

Land Auction

ACREAGE:

629.57 Acres, m/l
In 4 parcels
Dickinson County, IA

DATE:

Friday
October 1, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



Property Key Features

- Incredible & Unique Opportunity to Purchase a Full Section of Iowa Farmland
- High-Quality Soils with Average 85.90 CSR2 across 604.80 FSA/Eff. Crop Ac.
- Bidder's Choice - Offered in 4 Tracts

Brian Olson, AFM

Licensed Salesperson in IA, MN & SD

515-368-2097

BrianO@Hertz.ag

515-332-1406

1101 13th St. N, Ste.2/PO Box 503
Humboldt, IA 50548

www.Hertz.ag





Parcel 1

FSA/Eff. Crop Acres: 154.00*

Corn Base Acres: 77.50*

Bean Base Acres: 76.40*

Soil Productivity: 85.20 CSR2

**Acres are estimated.*

Parcel 1 Property Information 156.18 Acres, m/l

Location

From Highway 9 near Superior: 3 miles south on N14/310th Ave. to 180th St., then 1 mile west to the northwest corner of parcel 1.

Legal Description

NW¼, Section 21, Township 99 North, Range 35 West of the 5th P.M., Dickinson Co., IA. (Richland Twp.)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,284*

Gross Surveyed Acres: 156.18

Net Taxable Acres: 156.02*

Tax per Net Taxable Acre: \$27.46*

**Taxes are estimated due to recent property survey. Dickinson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1378, Tract 3243

FSA/Eff. Crop Acres: 154.00*

Corn Base Acres: 77.50*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 76.40*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Dickinson County FSA office.*

Soil Types/Productivity

Primary soils are Clarion, Nicollet, Webster and Canisteo. CSR2 on the estimated FSA/Eff. crop acres is 85.20 . See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Part of Drainage District 2 & 5.

Water & Well Information

None.

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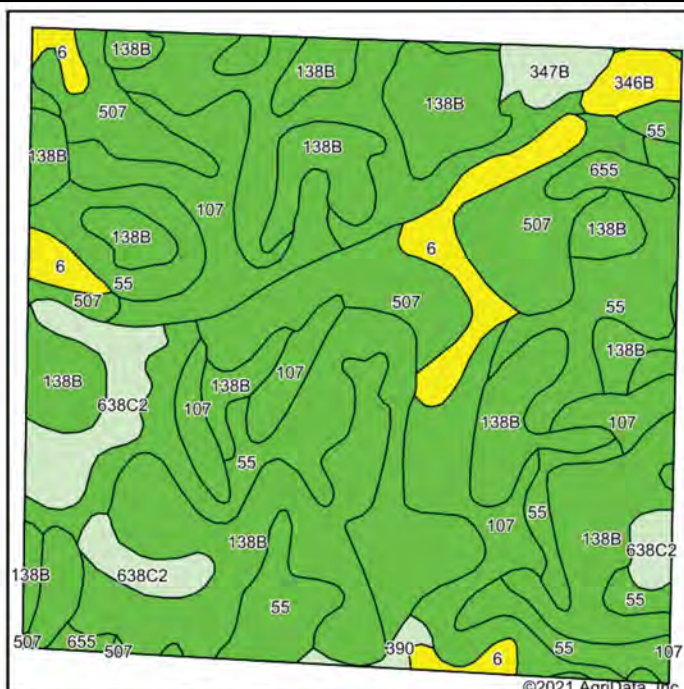
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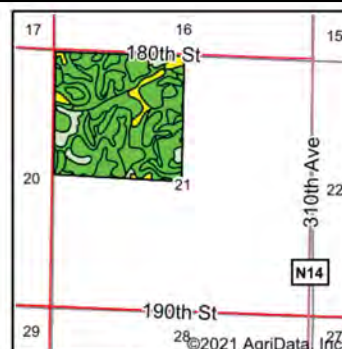
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Dickinson**
Location: **21-99N-35W**
Township: **Richland**
Acres: **152.00**
Date: **8/27/2021**



Area Symbol: IA059, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
138B	Clarion loam, 2 to 6 percent slopes	45.40	30.3%		Ile	89
55	Nicollet clay loam, 1 to 3 percent slopes	44.06	29.4%		Iw	89
107	Webster clay loam, 0 to 2 percent slopes	22.83	15.2%		Ilw	86
507	Canisteo clay loam, 0 to 2 percent slopes	16.41	10.9%		Ilw	84
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.87	5.2%		Ille	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.00	4.7%		Illw	59
347B	Augusta Lake loam, 1 to 5 percent slopes	1.95	1.3%		Ille	74
655	Crippin loam, 1 to 3 percent slopes	1.88	1.3%		Ie	91
346B	Augusta Lake-Estherville complex, 2 to 5 percent slopes	1.82	1.2%		Ille	54
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.70	0.5%		Ilw	69
Weighted Average						85.2

**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.

Easements

- Parcels 1, 2, 3 & 4 are enrolled in a Wind Project Lease and Easement Agreement. Current annual development term payment of \$2,476 on whole farm with potential for additional rent payments.
- Northern Natural Gas Pipeline crosses through this farm.

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Parcel 2

FSA/Eff. Crop Acres: 150.00*

Corn Base Acres: 75.50*

Bean Base Acres: 74.50*

Soil Productivity: 85.80 CSR2

**Acres are estimated.*

Parcel 2 Property Information 155.91 Acres, m/l

Location

From Highway 9 near Superior: 3 miles south on N14/310th Ave. to 180th St. to the northeast corner of parcel 2.

Legal Description

NE¼, Section 21, Township 99 North, Range 35 West of the 5th P.M., Dickinson Co., IA. (Richland Twp.)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021-2022: \$4,252*

Gross Surveyed Acres: 155.91

Net Taxable Acres: 153.81*

Tax per Net Taxable Acre: \$27.64*

**Taxes are estimated based on recent property survey. Dickinson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1378, Tract 3243

FSA/Eff. Crop Acres: 150.00*

Corn Base Acres: 75.50*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 74.50*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Dickinson County FSA office.*

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the estimated FSA/Eff. crop acres is 85.80. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Part of Drainage District 2.

Water & Well Information

None.

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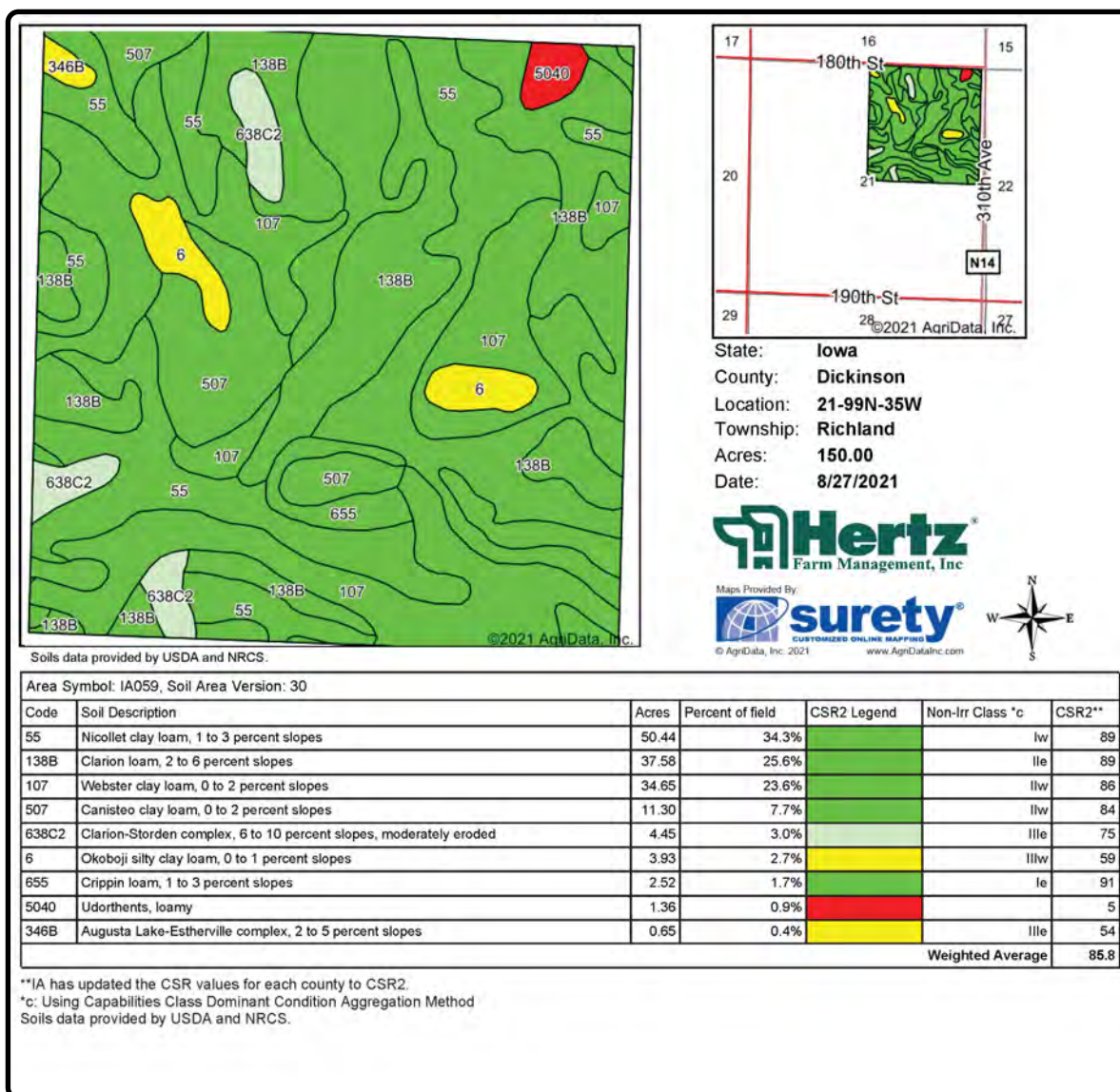
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Easements

- Parcels 1, 2, 3 & 4 are enrolled in a Wind Project Lease and Easement Agreement. Current annual development term payment of \$2,476 on whole farm with potential for additional rent payments.
- Northern Natural Gas Pipeline crosses through this farm.

Comments

There is a small rock pile in the southwest corner of this parcel.

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Parcel 3

FSA/Eff. Crop Acres: 153.50*

Corn Base Acres: 77.30*

Bean Base Acres: 76.20*

Soil Productivity: 85.10 CSR2

**Acres are estimated.*

Parcel 3 Property Information 158.37 Acres, m/l

Location

From Highway 9 near Superior: 4 miles south on N14/310th Ave. to 190th St., then west 1 mile to the southwest corner of parcel 3.

Legal Description

SW¼, Section 21, Township 99 North, Range 35 West of the 5th P.M., Dickinson Co., IA. (Richland Twp.)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021-2022: \$4,378*

Gross Surveyed Acres: 158.37

Net Taxable Acres: 155.31*

Tax per Net Taxable Acre: \$28.19*

**Taxes are estimated based on recent property survey. Dickinson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1378, Tract 3243

FSA/Eff. Crop Acres: 153.50*

Corn Base Acres: 77.30*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 76.20*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Dickinson County FSA office.*

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 85.10. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Part of Drainage District 2 & 5.

Water & Well Information

None.

Buildings/Improvements

- 30' dia., est. 12,000 bu. drying bin
- 36' dia., est. 18,000 bu. drying bin
- 2 - 30' dia., est. 10,500 bu. storage bins
- 2 - 1,000 gallon LP tanks

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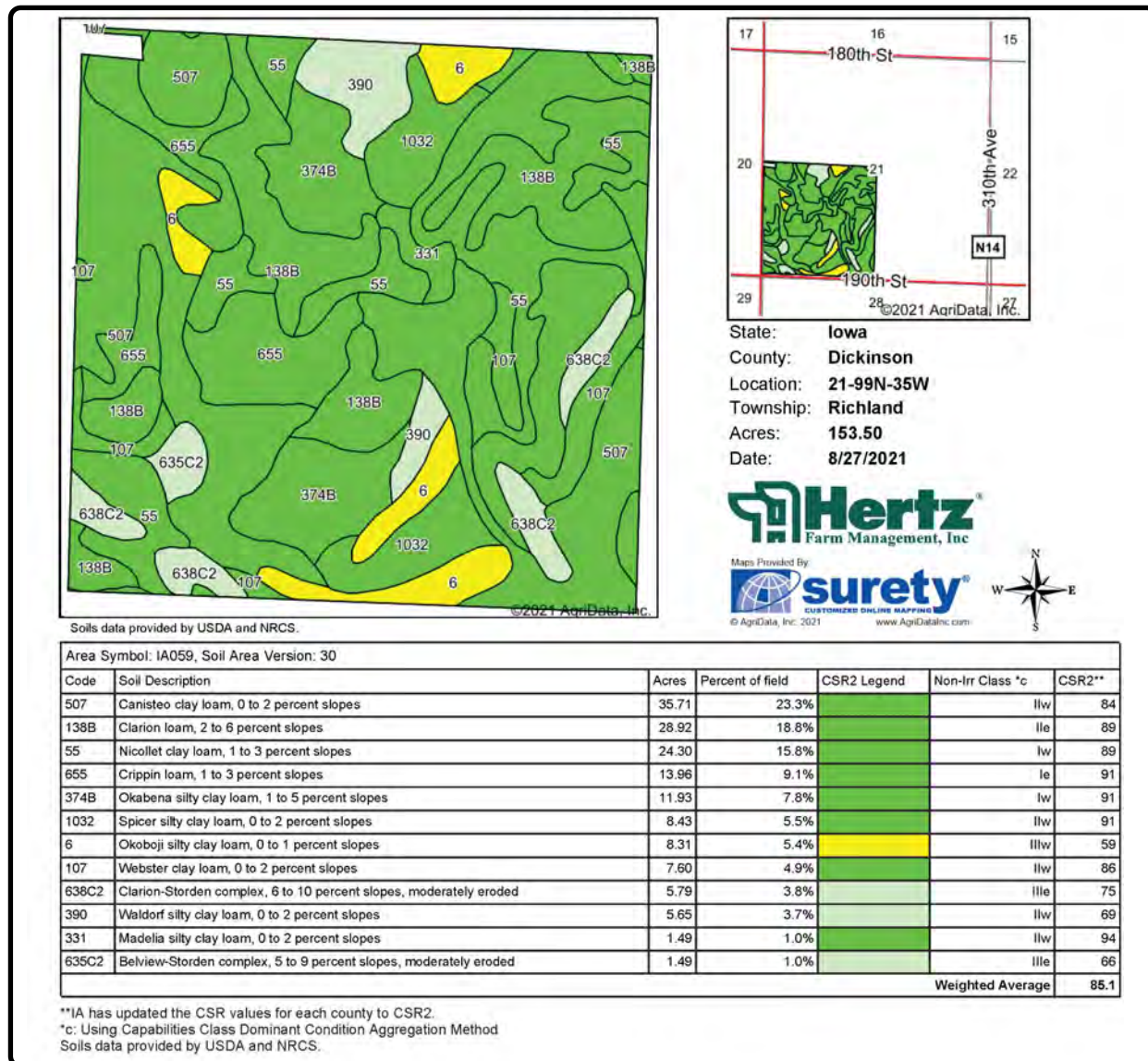
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Easements

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Parcel 4

FSA/Eff. Crop Acres: 147.30*

Corn Base Acres: 74.20*

Bean Base Acres: 73.10*

Soil Productivity: 87.60 CSR2

**Acres are estimated.*

Parcel 4 Property Information 159.11 Acres, m/l

Location

From Highway 9 near Superior: 4 miles south on N14/310th Ave. to 190th St. to the southeast corner of parcel 4.

Legal Description

SE¼, Section 21, Township 99 North, Range 35 West of the 5th P.M., Dickinson Co., IA. (Richland Twp.)

Lease Status

Open lease for the 2022 crop year.

Real Estate Tax

Taxes Payable 2021-2022: \$4,272*

Gross Surveyed Acres: 159.11

Net Taxable Acres: 153.11*

Tax per Net Taxable Acre: \$27.90*

**Taxes are estimated based on recent property survey. Dickinson County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 1378, Tract 3243

FSA/Eff. Crop Acres: 147.30*

Corn Base Acres: 74.20*

Corn PLC Yield: 165 Bu.

Bean Base Acres: 73.10*

Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Dickinson County FSA office.*

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the estimated FSA/Eff. crop acres is 87.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Part of Drainage District 2 & 5.

Water & Well Information

None.

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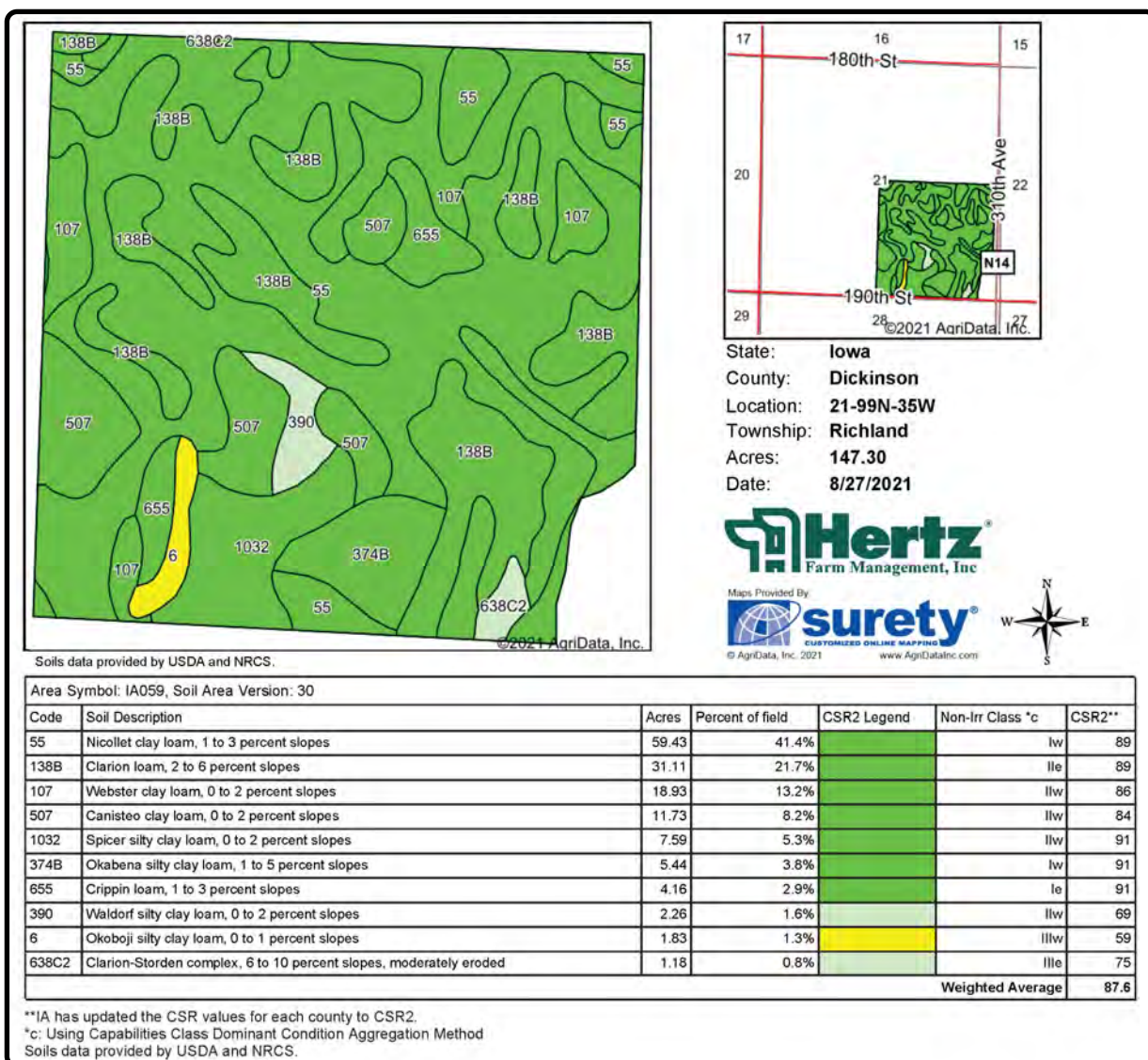
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Easement

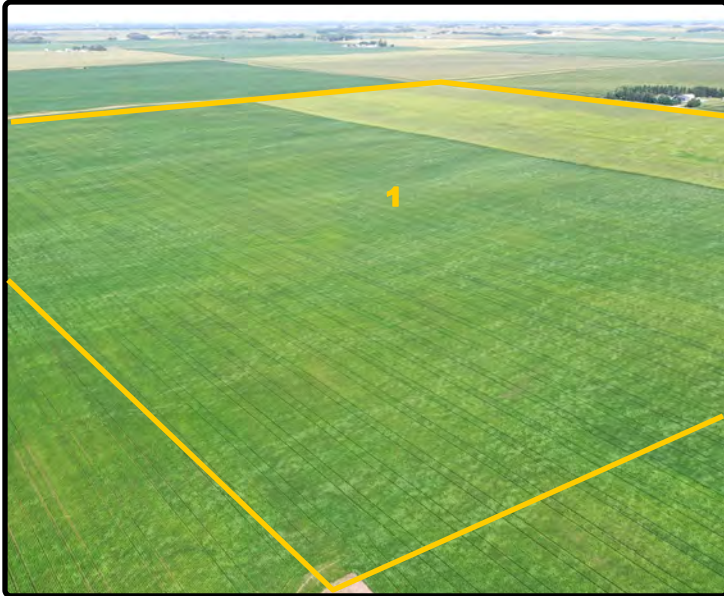
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.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

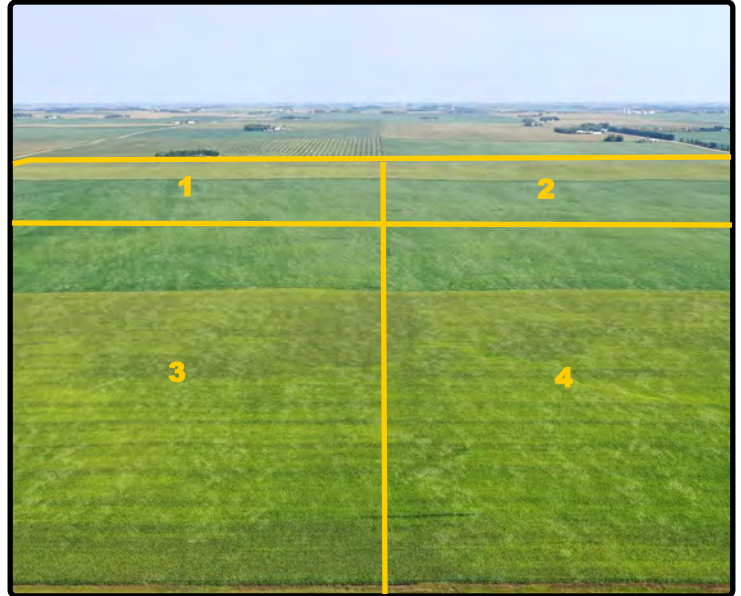
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Center of Whole Farm Looking NW



South Looking North



East Side of Parcel 2 Looking West



SE Corner of Parcel 2 Looking NW



Parcel 3 Looking NE



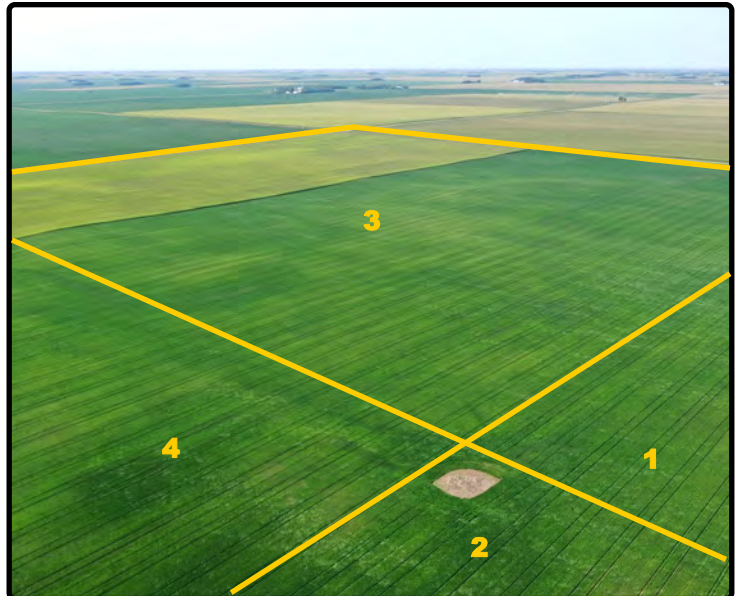
NW Corner of Parcel 3 Looking SE



East Side of Parcel 4 Looking West



Center of Farm Looking SW



NE Corner of Parcel 4 Looking SW



Center of Farm Looking SE



Parcel 3 - Bin Site



Date: **Fri., October 1, 2021**

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

Site: **Virtual Live Auction
Online Only
www.Hertz.ag**

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Dickinson County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Brian Olson at 515-368-2097 with questions.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the remaining parcels will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids

Seller

Brown Land Company, LLC

Agency

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

Auctioneer

Doug Hensley

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 November 12, 2021 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2022. Seller reserves the right to the use of the grain bins on Parcel 3 until June 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.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals