

Land Auction

ACREAGE:**316.0 Acres, m/l**

In 4 parcels

Marshall County, IA

DATE:

Wednesday

September 18, 2019**10:00 a.m.****LOCATION:****Beaman Memorial Hall**

Beaman, Iowa

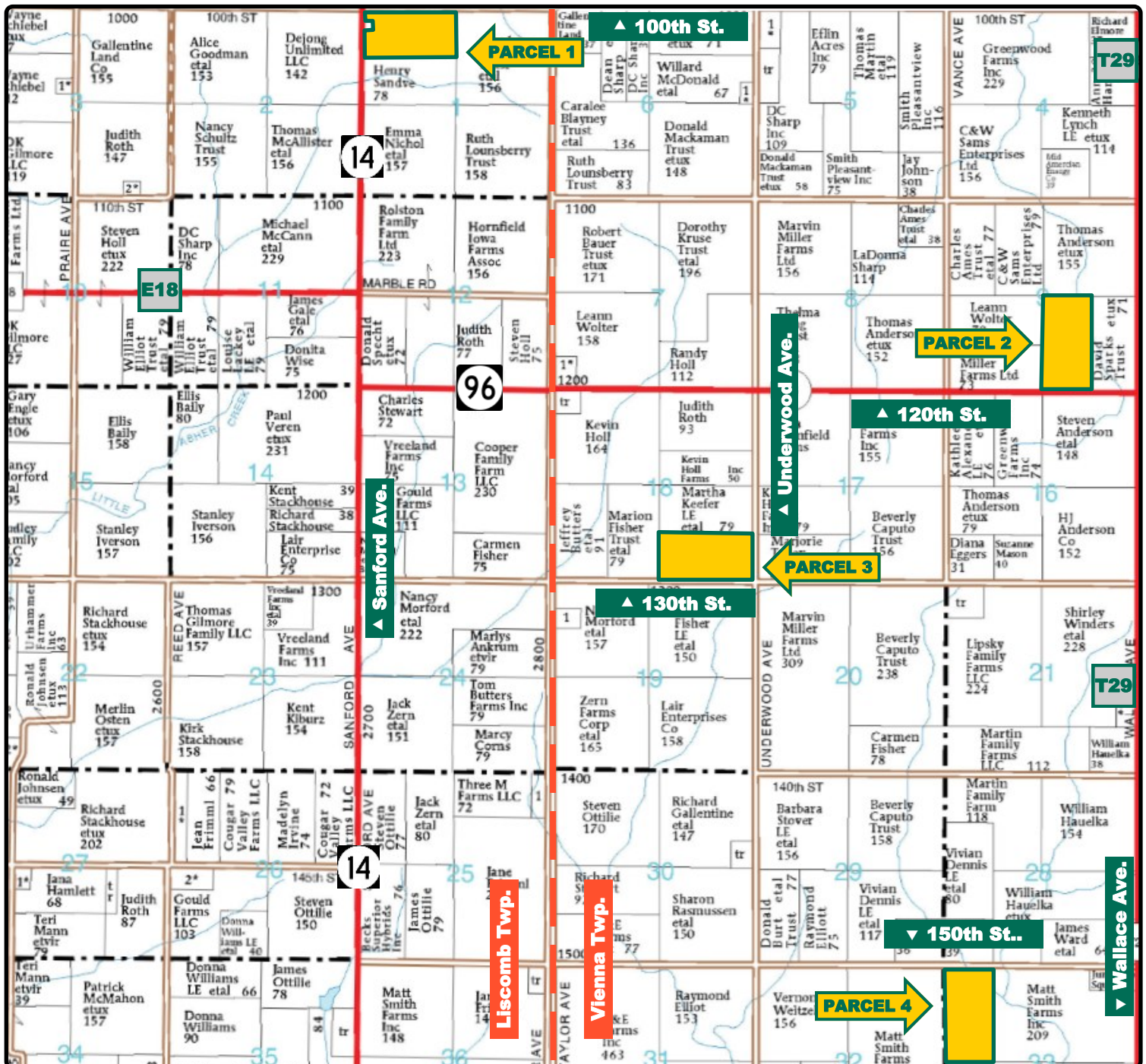
**Property Key Features**

- 4 Parcels, to be Offered with Choice and Privilege
- Extensively Tiled
- High-Quality, Productive Soils on these Marshall County Farms

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Parcel 1

FSA/Eff. Crop Acres:	72.6
Corn Base Acres:	35.5
Bean Base Acres:	35.3
Soil Productivity:	95.4 CSR2

Parcel 1 Property Information 76.0 Acres, m/l

Location

1½ miles southwest of Conrad, Iowa at the intersection of Hwy 14 and 100th St. The farm is on the east side of Hwy 14.

Legal Description

N½ NW¼, except acreage site, Section 1, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,578
Net Taxable Acres: 73.82
Tax per Net Taxable Acre: \$34.92

FSA Data

Farm Number 6277, Tract 2666
FSA/Eff. Crop Acres: 72.6
Corn Base Acres: 35.5
Corn PLC Yield: 190 Bu.
Bean Base Acres: 35.3
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Muscatine and Tama silty clay loams. CSR2 on the FSA/Eff. crop acres is 95.4. See soil map for detail.

Land Description

Level to gently sloping

Drainage

Extensively tiled. Maps available.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	248	-
2017	-	74
2016	255	-
2015	-	64
2014	219	-

Yield information is reported by Farm Manager through settlement sheets.

Buildings/Improvements

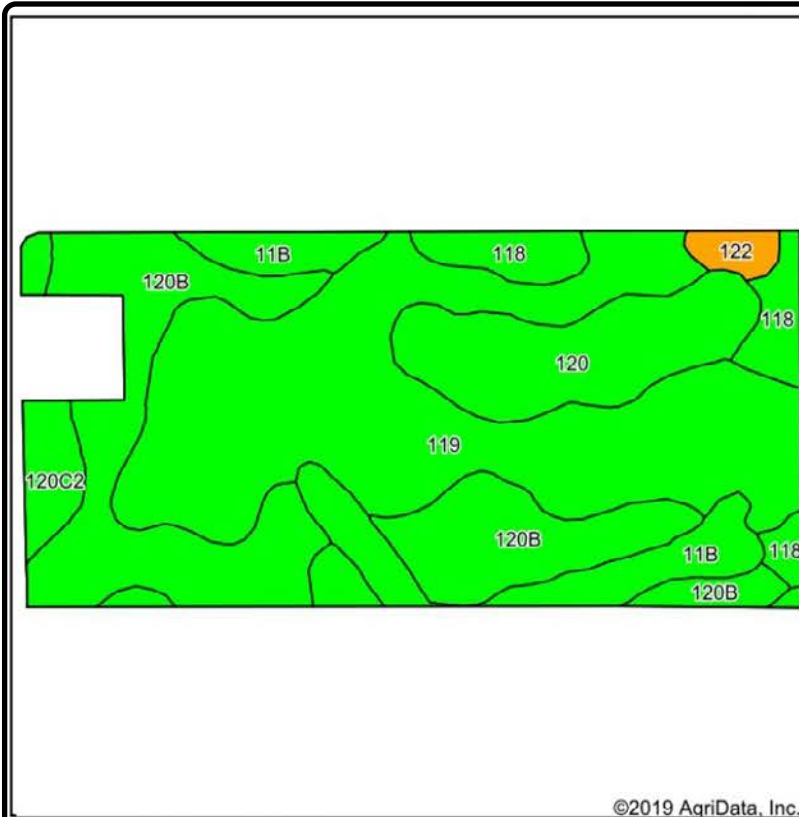
None

Water & Well Information

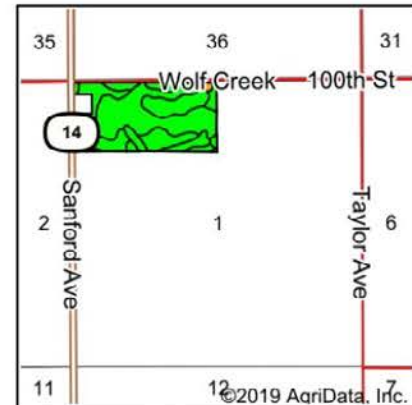
None

Comments

Nice-laying Marshall County farm on a hard-surfaced road.



Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 1-85N-18W
Township: Liscomb
Acres: 72.6
Date: 6/24/2019



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	30.29	41.7%		lw	100	100
120B	Tama silty clay loam, 2 to 5 percent slopes	18.98	26.1%		lle	95	95
120	Tama silty clay loam, 0 to 2 percent slopes	8.39	11.6%		l	100	100
11B	Colo-Ely complex, 0 to 5 percent slopes	6.92	9.5%		llw	86	68
118	Garwin silty clay loam, 0 to 2 percent slopes	4.04	5.6%		llw	90	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.02	4.2%		llle	87	78
122	Sperry silt loam, depressional, 0 to 1 percent slopes	0.96	1.3%		lllw	36	63
Weighted Average						95.4	94

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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northeast Looking Southwest



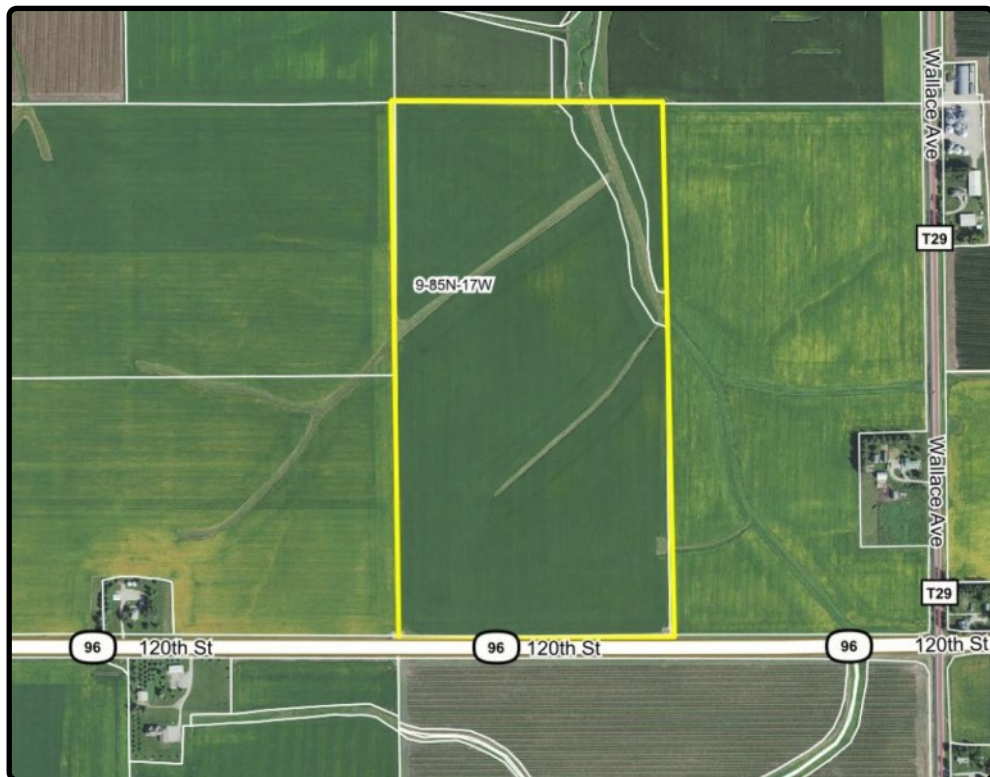
Parcel 1 - Southeast Looking Northwest



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Parcel 2

FSA/Eff. Crop Acres: 76.76
Corn Base Acres: 66.7
Bean Base Acres: 7.7
Soil Productivity: 92.8 CSR2

Parcel 2 Property Information 80.0 Acres, m/l

Location

2½ miles south of Beaman, Iowa. Farm is on the north side of Hwy 96 near the intersection of Hwy 96 and Wallace Ave/ T29.

Legal Description

W½ SE¼, Section 9, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,598
 Net Taxable Acres: 78.42
 Tax per Net Taxable Acre: \$33.13

FSA Data

Farm Number 1570, Tract 1063
 FSA/Eff. Crop Acres: 76.76
 Corn Base Acres: 66.7
 Corn PLC Yield: 186 Bu.
 Bean Base Acres: 7.7
 Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely Complex and Muscatine silty clay loams. CSR2 on the FSA/Eff. crop acres is 92.8. See soil map for detail.

Land Description

Level to gently sloping

Drainage

Extensively tiled. Maps available.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	304*	-
2017	-	77
2016	260*	-
2015	-	80
2014	245*	-

Yield information is reported by Farm Manager through settlement sheets.

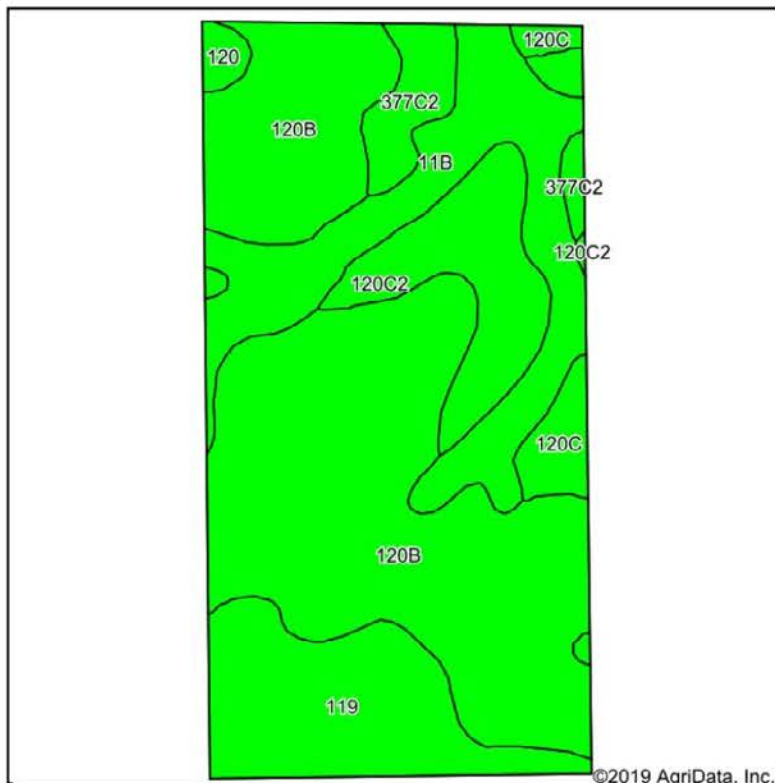
**Yield reported as commercial corn equivalent of seed corn raised.*

Water & Well Information

None

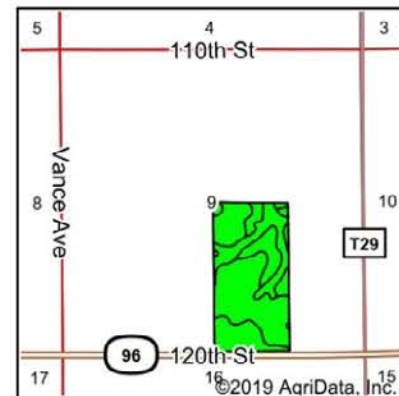
Comments

Farm has produced seed corn and seed beans for several years. Future contracts not guaranteed.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Marshall**
Location: **9-85N-17W**
Township: **Vienna**
Acres: **76.76**
Date: **6/24/2019**

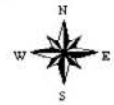


Maps Provided By:



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surety
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Area Symbol: 1A127, 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	38.32	49.9%		IIe	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	13.73	17.9%		IIw	86	68
119	Muscatine silty clay loam, 0 to 2 percent slopes	10.87	14.2%		Iw	100	100
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.15	9.3%		IIIe	87	78
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	3.67	4.8%		IIIe	85	73
120C	Tama silty clay loam, 5 to 9 percent slopes	2.30	3.0%		IIIe	90	80
120	Tama silty clay loam, 0 to 2 percent slopes	0.72	0.9%		I	100	100
Weighted Average						92.8	87.8

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Parcel 2 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



Parcel 2 - South Looking North



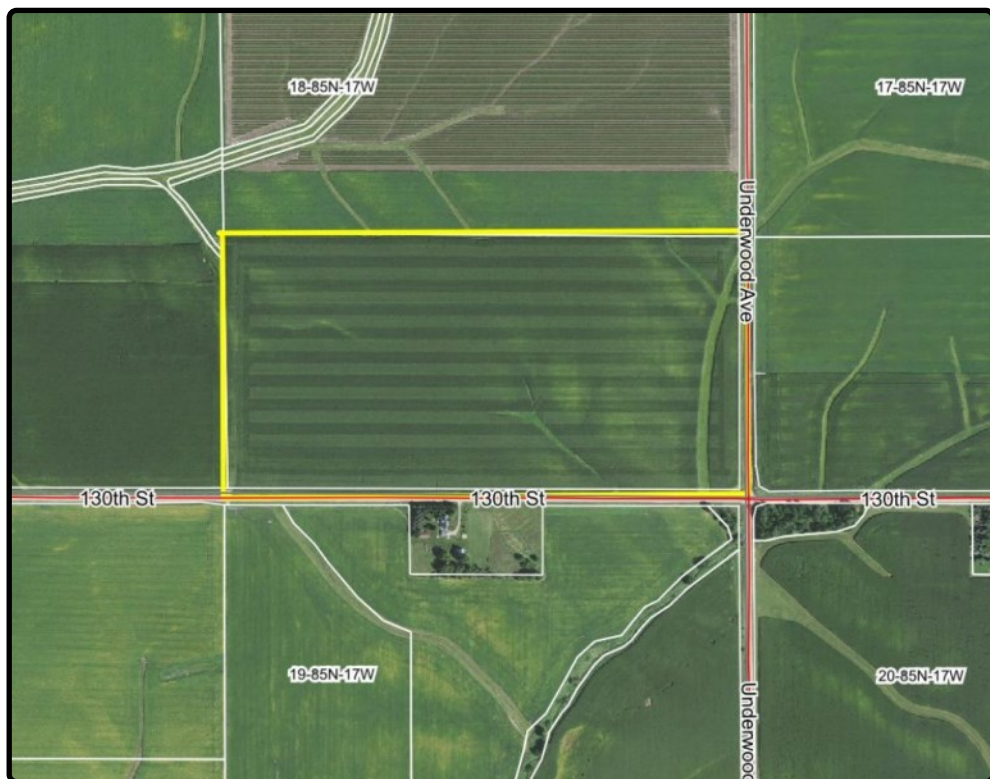
Parcel 2 - Southeast Looking Northwest



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Parcel 3

FSA/Eff. Crop Acres: 75.58
Corn Base Acres: 37.7
Bean Base Acres: 37.4
Soil Productivity: 93.3 CSR2

Parcel 3 Property Information 80.0 Acres, m/l

Location

4 miles south of Conrad, Iowa at the intersection of 130th St. and Underwood Ave.

Legal Description

S½ SE¼, Section 18, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,582
 Net Taxable Acres: 77
 Tax per Net Taxable Acre: \$33.53

FSA Data

Farm Number 6277, Tract 2665
 FSA/Eff. Crop Acres: 75.58
 Corn Base Acres: 37.7
 Corn PLC Yield: 190 Bu.
 Bean Base Acres: 37.4
 Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Tama and Muscatine silty clay loams. CSR2 on the FSA/Eff. crop acres is 93.3. See soil map for detail.

Land Description

Level to gently rolling

Drainage

Extensively tiled. Maps available.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	-	70
2017	252	-
2016	-	72
2015	239	-
2014	-	52

Yield information is reported by Farm Manager through settlement sheets.

Buildings/Improvements

None

Water & Well Information

None

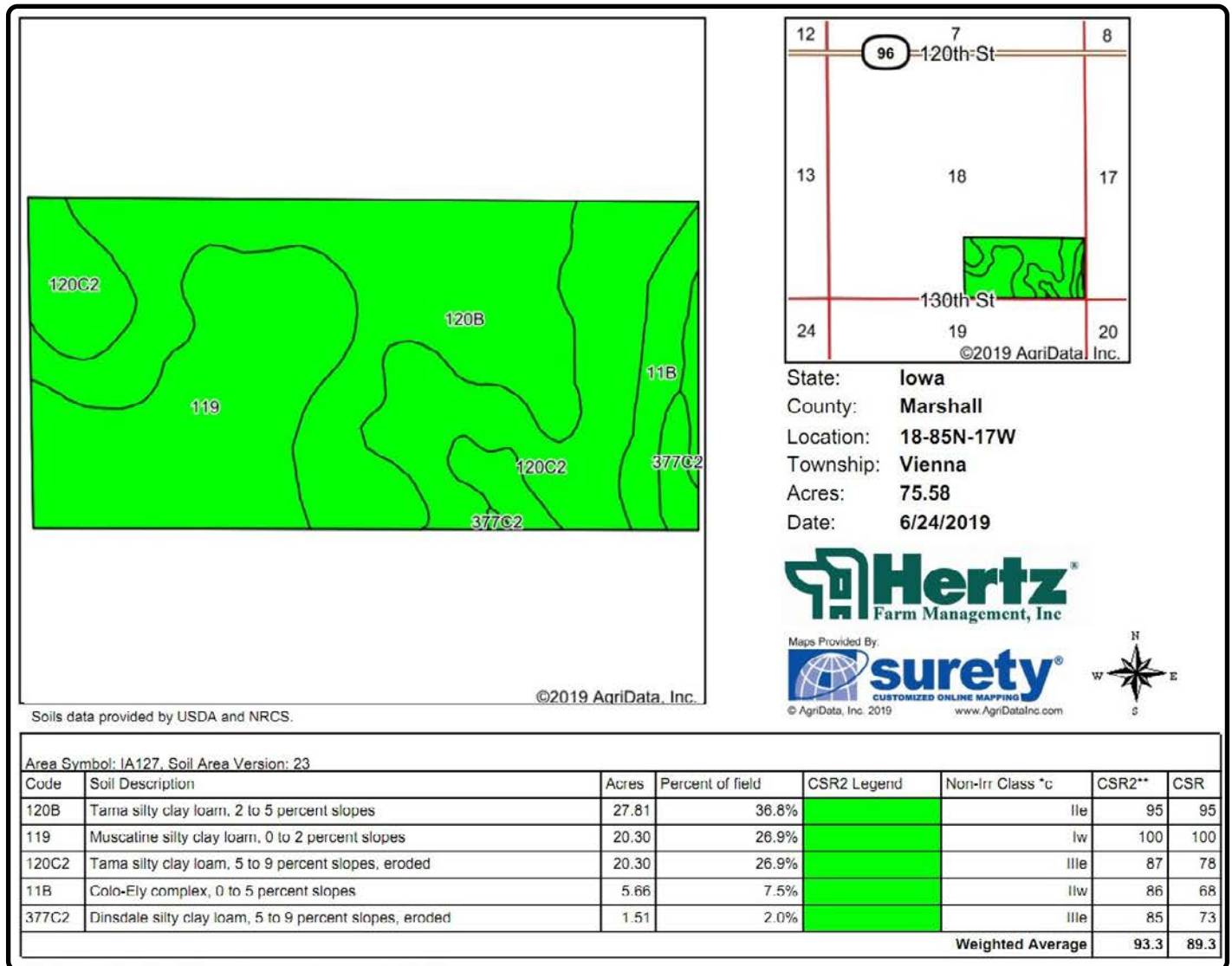
Comments

Extensive tile and high-quality soils on this Marshall County farm.

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Parcel 3 - Northeast Looking Southwest



Parcel 3 - Northwest Looking Southeast



Parcel 3 - Southwest Looking Northeast



Parcel 3 - Southeast Looking Northwest



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Parcel 4

FSA/Eff. Crop Acres:	74.09
Corn Base Acres:	36.3
Bean Base Acres:	36.0
Soil Productivity:	85.6 CSR2

Parcel 4 Property Information 80.0 Acres, m/l

Location

1½ miles northwest of Green Mountain, Iowa. The farm is on the south side of 150th St., one mile west of Wallace Ave/T29.

Legal Description

W½ NW¼, Section 33, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,462
Net Taxable Acres: 78
Tax per Net Taxable Acre: \$31.56

FSA Data

Farm Number 6277, Tract 1923
FSA/Eff. Crop Acres: 74.09
Corn Base Acres: 36.3
Corn PLC Yield: 190 Bu.
Bean Base Acres: 36.0
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Tama and Liscomb silty clay loams. CSR2 on the FSA/Eff. crop acres is 85.6. See soil map for detail.

Land Description

Level to moderately sloping

Drainage

Natural, plus tile. Maps available.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	-	64
2017	243	-
2016	-	70
2015	175	-
2014	209	-

Yield information is reported by Farm Manager through settlement sheets.

Buildings/Improvements

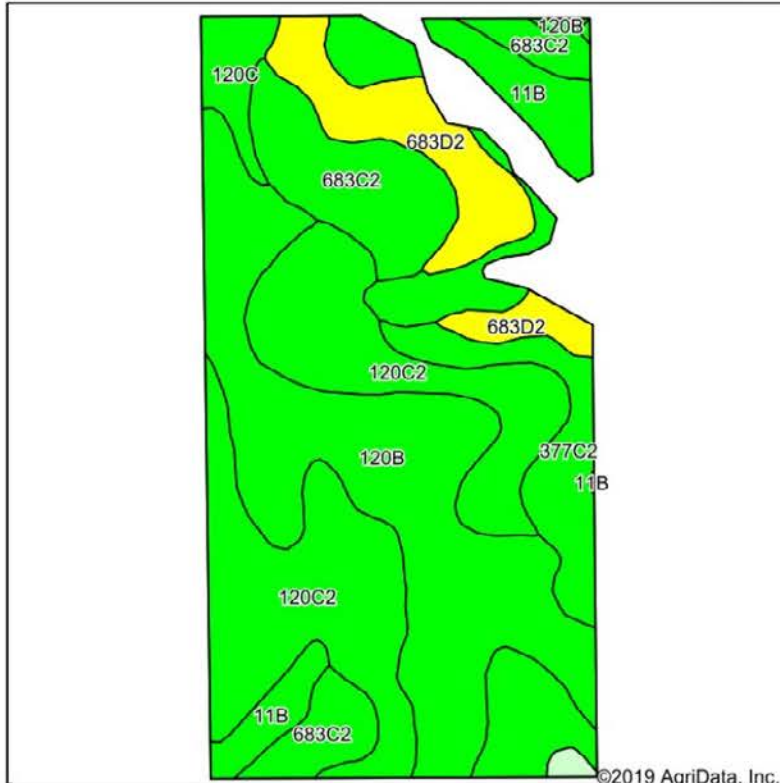
None

Water & Well Information

None

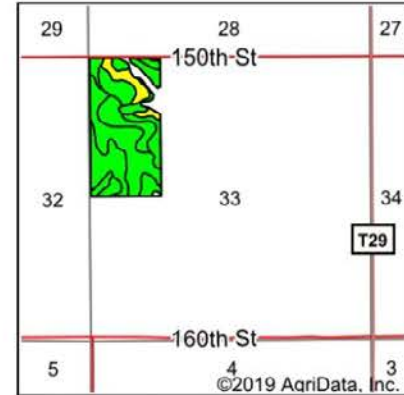
Comments

Lots of natural drainage, plus tile on this quality Marshall County farm.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Marshall**
Location: **33-85N-17W**
Township: **Vienna**
Acres: **74.09**
Date: **6/24/2019**



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Area Symbol: IA127. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	22.82	30.8%		IIIe	87	78
120B	Tama silty clay loam, 2 to 5 percent slopes	20.82	28.1%		IIe	95	95
683C2	Liscomb loam, 5 to 9 percent slopes, eroded	9.12	12.3%		IIIe	83	68
11B	Colo-Ely complex, 0 to 5 percent slopes	7.87	10.6%		IIw	86	68
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	6.74	9.1%		IIIe	55	58
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.53	6.1%		IIIe	85	73
120C	Tama silty clay loam, 5 to 9 percent slopes	1.90	2.6%		IIIe	90	80
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.29	0.4%		IIIe	62	63
Weighted Average						85.6	78.4

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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Parcel 4 - South Looking North



Parcel 4 - North Looking South



Parcel 4 - Southeast Looking Northwest



Parcel 4 - Northwest Looking Southeast



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Date: **Wed., Sept. 18, 2019**

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

Site: **Beaman Memorial Hall
215 Main St.
Beaman, IA 50609**

Seller

Bert F. Holland Estate

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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- Seller reserves the right to refuse any and all bids.
- Sale will be subject to court approval.

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 20, 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 for Parcels 1, 3 and 4. Possession will be given at settlement for Parcel 2 subject to existing lease which expires March 1, 2020. Taxes will be prorated to November 20, 2019.

Make the Most of Your Farmland Investment

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