

# Land Auction

**ACREAGE:**

**107.03 Acres, m/l**  
Fayette County, IA

**DATE:**

Thursday  
**March 3, 2022**  
**10:00 a.m.**

**LOCATION:**

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



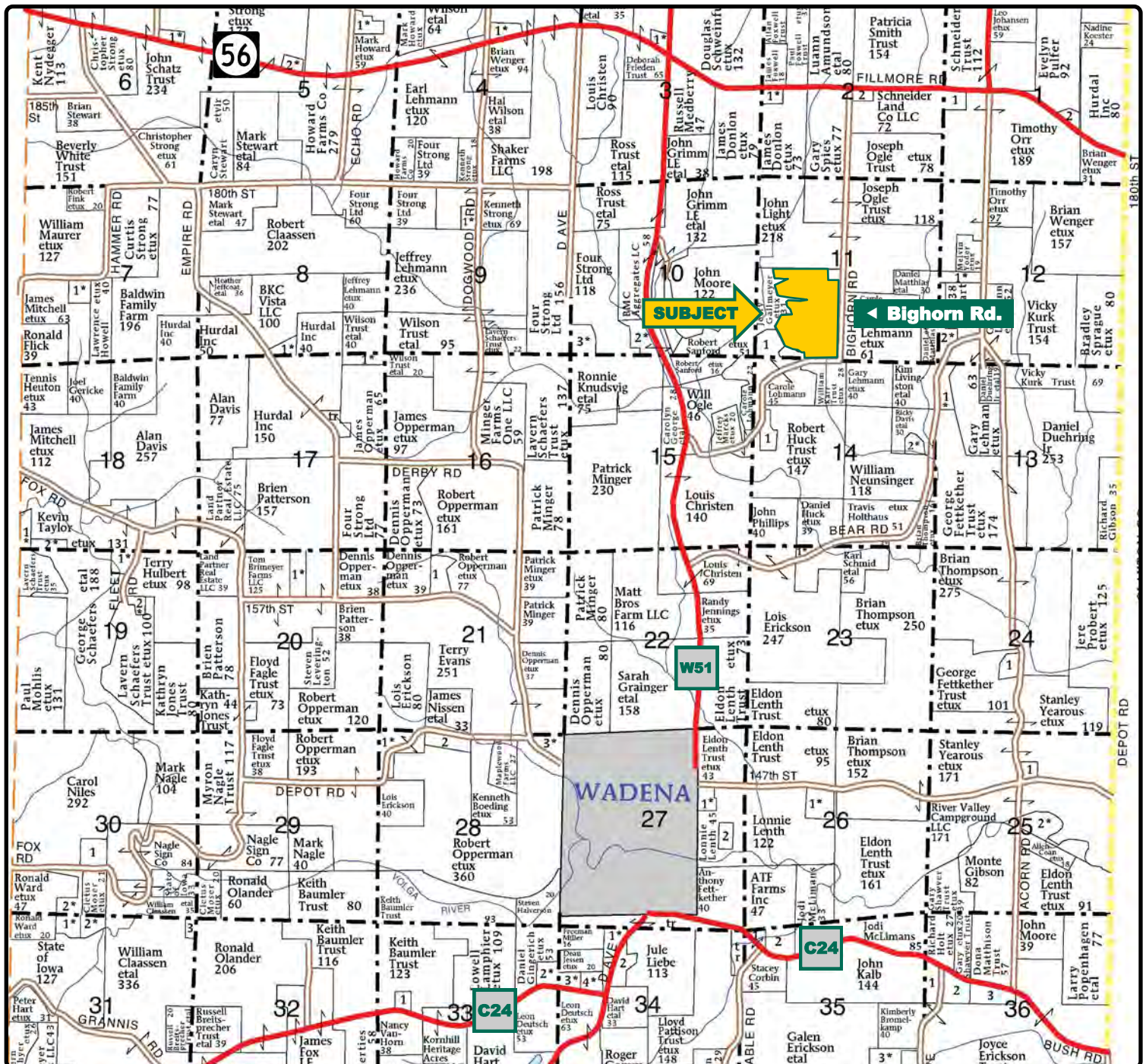
## Property Key Features

- Large Farmland Tract with 61.64 CSR2
- Open Lease for the 2022 Crop Year
- Land Has Been in the Same Family for 100+ Years

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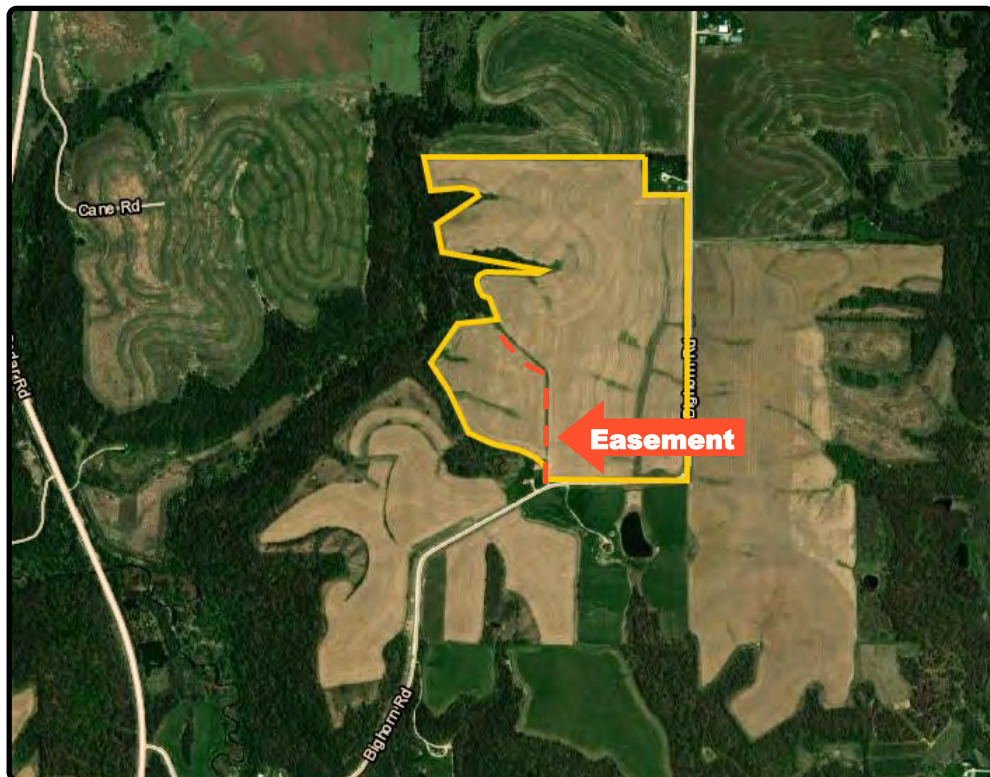
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|                      |            |
|----------------------|------------|
| FSA/Eff. Crop Acres: | 103.56     |
| Corn Base Acres:     | 50.10      |
| Bean Base Acres:     | 36.00      |
| Oat Base Acres:      | 4.80       |
| Soil Productivity:   | 61.64 CSR2 |

## Property Information

### 107.03 Acres, m/l

### Location

Approximately 2 miles northeast of Wadena on the west side of Bighorn Rd.

### Legal Description

Parcel "A" in SW survey BK 11 Pg. 309-311 Section 11, Township 93 North, Range 7 West of the 5th P.M., Fayette County, IA.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$2,688  
Net Taxable Acres: 107.03  
Tax per Net Taxable Acre: \$25.11  
Tax parcel ID#1211300005

### Lease Status

Open lease for 2022.

### FSA Data

Farm Number 5085, Tract 7863  
FSA/Eff. Crop Acres: 103.56  
Corn Base Acres: 50.10  
Corn PLC Yield: 130 Bu.  
Bean Base Acres: 36.00  
Bean PLC Yield: 52 Bu.  
Oat Base Acres: 4.80  
Oat PLC Yield: 59 Bu.

### NRCS Classification

HEL: Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Fayette silt loam and Exette silt loam. CSR2 on the FSA/Eff. crop acres is 61.64. 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

Moderately to strongly sloping.

### Drainage

Adequate natural drainage.

### Buildings/Improvements

None.

### Water & Well Information

None known.

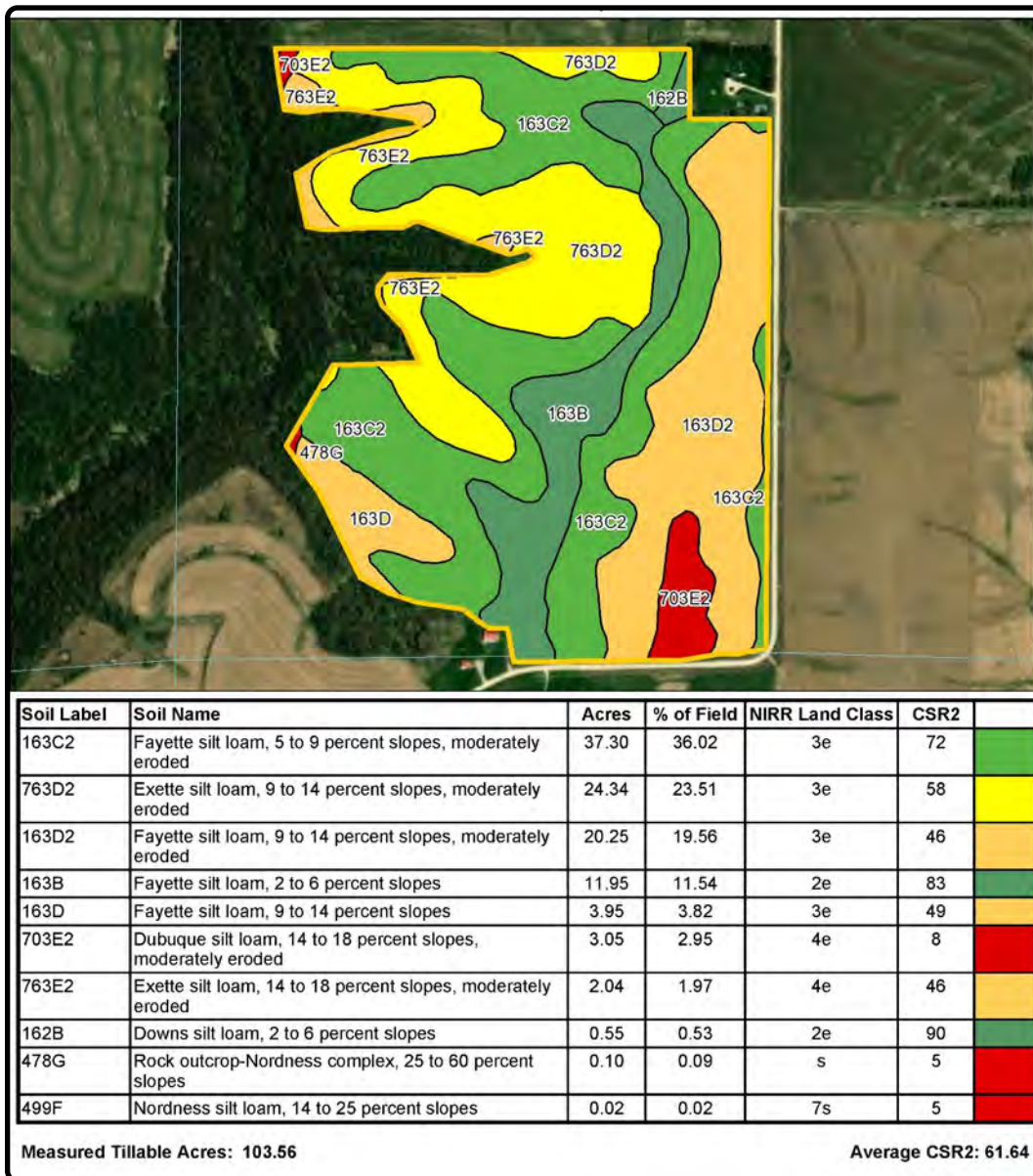
### Comments

There is an easement for ingress/egress to adjoining timber to the west of the property.

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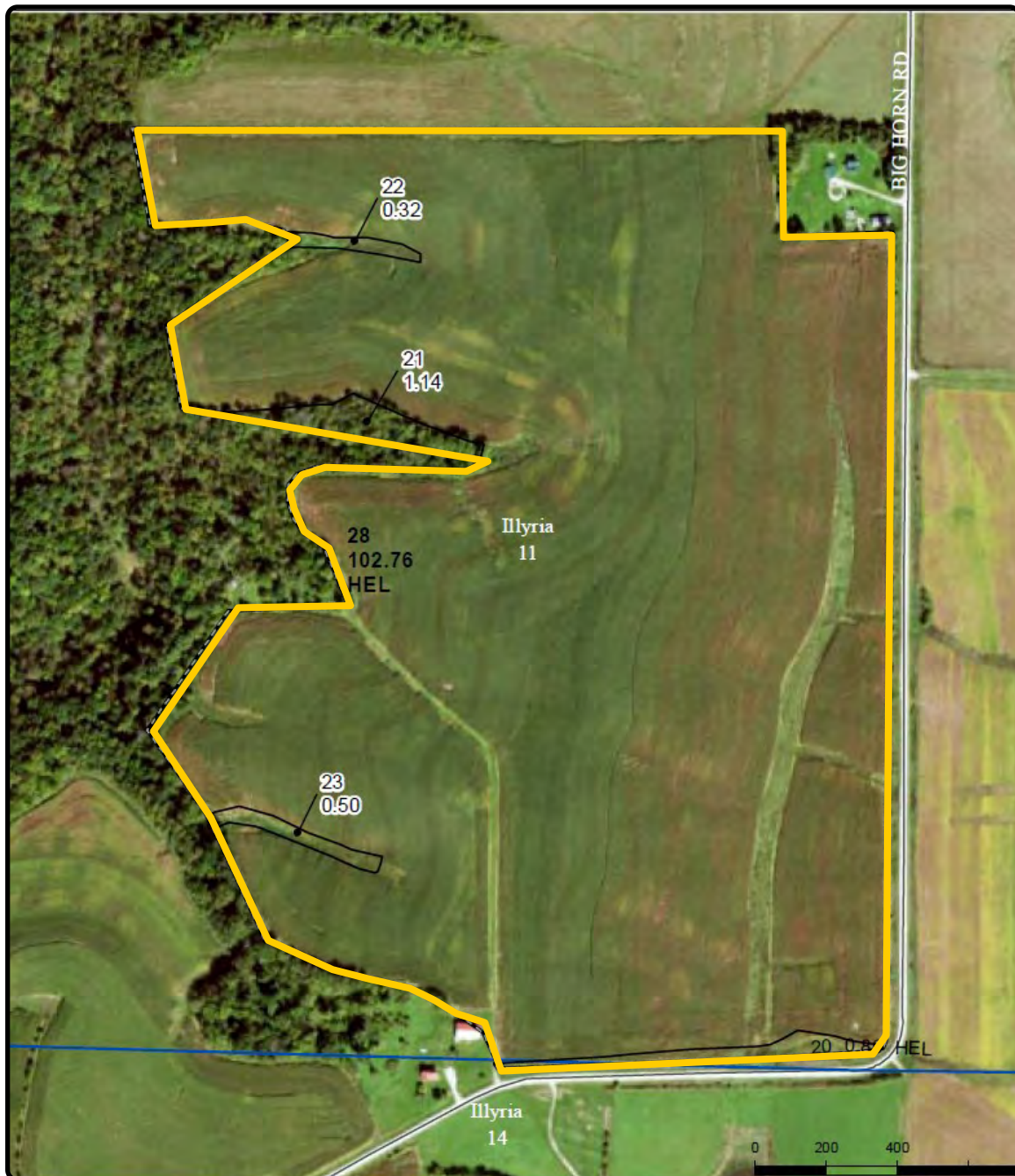


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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South Looking North



Southwest Looking Northeast



Northwest Looking Southeast



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](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 Fayette 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

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