



ONE-CHANCE SEALED BID SALE



**Well-Maintained Extensively
Improved Farm**



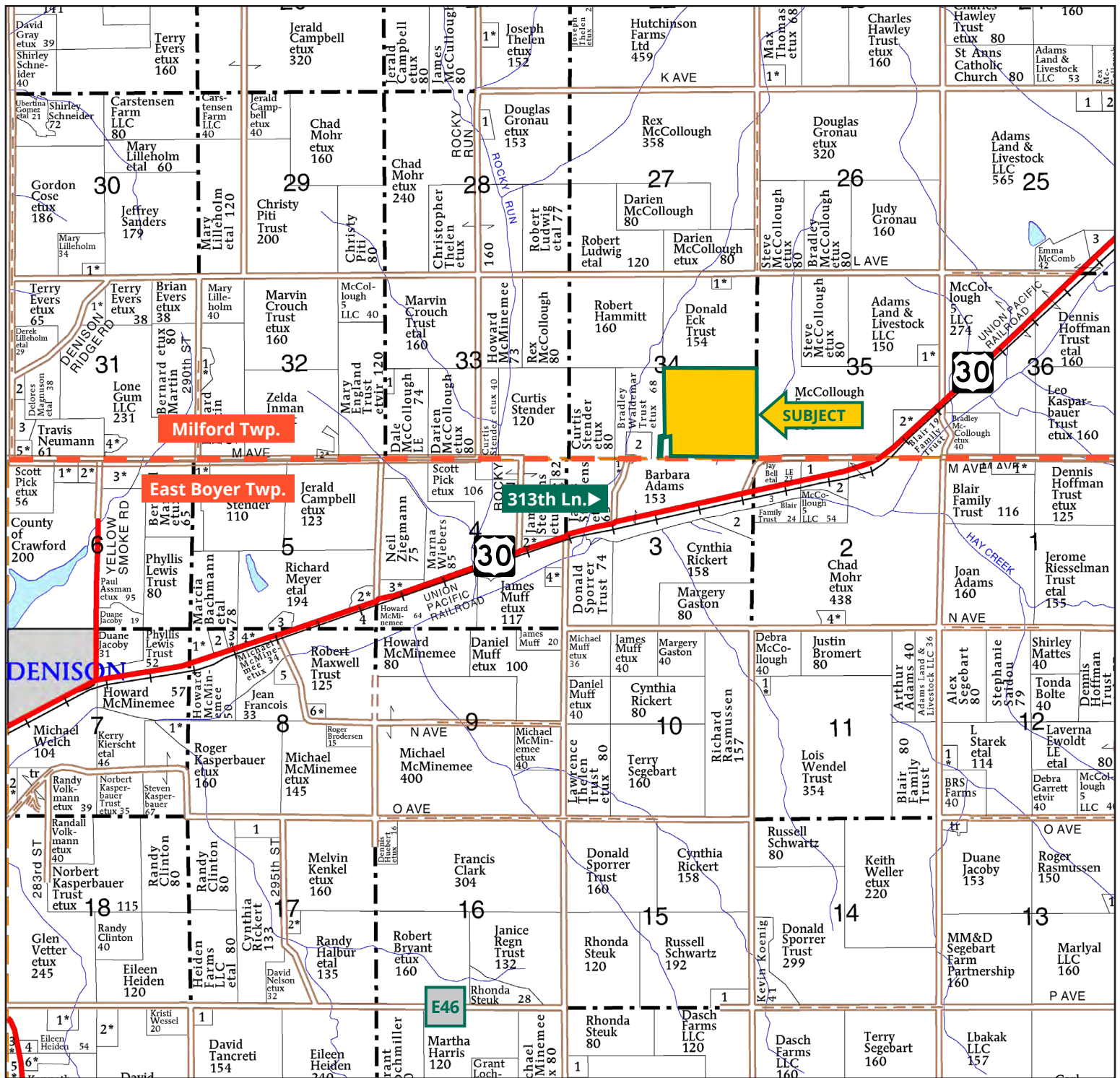
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Bid Deadline:
Friday, February 28, 2025
2:00 P.M., CST

157.93 Acres, m/l
Single Parcel
Crawford County, IA



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402.697.7500 | 11717 M Circle | Omaha, NE 68137 | www.Hertz.ag

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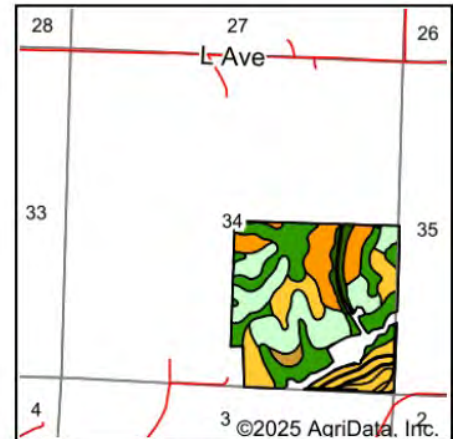
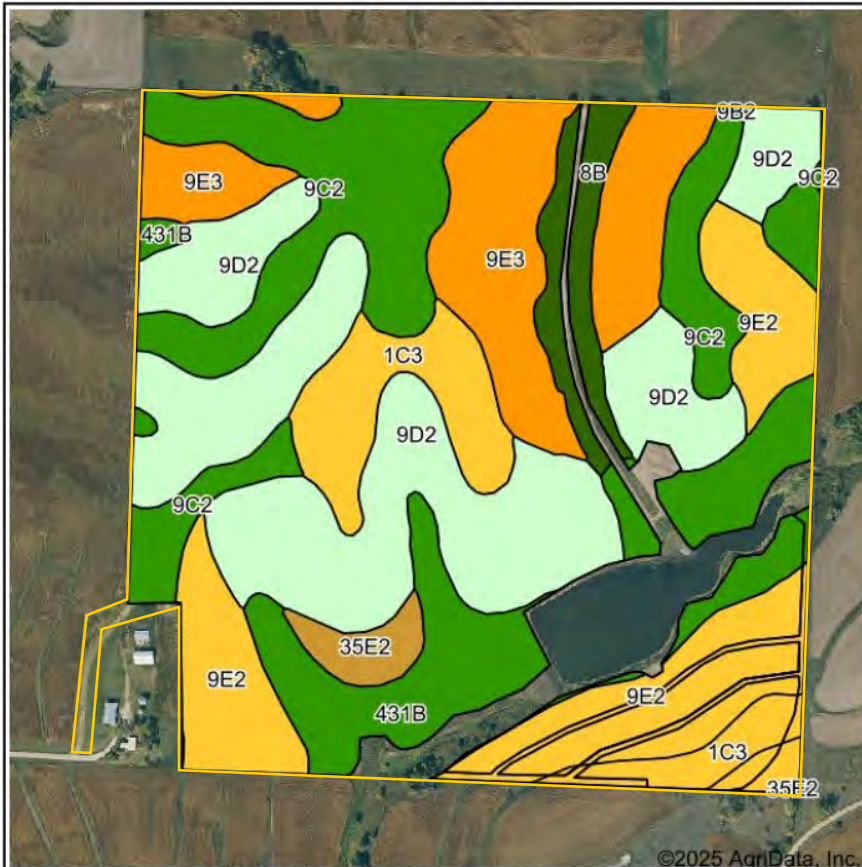
FSA/Eff. Crop Acres: 147.13 | Current Acres in Production: 142.93 | Soil Productivity: 64.30 CSR2



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State: **Iowa**
 County: **Crawford**
 Location: **34-84N-38W**
 Township: **Milford**
 Acres: **142.93**
 Date: **1/20/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA047, Soil Area Version: 38

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	39.05	27.4%		IIIe	61
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	23.00	16.1%		IIIe	87
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	22.71	15.9%		IVe	50
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	20.15	14.1%		IVe	45
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	18.88	13.2%		Ile	81
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	11.17	7.8%		IIIe	58
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	5.50	3.8%		Ile	92
35E2	Liston-Burchard complex, 14 to 18 percent slopes, moderately eroded	2.40	1.7%		IVe	31
9B2	Marshall silty clay loam, 2 to 5 percent slopes, eroded	0.07	0.0%		Ile	92
Weighted Average					3.15	64.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Denison: Go east on US-30 for 5½ miles, then north on 313th Ln. for 0.4 miles, and then east on 313th Ln. for 0.2 miles. The property is the north side of the road.

Simple Legal

Part of the SE¼ in Section 34, Township 84 North, Range 38 West of the 5th P.M., Crawford Co., IA. Final abstract/title documents to govern legal description.

Real Estate Tax

Taxes Payable 2024 - 2025: \$4,638.00
Gross Acres: 157.93
Net Taxable Acres: 157.84
Tax per Net Taxable Acre: \$29.38

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 9823, Tract 8361
FSA/Eff. Crop Acres: 147.13
Current Acres in Production: 142.93
Corn Base Acres: 77.33
Corn PLC Yield: 165 Bu.
Bean Base Acres: 52.34
Bean PLC Yield: 53 Bu.
The Crawford County FSA is reporting 147.13 FSA/Eff. Crop acres, however, there are currently 142.93 acres in production. Contact agent for details.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Marshall and Judson-Ackmore-Colo. CSR2 on the Current Acres in Production is 64.30. 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

Gently rolling.

Drainage

Natural with tile and terraces. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

There is a 7.68-acre pond and one well located southwest of the pond.

Property Access

There is access to the property on 313th Lane along the west side of the acreage and running along the north boundary of the building site.



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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Looking Northeast



Looking Southeast



Bid Deadline: Fri., Feb. 28, 2025

Time: 2:00 P.M., CST

Mail To:

Hertz Farm Management
Attn: Scott Henrichsen, AFM
11717 M Circle
Omaha, NE 68137

Seller

Tom B. Kohn

Agency

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

Attorney

Marcus Gross, Jr.
Salvo Deren Schenck Gross Swain &
Argotsinger PC

Method of Sale

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

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Farm Management makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Scott Henrichsen, AFM at 402.697.7500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Farm Management. To be considered, all Sealed Bids should be made and delivered to the Omaha, NE Hertz office, on or before Friday, February 28, 2025 by 2:00 p.m., CST. The Seller will accept or reject all bids by 2:00 p.m., CST on Monday, March 3, 2025, and all bidders will be notified shortly thereafter.

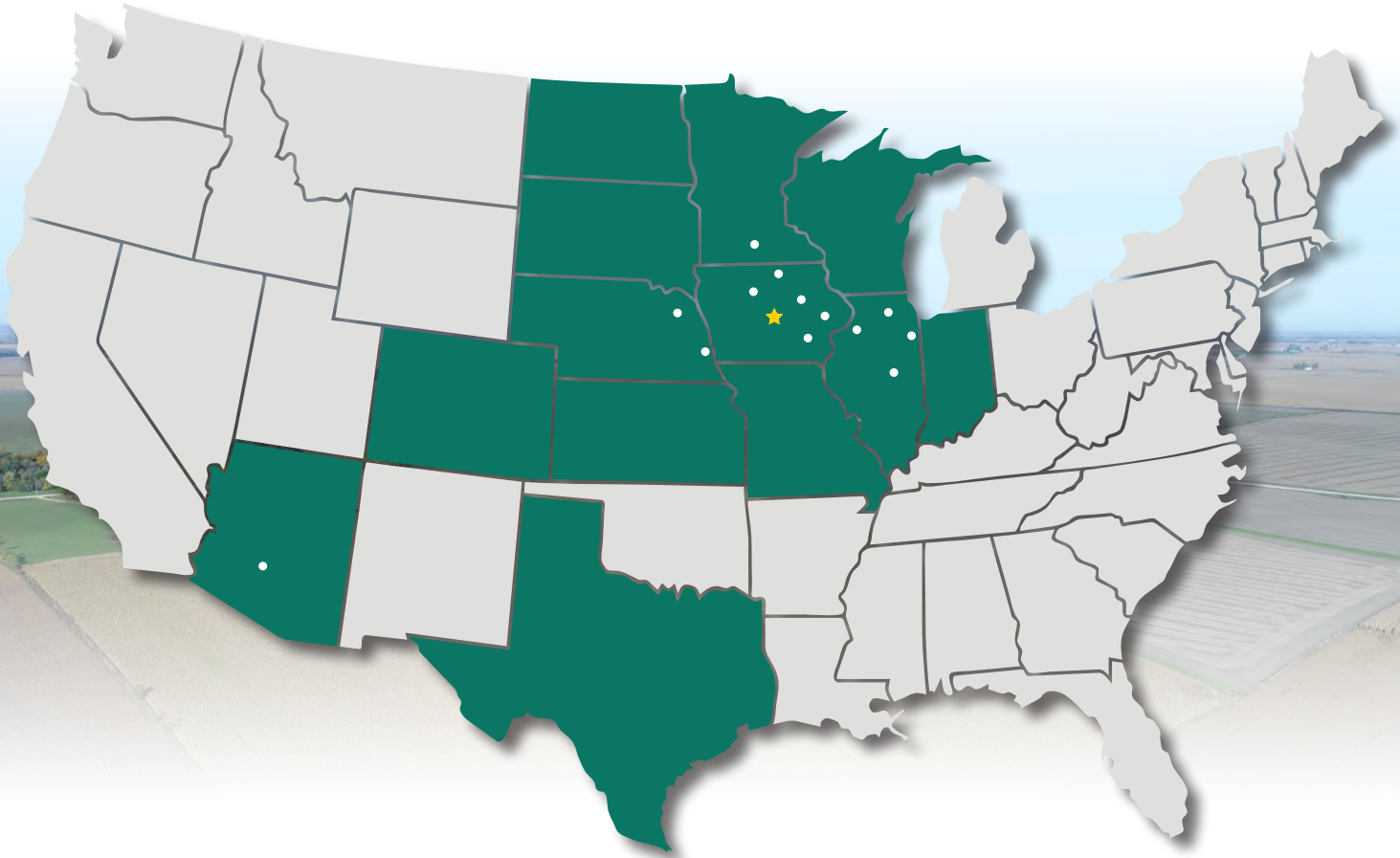
Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 4, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

Contract & Title

Upon acceptance of bid by Seller, the successful 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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