

Land Auction

ACREAGE:

145.42 Acres, m/l
Story County, IA

DATE:

Thursday
December 16, 2021
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



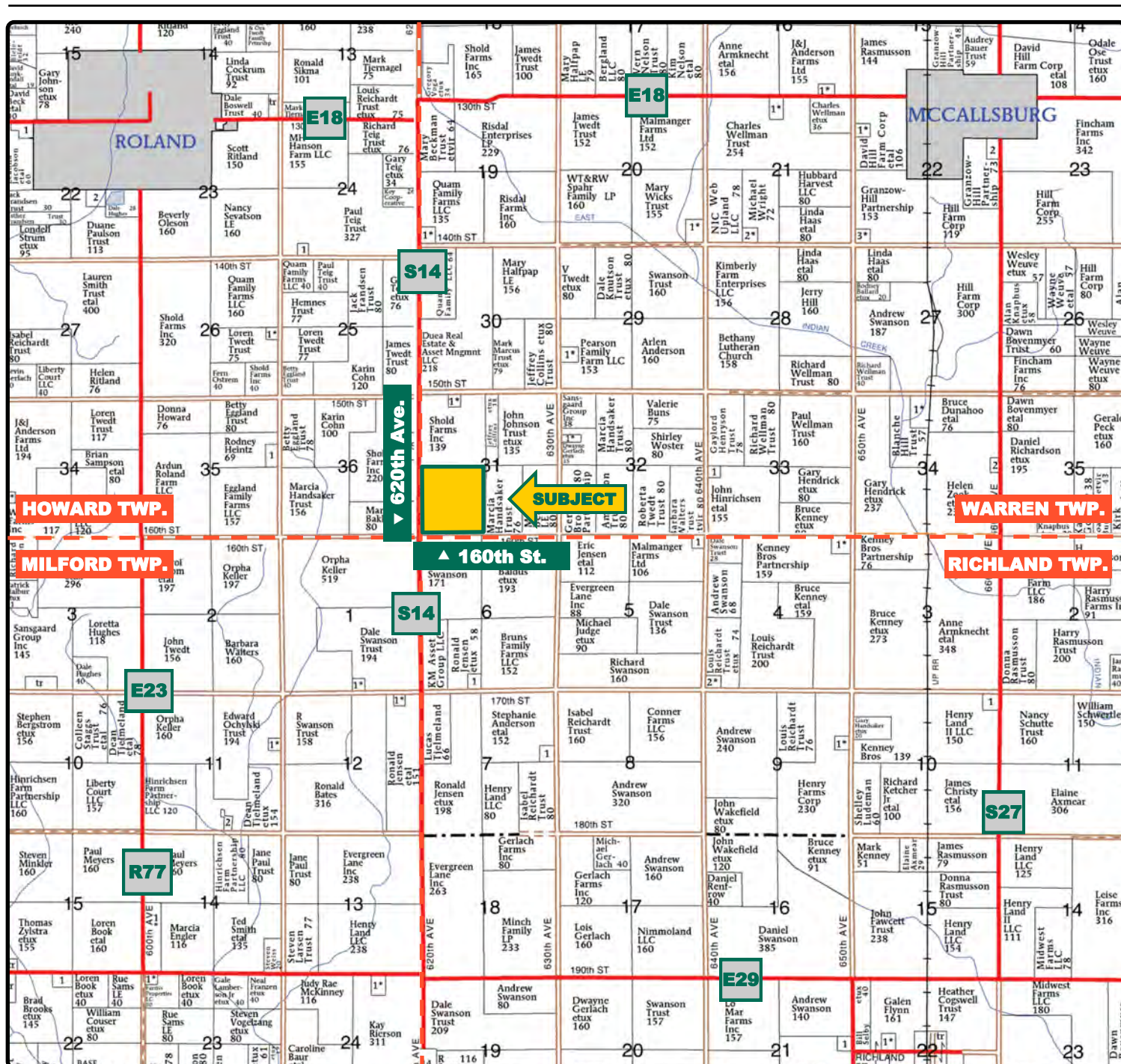
Property Key Features

- Three Miles Southeast of Roland
- Highly Productive Farm Carrying an 80.80 CSR2
- Located on Highway S14 in Northern Story County

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FSA/Eff. Crop Acres:	126.12
CRP Acres:	15.10
Corn Base Acres:	73.02
Bean Base Acres:	53.10
Soil Productivity:	80.80 CSR2

Property Information

145.42 Acres, m/l

Location

From Roland: Go east on E18 for 1½ miles, head south 3 miles on Highway S14 / 620th Ave. Property is on the east side of the road.

Legal Description

SW FR ¼ of Section 31, Township 85 North, Range 22 West of the 5th P.M. (Warren Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$3,896.00
Gross Acres: 145.42
Net Taxable Acres: 141.21
Tax per Net Taxable Acre: \$27.59

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 4162, Tract 10031
FSA/Eff. Crop Acres: 126.12
CRP Acres: 15.10
Corn Base Acres: 73.02
Corn PLC Yield: 159 Bu.
Bean Base Acres: 53.10
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 15.1 acres enrolled in a CP-27 & CP-28 contract that pays \$300.00/acre or \$4,530.00 annually. This contract expires 9/30/32.

Soil Types/Productivity

Primary soils are Canisteo, Harps-Okoboji and Nicollet. CSR2 on the FSA/Eff. crop acres is 80.80. See soil map for detail.

Land Description

Level to gently sloping.

Drainage

Some tile, part of Drainage District #41. Contact agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive soils on this Story County farm.

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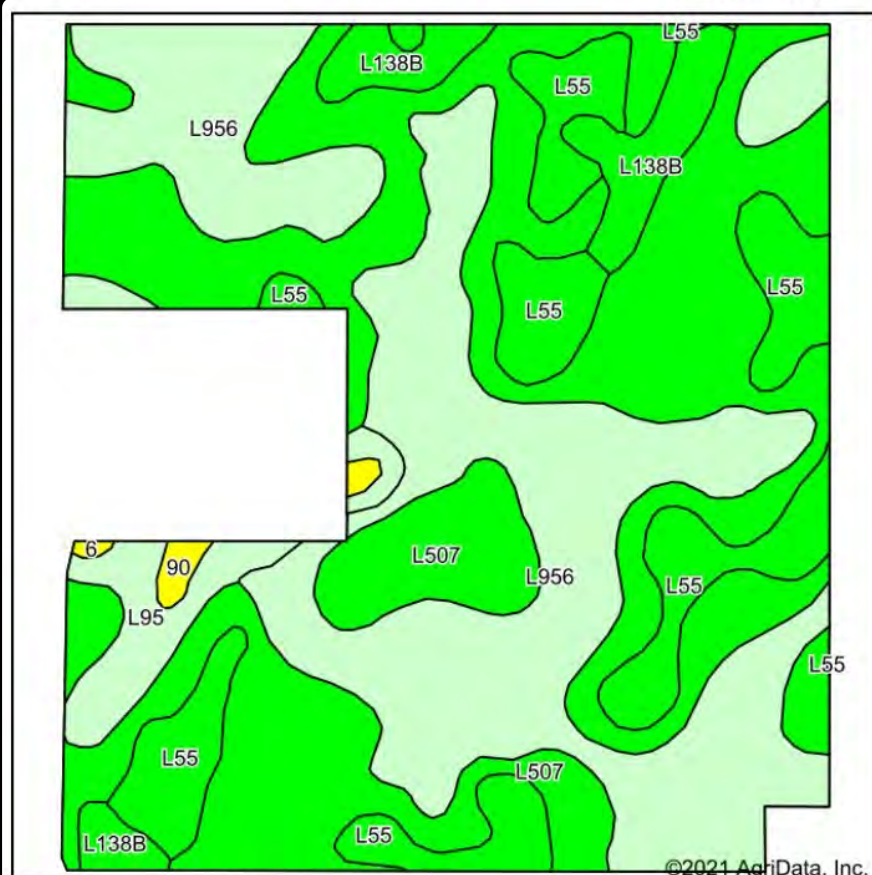
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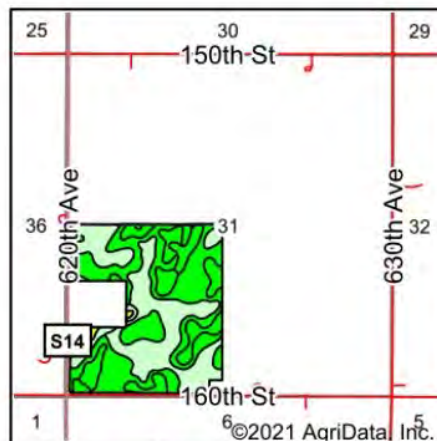
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Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 31-85N-22W
Township: Warren
Acres: 126.12
Date: 10/21/2021



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA169, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	53.50	42.4%		IIw	87
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	43.34	34.4%		IIw	69
L55	Nicollet loam, 1 to 3 percent slopes	17.56	13.9%		Ie	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	6.03	4.8%		IIe	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.88	3.9%		IIw	75
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.69	0.5%		IIIw	56
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.12	0.1%		IIw	59
Weighted Average					1.87	80.8

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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Southeast Looking Northwest



Northwest Looking Southeast



Southwest Looking Northeast



Northeast Looking Southwest



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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 Story 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, Matt Vegter at 515-290-7286 or Chad Reifschneider at 515-450-9529 with questions.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Martha Bakke Estate

Agency

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

Auctioneer

Kyle Hansen, ALC

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 February 2, 2022 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 February 2, 2022.

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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