

# Land Auction

**ACREAGE:**

**78.02 Acres, m/l**  
Woodbury County, IA

**DATE:**

Thursday  
**February 1, 2024**  
**10:00 a.m.**

**AUCTION TYPE:**

**Virtual-Online Only**  
bid.hertz.ag



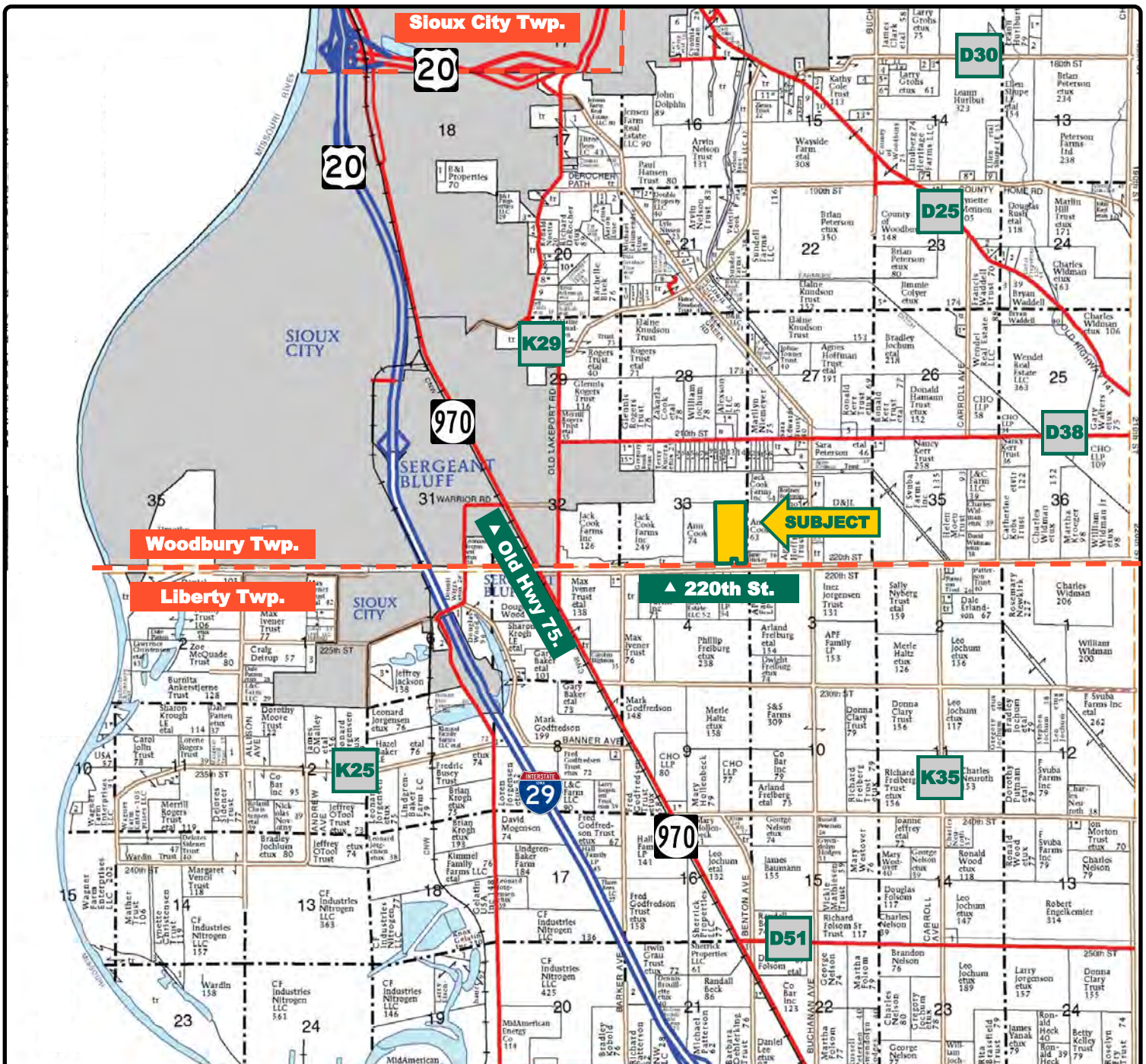
## Property Key Features

- Nice-Laying, Productive Farm Located 2½ Miles East of Sergeant Bluff
- Highly Productive Soils with a 77.30 CSR2
- High Percentage Tillable with 80.07 FSA/Eff. Crop Acres

**Scott Henrichsen, AFM**  
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<b>FSA/Eff. Crop Acres:</b>	<b>80.07</b>
<b>Corn Base Acres:</b>	<b>36.90</b>
<b>Bean Base Acres:</b>	<b>36.10</b>
<b>Soil Productivity:</b>	<b>77.30 CSR2</b>

## Property Information

**78.02 Acres, m/l**

### Location

From Sergeant Bluff: go south on Old Hwy 75 for 1 mile, then east on 220th St. for 1½ miles. Property is located on the north side of the road.

### Legal Description

E½ SE¼, excluding 0.98 acre building site; SE¼ SE¼, all in Section 33, Township 88 North, Range 47 West of the 5th P.M., Woodbury Co., IA.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$2,996.00  
Special Assessments: \$139.13  
Total 2022 Real Estate Taxes: \$3,135.13  
Net Taxable Acres: 78.02  
Tax per Net Taxable Acre: \$40.18

Tax parcel ID#s: 884733400002 & 884733400012

### Lease Status

Open lease for 2024 crop year.

### FSA Data

Farm Number 5989, Tract 12062  
FSA/Eff. Crop Acres: 80.07  
Corn Base Acres: 36.90  
Corn PLC Yield: 153 Bu.  
Bean Base Acres: 36.10  
Bean PLC Yield: 35 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soil is Haynie. CSR2 on the FSA/Eff. crop acres is 77.30. 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, with 0 to 2 percent slopes.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

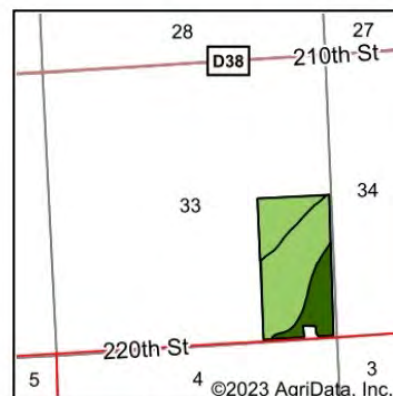
### Comments

This property is zoned AP-Agricultural Preservation.

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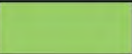




State: Iowa  
County: Woodbury  
Location: 33-88N-47W  
Township: Woodbury  
Acres: 80.07  
Date: 12/13/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	45.00	56.2%		Is	Is	72
144	Blake silty clay loam, 0 to 2 percent slopes, rarely flooded	17.54	21.9%		Iw	Iw	91
3549	Modale complex, 0 to 2 percent slopes, rarely flooded	17.53	21.9%		Iw	Iw	77
Weighted Average					1.00	1.00	77.3

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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North looking South



Northeast looking Southeast



South looking North



Southeast Corner looking at Northeast Corner



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\*\*Online Only\*\*  
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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 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, Scott Henrichsen at 716-310-0466 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

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

### Seller

E. Constance Wanberg Trust & Laura E. Corman Revocable Trust

### Agency

Hertz Farm Management and their representatives are Agents of the Seller.

### Auctioneer

Kyle Hansen, ALC

### Attorney

Phipps Law Office, PLC

### 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 12, 2024, 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 owner's title insurance policy in the amount of the contract price **OR** Abstract of Title for review by Buyer's attorney. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.