

Land Auction

ACREAGE:

95.27 Acres, m/l
Butler County, IA

DATE:

Tuesday
March 1, 2022
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



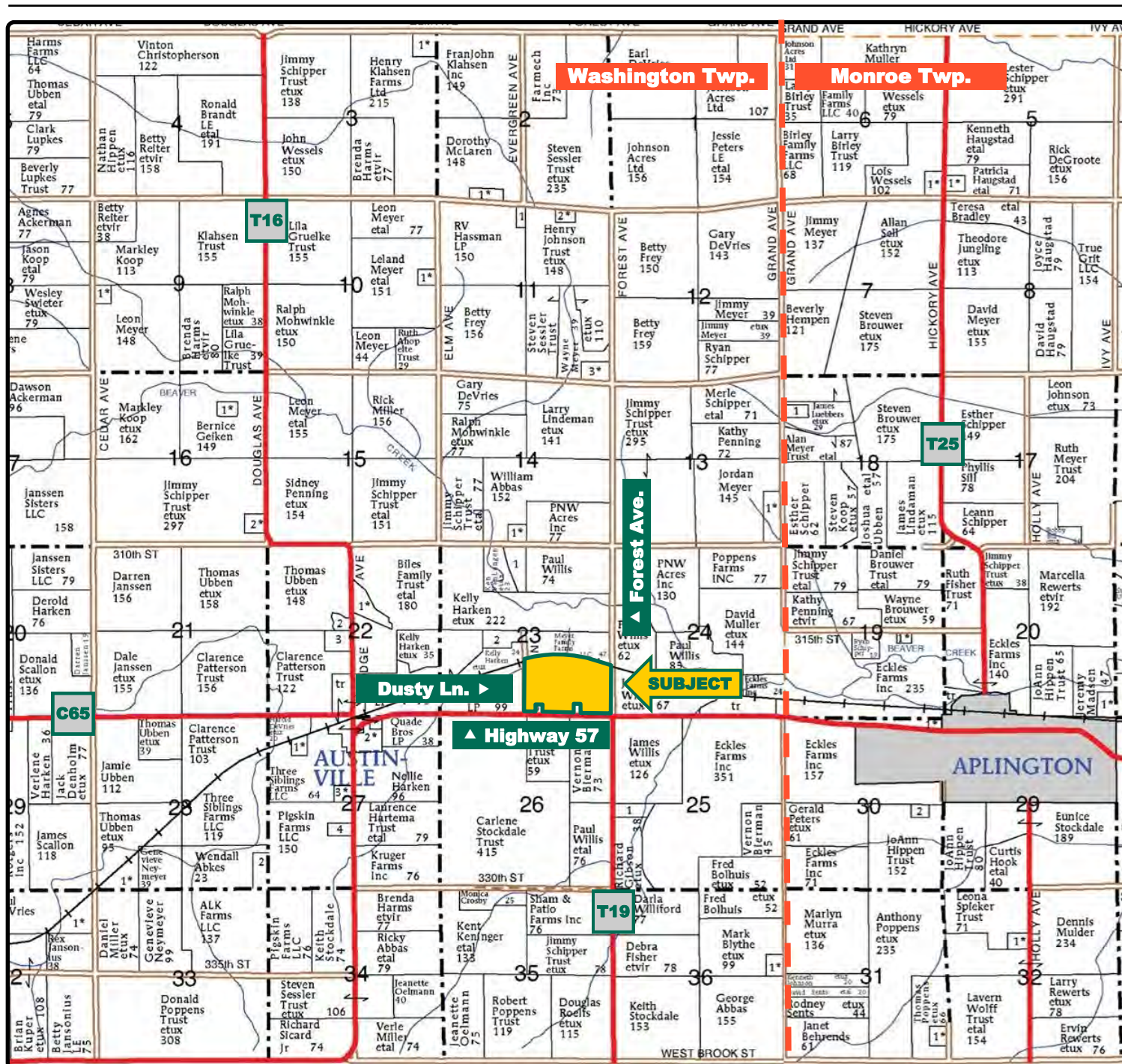
Property Key Features

- Large Farmland Tract with 64.61 CSR2
- Open Lease for the 2022 Crop Year
- Land Has Been in the Same Family for 100+ Years

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag



FSA/Eff. Crop Acres:	94.75
Corn Base Acres:	47.40
Bean Base Acres:	47.35
Soil Productivity:	64.61 CSR2

Property Information

95.27 Acres, m/l

Location

Approximately 1¼ miles northwest of Aplington on the north side of Highway 57.

Legal Description

S½ SE¼ Section 23, Township 90 North, Range 18 West of the 5th P.M., Butler County, IA.

Real Estate Tax

Taxes Payable 2021 - 2022: \$2,350
Net Taxable Acres: 95.27
Tax per Net Taxable Acre: \$24.67
Tax parcel ID#1323400043

Lease Status

Open lease for 2022.

FSA Data

Farm Number 1853, Tract 1315
FSA/Eff. Crop Acres: 94.75
Corn Base Acres: 47.40
Corn PLC Yield: 171 Bu.
Bean Base Acres: 47.35
Bean PLC Yield: 48 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Dickinson fine sandy loam and Dinsdale silty clay loam. CSR2 on the FSA/Eff. crop acres is 64.61. 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

Nearly level to moderately sloping.

Drainage

Adequate natural drainage.

Buildings/Improvements

None.

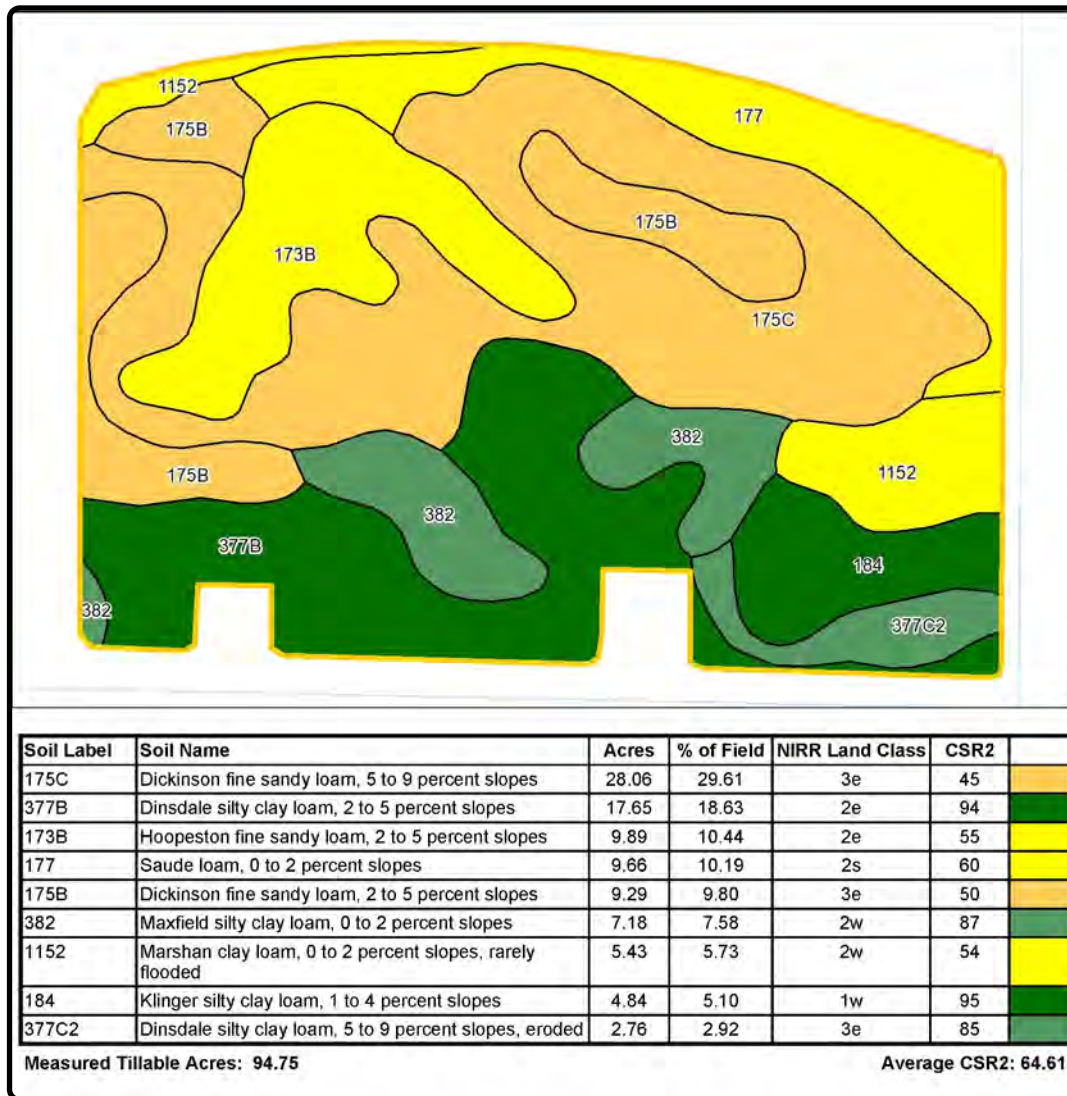
Water & Well Information

None known.

Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag



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.

Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag



Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

Northwest Looking Southeast



Southeast Looking Northwest



East Looking West



Northeast Looking Southwest



Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag

Date: **Tues., March 1, 2022**

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 Butler 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, Morgan Troendle at 319.239.6500 or Cal Wilson at 319.360.1009 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

Caryl L. Nielsen Estate

Agency

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

Auctioneer

Elliott Siefert

Attorney

John C. Larsen
Redfern, Mason, Larsen & Moore

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 April 20, 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 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

Morgan Troendle, AFM
Licensed Broker in IA, MN
Business Tagline or Motto
319.239.6500

319.234.1949
6314 Chancellor Dr./P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Cal Wilson
Licensed Salesperson in IA
319.360.1009
CalW@Hertz.ag