

# Land Auction

**ACREAGE:**

**309.25 Acres, m/l**  
In 2 parcels  
Pocahontas County, IA

**DATE:**

Friday  
**September 20, 2019**  
**10:00 a.m.**

**LOCATION:**

**Pocahontas County  
Expo Center**  
Pocahontas, IA



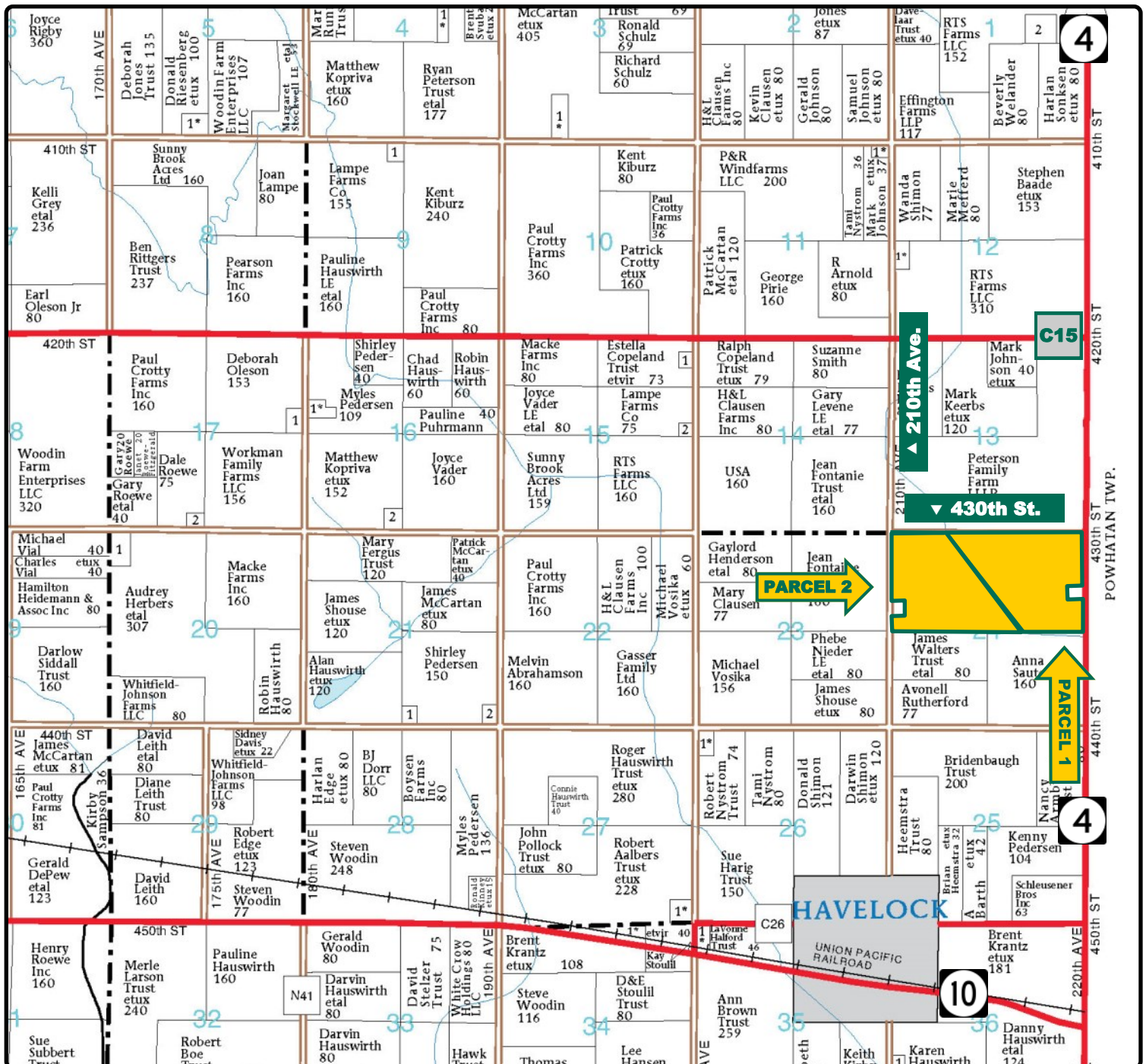
## Property Key Features

- 2 Miles North of Havelock
- Parcel 1 - 83.1 CSR2 / Parcel 2 - 78.3 CSR2
- Nice Northern Pocahontas County Farms

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Licensed in IA & MO  
**KyleH@Hertz.ag**

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## Parcel 1

**FSA/Eff. Crop Acres:** 147.01\*

**CRP Acres:** 5.88\*

**Corn Base Acres:** 82.34\*

**Bean Base Acres:** 64.06\*

**Soil Productivity:** 83.1 CSR2

*\*FSA/Eff. Crop, Base and CRP Acres are estimated.*

## Parcel 1 Property Information 164.1 Acres, m/l

### Location

2 miles north of Havelock on Hwy. 4.

### Legal Description

N½ lying east of drainage ditch, except acreage site, Section 24, Township 93 North, Range 33 West of the 5th P.M. (Cummins Township)

### Real Estate Tax\*

Taxes Payable 2019 - 2020: \$4,240.92

Net Taxable Acres: 152.34

Tax per Net Taxable Acre: \$27.84

*\*Taxes are estimated due to parcels being split*

### FSA Data

Part of Farm Number 267, Tract 1872

FSA/Eff. Crop Acres: 147.01\*

CRP Acres: 5.88\*

Corn Base Acres: 82.34\*

Corn PLC Yield: 145 Bu.

Bean Base Acres: 64.06\*

Bean PLC Yield: 40 Bu.

*\*FSA/Eff. Crop, Base and CRP Acres are estimated pending reconstitution of farm by Pocahontas Co. FSA office.*

### CRP Contracts\*

There are 5.88 acres enrolled in a CP-21 contract that pays \$1,764 annually and expires 9/30/27.

*\*CRP acres and payouts are estimated and are subject to reconstitution by Pocahontas Co. FSA office.*

### Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the est. FSA/Eff. crop acres is 83.1. See soil map for detail.

### Land Description

Level to gently sloping

### Buildings/Improvements

None

### Drainage

Drainage ditch along the west boundary. Natural, plus tile. No maps available.

### Water & Well Information

None known

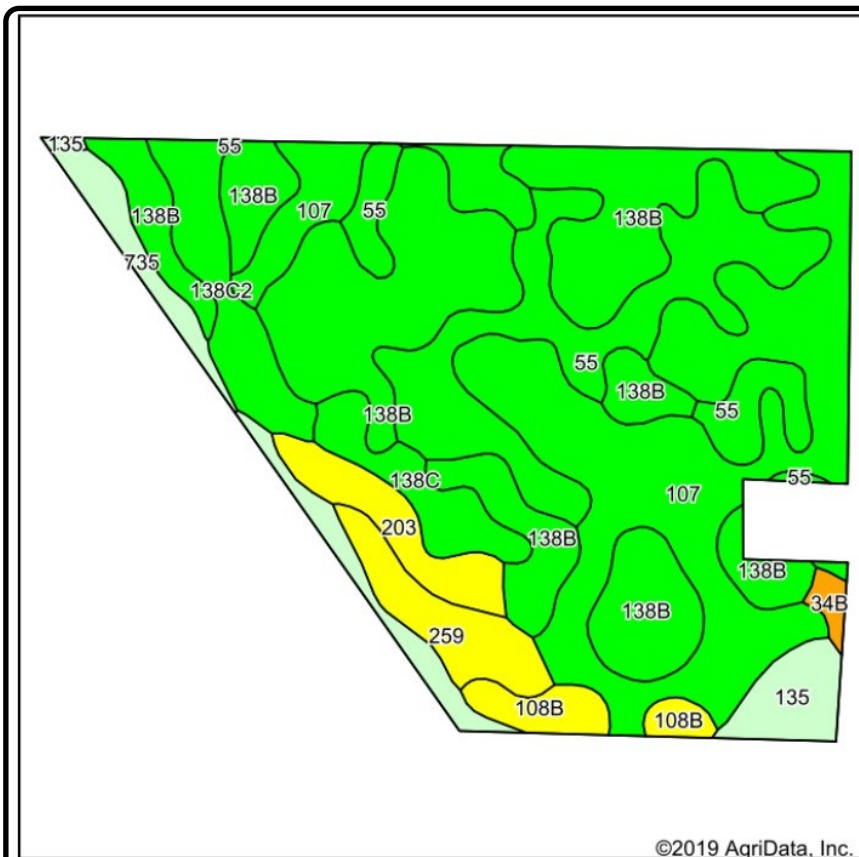
### Comments

Great farm right on Hwy. 4 with good soils.

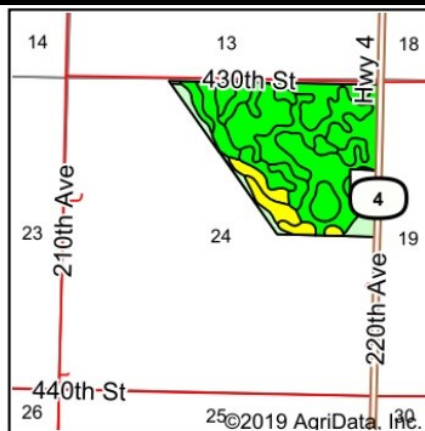
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Pocahontas**  
Location: **24-93N-33W**  
Township: **Cummins**  
Acres: **147.01**  
Date: **8/8/2019**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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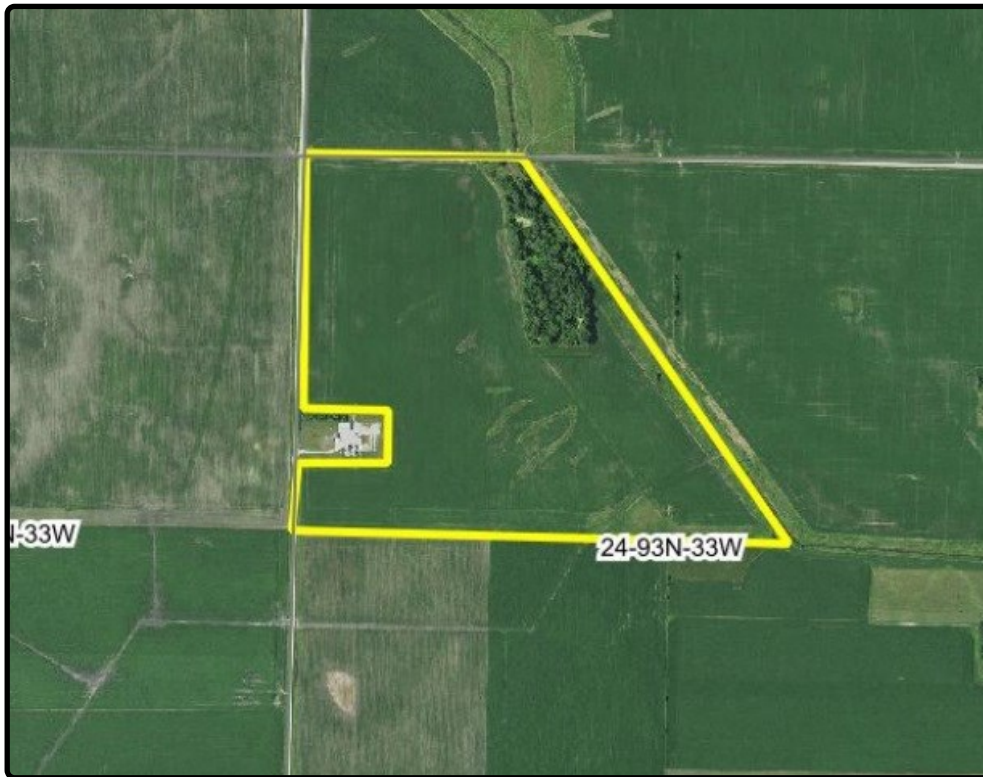
Area Symbol: IA151, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	46.12	31.4%		Ile	89	78
107	Webster clay loam, 0 to 2 percent slopes	41.22	28.0%		Ilw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	23.12	15.7%		Iw	89	86
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.09	4.8%		Ilw	76	76
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.93	4.7%		IIIle	83	62
259	Biscay clay loam, 0 to 2 percent slopes	5.43	3.7%		Ilw	52	73
203	Cylinder loam, 0 to 2 percent slopes	4.96	3.4%		Ils	58	74
138C	Clarion loam, 6 to 10 percent slopes	4.81	3.3%		IIIle	84	64
108B	Wadena loam, 2 to 6 percent slopes	3.47	2.4%		Ile	52	48
735	Havelock clay loam, 0 to 2 percent slopes	3.04	2.1%		Ilw	74	72
34B	Estherville sandy loam, 2 to 6 percent slopes	0.82	0.6%		IIIs	27	19
Weighted Average						83.1	77.3

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## Parcel 2

**FSA/Eff. Crop Acres:** 115.57\*

**CRP Acres:** 5.34\*

**Corn Base Acres:** 64.96\*

**Bean Base Acres:** 50.54\*

**Soil Productivity:** 78.3 CSR2

*\*FSA/Eff. Crop, Base and CRP Acres are estimated.*

## Parcel 2 Property Information 145.15 Acres, m/l

### Location

2 miles north of Havelock on Hwy. 4.

### Legal Description

N½ lying west of the drainage ditch, except acreage site, Township 93 North, Range 33 West of the 5th P.M. (Cummins Township)

### Real Estate Tax\*

Taxes Payable 2019 - 2020: \$3,603.10

Net Taxable Acres: 137.92

Tax per Net Taxable Acre: \$26.12

*\*Taxes are estimated due to parcels being split*

### FSA Data

Part of Farm Number 2018, Tract 2019

FSA/Eff. Crop Acres: 115.57\*

CRP Acres: 5.34\*

Corn Base Acres: 64.96\*

Corn PLC Yield: 145 Bu.

Bean Base Acres: 50.54\*

Bean PLC Yield: 40 Bu.

*\*FSA/Eff. Crop, Base and CRP Acres are estimated pending reconstitution of farm by Pocahontas Co. FSA office.*

### Soil Types/Productivity

Primary soils are Clarion, Webster and Wadena loam. CSR2 on the est. FSA/Eff. crop acres is 78.3. See soil map for detail.

### Land Description

Level to moderately sloping

### CRP Contracts

There are 3.2 acres enrolled in a CP-21 contract that pays \$960 annually and expires 9/30/27.\*

There are an additional 2.14 acres enrolled in a CP-8A contract that pays \$409 annually and expires 9/30/29.

*\*CRP acres and payouts are estimated and are subject to reconstitution by Pocahontas Co. FSA office.*

### Drainage

Drainage ditch along east boundary. Private tile, no maps available.

### Water & Well Information

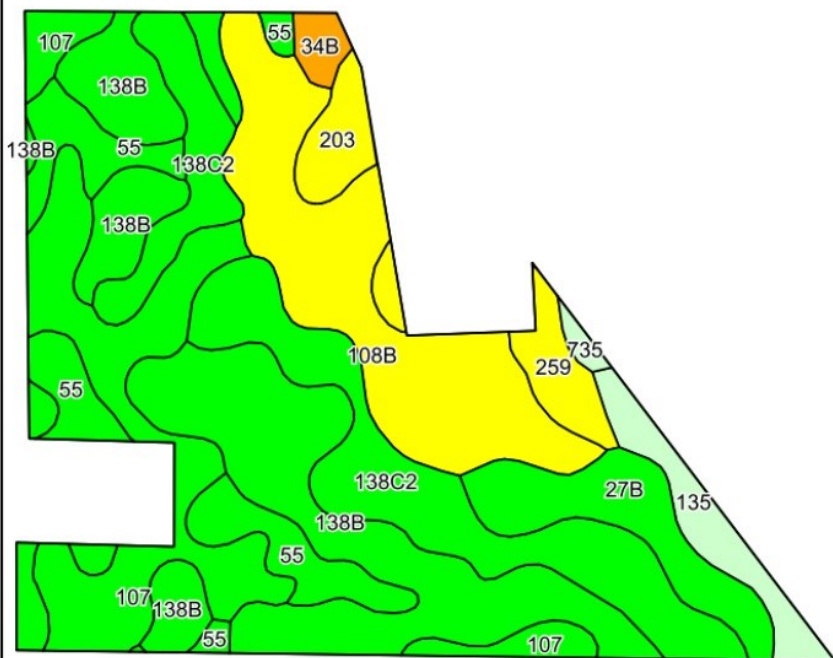
None known

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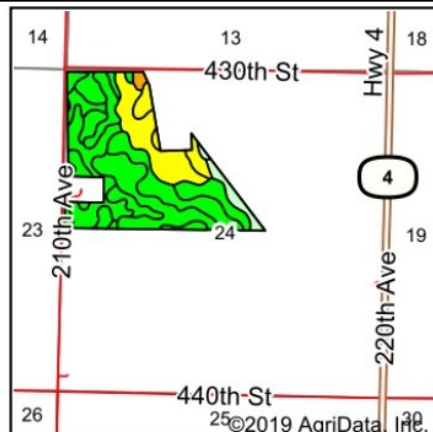
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Soils data provided by USDA and NRCS.



State: Iowa  
County: Pocahontas  
Location: 24-93N-33W  
Township: Cummins  
Acres: 115.55  
Date: 8/8/2019



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA151, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	27.96	24.2%		Ile	89	78
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	19.91	17.2%		IIle	83	62
108B	Wadena loam, 2 to 6 percent slopes	18.98	16.4%		Ile	52	48
107	Webster clay loam, 0 to 2 percent slopes	18.34	15.9%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	11.14	9.6%		Iw	89	86
27B	Terril loam, 2 to 6 percent slopes	7.14	6.2%		Ile	87	78
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.30	3.7%		IIw	76	76
259	Biscay clay loam, 0 to 2 percent slopes	3.45	3.0%		IIw	52	73
203	Cylinder loam, 0 to 2 percent slopes	2.64	2.3%		IIs	58	
34B	Estherville sandy loam, 2 to 6 percent slopes	1.18	1.0%		IIIs	27	19
735	Havelock clay loam, 0 to 2 percent slopes	0.51	0.4%		IIw	74	72
Weighted Average						78.3	*

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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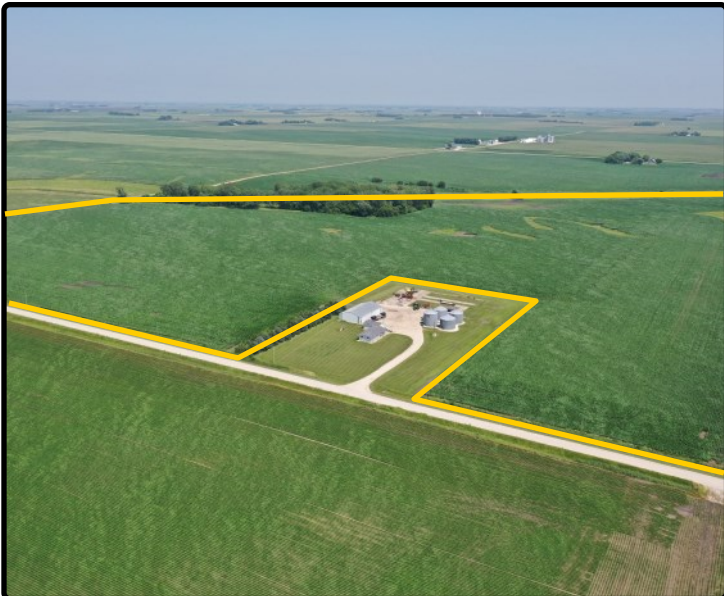
**Parcel 1** - Northwest Looking Southeast



**Parcel 1** - Southeast Looking Northwest



**Parcel 2** - Southwest Looking Northeast



**Parcel 2** - Southeast Looking Northwest



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Date: **Fri., September 20, 2019**

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

Site: **Pocahontas County  
Expo Center  
310 NE 1st St.  
Pocahontas, IA 50574**

### **Seller**

Martens Family Farm, Inc.

### **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 18, 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 18, 2019.

### **Survey**

Farms will be surveyed to center of drainage ditch prior to auction.