

Land Auction

ACREAGE:

160.0 Acres, m/l
In 2 parcels
Marshall County, IA

DATE:

Thursday
April 25, 2019
10:00 a.m.

LOCATION:

Liscomb Community Center
Liscomb, IA

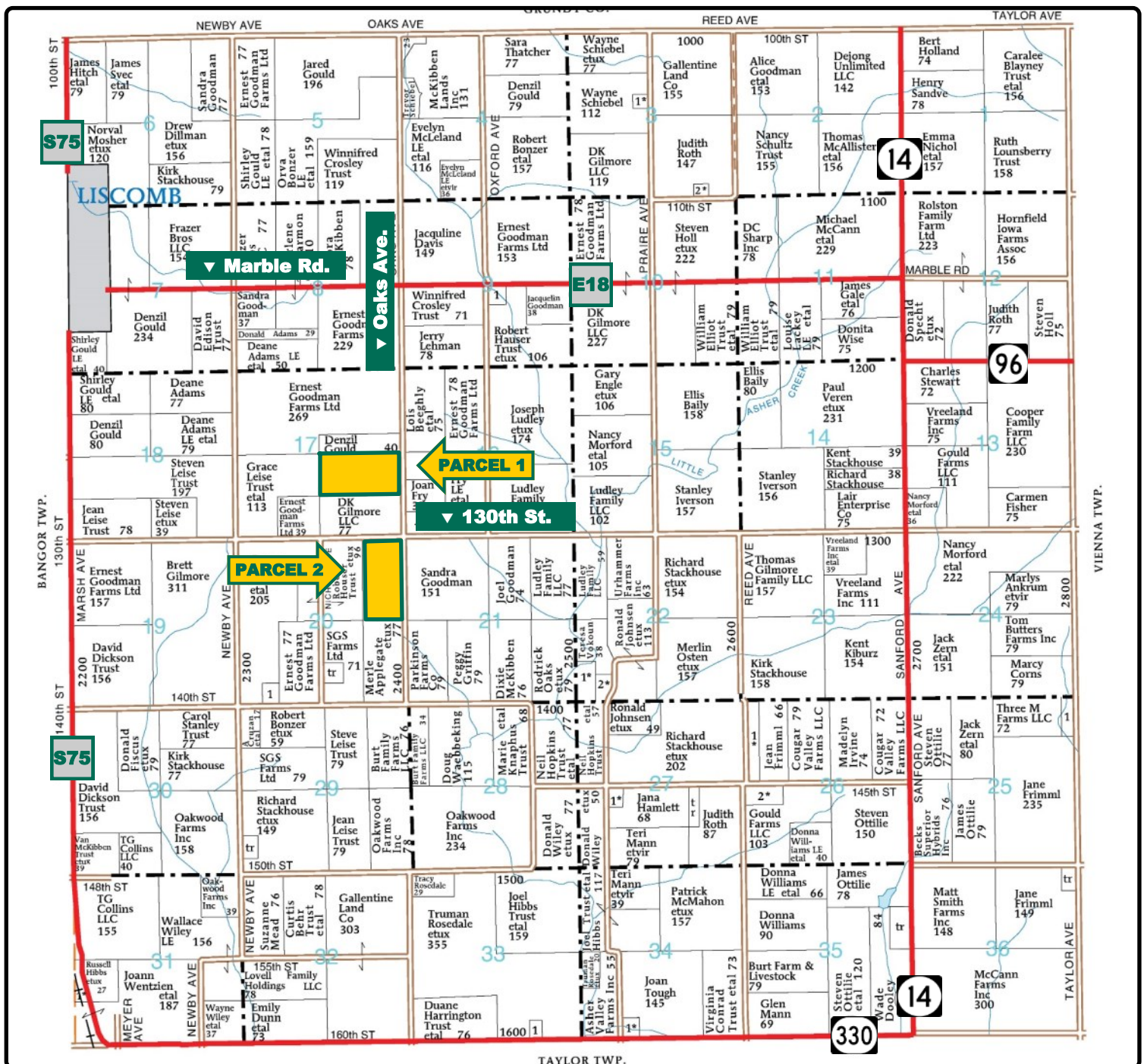


Property Key Features

- Two Miles Southeast of Liscomb
- Open Leases for 2019
- Great, High-Quality Soils on these Marshall County Farms

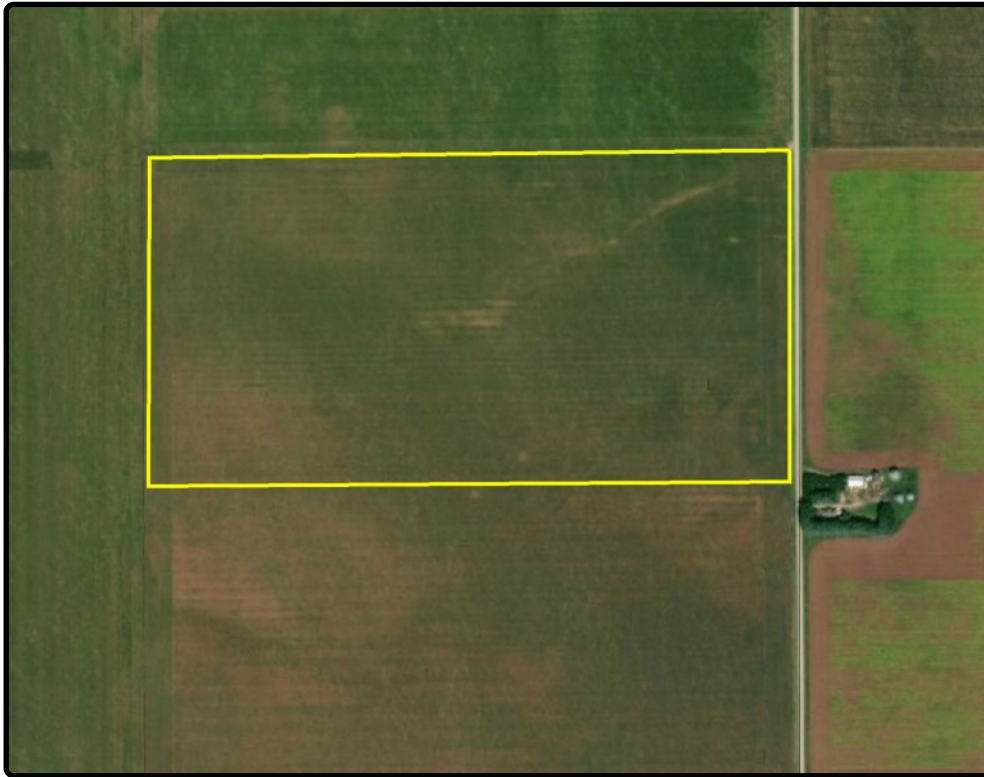
Kyle Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St. / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



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Parcel 1

| | |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 78.44 |
| Corn Base Acres: | 39.01 |
| Bean Base Acres: | 39.21 |
| Soil Productivity: | 97.2 CSR2 |

Parcel 1 Property Information 80.0 Acres, m/l

Location

From Liscomb, 2 miles east on Marble Rd. to Oaks Ave., then south 1 mile. The property is on the west side of the road.

Legal Description

N½ SE¼, Section 17, Township 85 North, Range 18 West of the 5th P.M., Marshall County, IA.

Real Estate Tax

Taxes Payable 2018-2019: \$2,814
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$35.62

FSA Data

Farm Number 2613, Tract 823
FSA/Eff. Crop Acres: 78.44
Corn Base Acres: 39.01
Corn PLC Yield: 181 Bu.
Bean Base Acres: 39.21
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Muscatine, Garwin and Tama. CSR2 on the FSA/Eff. crop acres is 97.2 per Agridata, Inc. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

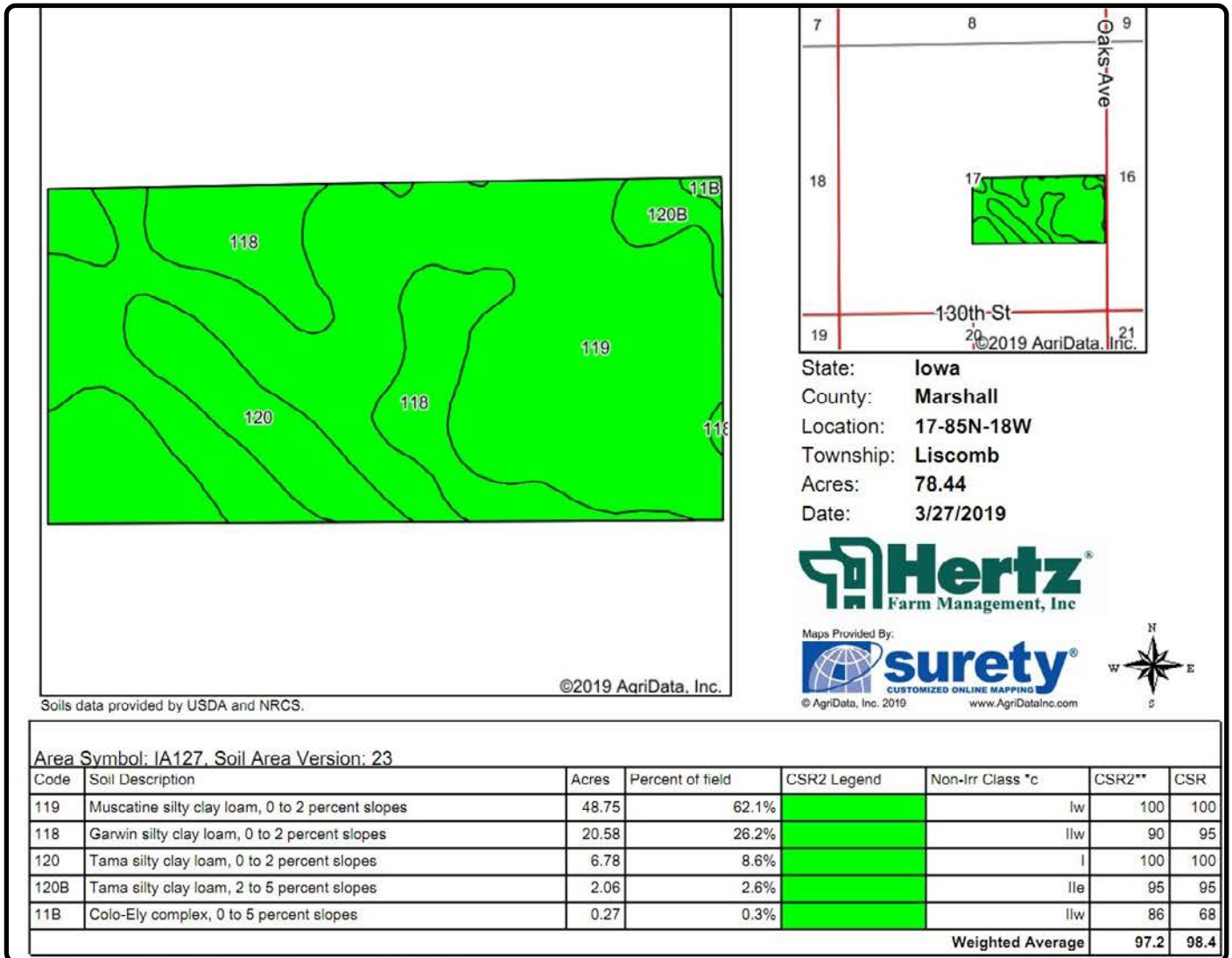
Natural, plus tile (maps available upon request).

Water & Well Information

None known

Comments

Great soils on this high-quality Marshall County farm.



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Parcel 2

| | |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 77.38 |
| Corn Base Acres: | 38.99 |
| Bean Base Acres: | 38.39 |
| Soil Productivity: | 93.2 CSR2 |

Parcel 2 Property Information 80.0 Acres, m/l

Location

From Liscomb, two miles east on Marble Rd. to Oaks Ave. Then south 1.5 miles. The property is on the west side of the road just south of 130th St.

Legal Description

E½ NE¼, Section 20, Township 85 North, Range 18 West of the 5th P.M., Marshall Co., IA.

Real Estate Tax

Taxes Payable 2018-2019: \$2,622
Net Taxable Acres: 77
Tax per Net Taxable Acre: \$34.05

FSA Data

Farm Number 2613, Tract 824
FSA/Eff. Crop Acres: 77.38
Corn Base Acres: 38.99
Corn PLC Yield: 181 Bu.
Bean Base Acres: 38.39
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Garwin. CSR2 on the FSA/Eff. crop acres is 93.2 per Agridata, Inc. See soil map for detail.

Land Description

Level to undulating

Buildings/Improvements

None

Drainage

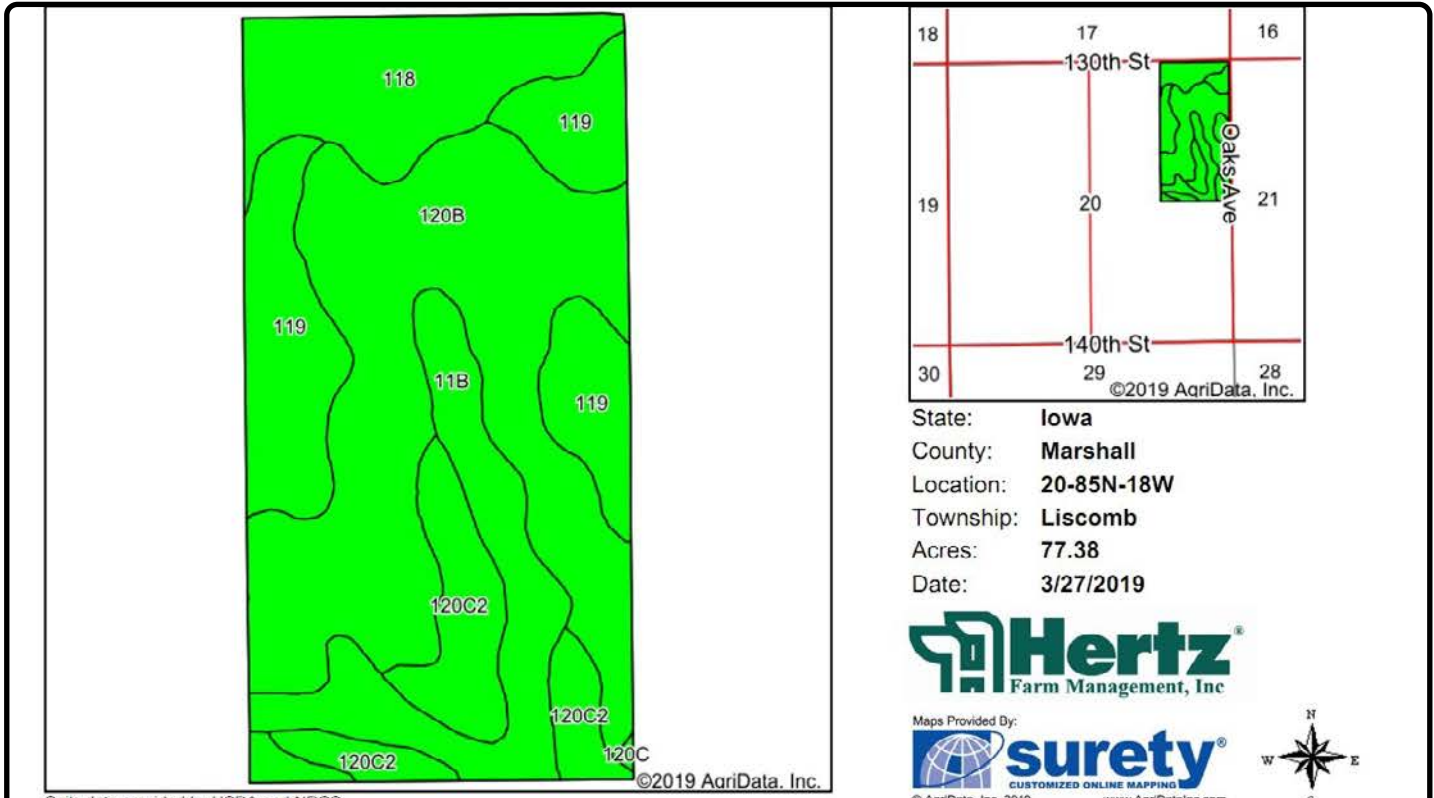
Natural, plus tile (maps available upon request).

Water & Well Information

None

Comments

Great northern, Marshall County farm.



Area Symbol: IA127, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 33.09 | 42.8% | | lle | 95 | 95 |
| 119 | Muscatine silty clay loam, 0 to 2 percent slopes | 14.73 | 19.0% | | lw | 100 | 100 |
| 118 | Garwin silty clay loam, 0 to 2 percent slopes | 10.91 | 14.1% | | llw | 90 | 95 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 10.28 | 13.3% | | llw | 86 | 68 |
| 120C2 | Tama silty clay loam, 5 to 9 percent slopes, eroded | 8.26 | 10.7% | | llle | 87 | 78 |
| 120C | Tama silty clay loam, 5 to 9 percent slopes | 0.11 | 0.1% | | llle | 90 | 80 |
| Weighted Average | | | | | | 93.2 | 90.5 |

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Parcel 1 - Southeast Looking Northwest



Parcel 1 - East Looking West



Parcel 1 - Northwest Looking Southeast



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Parcel 2 - Southeast Looking Northwest



Parcel 2 - South Looking North



Parcel 2 - North Looking South



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Date: **Thurs., April 25, 2019**

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

Site: **Liscomb Community Center
114 Main St.
Liscomb, IA 50148**

Seller

Phyllis Rhode, Rosalie Nicholson, Sheila
Barritt & Michael Hunt

Agency

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

Auctioneer

Kyle Hansen

Method of Sale

- This land will be offered by the Choice and 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. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 30, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given day of auction after successful execution of sales agreement. If Buyer is unable to close, all inputs (seed, tillage, fertilizer, chemical, etc.) and labor will be forfeited. Taxes will be prorated to May 30, 2019.

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