

# Land Auction

**ACREAGE:**

**792.67 Acres, m/l**  
In 5 parcels  
Lyon County, IA

**DATE:**

Thursday  
**October 7, 2021**  
**10:00 a.m.**

**LOCATION:**

**Virtual Live Auction**  
**Online Only**  
[www.Hertz.ag](http://www.Hertz.ag)



## Property Key Features

- Great Opportunity to Purchase Large Tracts of High-Quality Farmland
- Located Southwest of Little Rock, Iowa in Grant Township
- Bidder's Choice - Being Offered in 5 Tracts

**Brian Olson, AFM**

Licensed Salesperson in IA, MN & SD

**515-368-2097**

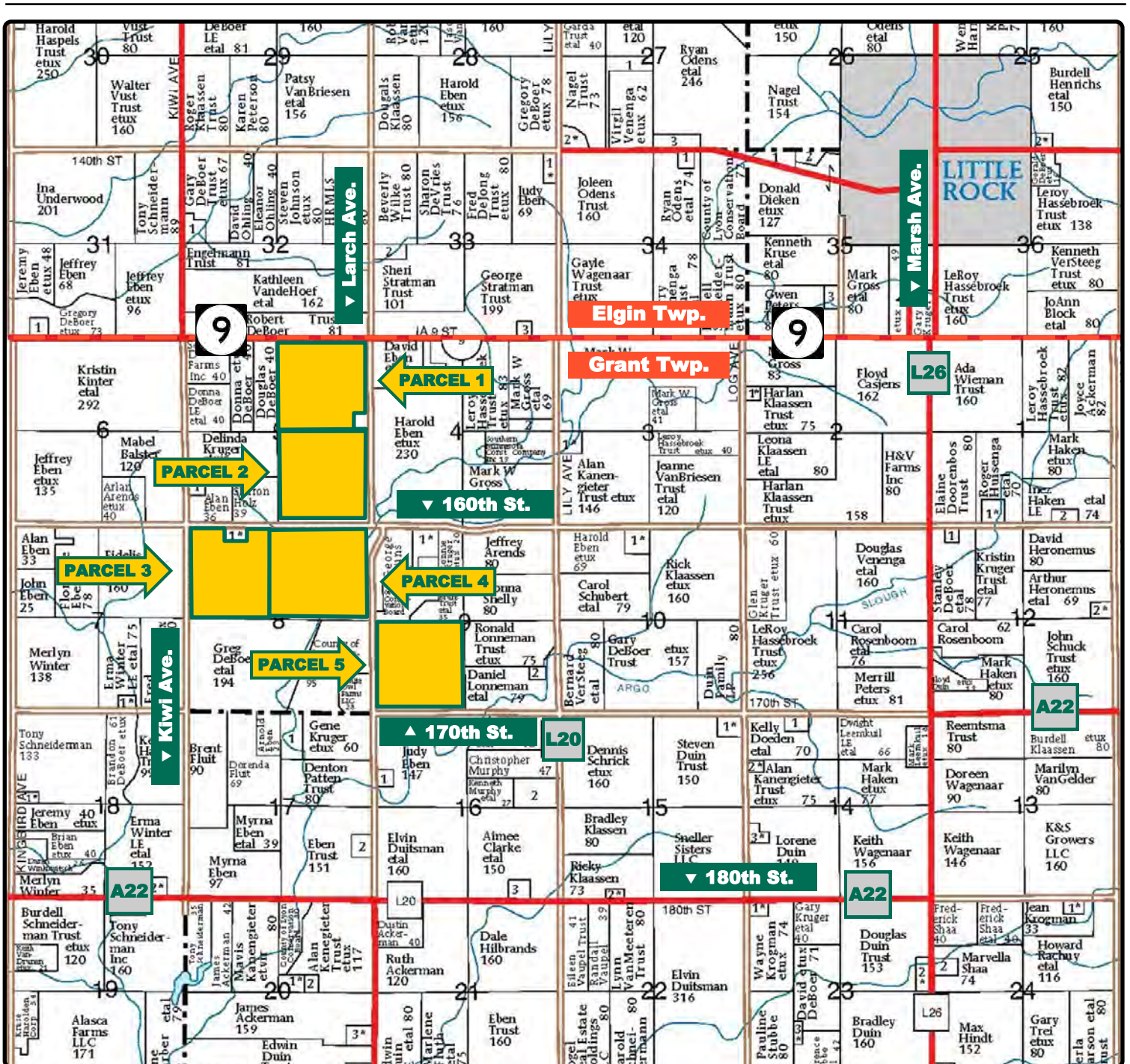
**BrianO@Hertz.ag**

**515-332-1406**

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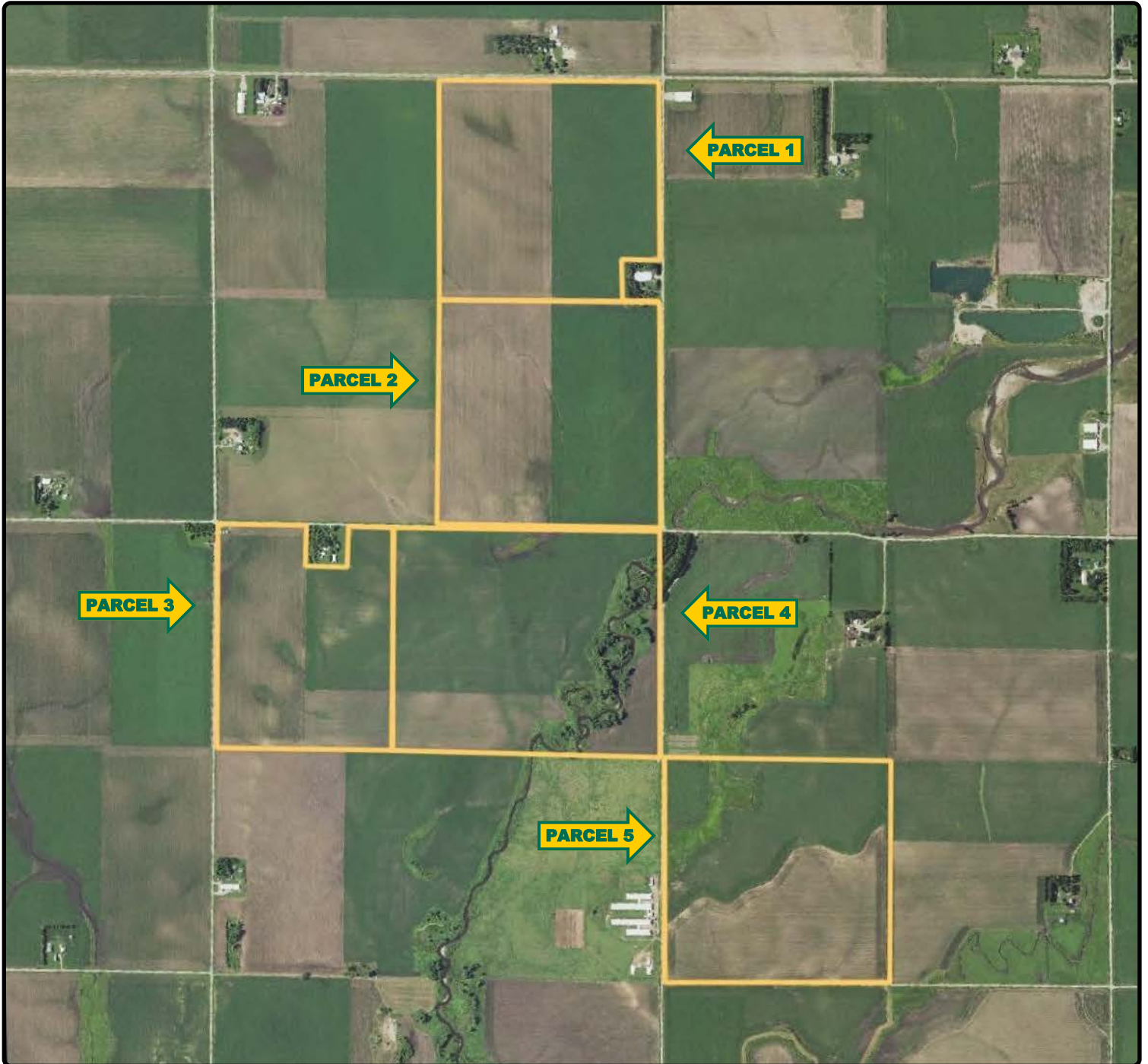
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## Parcel 1

FSA/Eff. Crop Acres:	150.15
Corn Base Acres:	83.00
Bean Base Acres:	67.15
Soil Productivity:	95.50 CSR2

### Parcel 1 Property Information 157.67 Acres, m/l

#### Location

From Little Rock: south on L26/Marsh Ave. to Hwy 9, then west 3 miles to Larch Ave. The property is on the west side of Larch Ave.

#### Legal Description

NE¼, except Lot 1, Section 5, Township 99 North, Range 43 West of the 5th P.M., Lyon Co., IA.

#### Real Estate Tax

Taxes Payable 2021-2022: \$5,430  
Gross Acres: 157.67  
Net Taxable Acres: 152.44  
Tax per Net Taxable Acre: \$35.62

#### Lease Status

Open lease for the 2022 crop year.

#### FSA Data

Farm Number 823, Tract 796  
FSA/Eff. Crop Acres: 150.15  
Corn Base Acres: 83.00  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 67.15  
Bean PLC Yield: 45 Bu.

#### Soil Types/Productivity

Primary soils are Galva, Sac and Primghar. CSR2 on the FSA/Eff. crop acres is 95.50. 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 gently sloping.

#### Drainage

Natural, some tile. No maps available.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

Outstanding, high-quality Lyon County farm.

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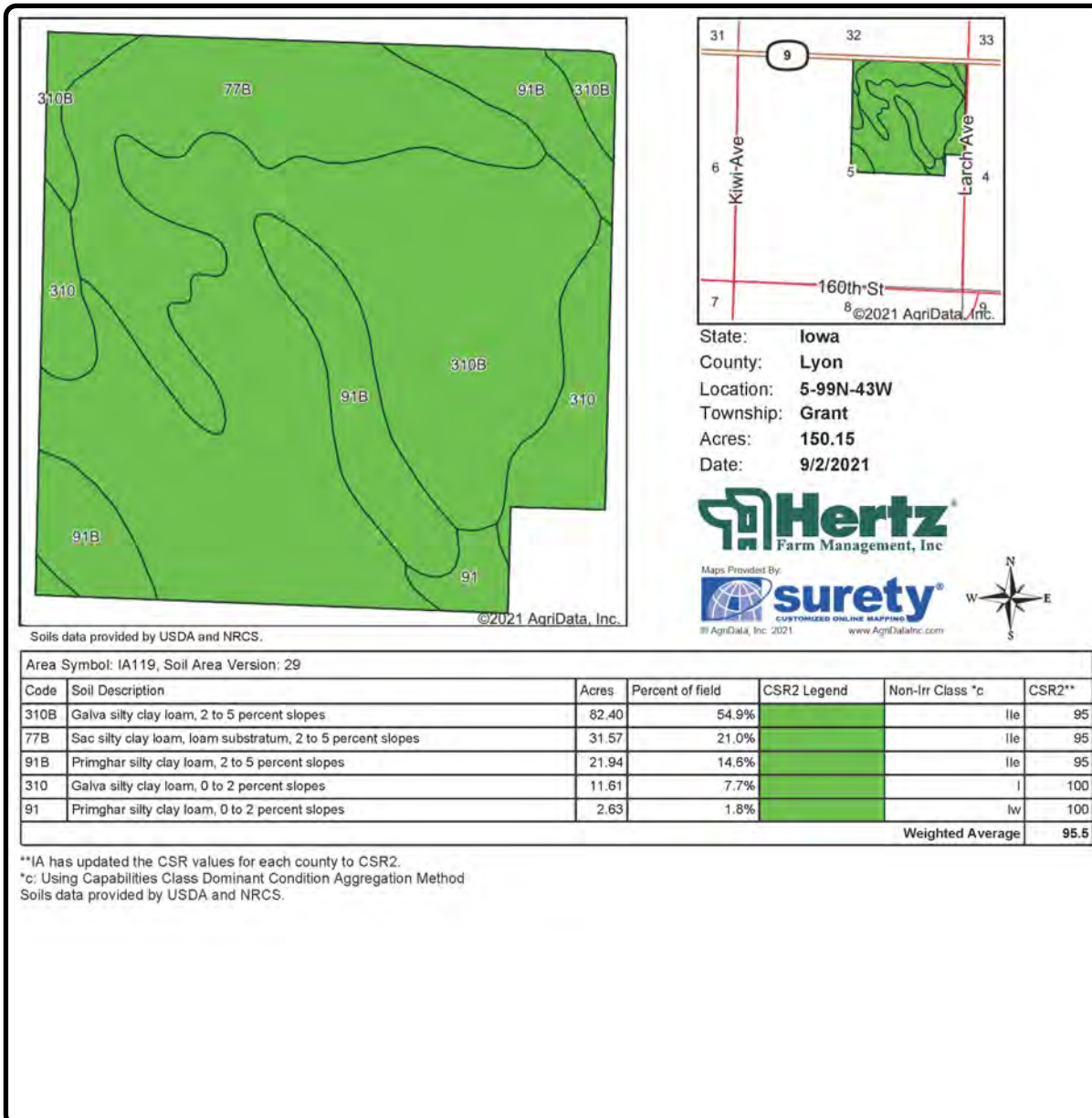
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## Parcel 2

FSA/Eff. Crop Acres:	156.80
Corn Base Acres:	77.90
Bean Base Acres:	77.80
Soil Productivity:	89.10 CSR2

### Parcel 2 Property Information 160.00 Acres, m/l

#### Location

From Little Rock: south on L26/Marsh Ave. to Hwy 9, then west 3 miles to Larch Ave., then south ½ mile. The property is on the west side of Larch Ave.

#### Legal Description

SE¼, Section 5, Township 99 North, Range 43 West of the 5th P.M., Lyon Co., IA.

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

Taxes Payable 2021-2022: \$5,274.00  
Gross Acres: 160.00  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$33.81

#### FSA Data

Farm Number 5473, Tract 801  
FSA/Eff. Crop Acres: 156.80  
Corn Base Acres: 77.90  
Corn PLC Yield: 166 Bu.  
Bean Base Acres: 77.80  
Bean PLC Yield: 47 Bu.

#### Soil Types/Productivity

Primary soils are Galva and Primghar.  
CSR2 on the FSA/Eff. crop acres is 89.10.  
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 gently sloping.

#### Drainage

Natural, some tile. No maps available.

#### Buildings/Improvements

None.

#### Water & Well Information

None.

#### Comments

High-quality Lyon County farm.

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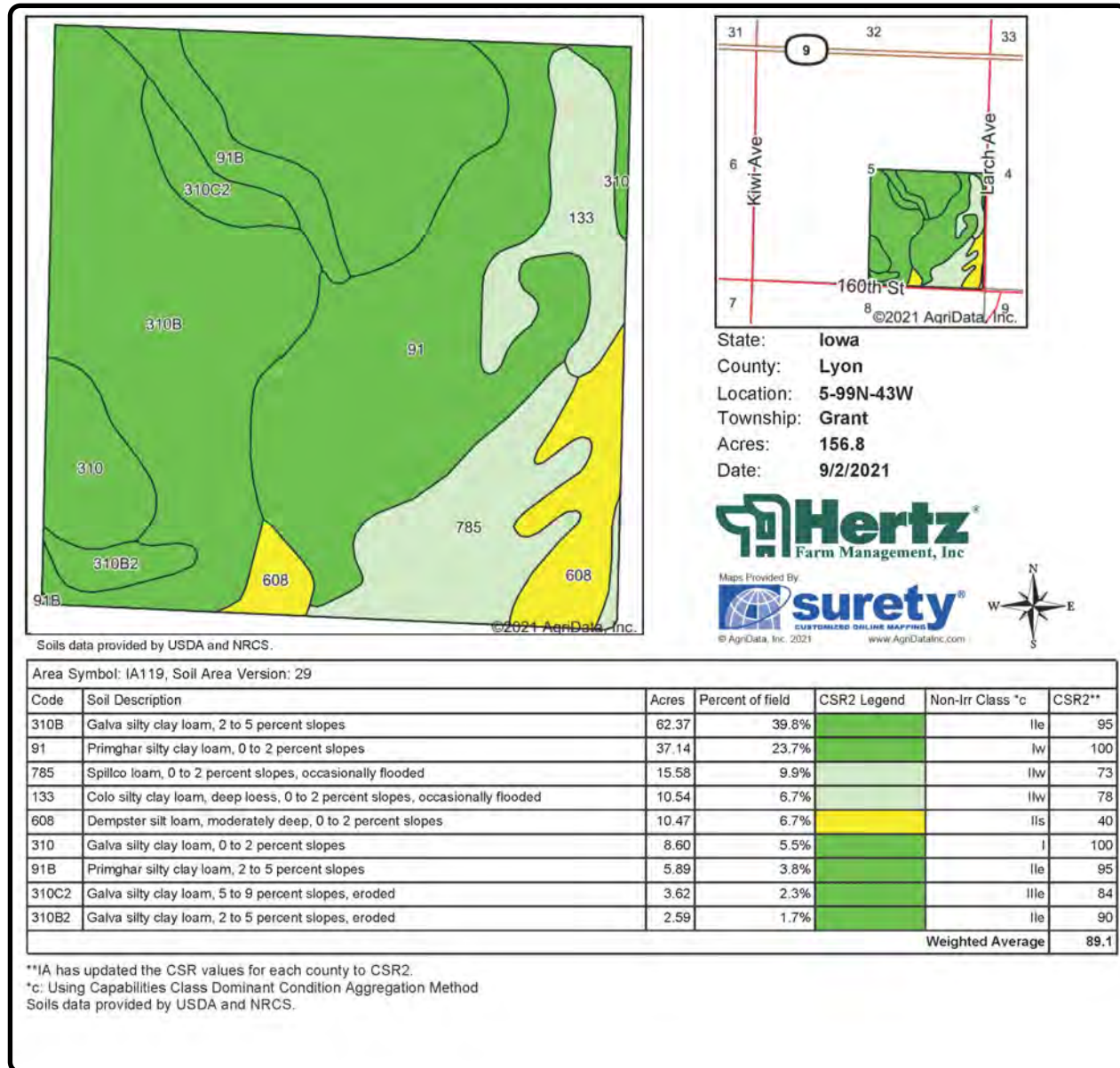
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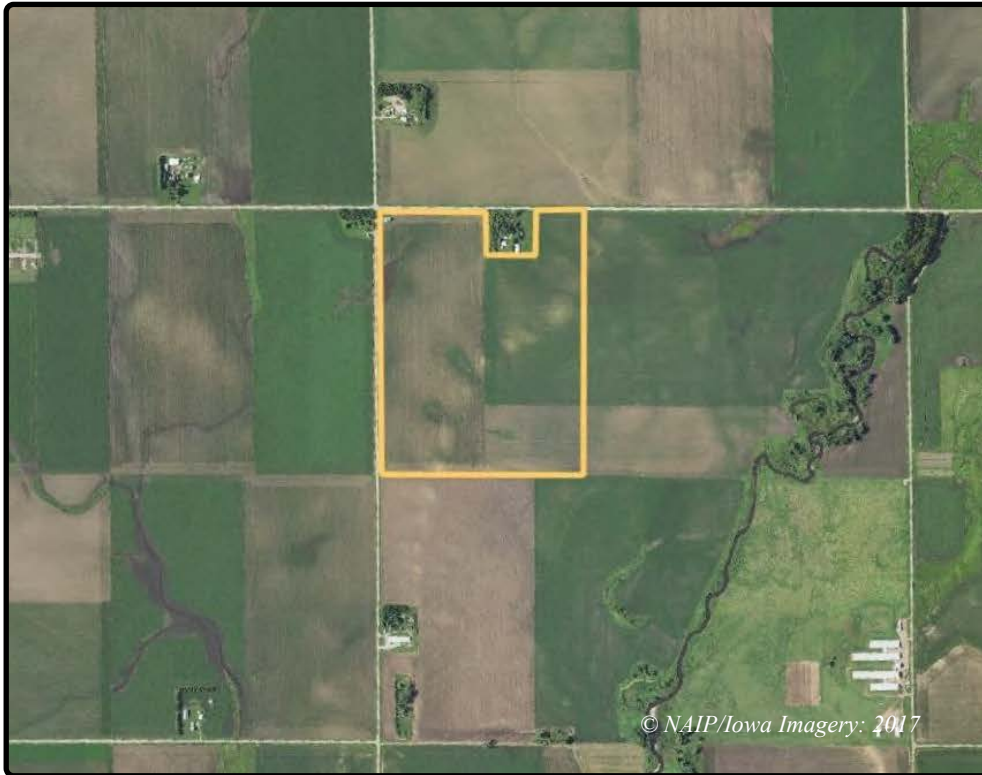
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## Parcel 3

**FSA/Eff. Crop Acres: 112.00\***

**Corn Base Acres: 63.70\***

**Bean Base Acres: 47.54\***

**Soil Productivity: 88.70 CSR2**

*\*Acres are estimated.*

## Parcel 3 Property Information 115.00 Acres, m/l

### Location

From Little Rock: south on L26/Marsh Ave. to Hwy 9, then west 4 miles to Kiwi Ave., then south 1 mile to 160th St.

### Legal Description

W½ NW¼ and W½ E½ NW¼, except Lot 1 in NW¼, Section 8, Township 99 North, Range 43 West of the 5th P.M., Lyon Co., IA.

### Lease Status

Open lease for the 2022 crop year.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,483.50\*

Gross Acres: 115.00

Net Taxable Acres: 112.00\*

Tax per Net Taxable Acre: \$31.10\*

*\*Taxes are estimated pending survey of property. Lyon County Assessor/Treasurer will determine final tax figures.*

### FSA Data

Part of Farm Number 823, Tract 795

FSA/Eff. Crop Acres: 112.00\*

Corn Base Acres: 63.70\*

Corn PLC Yield: 160 Bu.

Bean Base Acres: 47.54\*

Bean PLC Yield: 45 Bu.

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

### Soil Types/Productivity

Primary soils are Galva and Primghar. CSR2 on the estimated FSA/Eff. crop acres is 88.70. 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

Natural, some tile. Maps available, contact agent.

### Buildings/Improvements

- 2 - 30' dia., est. 10,500 bu. storage bins
- 30' dia., est. 12,000 bu. drying bin

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## Water & Well Information

None.

## Comments

High-quality soils with bin storage.

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## Parcel 4

**FSA/Eff. Crop Acres: 166.34\***  
**CRP Acres: 1.90**  
**Corn Base Acres: 94.60\***  
**Bean Base Acres: 70.60\***  
**Soil Productivity: 64.60 CSR2**

*\*Acres are estimated.*

### Parcel 4 Property Information 200.00 Acres, m/l

#### Location

From Little Rock: south on L26/Marsh Ave. to Hwy 9, then west 3 miles to Larch Ave., then south 1 mile to 160th St. The property is on the south side of 160th St. *Note: The township road bridge on 160th St. is currently out; therefore, access to the land east of the river is via Larch Ave. from the south or 160th St. from the east.*

#### Legal Description

NE¼ and E½ E½ NW¼, Section 8, Township 99 North, Range 43 West of the 5th P.M., Lyon Co., IA.

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,634.50\*

Gross Acres: 200.00

Net Taxable Acres: 195.37\*

Tax per Net Taxable Acre: \$23.72\*

*\*Taxes are estimated pending survey of property. Lyon County Assessor/Treasurer will determine final tax figures.*

#### FSA Data

Part of Farm Number 823, Tract 795

FSA/Eff. Crop Acres: 166.34\*

CRP Acres: 1.90

Corn Base Acres: 94.60\*

Corn PLC Yield: 160 Bu.

Bean Base Acres: 70.60\*

Bean PLC Yield: 45 Bu.

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

#### CRP Contracts

There are 1.90 acres enrolled in a CP-21 contract that pays \$598 annually and expires 9/30/24.

#### Soil Types/Productivity

Primary soils are Spillco and Dempster. CSR2 on the estimated FSA/Eff. crop acres is 64.60. 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

Sloping to level river bottom.

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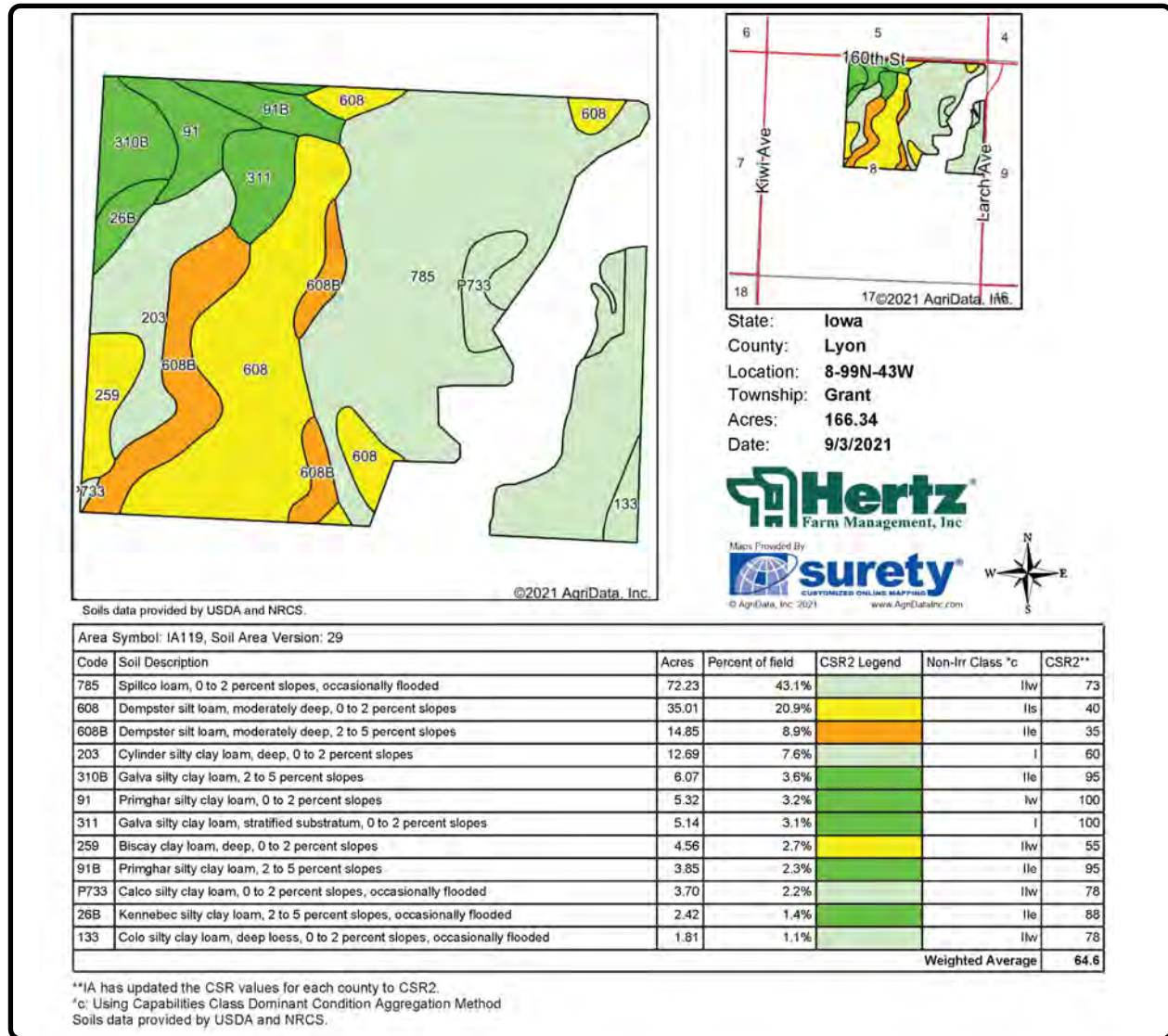
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### Drainage

Natural, some tile. Maps available, contact agent.

### Buildings

None.

### Water & Well Information

None.

### Comments

Productive farmland with Little Rock River bottom land recreation and CRP income.

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## Parcel 5

FSA/Eff. Crop Acres:	143.12
Corn Base Acres:	72.20
Bean Base Acres:	70.40
Soil Productivity:	88.40 CSR2

### Parcel 5 Property Information 160.00 Acres, m/l

#### Location

From Little Rock: south on L26/Marsh Ave. 3 miles to A22/180th St., then 3 miles west to Larch Ave., then 1 mile north to 170th St. The property is on the east side of Larch Ave. at 170th St.

#### Legal Description

SW¼, Section 9, Township 99 North, Range 43 West of the 5th P.M., Lyon Co., IA.

#### Lease Status

Open lease for the 2022 crop year.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,012  
Gross Acres: 160.00  
Net Taxable Acres: 156.00  
Tax per Net Taxable Acre: \$32.13

#### FSA Data

Farm Number 5474, Tract 802  
FSA/Eff. Crop Acres: 143.12  
Corn Base Acres: 72.20  
Corn PLC Yield: 166 Bu.  
Bean Base Acres: 70.40  
Bean PLC Yield: 47 Bu.

#### Soil Types/Productivity

Primary soil is Galva. CSR2 on the FSA/ Eff. crop acres is 88.40. 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 gently rolling over most of the farm. Sloping in the northwest corner to bottom land.

#### Drainage

Natural.

#### Water & Well Information

None.

#### Comments

Productive cropland with grass/pasture acres. 11.34 acre hillside in northwest corner seeded to grass.

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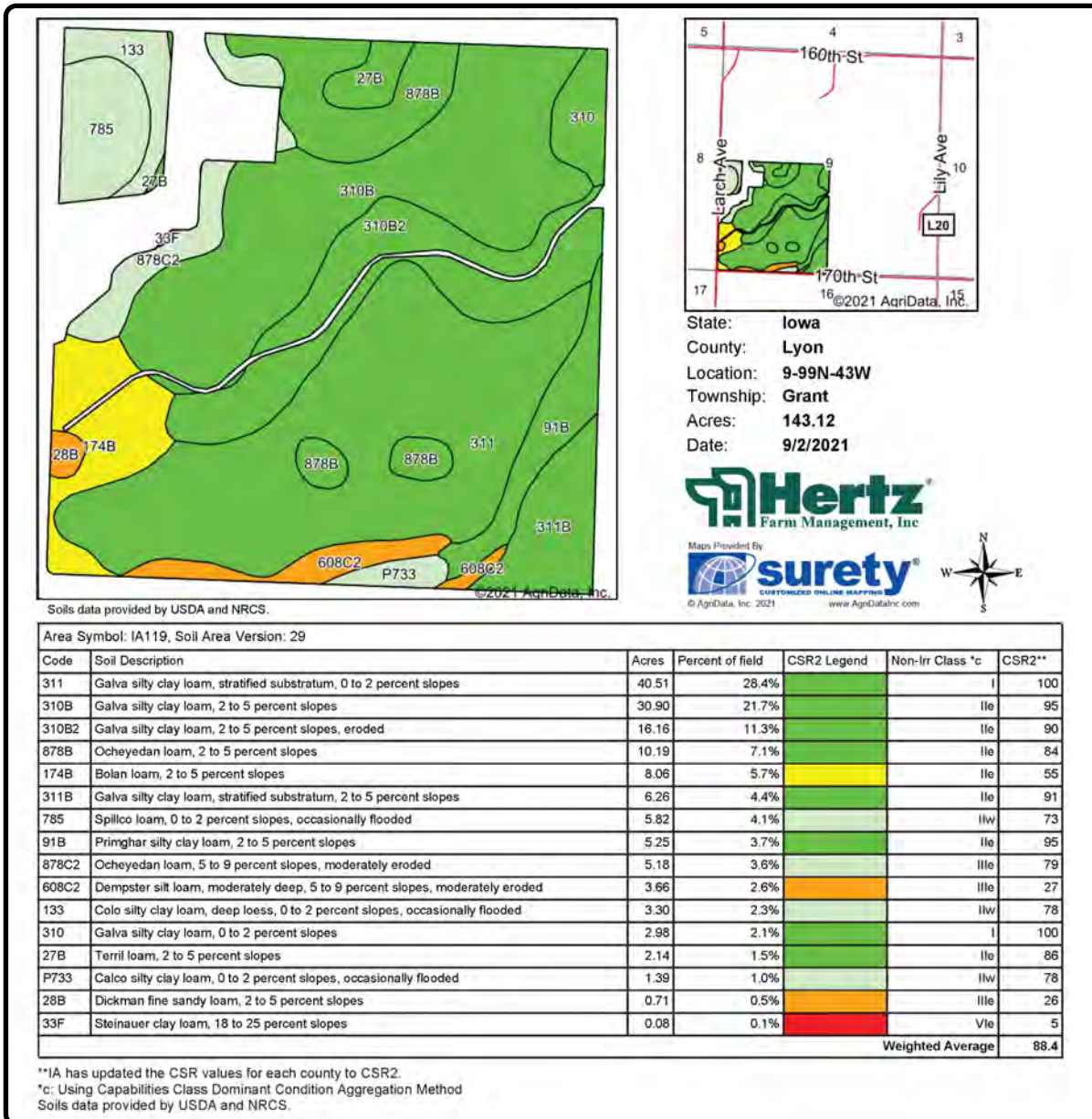
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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**Parcel 1 - NE Looking SW**



**Parcel 1 - NW Looking SE**



**Parcel 1 - SW Looking NE**



**Parcel 2 - NW Looking SE**



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**Parcel 2** - SW Looking NE



**Parcel 3** - NW Looking SE



**Parcel 3** - SW Looking NE



**Parcel 3** - Bin Site



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**Parcel 4 - SE Looking NW**



**Parcel 5 - NW Looking SE**



**Parcel 5 - SE Looking NW**



**Parcel 5 - NE Looking SW**



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Date: **Thurs., October 7, 2021**

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

Site: **Virtual Live Auction  
\*\*Online Only\*\*  
[www.Hertz.ag](http://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](http://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 Lyon 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 Real Estate Services 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 18, 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 March 1, 2022. Taxes will be prorated to date of closing. Seller reserves the right to the use of the grain bins on Parcel 3 until June 1, 2022.

### Survey

Parcels 3 & 4 will be surveyed prior to closing. Final sale price will be adjusted up or down based on final surveyed acres.

### 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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## **Make the Most of Your Farmland Investment**

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