

# Land Auction

**ACREAGE:**

**194.0 Acres, m/l**  
In 2 parcels  
Story County, IA

**DATE:**

Thursday  
**September 12, 2019**  
**10:00 a.m.**

**LOCATION:**

**Location**  
Cambridge Community  
Center



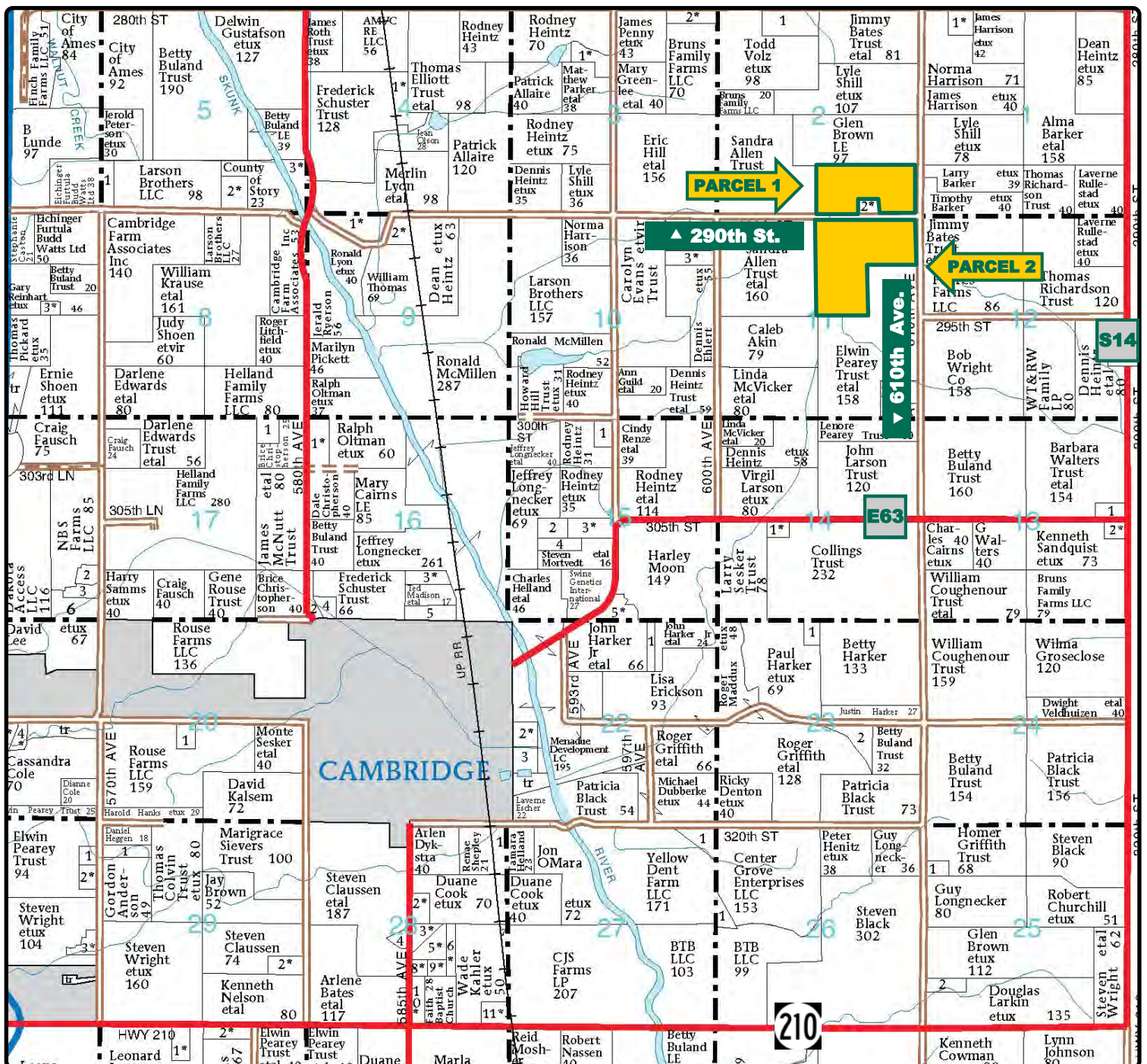
### Property Key Features

- Two Miles Northeast of Cambridge
- Parcel 1 - 83.4 CSR2 / Parcel 2 - 86.9 CSR2
- High-Quality Soils on these Story County Farms

**Matt Vegter**  
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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>70.70</b>      |
| <b>Corn Base Acres:</b>     | <b>42.42</b>      |
| <b>Bean Base Acres:</b>     | <b>27.56</b>      |
| <b>Soil Productivity:</b>   | <b>83.40 CSR2</b> |

## Parcel 1 Property Information 74.0 Acres, m/l

### Location

From Cambridge: Head east 2 miles on E63, then north on 610th Ave. 1¼ miles. Property is on the west side of 610th Ave. or north side of 290th St.

### Legal Description

S½ SE¼, except acreage site, Section 2, Township 82 North, Range 23 West of the 5th P.M. (Union Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,086  
Net Taxable Acres: 71.51  
Tax per Net Taxable Acre: \$29.17

### FSA Data

Part of Farm Number 1741, Tract 2325  
FSA/Eff. Crop Acres: 70.7  
Corn Base Acres: 42.42  
Corn PLC Yield: 141 Bu.  
Bean Base Acres: 27.56  
Bean PLC Yield: 47 Bu.

### Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion loams. CSR2 on the FSA/Eff. crop acres is 83.4 per Agridata, Inc. See soil map for detail.

### Land Description

Level to moderately sloping

### Buildings/Improvements

None

### Drainage

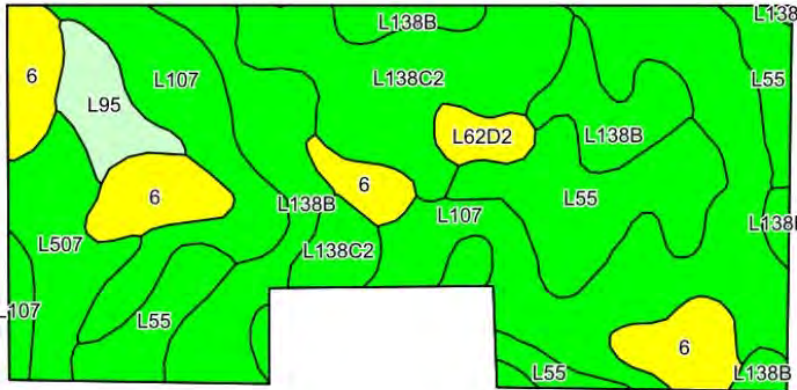
Natural, plus some tile.

### Water & Well Information

None

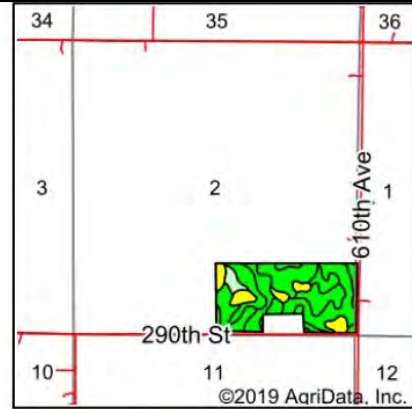
### Comments

Quality soils on this Story County farm.



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Soils data provided by USDA and NRCS.



State: Iowa  
County: Story  
Location: 2-82N-23W  
Township: Union  
Acres: 70.7  
Date: 3/4/2019



Area Symbol: IA169. Soil Area Version: 29

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR       |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-----------|
| L107                    | Webster clay loam, Bemis moraine, 0 to 2 percent slopes                 | 21.75 | 30.8%            |             |                  | llw         | 88        |
| L55                     | Nicollet loam, 1 to 3 percent slopes                                    | 11.63 | 16.4%            |             |                  | le          | 91        |
| L138B                   | Clarion loam, Bemis moraine, 2 to 6 percent slopes                      | 11.36 | 16.1%            |             |                  | lle         | 88        |
| L138C2                  | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded  | 10.29 | 14.6%            |             |                  | llle        | 83        |
| 6                       | Okoboji silty clay loam, 0 to 1 percent slopes                          | 7.55  | 10.7%            |             |                  | lllw        | 59 59     |
| L507                    | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes                | 4.50  | 6.4%             |             |                  | llw         | 87        |
| L95                     | Harps clay loam, Bemis moraine, 0 to 2 percent slopes                   | 2.42  | 3.4%             |             |                  | llw         | 75        |
| L62D2                   | Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded | 1.20  | 1.7%             |             |                  | lve         | 41        |
| <b>Weighted Average</b> |   |       |                  |             |                  | <b>83.4</b> | <b>*-</b> |

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Southeast Looking Northwest



West Looking East

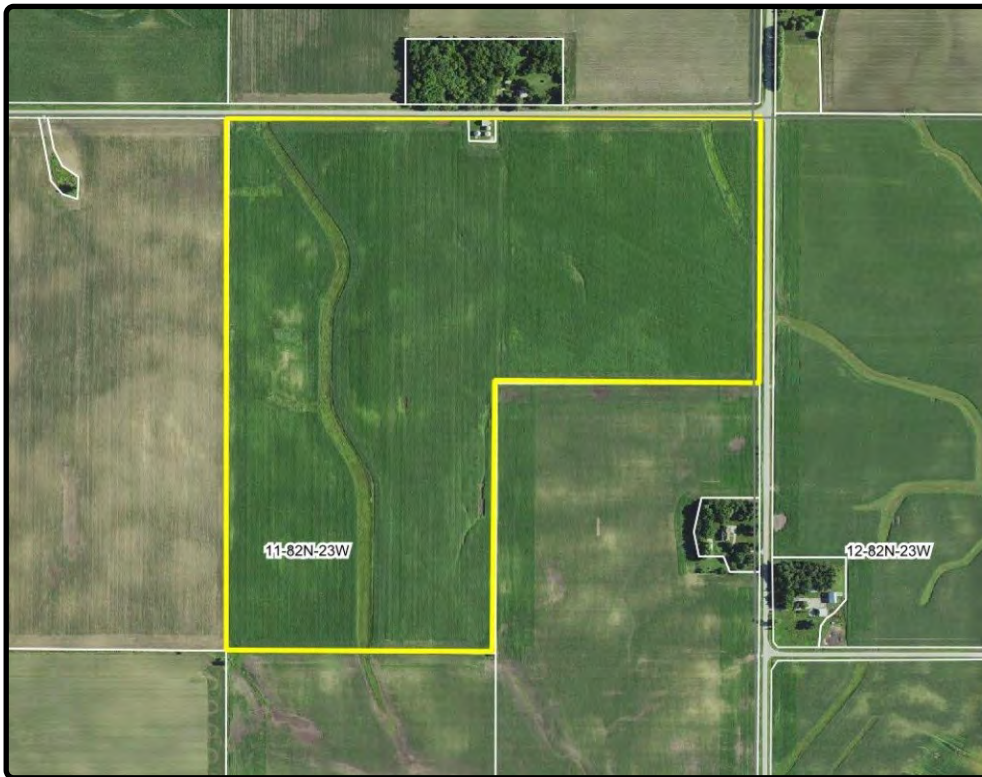


Southwest Looking Northeast



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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>111.67</b>     |
| <b>Corn Base Acres:</b>     | <b>67.00</b>      |
| <b>Bean Base Acres:</b>     | <b>43.52</b>      |
| <b>Soil Productivity:</b>   | <b>86.90 CSR2</b> |

## Parcel 2 Property Information 120.0 Acres, m/l

### Location

From Cambridge: Head east 2 miles on E63, then north on 610th Ave. 1¼ miles. Property is on the west side of 610th Ave., or the south side of 290th St.

### Legal Description

W½ NE¼ and NE¼ NE¼ of Section 11, Township 82 North, Range 23 West of the 5th P.M. (Union Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$3,558  
Net Taxable Acres: 117  
Tax per Net Taxable Acre: \$30.41

### FSA Data

Part of Farm Number 1741, Tract 2325  
FSA/Eff. Crop Acres: 111.67  
Corn Base Acres: 67.00  
Corn PLC Yield: 141 Bu.  
Bean Base Acres: 43.52  
Bean PLC Yield: 47 Bu.

### Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet loams. CSR2 on the FSA/Eff. crop acres is 86.9 per Agridata, Inc. See soil map for detail.

### Land Description

Level to moderately sloping

### Buildings/Improvements

- 24' x 32' corn crib
- 18' x 18' steel bin
- 24' x 18' steel bin
- 24' x 18' steel bin

### Drainage

Natural, plus some tile.

### Water & Well Information

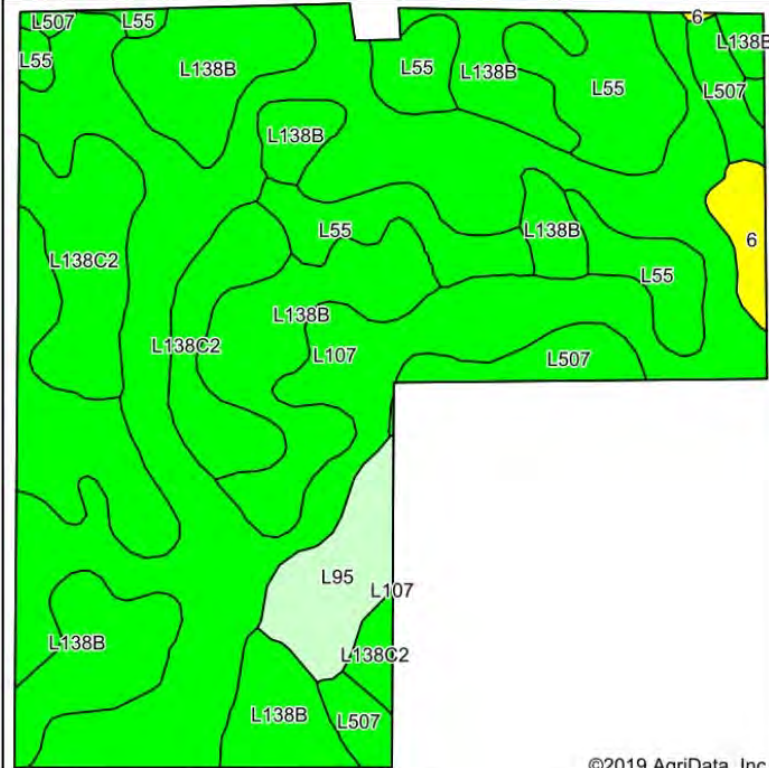
None

### Comments

Nice-laying Story County farm with quality soils.

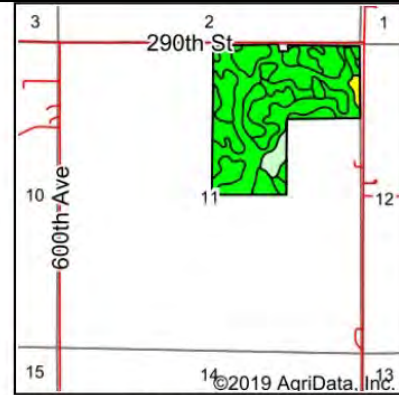
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*





Soils data provided by USDA and NRCS.

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State: **Iowa**  
 County: **Story**  
 Location: **11-82N-23W**  
 Township: **Union**  
 Acres: **111.67**  
 Date: **3/4/2019**



Area Symbol: IA169, Soil Area Version: 29

| Code                    | Soil Description   | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2**      | CSR       |
|-------------------------|--|-------|------------------|-------------|------------------|-------------|-----------|
| L107                    | Webster clay loam, Bemis moraine, 0 to 2 percent slopes                | 43.30 | 38.8%            |             | IIw              | 88          |           |
| L138B                   | Clarion loam, Bemis moraine, 2 to 6 percent slopes                     | 32.54 | 29.1%            |             | Ile              | 88          |           |
| L55                     | Nicollet loam, 1 to 3 percent slopes                                   | 13.41 | 12.0%            |             | Ie               | 91          |           |
| L138C2                  | Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded | 11.14 | 10.0%            |             | IIle             | 83          |           |
| L507                    | Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes               | 5.21  | 4.7%             |             | Ilw              | 87          |           |
| L95                     | Harps clay loam, Bemis moraine, 0 to 2 percent slopes                  | 4.41  | 3.9%             |             | Ilw              | 75          |           |
| 6                       | Okoboji silty clay loam, 0 to 1 percent slopes                         | 1.66  | 1.5%             |             | IIlw             | 59          | 59        |
| <b>Weighted Average</b> |  |       |                  |             |                  | <b>86.9</b> | <b>*-</b> |

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South Looking North



Northwest Looking Southeast



North Looking Southwest



North Looking Southeast



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Date: **Thursday, Sept. 12, 2019**

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

Site: **Cambridge Comm. Center  
203 Water Street  
Cambridge, IA 50046**

### **Seller**

Kermit Cogshall Estate, Janis Cogshall  
and John & Vally Cogshall

### **Agency**

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

### **Auctioneer**

Kyle Hansen, ALC

### **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 November 13, 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 will retain 100% of the 2019 farm income. On Parcel 2, Tenant will have use of the grain bins and corn crib until July 1, 2020. Taxes will be prorated to November 13, 2019.

## **Make the Most of Your Farmland Investment**

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