

Land Auction

ACREAGE:

76.70 Acres, m/l
Marshall County, IA

DATE:

Tuesday
October 31, 2023
10:00 a.m.

AUCTION TYPE:

Hybrid
Liscomb, IA &
bid.hertz.ag

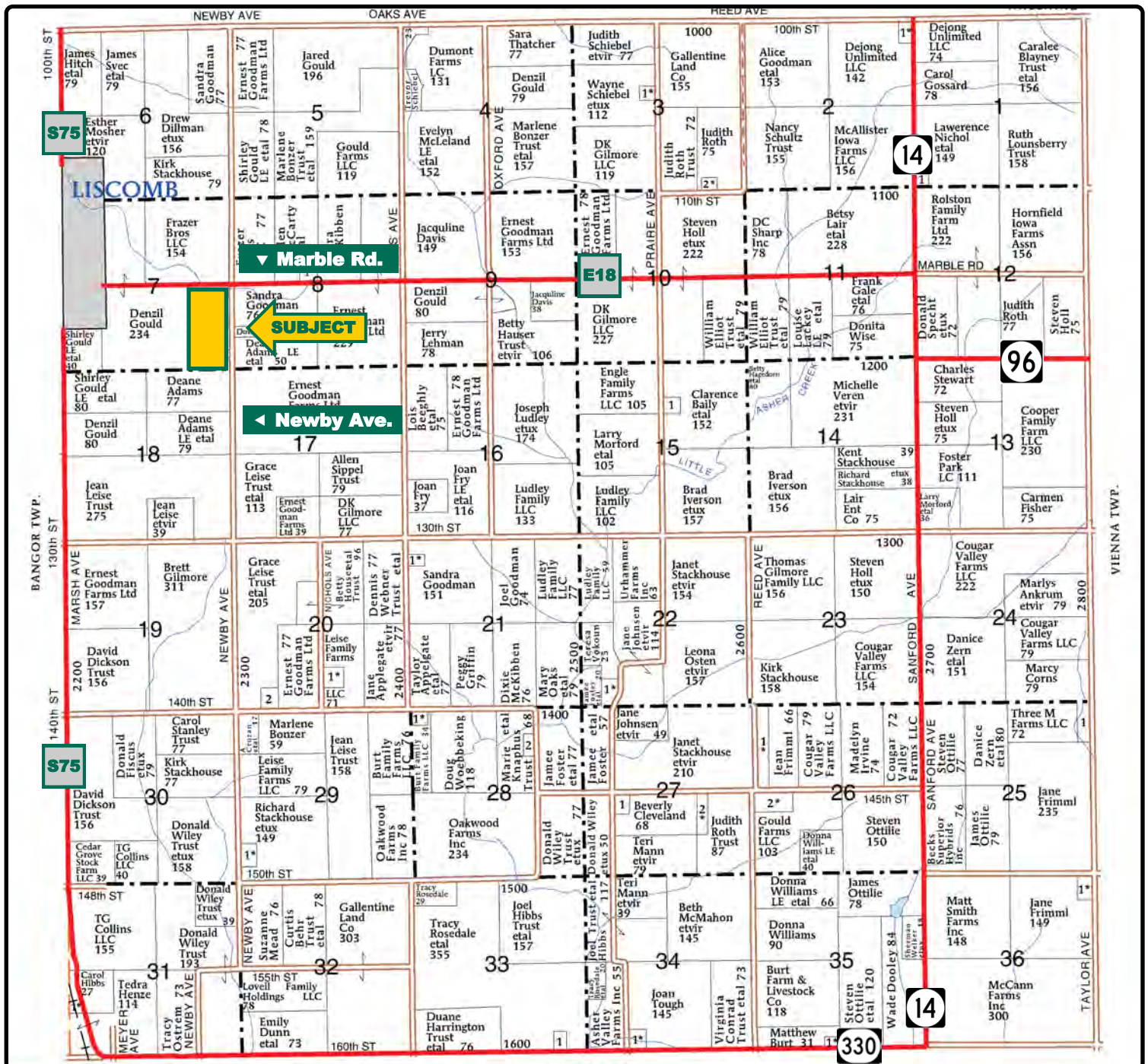


Property Key Features

- Highly Tillable Tract in Marshall County, Iowa
- CSR2 of 94.40 on 72.81 FSA/Eff. Crop Acres
- Located Along a Hard-Surface Road

Lawain Biermann, AFM
Licensed Salesperson in IA, MN
319.239.1005
LawainB@Hertz.ag

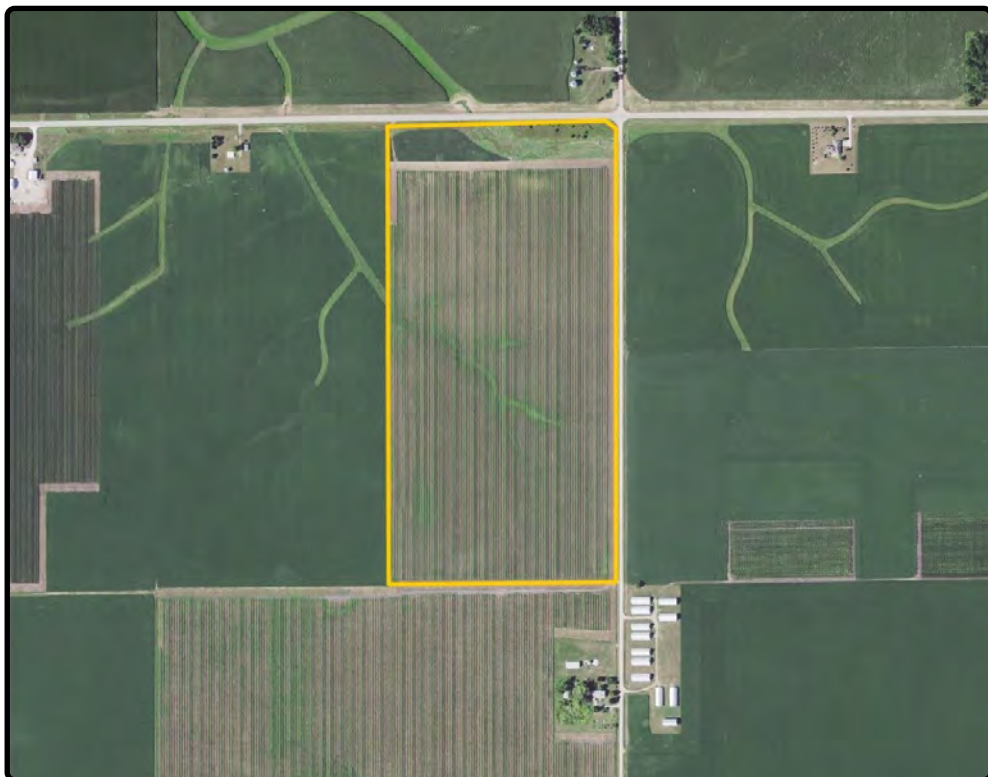
319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
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FSA/Eff. Crop Acres:	72.81
CRP Acres:	1.80
Corn Base Acres:	34.70
Bean Base Acres:	37.00
Soil Productivity:	94.40 CSR2

Property Information

76.70 Acres, m/l

Location

From Liscomb: Head east on Hwy E18 or Marble Rd. for ¾ mile. The property is on the corner of Marble Rd. and Newby Ave.

Legal Description

E½ E½ SE¼, excluding Hwy., and W½ E½ SE¼, excluding Hwy. Section 7, Township 85 North, Range 18 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,300.00
Net Taxable Acres: 76.70
Tax per Net Taxable Acre: \$43.02
Tax parcel ID#s: 8518-07-400-006, 8518-07-400-007

Lease Status

Currently leased for the 2023 crop year.
Open lease for 2024 crop year.

FSA Data

Farm Number 5392, Tract 9387
FSA/Eff. Crop Acres: 72.81
CRP Acres: 1.80
Corn Base Acres: 34.70
Corn PLC Yield: 190 Bu.
Bean Base Acres: 37.00
Bean PLC Yield: 55 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 1.80 acres enrolled in a CP-21 contract that pays \$540.00 annually and expires 09/30/2027.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Muscatine silty clay loam. CSR2 on the FSA/Eff. crop acres is 94.40. See soil map for detail.

Mineral Rights

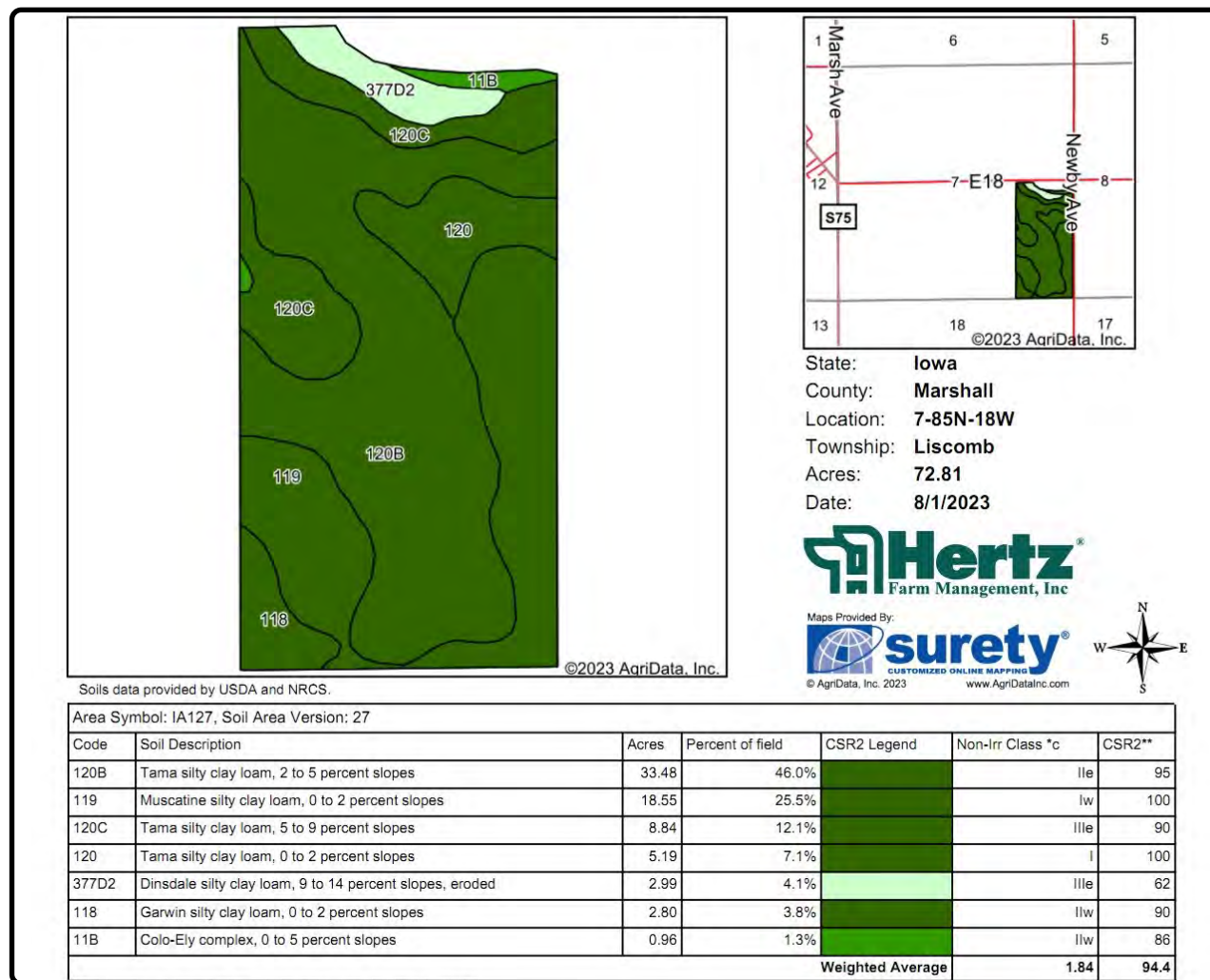
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Soil tests completed in 2020 by Prairie Corp Pro-Tech.
P: 51
K: 224
pH: 6.4

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Yield History (Bu./Ac.)

Year	*Seed Corn	Beans
2018	-	77.5
2019	289.5*	57.5
2020	-	64.6
2021	294.7*	73.5
2022	-	61.0

Yield information is reported by seed corn contracts and crop insurance production report. *Seed corn - commercial seed corn equivalent yield assigned by seed company.

Land Description

Level to gently rolling.

Drainage

Some tile. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality cropland on a hard-surface road in Marshall County, Iowa.

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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Looking Northeast



Looking Southwest



Looking Northwest



Looking South



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Date: **Tues., October 31, 2023**

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

Site: **Liscomb Community
Center
114 Main St.
Liscomb, IA 50148**

Online: **bid.hertz.ag**

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team 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. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Lawain Biermann at 319-239-1005 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

Edison Church Farm LLC

Agency

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

Auctioneer

Elliott Siefert

Attorney

Greg Seyfer
Bradley & Riley PC

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 December 7, 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 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.