

Land Auction

ACREAGE:

200.0 Acres, m/l
In 2 parcels
Calhoun County, IA

DATE:

Tuesday
January 29, 2019
10:00 a.m.

LOCATION:

Location
Calhoun Co Expo Ctr
Rockwell City, IA

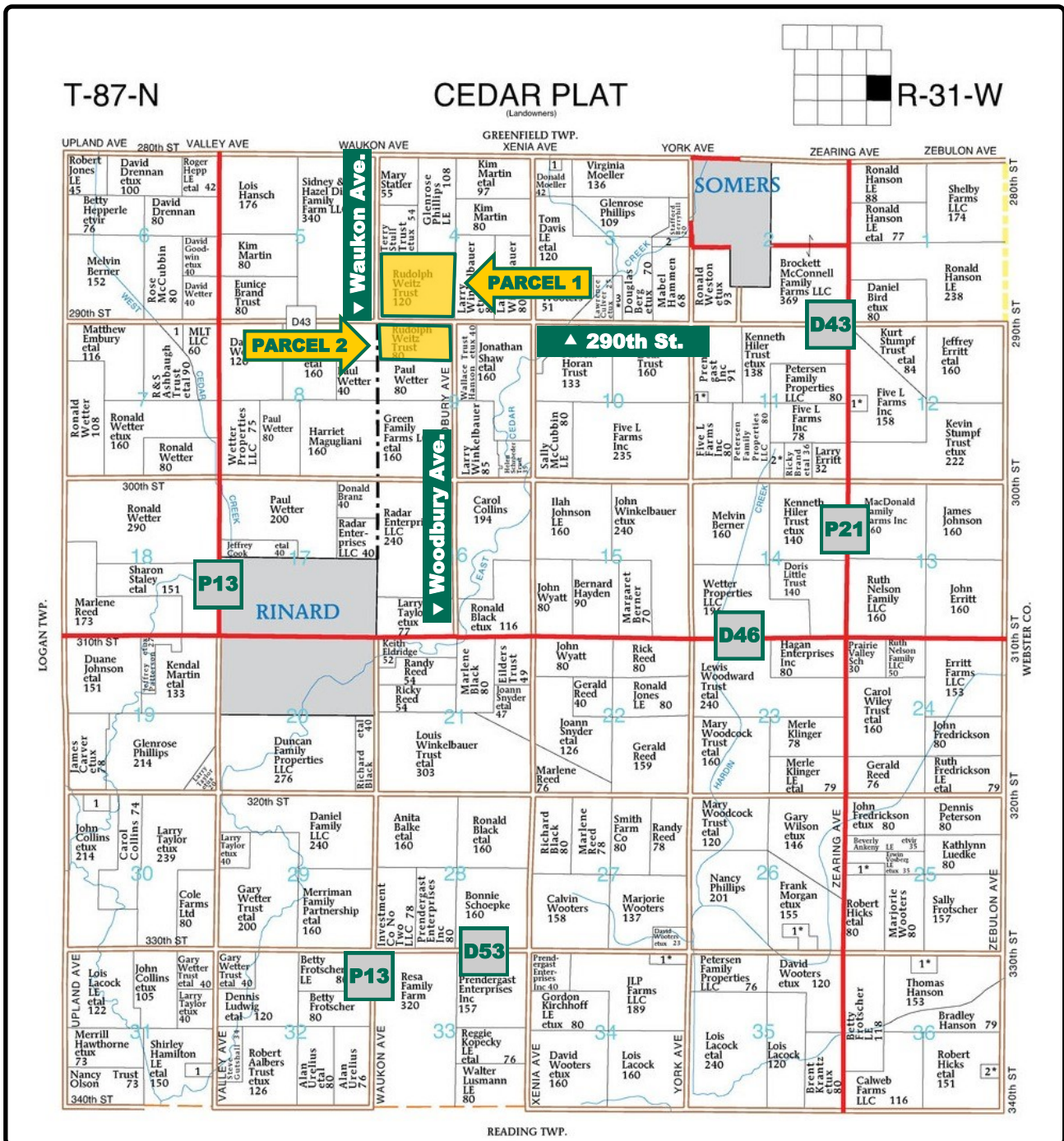


Property Key Features

- **Highly productive farms with strong soils & yield history**
- **Located close to competitive grain elevators & corn processing plants**
- **Extensively tiled farms located at the upper end of 3 drainage districts**

Rick Dodds, AFM
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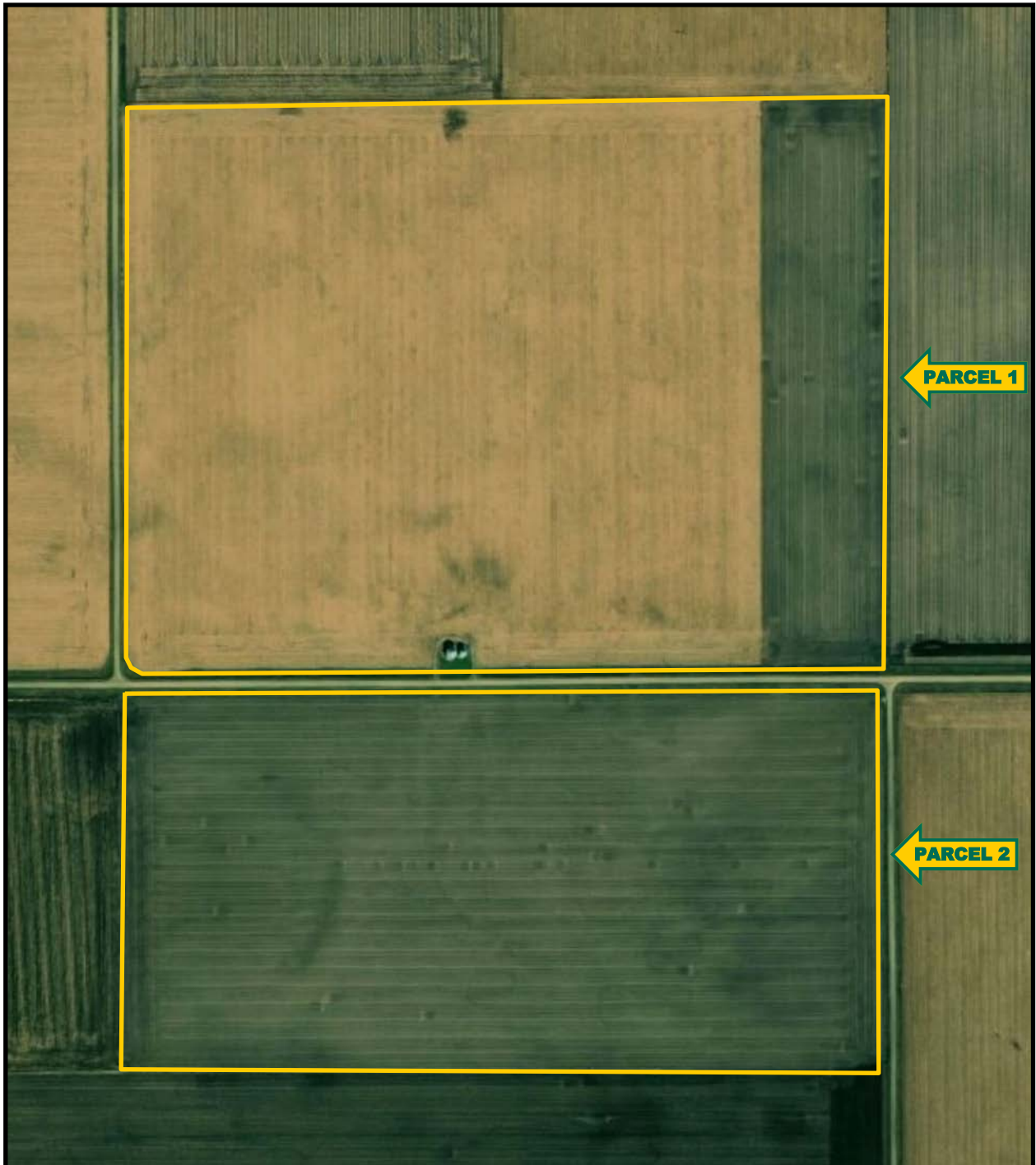
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Parcel 1

Total Acres:	120.00
Crop Acres:	116.12*
Corn Base Acres:	57.28*
Bean Base Acres:	57.28*
Soil Productivity:	82.81 CSR2

*Acres and bases are estimated

Parcel 1 Property Information 120 Acres, m/l

Location

Farm is located approximately ½ mile south and 2 miles west of Somers, Iowa.

Legal Description

S ½ SW ¼ and the S ½ N ½ SW ¼
Section 4, Township 87 North, Range 31
West of the 5th P.M. Calhoun County, IA

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,866.00
Net Taxable Acres: 115.48
Tax per Net Taxable Acre: \$24.82

Lease

Open lease for 2019

FSA Data

Part of Farm Number 6033, Tract 3919

Crop Acres: 116.12*

Corn Base Acres: 57.28*

Corn PLC Yield: 175 Bu.

Bean Base Acres: 57.28*

Bean PLC Yield: 47 Bu.

USDA data reports the tract as non highly erodible and containing no wetlands.

**Farm is part of a larger FSA unit. Acres and bases are estimated. Calhoun County FSA will make final determination of acres and bases.*

Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Webster & Clarion. CSR2 on the cropland acres is 82.81 per Hertz GIS. See soil map for detail.

Land Description

Soils are generally undulating to gently rolling.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	222 (est.)	63
2017	226	67
2016	244	72
2015	241	62
2014	226	50

Yields are based on entire 200 acres. Yield information is reported by grain inventory & receipts.

Buildings/Improvements

Improvements include:

- 36 foot diameter drying bin with fan, burner & stirator
- 24 foot diameter storage bin with fan



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	35.23	30.34	2	84
55	Nicollet clay loam, 1 to 3 percent slopes	24.85	21.40	1	89
107	Webster clay loam, 0 to 2 percent slopes	23.34	20.10	2	86
138B	Clarion loam, 2 to 6 percent slopes	18.93	16.30	2	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.90	10.25	3	59
34B	Estherville sandy loam, 2 to 6 percent slopes	1.87	1.61	3	27

Measured Tillable Acres: 116.12

Average CSR2: 82.81

Drainage

Property is located in Calhoun County Drainage Districts No. 168 & 288. Several extensive drainage improvement projects have been completed on the farm. Tile maps are available. Contact office or see website.

Comments

Highly productive farm with strong production history and good fertility levels. Seller has completed fall tillage to cornstalk acres at no expense to buyer.

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Parcel 2

Total Acres:	80.00
Crop Acres:	77.49*
Corn Base Acres:	38.22*
Bean Base Acres:	38.22*
Soil Productivity:	83.02 CSR2

*Acres and bases are estimated

Parcel 2 Property Information 80 Acres, m/l

Location

Farm is located approximately ½ mile south and 2 miles west of Somers, Iowa.

Legal Description

N ½ NW ¼, Section 9, Township 87 North, Range 31 West of the 5th P.M., Calhoun County, IA

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,872.00
Net Taxable Acres: 75.98
Tax per Net Taxable Acre: \$24.64

Lease

Open lease for 2019

FSA Data

Part of Farm Number 6033, Tract 3919

Crop Acres: 77.49*

Corn Base Acres: 38.22*

Corn PLC Yield: 175 Bu.

Bean Base Acres: 38.22*

Bean PLC Yield: 47 Bu.

USDA data reports the tract as non highly erodible and containing no wetlands.

**Farm is part of a larger FSA unit. Acres and bases are estimated. Calhoun County FSA will make final determination of acres and bases.*

Soil Types/Productivity

Primary soils are Canisteo, Clarion, Nicollet, & Webster. CSR2 on the cropland acres is 83.02 per Hertz GIS. See soil map for detail.

Land Description

Soils are generally undulating to gently rolling.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	222 (est.)	63
2017	226	67
2016	244	72
2015	241	62
2014	226	50

Yields are based on entire 200 acres. Yield information is reported by grain inventory & receipts.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
507	Canisteo clay loam, 0 to 2 percent slopes	24.70	31.87	2	84	
138B	Clarion loam, 2 to 6 percent slopes	15.48	19.98	2	89	
55	Nicollet clay loam, 1 to 3 percent slopes	15.37	19.83	1	89	
107	Webster clay loam, 0 to 2 percent slopes	11.79	15.21	2	86	
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.15	13.10	3	59	

Measured Tillable Acres: 77.49

Average CSR2: 83.02

Drainage

Property is located in Calhoun County Drainage Districts No. 81 & 288. Several extensive drainage improvement projects have been completed on the farm. Tile maps are available. Contact office or see website.

Comments

Highly productive farm with strong production history and good fertility levels. Seller has completed tillage to corn stalk acres at no expense to buyer.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Parcel 1 - 120.0 Acres



Parcel 1 - Bin Site



Parcel 2 - 80.0 Acres



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Date: **Tues., January 29, 2019**

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

Site: **Calhoun Co. Expo Center
402 East High Street
Rockwell City, IA 50579**

Seller

GDMCF Properties, LLC

Agency

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

Auctioneer

Marv Huntrods

Method of Sale

- This land will be offered by the **Choice & Privilege Method**, with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid figure. Should the contending bidder not elect to purchase the remaining parcel, the remaining parcel will be offered with another round of bidding.
- All bidding at this auction sale will be conducted on a dollars per acre basis.
- Seller reserves the right to refuse any and all bids.

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 7, 2019 or after any objections to title have been cleared. Final settlement will require a wire transfer. Possession will be given at settlement. Taxes will be prorated to January 1, 2019.

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