

Land Auction

ACREAGE:

73 Acres, m/l
Story County, IA

DATE:

Tuesday
June 11, 2019
10:00 a.m.

LOCATION:

Fairview Lodge
Story City, IA



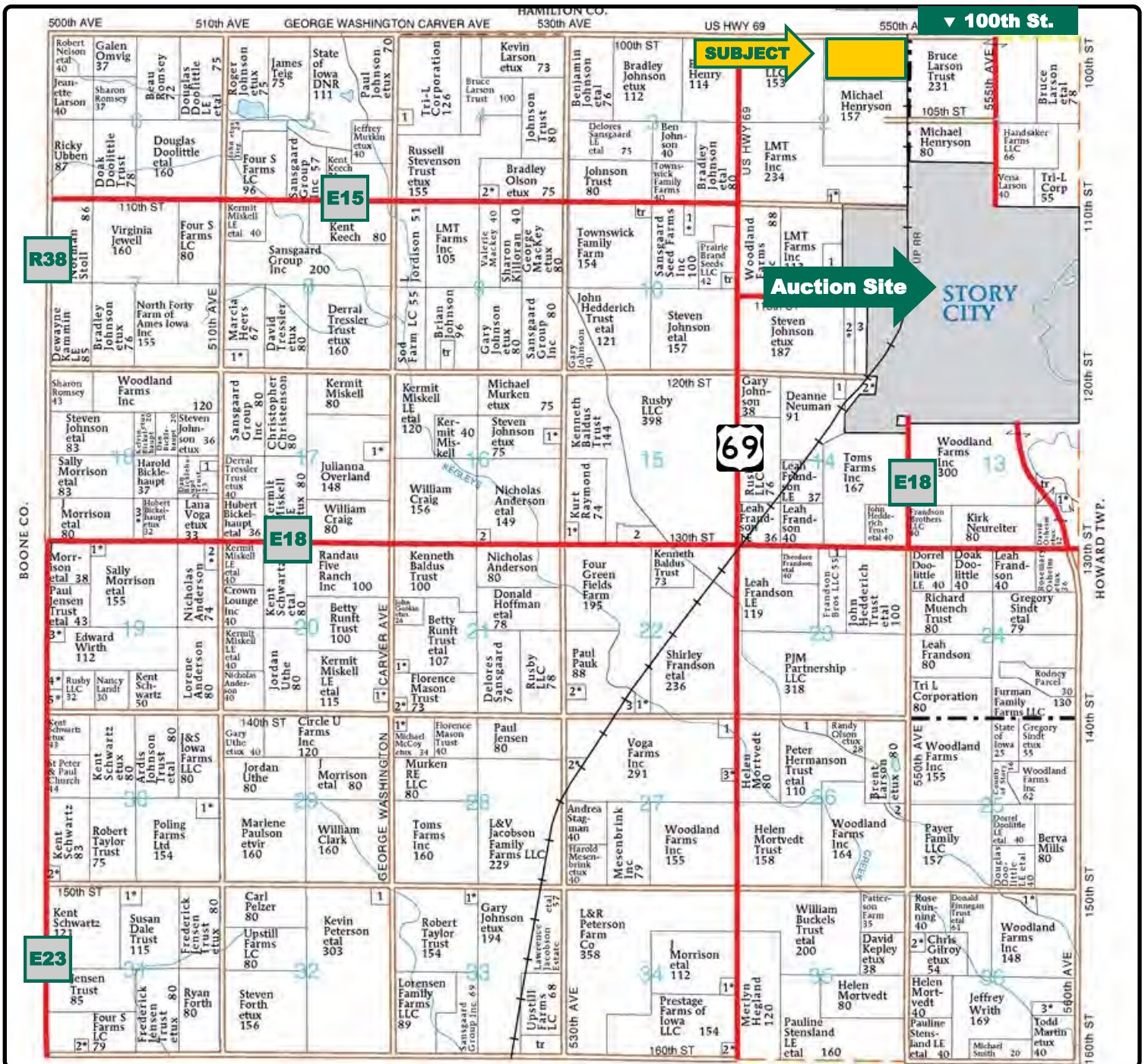
Property Key Features

- One Mile North of Story City
- 71.71 FSA/Eff. Crop Acres with 87.2 CSR2
- High-Quality Farm in Northwest Story County

Matt Vegter
Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
Licensed in IA
ChadH@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Matt Vegter
Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
Licensed in IA
ChadH@Hertz.ag



FSA/Eff. Crop Acres:	71.71
Corn Base Acres:	53.29
Bean Base Acres:	17.77
Soil Productivity:	87.20 CSR2

Property Information

73 Acres, m/l

Location

One mile north of Story City on the south side of 100th St.

Legal Description

N½ NE¼, excluding railroad right of way, Section 2, Township 85 North, Range 24 West of the 5th P.M., Story County, IA. (La Fayette Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$1,900
Net Taxable Acres: 70.88
Tax per Net Taxable Acre: \$26.81

FSA Data

Farm Number 849, Tract 1097
FSA/Eff. Crop Acres: 71.71
Corn Base Acres: 53.29
Corn PLC Yield: 155 Bu.
Bean Base Acres: 17.77
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kossuth, Ottosen and Bode clay loams. CSR2 on the FSA/Eff. crop acres is 87.20. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Natural, plus some tile. No maps available.

Water & Well Information

None

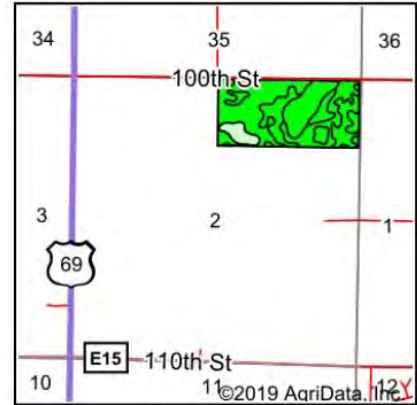
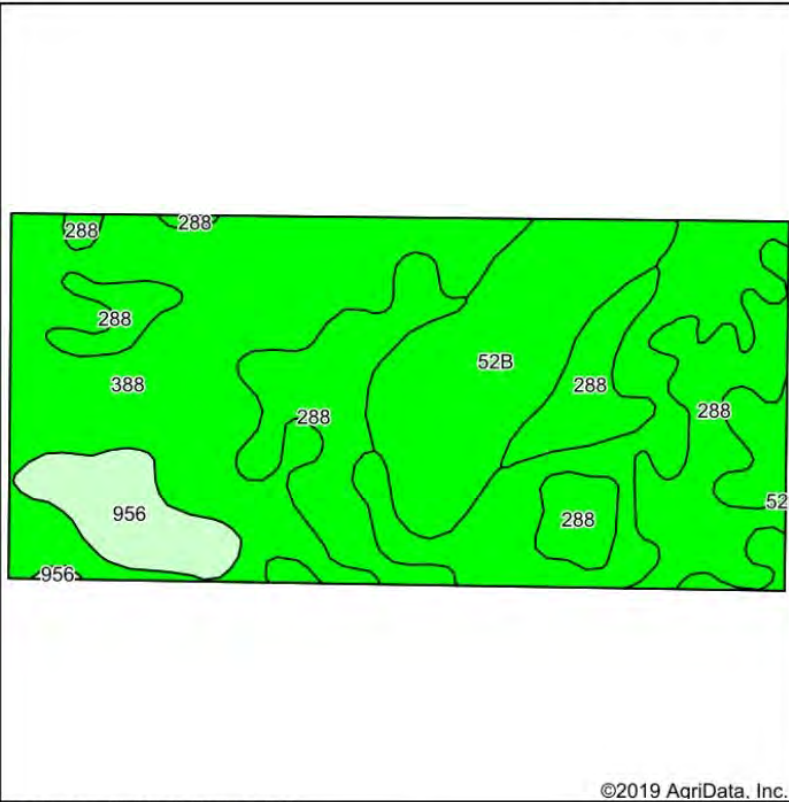
Comments

High-quality farm in northwest Story County.

Matt Vegter
Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
Licensed in IA
ChadH@Hertz.ag



State: **Iowa**
 County: **Story**
 Location: **2-85N-24W**
 Township: **Lafayette**
 Acres: **71.71**
 Date: **4/2/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IA169. Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
388	Kossuth silty clay loam, 0 to 2 percent slopes	35.79	49.9%		Ilw	86	83
288	Ottosen clay loam, 1 to 3 percent slopes	20.37	28.4%		Iw	91	90
52B	Bode clay loam, 2 to 6 percent slopes	11.34	15.8%		Ile	91	84
956	Harp-Okoboji complex, 0 to 2 percent slopes	4.21	5.9%		Ilw	69	60
Weighted Average						87.2	83.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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.

Matt Vegter
 Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
 Licensed in IA
ChadH@Hertz.ag

SW Looking NE



SE Looking NW



West Looking East



NW Looking SE



Matt Vegter
Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
Licensed in IA
ChadH@Hertz.ag

Date: **Tues., June 11, 2019**

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

Site: **Fairview Lodge
Grove Ave.
Story City, IA 50248**

Seller

Judy Vande Kieft Estate

Agency

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

Auctioneer

Kyle Hansen

Attorney

John Larsen
Redfern, Mason, Larsen & Moore PLC

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 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 August 14, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2020. Seller to credit buyer at closing for second half of 2019 cash rent. Taxes will be prorated to August 14, 2019.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Matt Vegter
Licensed in IA
MattV@Hertz.ag

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

Chad Hertz, AFM
Licensed in IA
ChadH@Hertz.ag