

Land Auction

ACREAGE:

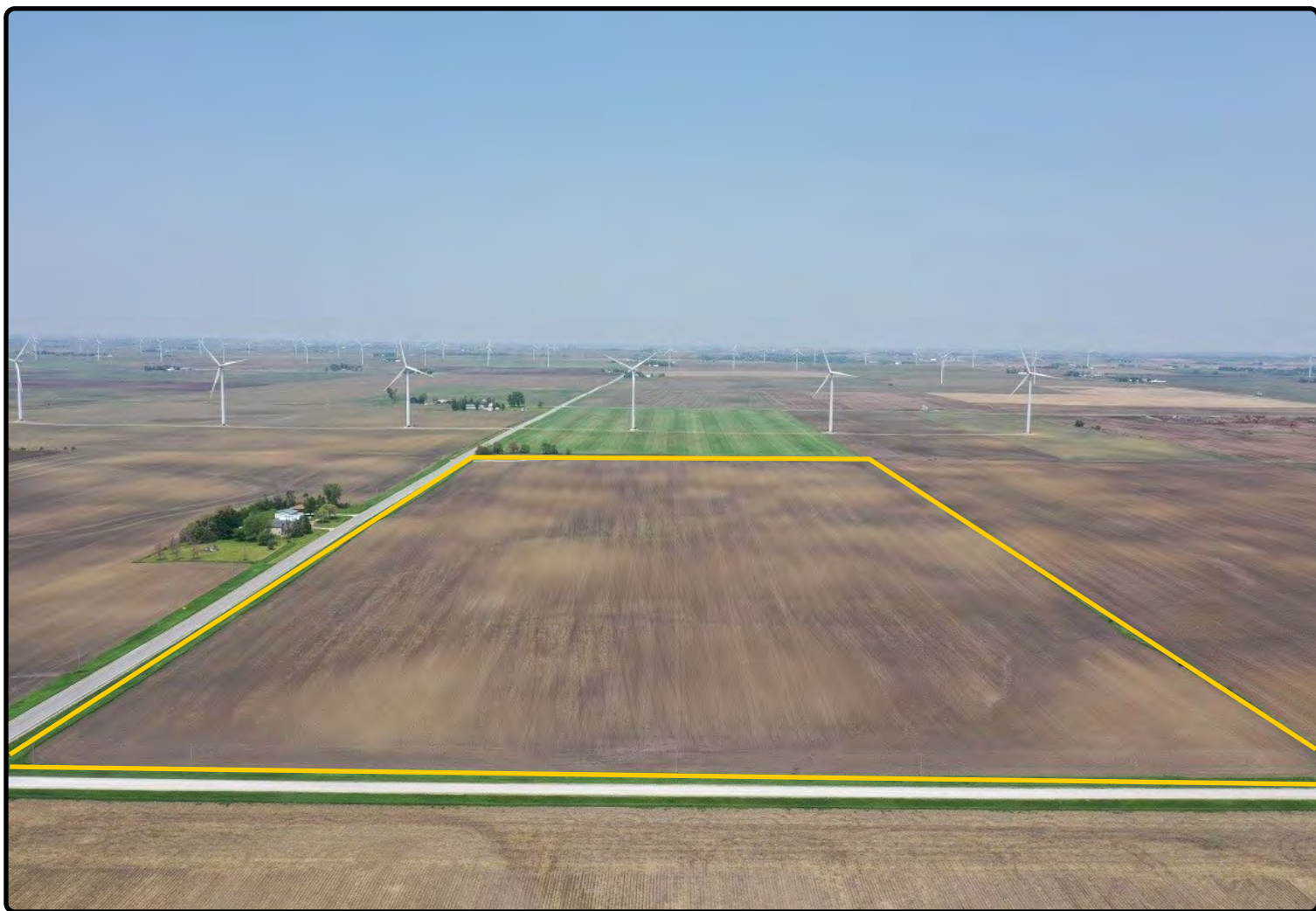
80.00 Acres, m/l
Story County, IA

DATE:

Thursday
July 20, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

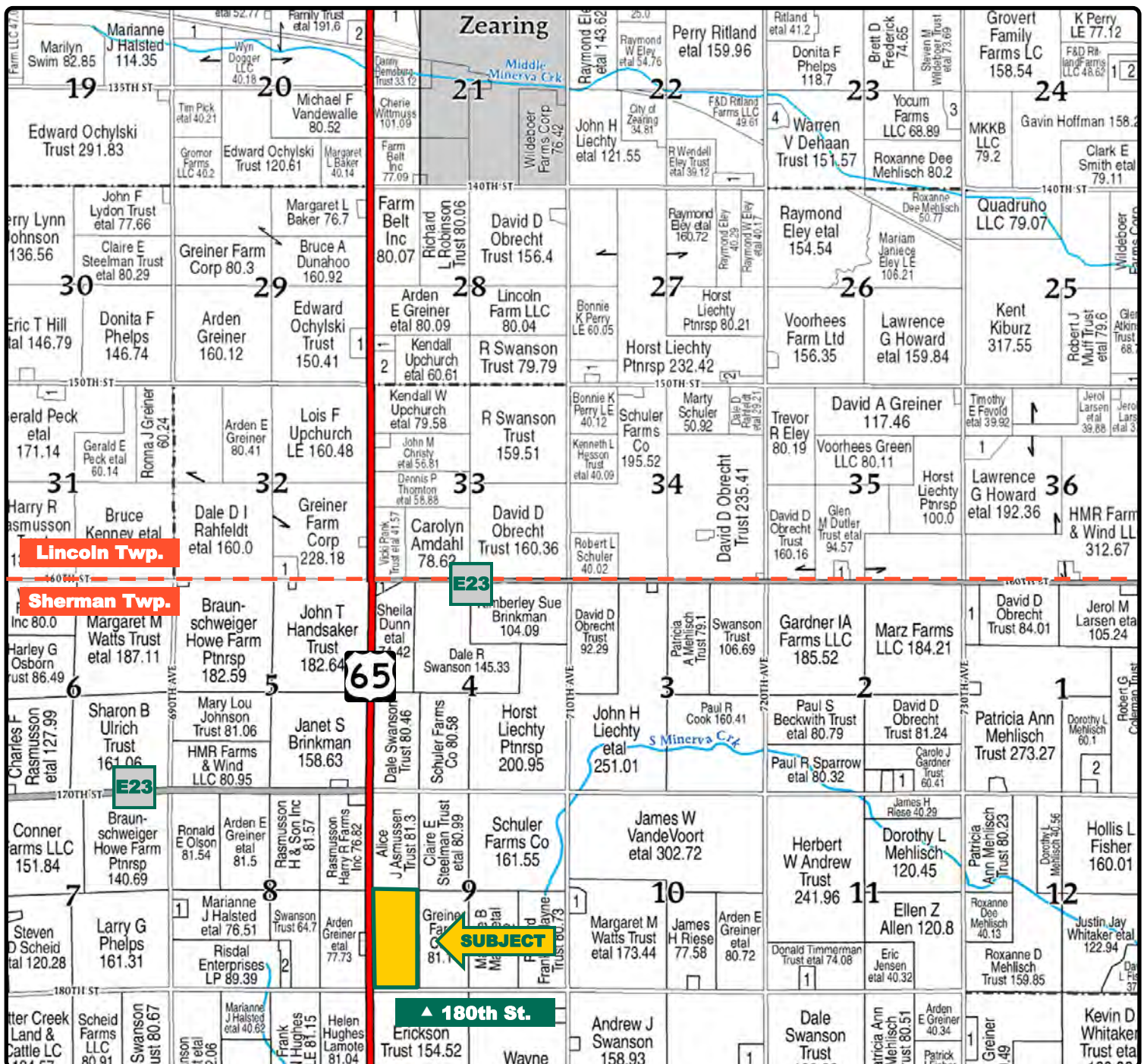


Property Key Features

- Highly Productive Story County Farmland
- 75.68 FSA/Eff. Crop Acres Carrying an 88.50 CSR2
- Centrally Located Between Colo and Zearing

Chad Reifschneider
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FSA/Eff. Crop Acres:	75.68
Corn Base Acres:	56.77
Bean Base Acres:	18.91
Soil Productivity:	88.50 CSR2

Property Information

80.00 Acres, m/l

Location

From Zearing: Go south on Highway 65 for 4½ miles. Property is on the east side of the highway.

Legal Description

W½ SW¼ of Section 9, Township 84 North, Range 21 West of the 5th P.M. (Sherman Township)

Real Estate Tax

Taxes Payable 2022 - 2023: \$2,564.00
Gross Acres: 80.00
Net Taxable Acres: 75.99
Tax per Net Taxable Acre: \$33.74
Tax parcel ID#s: 0809300300, 0809300100

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1785, Tract 2245
FSA/Eff. Crop Acres: 75.68
Corn Base Acres: 56.77
Corn PLC Yield: 158 Bu.
Bean Base Acres: 18.91
Bean PLC Yield: 47 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 88.50. 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

Level to mildly sloped.

Drainage

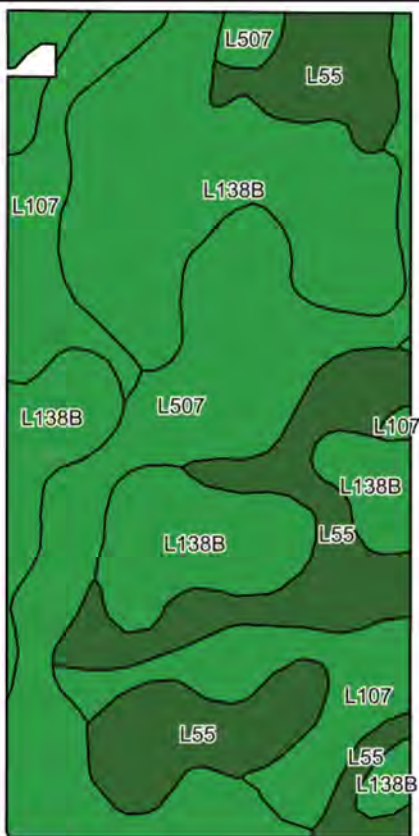
- Some tile, no maps available.
- Drainage District - Sherman #36.

Water & Well Information

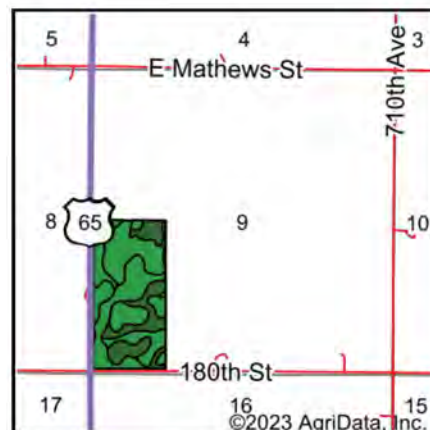
No known wells.

Comments

Approximately 0.26 acres currently being leased by the Colo-NESCO Community School District as a bus turn-around. The lease will be terminated prior to closing.



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State: **Iowa**
County: **Story**
Location: **9-84N-21W**
Township: **Sherman**
Acres: **75.68**
Date: **5/22/2023**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	28.39	37.5%		Ile	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	18.18	24.0%		IIw	87
L55	Nicollet loam, 1 to 3 percent slopes	17.62	23.3%		Ie	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.49	15.2%		IIw	88
Weighted Average					1.77	88.5

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



Northeast Looking Southwest



Northwest Looking Southeast



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Date: **Thurs., July 20, 2023**

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

Site: **Virtual Live Auction
Online Only
bid.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 they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Chad Reifschneider at 515-382-1500 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

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

Nancy G. Newton Estate

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Ryan Haaland
Fredrikson & Byron, P.A.

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 October 26, 2023 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, 2024. Taxes will be prorated to October 26, 2023.

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.