

Land Auction

ACREAGE:

220.18 Acres, m/l
In 3 parcels
Jefferson County, IA

DATE:

Tuesday
February 6, 2024
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag



Property Key Features

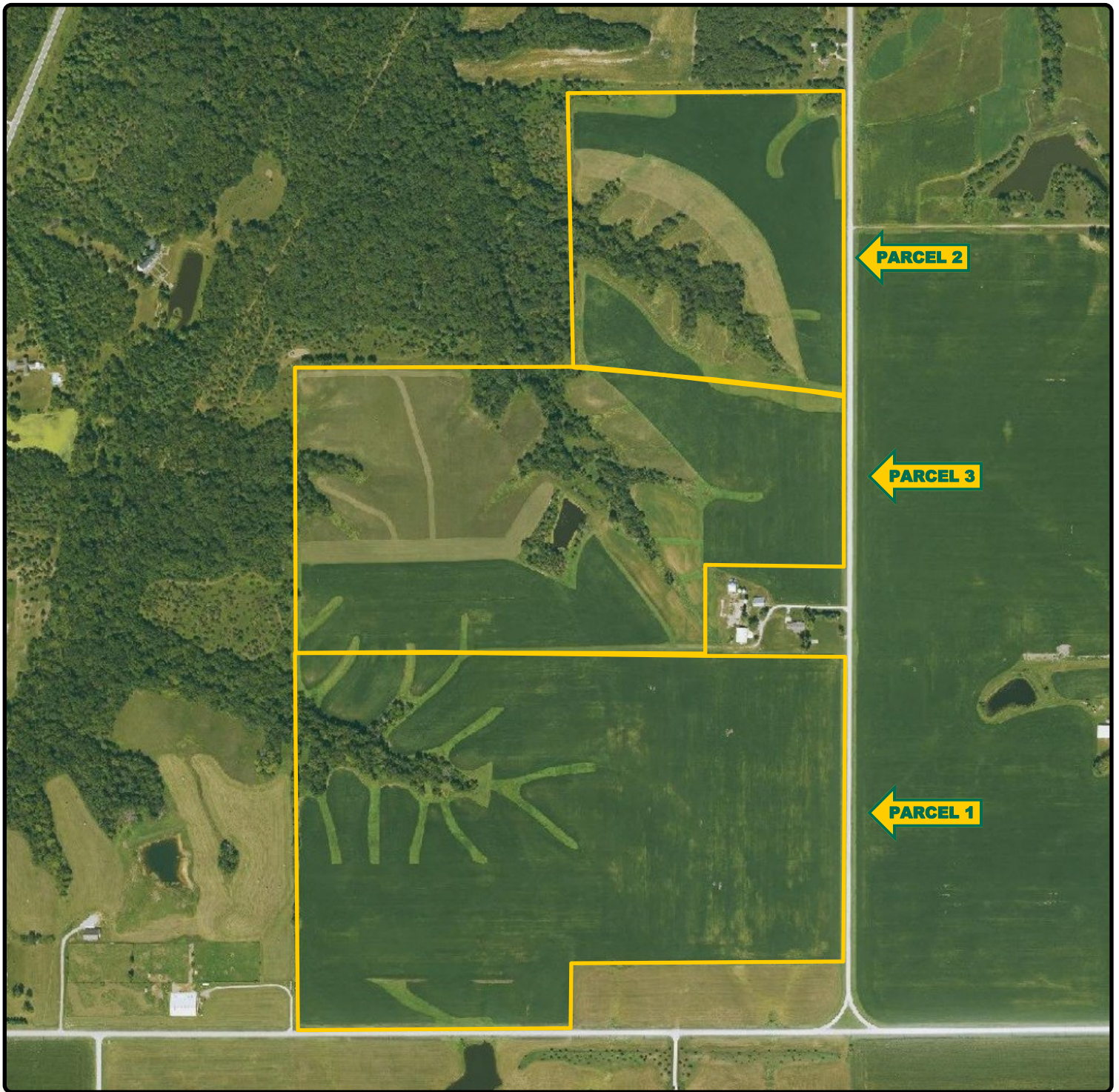
- Located 5½ Miles Northeast of Fairfield, IA
- Open Lease for the 2024 Crop Year
- Diverse Offering with Row Crop, CRP & Potential Building Site

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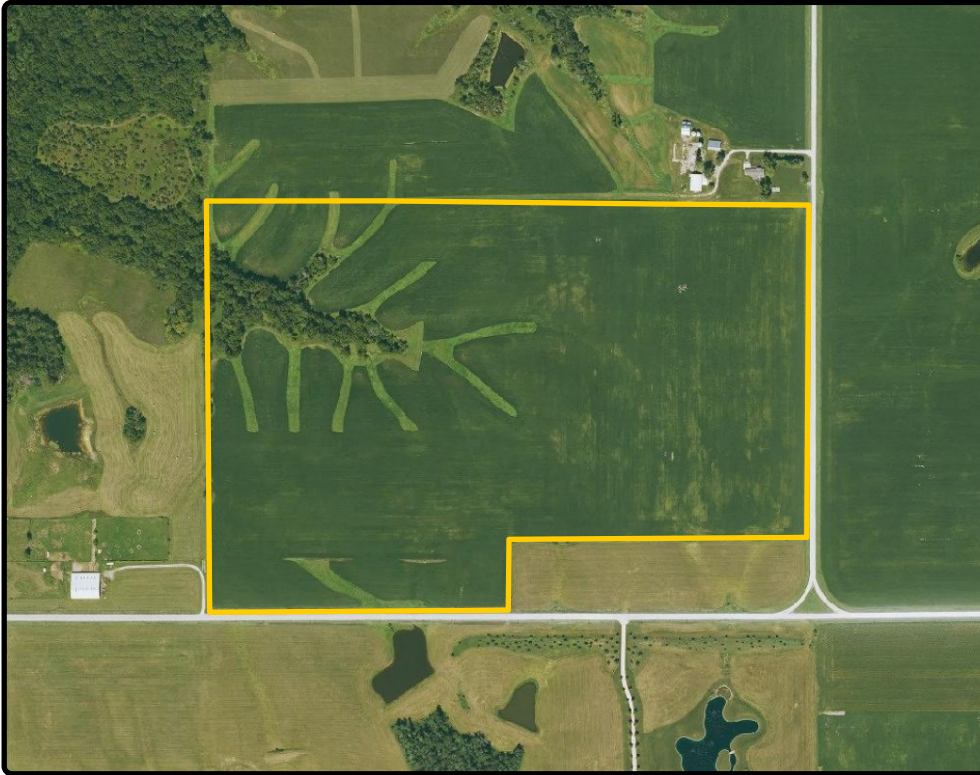
220.18 Acres, m/l - In 3 Parcels, Jefferson County, IA



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Parcel 1

FSA/Eff. Crop Acres: 95.36*
Corn Base Acres: 62.48*
Bean Base Acres: 27.82*
Wheat Base Acres: 5.98*
Soil Productivity: 74.80 CSR2

**Acres are estimated.*

Parcel 1 Property Information 101.86 Acres, m/l

Location

From Fairfield: go 4½ miles northeast on Pleasant Plain Rd./Co. Rd.W21, then 1 mile east on 167th St. Property is located on the north side of the road.

Legal Description

NE¼ SW¼ and north 30 acres of NW¼ SE¼ and part of SE¼ NW¼ and part of SE¼ NW¼ and part of SW¼ NE¼, all in Section 4, Township 72 North, Range 9 West of the 5th P.M., Jefferson Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$2,670.98*
 Surveyed Gross Acres: 101.86
 Net Taxable Acres: 99.33*
 Tax per Net Taxable Acre: \$26.89*
 Tax Parcel ID #: Part of 0704100012, part of 0704200009, 0704300002, & 0704400001

**Taxes estimated due to recent survey of property. Jefferson County Assessor will determine final tax figures.*

Lease Status

Open lease for 2024 crop year.

FSA Data

Farm Number 6208, Part of Tract 628
 FSA/Eff. Crop Acres: 95.36*
 Corn Base Acres: 62.48*
 Corn PLC Yield: 148 Bu.

Bean Base Acres: 27.82*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 5.98*

Wheat PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Jefferson County FSA office.*

Soil Types/Productivity

Primary soils are Mahaska, Taintor, and Ladoga. CSR2 on the estimated FSA/Eff. crop acres is 74.80. 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 steep.

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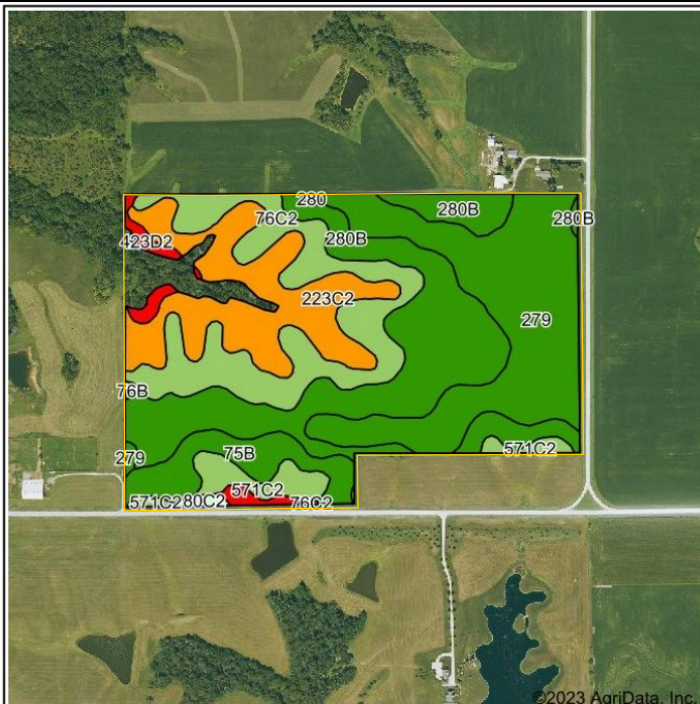
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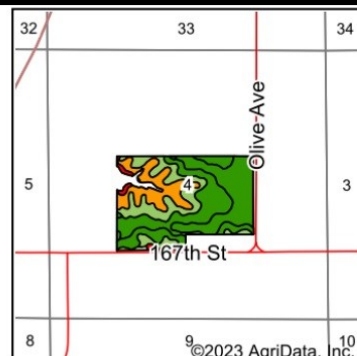
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Jefferson**
Location: **4-72N-9W**
Township: **Buchanan**
Acres: **95.36**
Date: **12/21/2023**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA101, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
280B	Mahaska silty clay loam, 2 to 5 percent slopes	26.28	27.6%		Ile	89
279	Taintor silty clay loam, 0 to 2 percent slopes	24.08	25.3%		Ilw	83
76C2	Ladoga silty clay loam, 5 to 9 percent slopes, eroded	16.72	17.5%		Ille	75
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	15.69	16.5%		IVw	45
75B	Givin silt loam, 2 to 5 percent slopes	6.03	6.3%		Ile	80
571C2	Hedrick silty clay loam, 5 to 9 percent slopes, moderately erode	3.92	4.1%		Ille	74
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	1.31	1.4%		IVe	6
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	0.63	0.7%		IVe	7
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	0.40	0.4%		Ille	69
76B	Ladoga silt loam, 2 to 5 percent slopes	0.17	0.2%		Ile	86
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.13	0.1%		Iw	94
Weighted Average					2.59	74.8

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

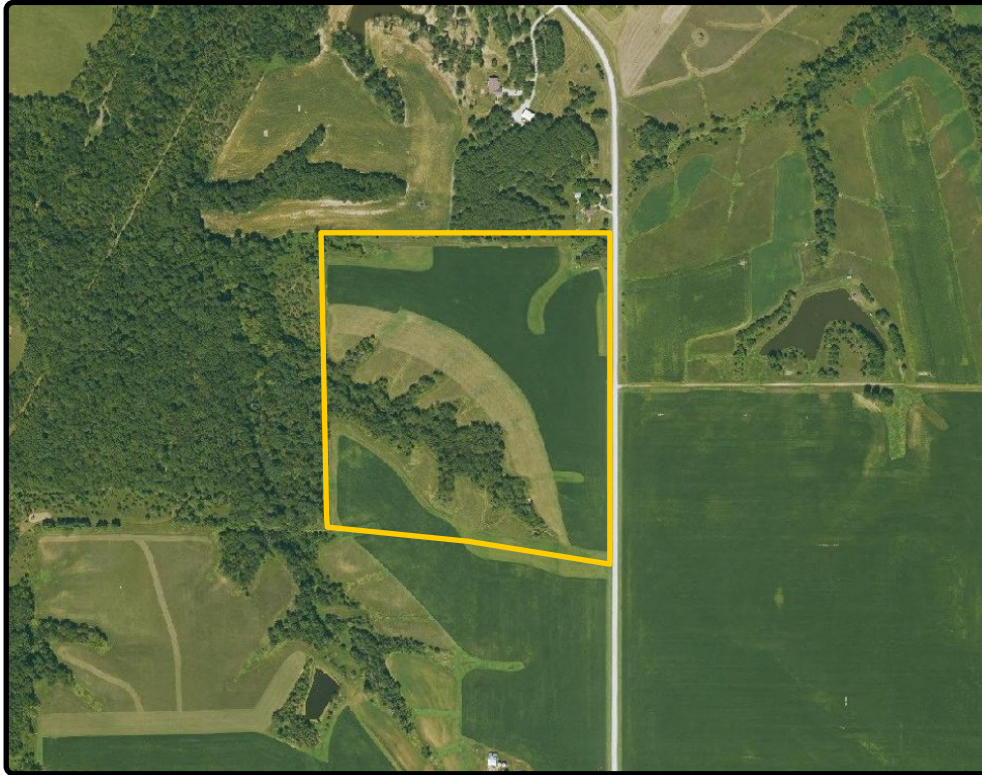
Comments

Deed restrictions for commercial swine and cattle buildings for 25 years. Contact agent for details.

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Parcel 2

FSA/Eff. Crop Acres: 23.55*
CRP Acres: 12.44*
Corn Base Acres: 15.62*
Bean Base Acres: 6.96*
Wheat Base Acres: 1.50*
Soil Productivity: 72.40 CSR2

**Acres are estimated.*

Parcel 2 Property Information 43.10 Acres, m/l

Location

From Fairfield: go 4½ miles northeast on Pleasant Plain Rd./Co. Rd. W21, then 1¼ miles east on 167th St., then ¾ mile north on Olive Ave. Property is located on the west side of the road.

Legal Description

S½ SW¼ SW¼ of Section 33, Township 73 North, and part of the NW¼ NE¼ of Section 4, Township 72 North, all in Range 9 West of the 5th P.M., Jefferson Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$888.92*
 Surveyed Gross Acres: 43.10
 Net Taxable Acres: 41.95*
 Tax per Net Taxable Acre: \$21.19*
 Tax Parcel ID #s: Part of 0704200001 & 0333400004

**Taxes estimated due to recent survey of property. Jefferson County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 6208, Part of Tract 628
 FSA/Eff. Crop Acres: 23.55*
 CRP Acres: 12.44*
 Corn Base Acres: 15.62*
 Corn PLC Yield: 148 Bu.

Bean Base Acres: 6.96*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 1.50*

Wheat PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Jefferson County FSA office.*

CRP Contracts

There are 12.44 acres enrolled in a CP-1 contract that pays \$242.11/acre - or \$3,012.00 annually - and expires 9/30/2027. Acres and payments estimated pending reconstitution of CRP contract.

Soil Types/Productivity

Primary soils are Ladoga and Mahaska. CSR2 on the estimated FSA/Eff. crop acres is 72.40. See soil map for detail.

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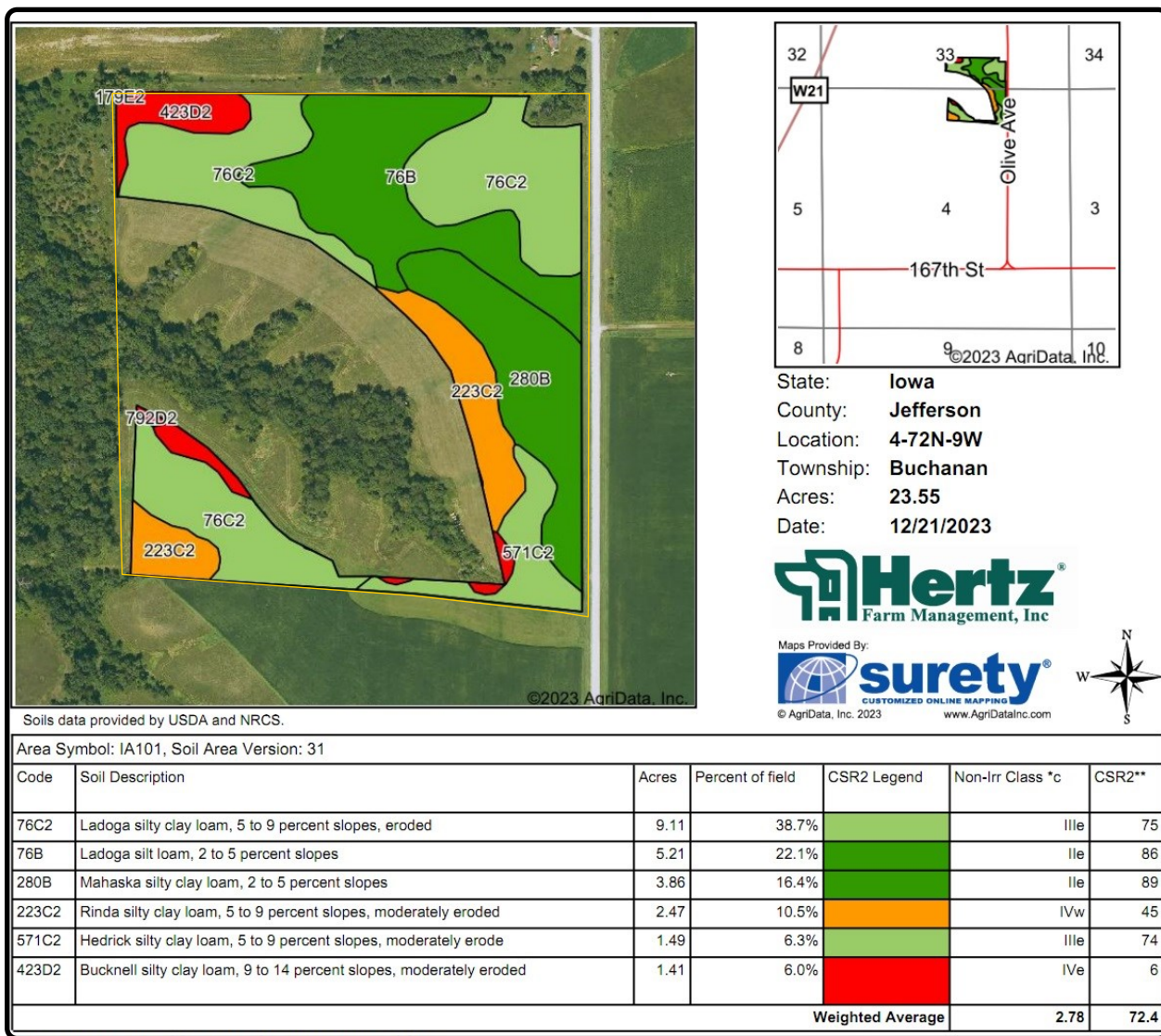
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Mineral Rights

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

Land Description

Mild slopes to steep.

Drainage

Natural with some tile and terraces. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Deed restrictions for commercial swine and cattle buildings for 25 years. Contact agent for details.

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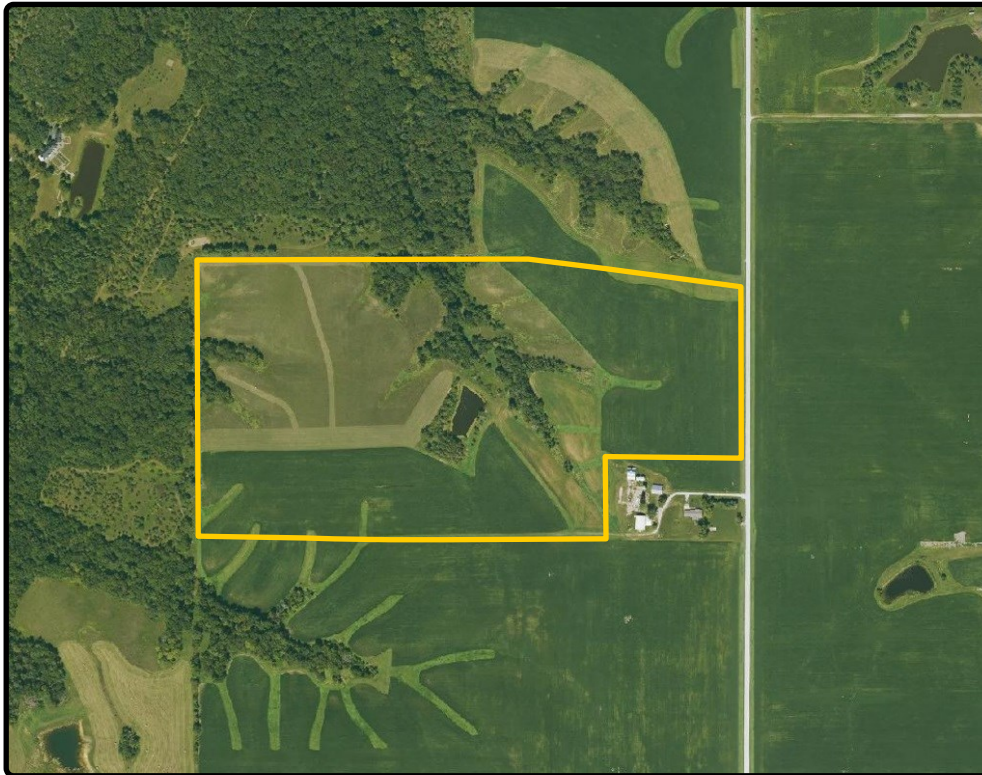
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Parcel 3

FSA/Eff. Crop Acres:	38.79*
CRP Acres:	24.72*
Corn Base Acres:	26.04*
Bean Base Acres:	11.60*
Wheat Base Acres:	2.50*
Soil Productivity:	75.20 CSR2

**Acres are estimated.*

Parcel 3 Property Information 75.22 Acres, m/l

Location

From Fairfield: go 4½ miles northeast on Pleasant Plain Rd./Co. Rd. W21, then 1¼ miles east on 167th St., then ½ mile north on Olive Ave. Property is located on the west side of the road.

Legal Description

South 16 acres of NE¼ NW¼ and part of SE¼ N¼, and part of NW¼ NE¼, and part of SW¼ NE¼, all in Section 4, Township 73 North, Range 9 West of the 5th P.M., Jefferson Co., IA. Updated abstract to govern.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,725.37*
 Surveyed Gross Acres: 75.22
 Net Taxable Acres: 74.53*
 Tax per Net Taxable Acre: \$23.15*
 Tax Parcel ID #: Part of 0704200001, part of 0704200009, 0704100011, & part of 0704100012

**Taxes estimated due to recent survey of property. Jefferson County Assessor will determine final tax figures.*

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 6208, Part of Tract 628
 FSA/Eff. Crop Acres: 38.79*
 CRP Acres: 24.72*
 Corn Base Acres: 26.04*
 Corn PLC Yield: 148 Bu.

Bean Base Acres: 11.60*

Bean PLC Yield: 37 Bu.

Wheat Base Acres: 2.50*

Wheat PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Jefferson County FSA office.*

CRP Contracts

There are 24.72 acres enrolled in a CP-1 contract that pays \$242.11/acre - or \$5,985.00 annually - and expires 9/30/2027. Acres and payments estimated pending reconstitution of CRP contract.

Soil Types/Productivity

Primary soils are Ladoga, Rinda, and Mahaska. CSR2 on the estimated FSA/Eff. crop acres is 75.20. See soil map for detail.

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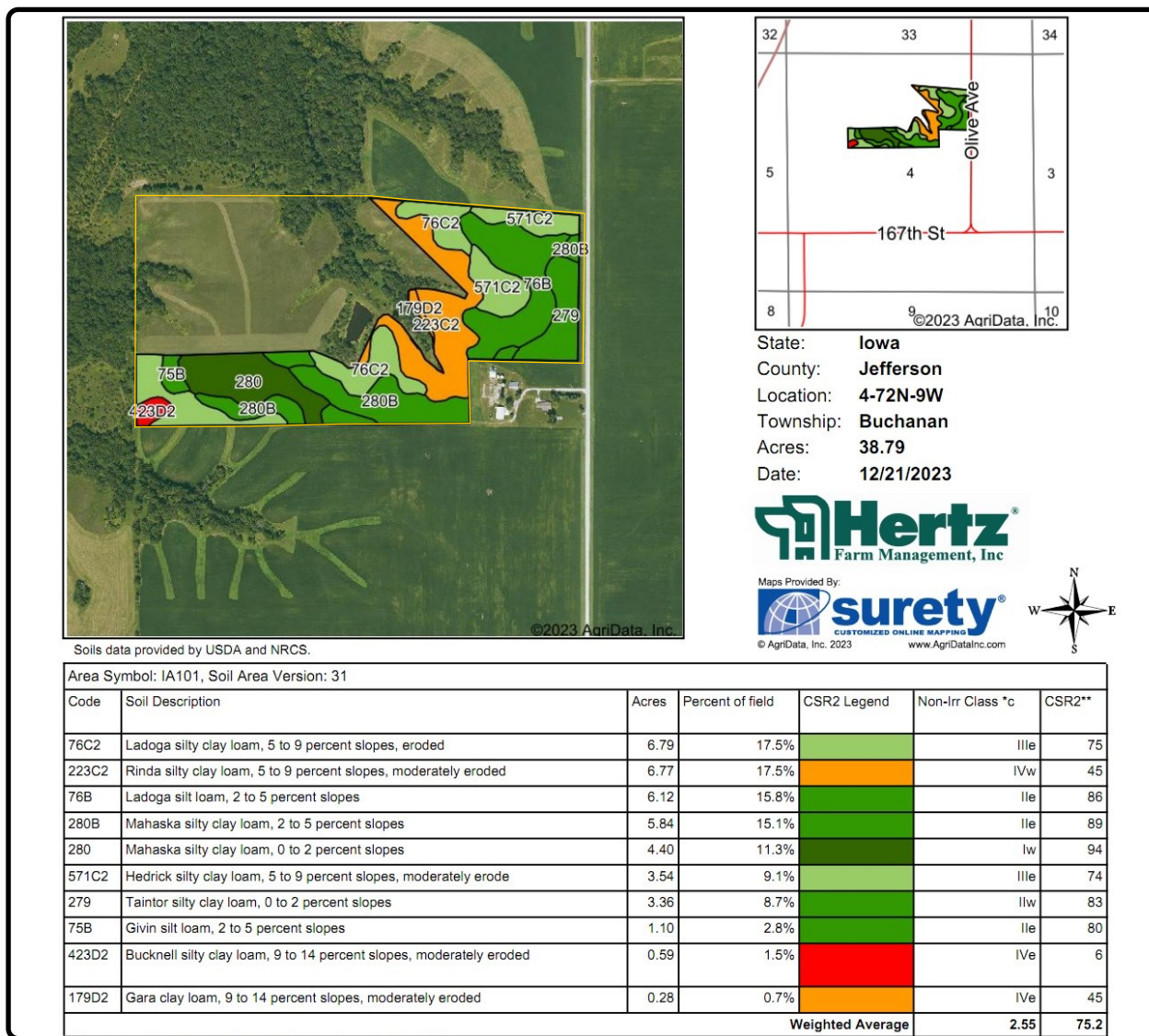
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Mineral Rights

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

Land Description

Nearly level to steep.

Drainage

Natural with some tile. Tile map available. Contact agent for tile map.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Deed restrictions for commercial swine and cattle buildings for 25 years. Contact agent for details.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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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Parcel 1 - Looking Northwest



Parcel 1 - Looking West



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Parcel 2 - Looking Southwest



Parcel 2 - Looking Northwest



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Parcel 3 - Looking East



Parcel 3 - Looking Southwest



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Date: **Tues., February 6, 2024**

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 Managers, Rachelle Heller at 319-800-9316 or Adam Sylvester at 319-721-3170 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

- Parcels will be offered individually, and not combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Kaska Farm Corporation

Agency

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

Auctioneer

Spencer Smith, AFM, ALC

Attorney

T.J. Werner
Anderson, Roberts, Porth, Wallace,
Stewart & Werner LLP.

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 19, 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 Abstract of Title for review by Buyer's attorney.

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