

Land Auction

ACREAGE:

105.97 Acres, m/l
Story County, IA

DATE:

Tuesday
April 9, 2019
10:00 a.m.

LOCATION:

**Huxley City Hall
Safe Room**
Huxley, IA



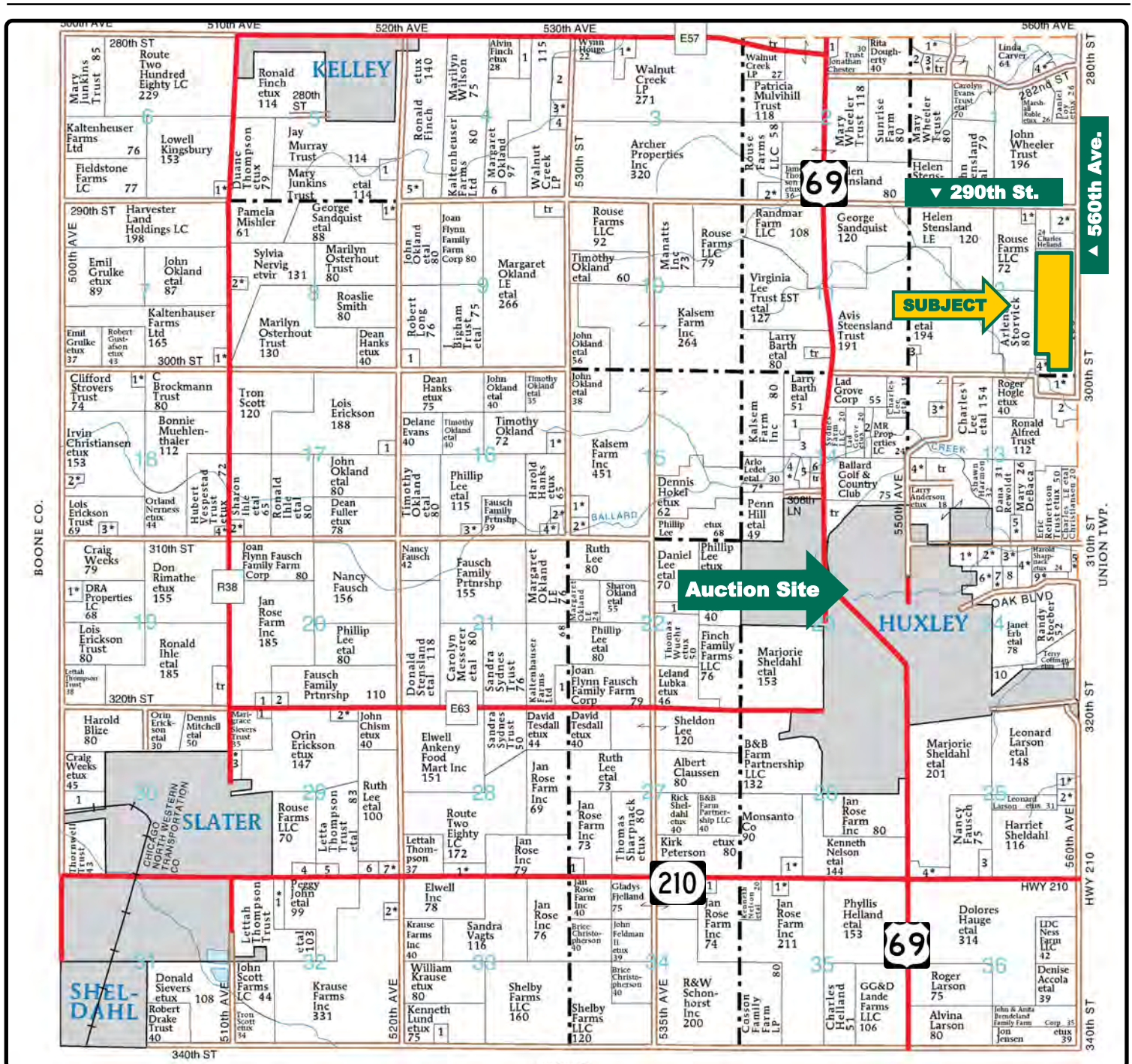
Property Key Features

- Located 2 Miles Northeast of Huxley
- 105.66 FSA/Eff. Crop Acres with a CSR2 of 86
- Excellent Story County Farm with Extensive Pattern Tile System

Craig Welter
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FSA/Eff. Crop Acres:	105.66
Corn Base Acres:	70.40
Bean Base Acres:	35.26
Soil Productivity:	86 CSR2

Property Information

105.97 Acres, m/l

Location

From Huxley, north on Hwy 69 to 290th St., then 1½ miles east to 560th Ave., then south ¼ mile. The farm is on the west side of 560th Ave.

Legal Description

SE¼ NE¼, E½ SE¼ except south 100 feet thereof, all in Section 12, Township 82 North, Range 24 West of the 5th P.M., except Parcel "C" a part of the SE¼ of the SE¼ of Section 12, Township 82 North, Range 24 West of the 5th P.M. as shown on the "Plat of Survey" filed in the office of the Recorder, Story County, IA on 01/12/96 as Inst. No. 96-00369, Book 13, Page 177.

Real Estate Tax

Taxes Payable 2018-2019: \$3,322
Net Taxable Acres: 103.10
Tax per Net Taxable Acre: \$32.22

FSA Data

Farm Number 6942, Tract 10217
FSA/Eff. Crop Acres: 105.66
Corn Base Acres: 70.40
Corn PLC Yield: 152 Bu.
Bean Base Acres: 35.26
Bean PLC Yield: 44 Bu.

Fall Fertilizer

Dry fertilizer was spread on the farm in November 2018 for the benefit of the 2019 crop. Buyer shall reimburse Seller \$14,409.64 at closing.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Nicollet & Webster. CSR2 on the FSA/Eff. crop acres is 86. See soil map for detail.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	-	66 Bu/Ac
2017	237 Bu/Ac	-
2016	-	58 Bu/Ac
2015	221 Bu/Ac	-
2014	-	62 Bu/Ac

Yield information is reported by Farm Manager through settlement sheets.

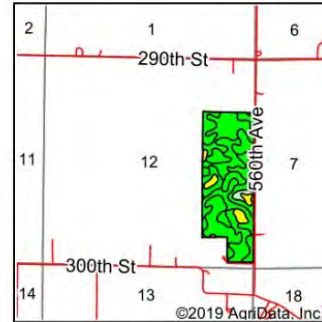
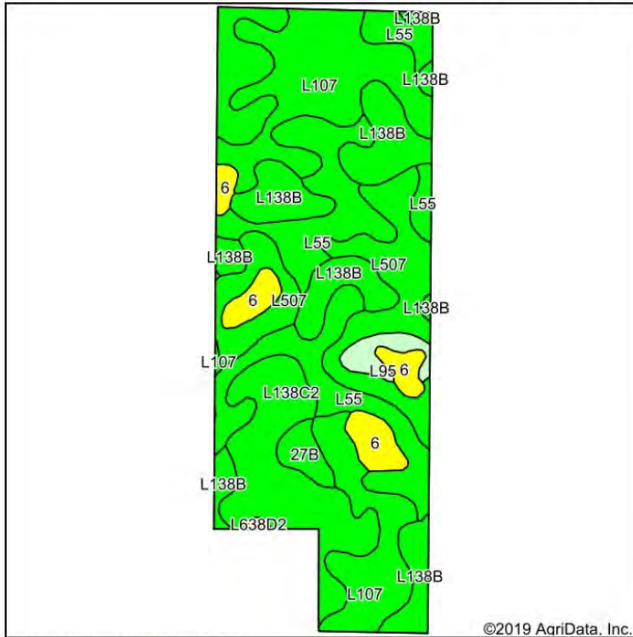
Land Description

Level to gently rolling

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State: **Iowa**
 County: **Story**
 Location: **12-82N-24W**
 Township: **Palestine**
 Acres: **105.66**
 Date: **2/22/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	26.51	25.1%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	24.30	23.0%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	16.66	15.8%		IIe	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	14.57	13.8%		IIw	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.77	13.0%		IIIe	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.80	5.5%		IIIw	59	59
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.98	1.9%		IIw	75	
27B	Terril loam, 2 to 6 percent slopes	1.88	1.8%		IIe	87	86
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.19	0.2%		IVe	53	
Weighted Average						86	*-

Easements

Dakota Access pipeline easement of 2.07 acres permanently on the property. There are no payments remaining on the easement. Copy of Easement Agreement available.

Structures

Pipeline valve site and access road.

Drainage

Substantial amount of tile, mostly installed in 2013. See tile maps.

Water & Well Information

None known

Comments

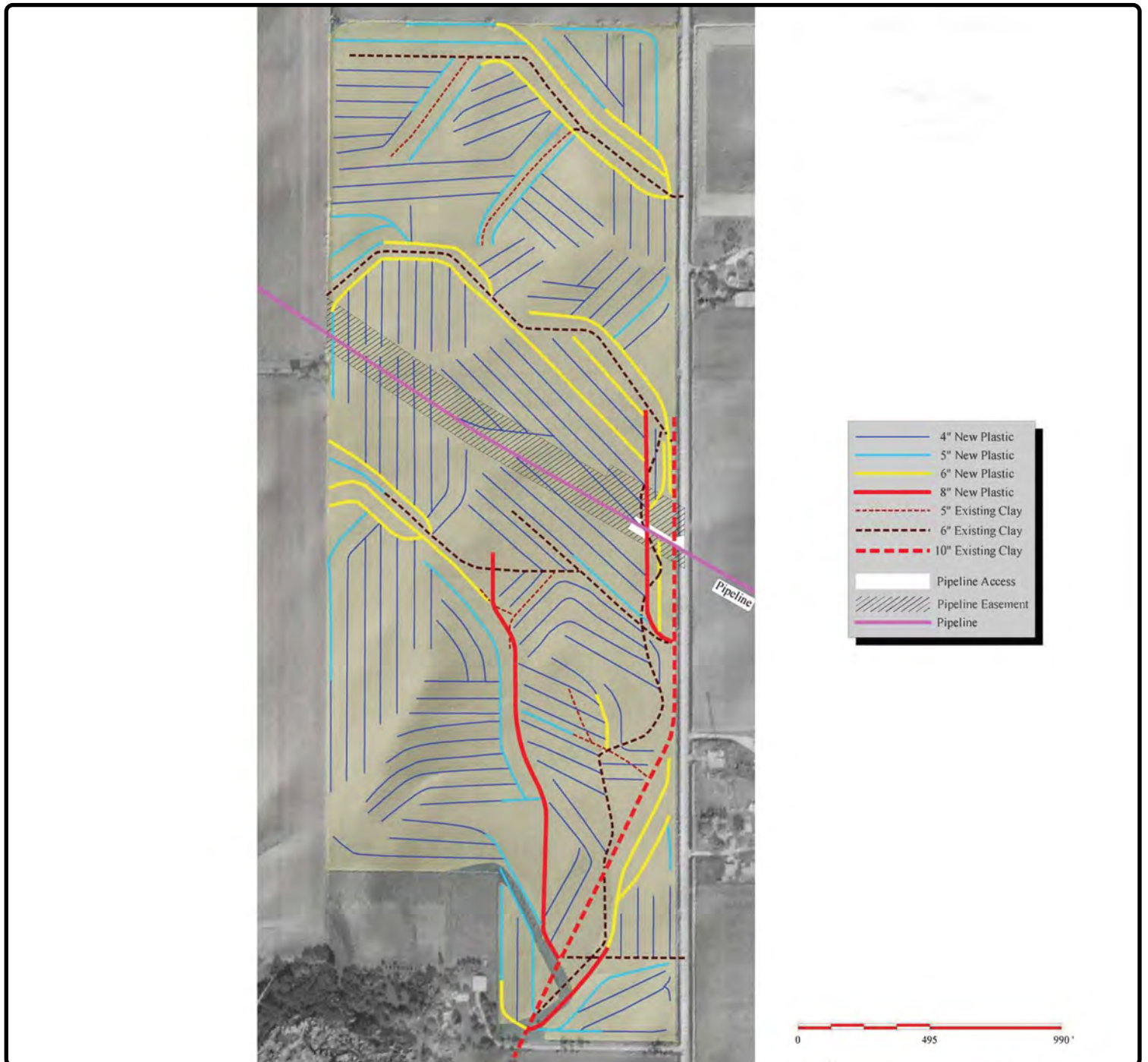
Excellent Story County farm with extensive pattern tile system.

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.

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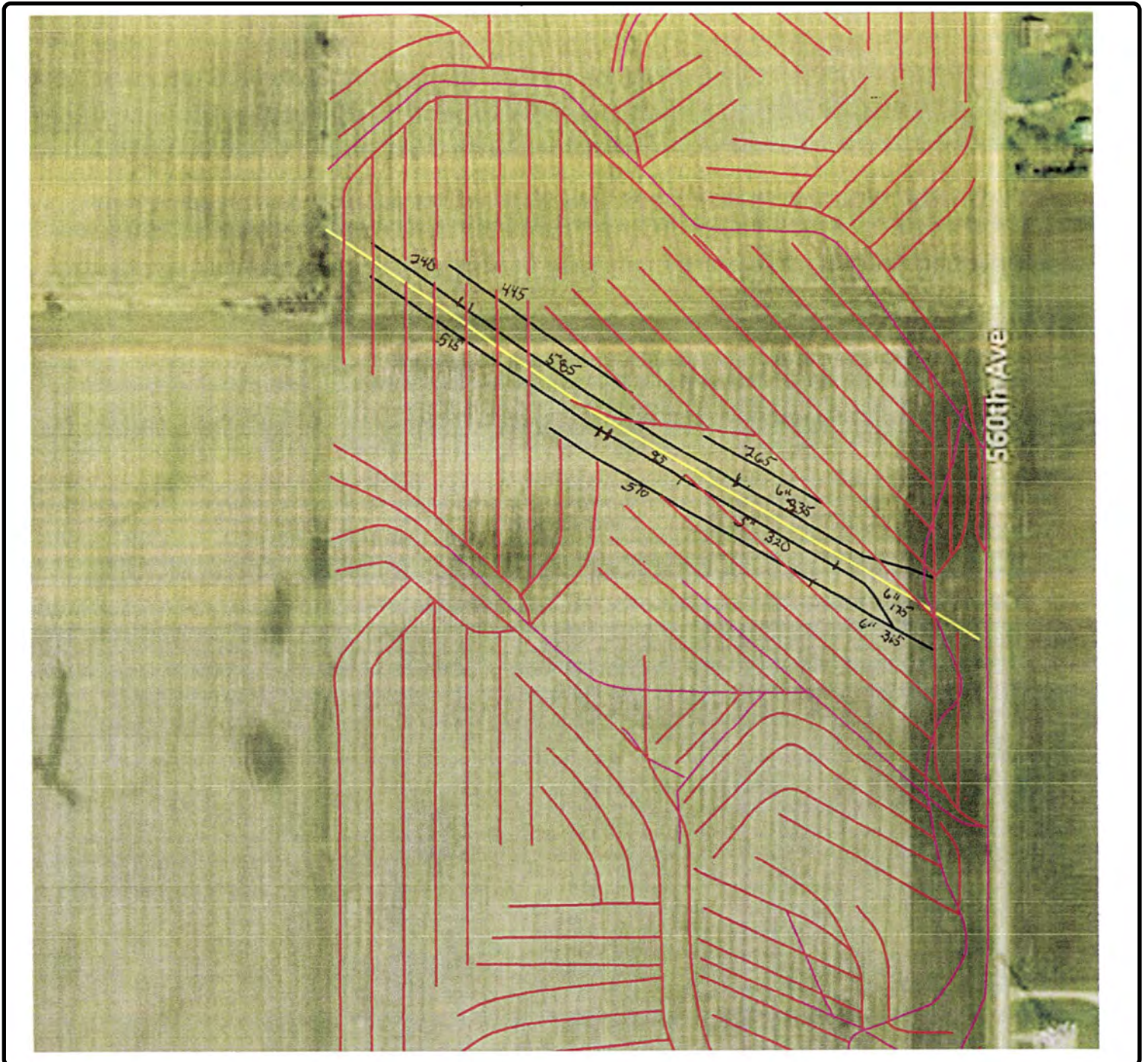
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SE Looking NW



North Looking South



Pipeline Valve Site & Easement



SW Looking NE



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Date: **Tues., April 9, 2019**

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

Site: **Huxley City Hall
Safe Room
515 N. Main Ave.
Huxley, IA 50124**

Seller

William L. Dunn Living Trust

Agency

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

Auctioneer

Kyle Hansen

Method of Sale

- This property 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 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 May 8, 2019 or after any objections to title have been cleared. Possession will be given upon execution of Sales Agreement at conclusion of auction. If Buyer fails to close on purchase according to the Sales Agreement, all field work inputs, including but not limited to fertilizer, seed and chemicals shall be forfeited to the Seller. Final settlement will require certified check or wire transfer. Taxes will be prorated to May 8, 2019.