

# Land Auction

**ACREAGE:**

**150.05 Acres, m/l**  
Franklin County, IA

**DATE:**

Thursday  
**November 11, 2021**  
**10:00 a.m.**

**LOCATION:**

**Latimer Community Center**  
Latimer, IA

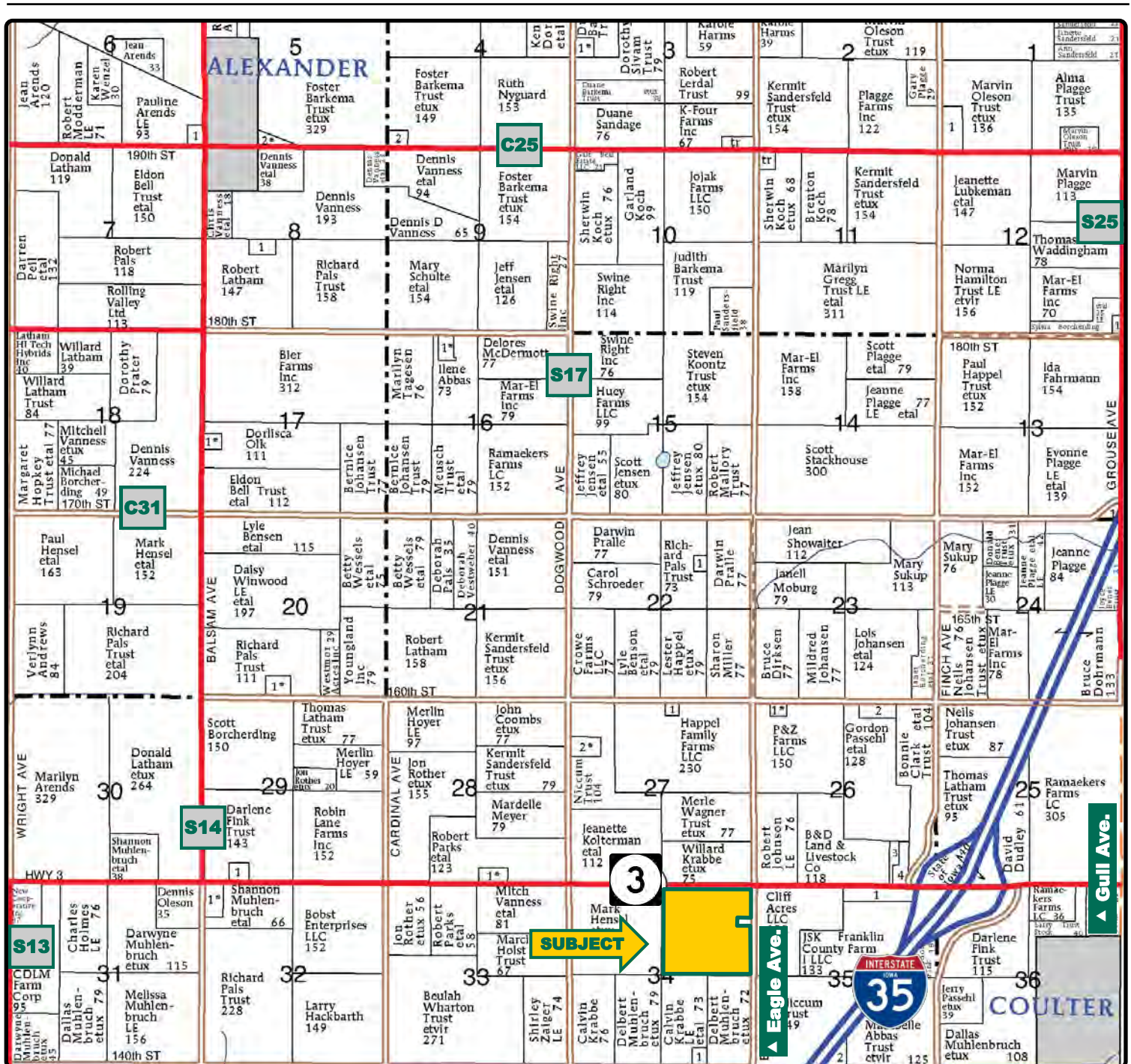


## Property Key Features

- Located along Hwy. 3, Close to Competitive Grain Markets
- 147.05 FSA/Eff. Crop Acres with a CSR2 of 82.60
- Productive Soils and Good Field Efficiency

**Sterling Young**  
Licensed Broker in IA & MN  
**641-425-0976**  
**SterlingY@Hertz.ag**

**641-423-9531**  
2800 4th St. SW, Suite 7  
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**FSA/Eff. Crop Acres:** 147.05  
**Corn Base Acres:** 81.50  
**Bean Base Acres:** 65.55  
**Soil Productivity:** 82.60 CSR2

## Property Information

### 150.05 Acres, m/l

### Location

From Coulter: go north on Gull Ave. for ½ mile, then west on Hwy. 3 for 2½ miles to Eagle Ave. Property is on the southwest corner of Hwy. 3 and Eagle Ave.

### Legal Description

NE¼ except a tract, Section 34, Township 92 North, Range 22 West, Scott Twp., Franklin Co., IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$5,046.00  
Net Taxable Acres: 150.05  
Tax per Net Taxable Acre: \$33.63  
Drainage Assessment: \$3,770.80  
*Drainage assessment for 2021 has been paid.*

### Lease Status

Open lease for the 2022 crop year.

### FSA Data

Farm Number 7436, Tract 6592  
FSA/Eff. Crop Acres NHEL: 147.05  
Corn Base Acres: 81.50  
Corn PLC Yield: 154 Bu.  
Bean Base Acres: 65.55  
Bean PLC Yield: 39 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.  
PC/NW: Prior Converted Non-Wetland.

### Soil Types/Productivity

Primary soils are Clarion, Canisteo, and Nicollet. CSR2 on the FSA/Eff. crop acres is 82.60. 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

Undulating to rolling topography.

### Drainage

Natural, some tile and terraces. Part of Drainage Districts JDD 4-118 Main Open Ditch, 4-118 Main Tile, DD30, DD 30 Lateral 10, and DD 30 Lateral 30. Contact agent for map and details.

### Buildings/Improvements

None.

### Water & Well Information

No known wells.

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## Comments

Nice Franklin County farm with productive soils and an excellent highway location that allows easy access to nearby markets.

*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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Northwest Looking Southeast



Southwest Looking Northeast



Southeast Looking Northwest



West Looking East



Date: **Thurs., November 11, 2021**

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

Site: **Latimer Community Center  
104 N. Akir St.  
Latimer, IA 50452**

### **Seller**

Christie and Clint Henning

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Gerald M. Stambaugh  
Laird Law Firm

### **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 December 21, 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 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**

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