

Land Auction

ACREAGE:

47.97 Acres, m/l
Poweshiek County, IA

DATE:

Tuesday
February 22, 2022
10:00 a.m.

LOCATION:

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



Property Key Features

- Nice North Central Poweshiek County Farm
- 46.32 FSA/Eff. Crop Acres with a 76.50 CSR2
- 4½ Miles North of Malcom

Kyle Hansen, ALC

Licensed Real Estate Broker in IA & MO

515-370-3446

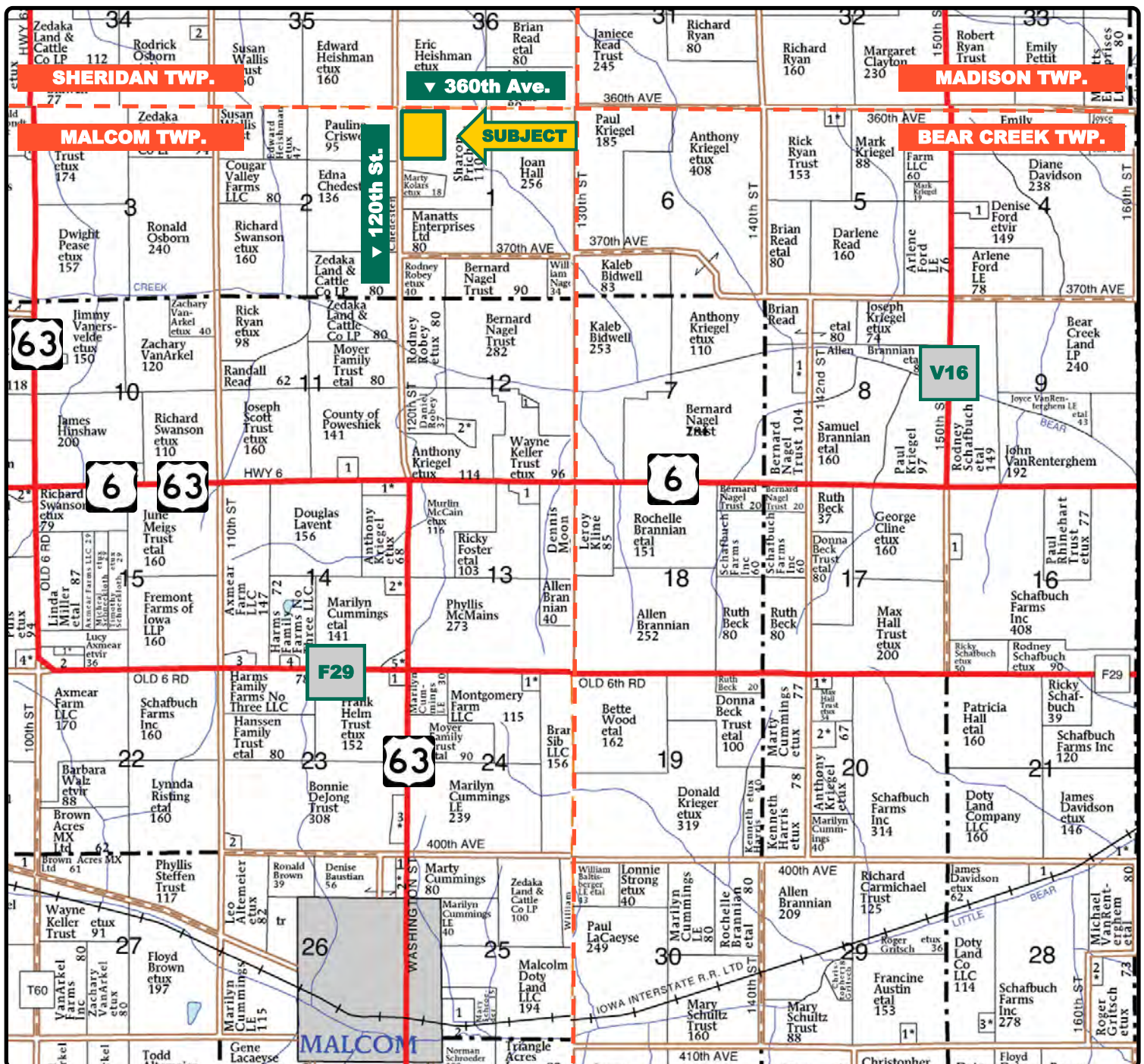
KyleH@Hertz.ag

515-382-1500

415 S. 11th Street

Nevada, IA 50201

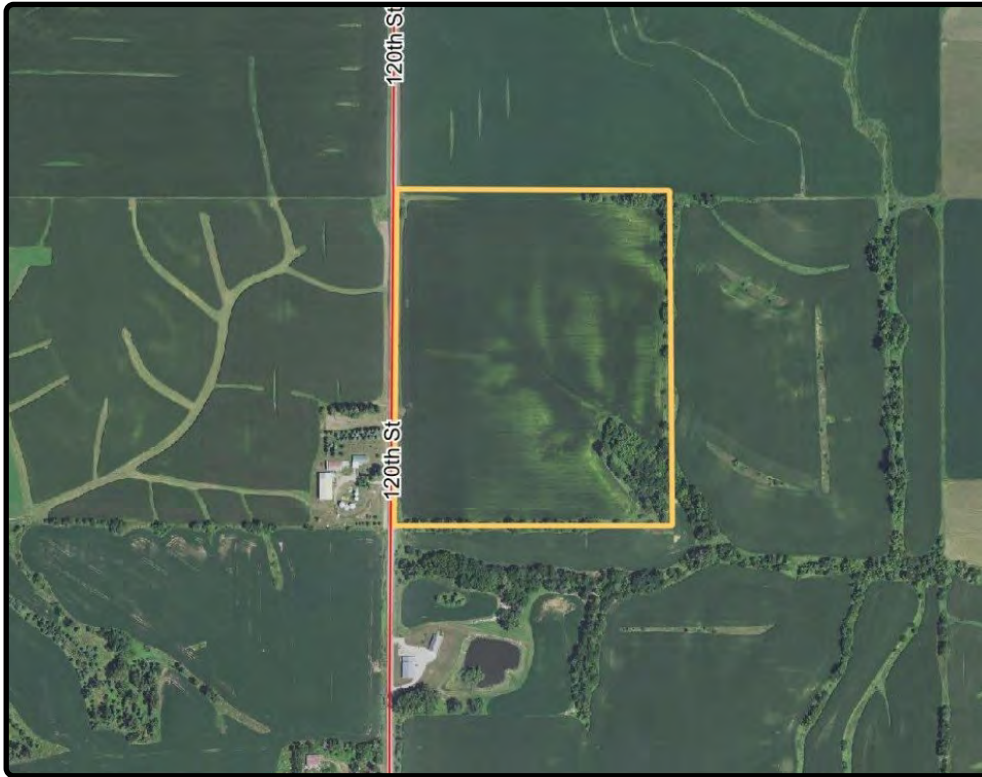
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FSA/Eff. Crop Acres: 46.32

Corn Base Acres: 22.00

Bean Base Acres: 22.00

Soil Productivity: 76.50 CSR2

Property Information

47.97 Acres, m/l

Location

From Malcom: Go north on Highway 63 / 120th Street for 4½ miles. Property is on the east side of the road.

Legal Description

NW¼ FRL NW¼, Section 1, Township 80 North, Range 15 West of the 5th P.M. (Malcom Township)

Real Estate Tax

Taxes Payable 2021 - 2022: \$1,524.00
Gross Acres: 47.97
Net Taxable Acres: 46.52
Tax per Net Taxable Acre: \$32.76

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 928 Tract 1505
FSA/Eff. Crop Acres: 46.32
Corn Base Acres: 22.00
Corn PLC Yield: 175 Bu.
Bean Base Acres: 22.00
Bean PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Killduff and Tama.
CSR2 on the FSA/Eff. crop acres is 76.50.
See soil map for detail.

Land Description

Gently rolling to moderately sloping.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

No known wells.

Comments

Productive Poweshiek County farm.

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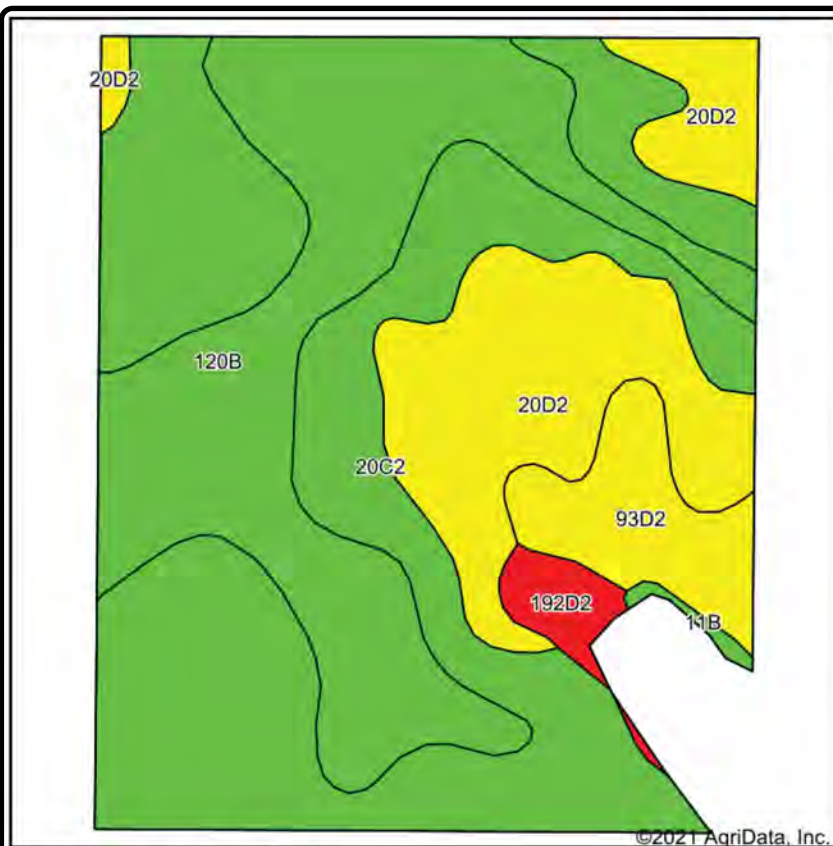
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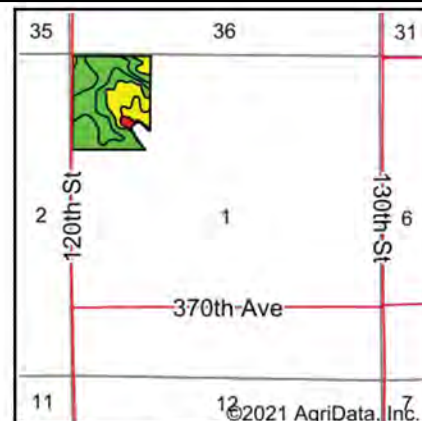
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Poweshiek**
Location: **1-80N-15W**
Township: **Malcom**
Acres: **46.32**
Date: **12/10/2021**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA157, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	20.27	43.8%		IIIe	81
120B	Tama silty clay loam, 2 to 5 percent slopes	13.32	28.8%		Ile	95
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.71	18.8%		IIIe	55
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	2.92	6.3%		IIIe	44
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	0.92	2.0%		IVe	16
11B	Colo-Ely complex, 0 to 5 percent slopes	0.18	0.4%		IIw	86
Weighted Average					2.73	76.5

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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Southwest Looking Northeast



Southeast Looking Northwest



Northwest Looking Southeast



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

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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 Poweshiek 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, Kyle Hansen at 515-370-3446 with questions.

Method of Sale

- This property will be offered as a single parcel.
- Seller has the right to refuse any and all bids.

Seller

Jeanine Snavelly Estate
Marc Snavelly
Kristin Snavelly

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 March 31, 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. Taxes will be prorated to March 31, 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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