property Information

### 69.00 Acres, m/l

### Location

From Charles City: Go east on Hwy 18 for 2 miles, then north on Underwood Ave. for 2.5 miles. The property is on the west side of the road

### Legal Description

The S $\frac{3}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 32, Township 96 North, Range 15 West of the 5th P.M., Floyd Co., IA.

### Real Estate Tax

Taxes Payable 2020-2021: \$2,816.00  
Gross Acres: 69.00  
Net Taxable Acres: 67.25  
Tax per Net Taxable Acre: \$41.87

### Lease Status

Leased through the 2021 crop year. The 2021 lease has been terminated effective 3/1/2022.

### FSA Data

Farm Number 5751, Tract 10921  
FSA/Eff. Crop Acres: 44.15  
Corn Base Acres: 27.30  
Corn PLC Yield: 135 Bu.  
Bean Base Acres: 16.60  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Dickinson. CSR2 on the FSA/Eff. crop acres is 74.20. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to moderately sloping.

### Drainage

Terraces, plus tile. No maps available. Located in the Washington School Watershed #3. Contact agent for map and watershed easement agreement.

### Dwelling & Buildings

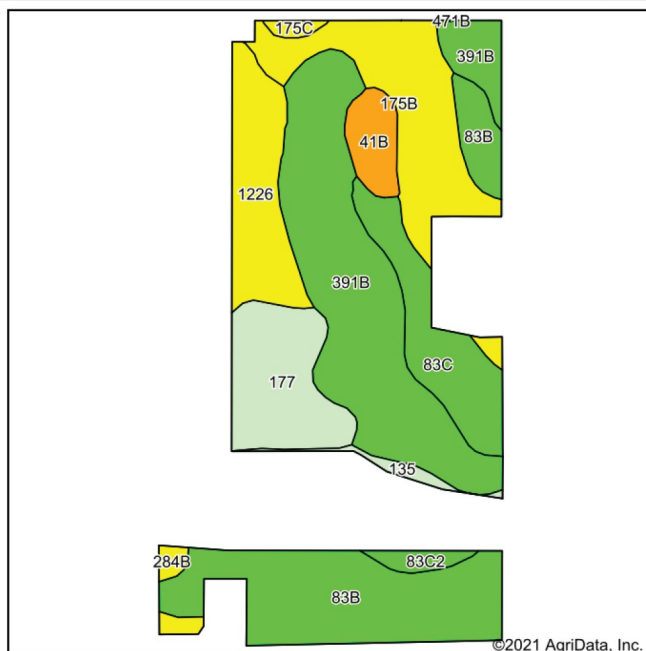
This property has a two-story home built in 1910 with 1,928 square feet, 4 bedrooms, 1 bathroom and a one-stall attached garage. There is a 40'x 64' machine shed built in 1976.

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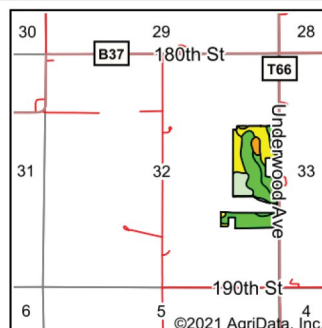
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Floyd**  
Location: **32-96N-15W**  
Township: **Niles**  
Acres: **44.15**  
Date: **2/8/2021**



| Area Symbol: IA067, Soil Area Version: 26 |                                                               |       |                  |             |                              |        |      |
|-------------------------------------------|---------------------------------------------------------------|-------|------------------|-------------|------------------------------|--------|------|
| Code                                      | Soil Description                                              | Acres | Percent of field | CSR2 Legend | Soil Drainage                | CSR2** | CSR  |
| 391B                                      | Clyde-Floyd complex, 1 to 4 percent slopes                    | 12.66 | 28.7%            |             | Poorly drained               | 87     | 73   |
| 83B                                       | Kenyon loam, 2 to 5 percent slopes                            | 9.19  | 20.8%            |             | Moderately well drained      | 90     | 84   |
| 175B                                      | Dickinson fine sandy loam, 2 to 5 percent slopes              | 6.36  | 14.4%            |             | Well drained                 | 50     | 55   |
| 177                                       | Saupe loam, 0 to 2 percent slopes                             | 4.46  | 10.1%            |             | Well drained                 | 60     | 63   |
| 1226                                      | Lawler loam, 0 to 2 percent slopes, rarely flooded            | 4.26  | 9.6%             |             | Somewhat poorly drained      | 59     | 71   |
| 83C                                       | Kenyon loam, 5 to 9 percent slopes                            | 4.01  | 9.1%             |             | Moderately well drained      | 85     | 69   |
| 41B                                       | Sparta loamy fine sand, 2 to 5 percent slopes                 | 1.45  | 3.3%             |             | Excessively drained          | 39     | 40   |
| 83C2                                      | Kenyon loam, 5 to 9 percent slopes, eroded                    | 0.54  | 1.2%             |             | Moderately well drained      | 84     | 67   |
| 284B                                      | Flagler sandy loam, 2 to 5 percent slopes                     | 0.51  | 1.2%             |             | Somewhat excessively drained | 49     | 45   |
| 135                                       | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 0.45  | 1.0%             |             | Poorly drained               | 65     | 80   |
| 175C                                      | Dickinson fine sandy loam, 5 to 9 percent slopes              | 0.26  | 0.6%             |             | Well drained                 | 45     | 40   |
| Weighted Average                          |                                                               |       |                  |             |                              | 74.2   | 69.5 |

## Utilities

LP tank leased through AgVantage FS.  
Contact agent for details.

## Septic System

Septic system does not meet current county code requirements. Property is exempt from the private sewage disposal inspection requirements due to decedent's estate.

## Water & Well Information

There is a well located in the northeast corner of the house with the casing above the ground. Drilled in 1977 and 206 ft. deep.

## Comments

Great multi-use farm in Floyd County.

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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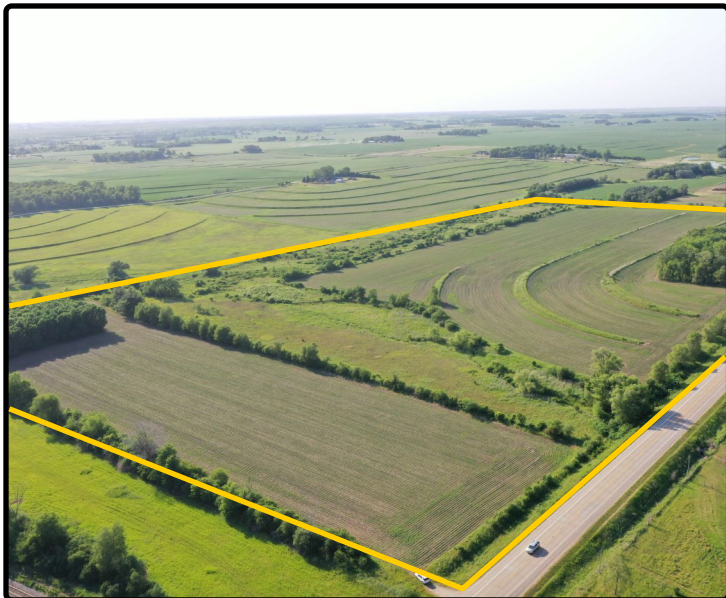
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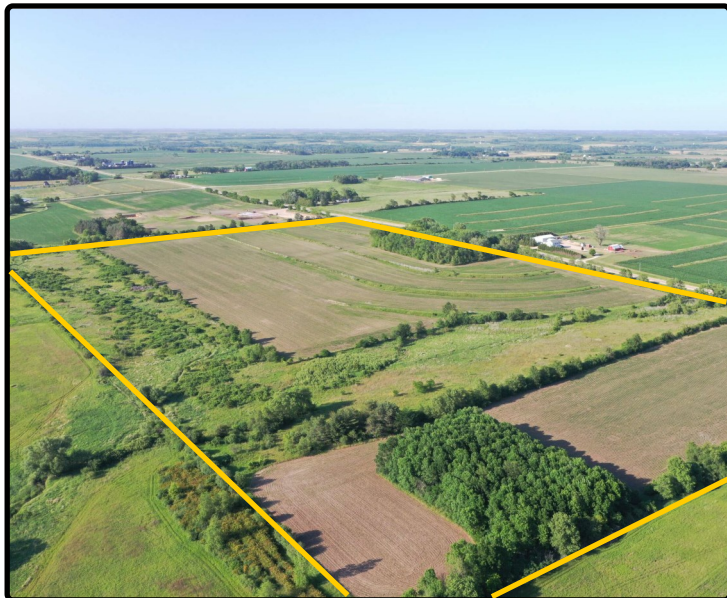
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Southeast Looking Northwest



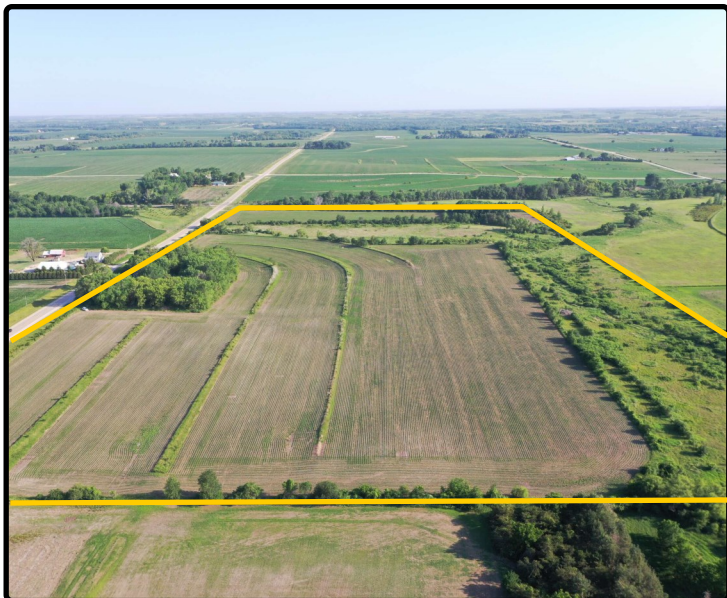
Southwest Looking Northeast



Northwest Looking Southeast



North Looking South



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House



40'x 64' Machine Shed



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Date: **Thurs., August 5, 2021**

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

Site: **Floyd Community Center  
706 Fairfield St.  
Floyd, IA 50435**

### **Seller**

Judith A. Zander Estate

### **Agency**

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

### **Auctioneer**

Marv Huntrods

### **Attorney**

Cynthia S. Schuknecht  
Noah Smith & Schuknecht, PLC

### **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 September 16, 2021 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, 2022. Taxes will be prorated to date of closing.

### **Contract & Title**

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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