

Land Auction

ACREAGE:

80.0 Acres, m/l
Boone County, IA

DATE:

Monday
September 9, 2019
10:00 a.m.

LOCATION:

**Leonard Good
Community Center**
Ogden, IA

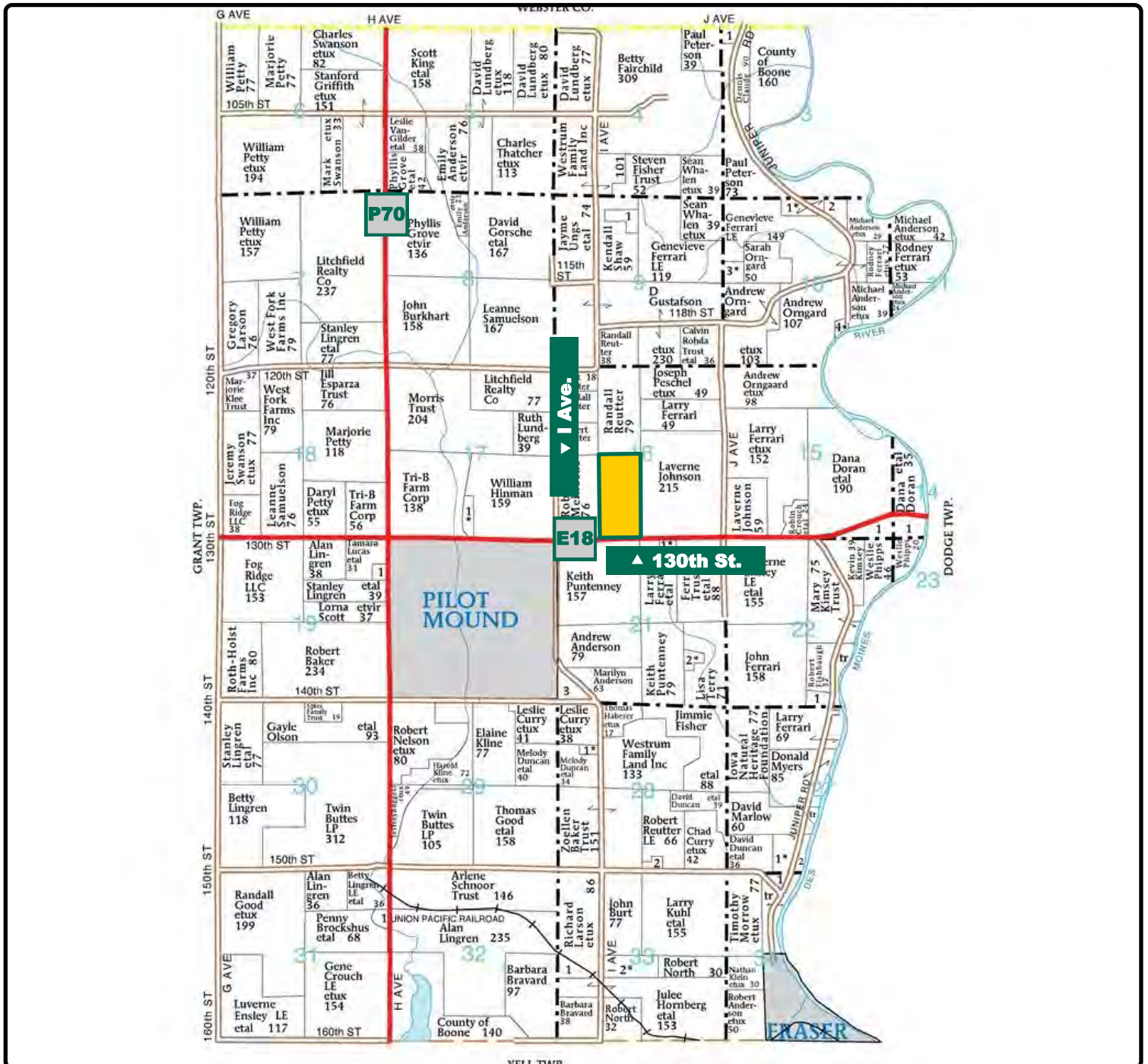


Property Key Features

- Located ½ Mile East of Pilot Mound
- 75.84 FSA/Eff. Crop Acres with 86.8 CSR2
- High-Quality Soils on this Boone County Farm

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

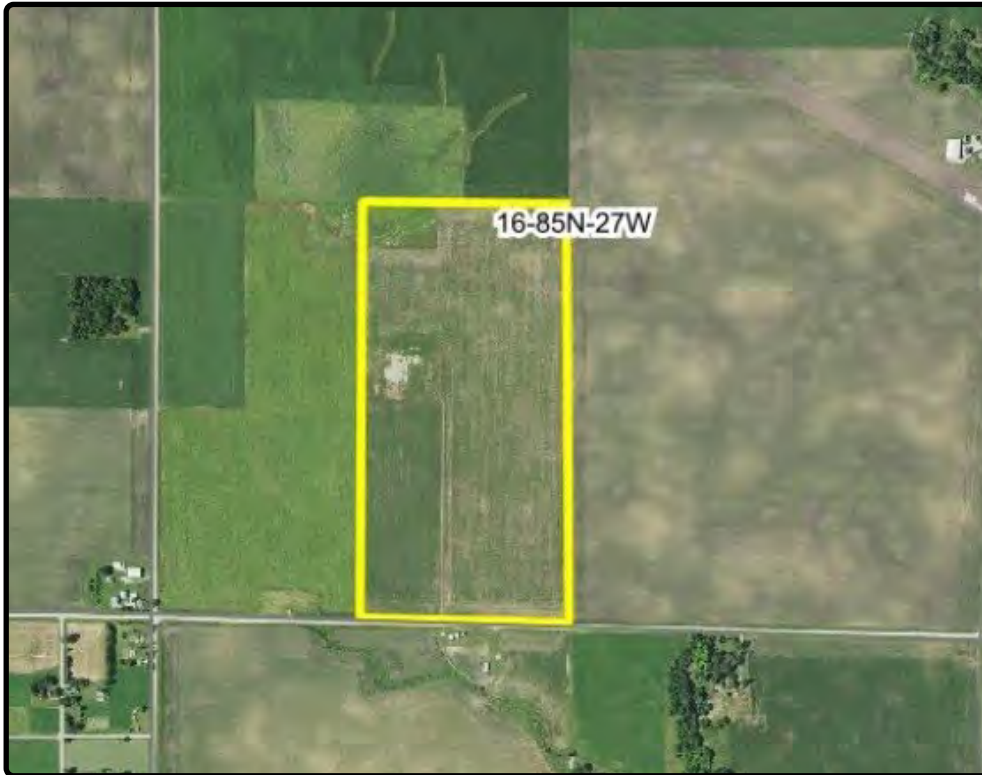
515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
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FSA/Eff. Crop Acres:	75.84
CRP Acres:	3.00
Corn Base Acres:	60.01
Bean Base Acres:	10.10
Soil Productivity:	86.8 CSR2

Property Information

80.0 Acres, m/l

Location

From Pilot Mound: At I Ave., head east ½ mile on 130th St. The farm is on the north side of 130th St.

Legal Description

E½ SW¼, Section 16, Township 85 North, Range 27 West of the 5th P.M. (Pilot Mound Twp., Boone Co., IA)

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,992
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$25.22

FSA Data

Farm Number 7350, Tract 5372
FSA/Eff. Crop Acres: 75.84
CRP Acres: 3.0
Corn Base Acres: 60.01
Corn PLC Yield: 149 Bu.
Bean Base Acres: 10.10
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 1.73 acres enrolled in a CP-27 contract that pays \$381.98 annually and expires 9/30/21.

There are 1.27 acres enrolled in a CP-28 contract that pays \$280.42 annually and expires 9/30/21.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 86.8. See soil map for detail.

Land Description

Flat to gently undulating

Buildings/Improvements

None

Drainage

Private tile on property, no maps available.

Water & Well Information

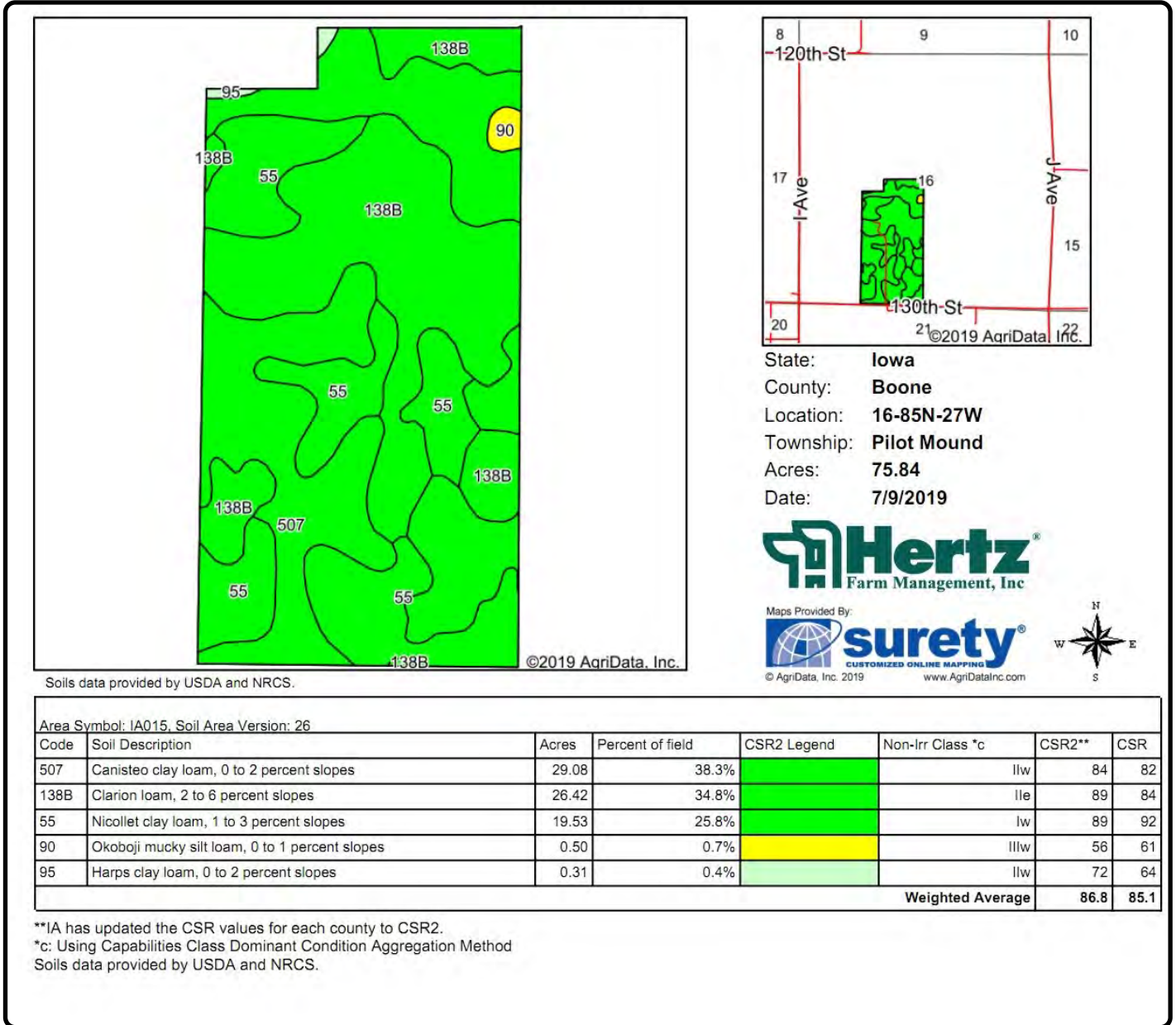
None known.

Comments

High-quality soils on this Boone County farm.

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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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South Looking North



Southeast Looking Northwest



Northeast Looking Southwest



North Looking South



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Date: **Mon., September 9, 2019**

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

Site: **Leonard Good
Community Center
114 SW 8th St
Ogden, IA 50212**

Seller

Larry and N. Kay Thompson

Agency

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

Auctioneer

Kyle Hansen, ALC

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 November 21, 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. Taxes will be prorated to November 21, 2019.

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