

# Land Auction

**ACREAGE:**

**179.5 Acres, m/l**  
Chickasaw County, IA

**DATE:**

Wednesday  
**Sept 25, 2019**  
**10:00 a.m.**

**LOCATION:**

**Alta Vista**  
**Municipal Hall**  
Alta Vista, IA



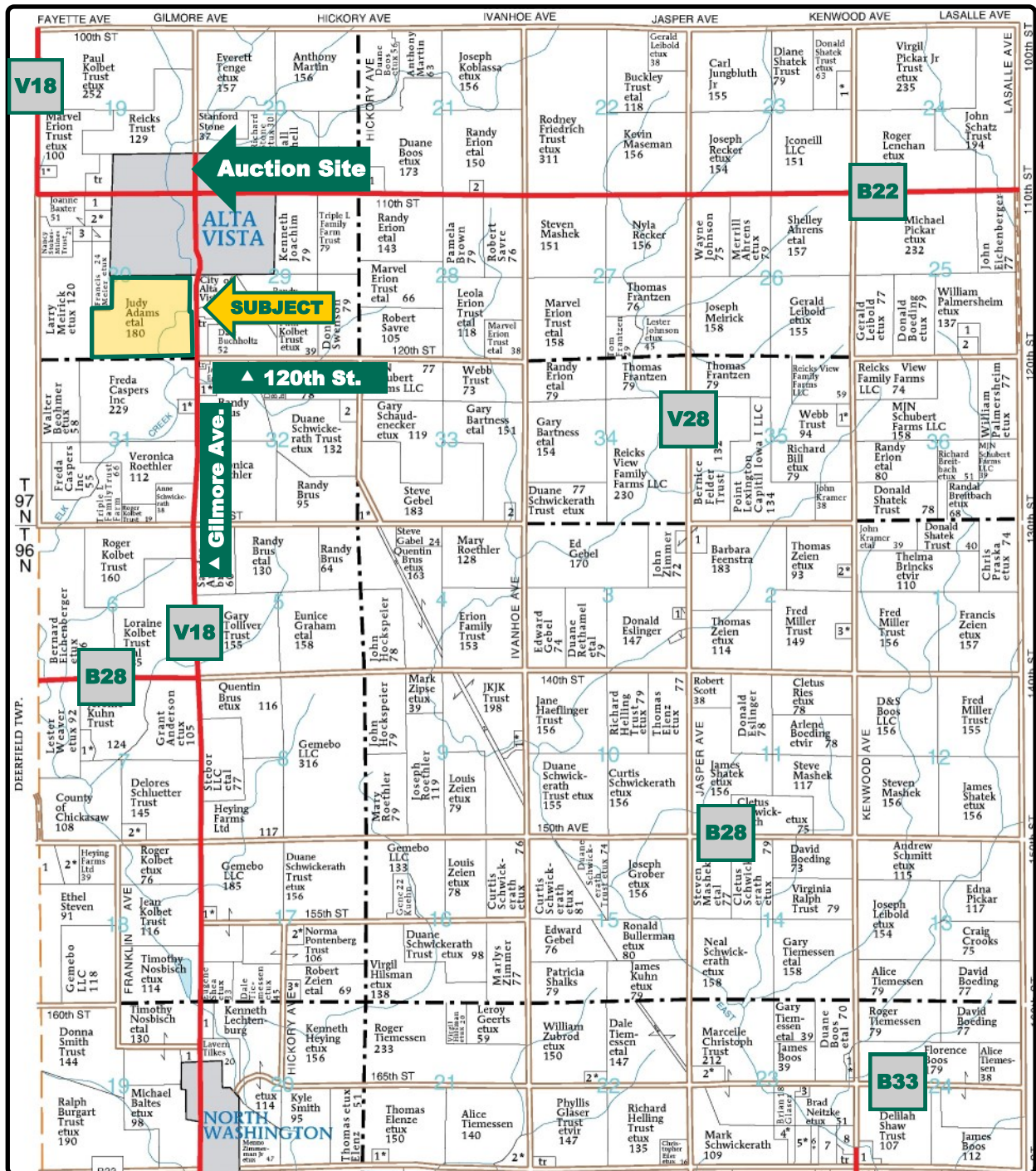
## Property Key Features

- Located on the V-18 blacktop on the south side of Alta Vista
- Mixture of desirable cropland, creek pasture and timber
- Acreage has 3-4 bedroom home with central air conditioning and barn

**Sterling Young, AFM-Retired**  
Licensed Broker in IA & MN  
**SterlingY@Hertz.ag**

**641-423-9531**  
2800 4th St SW, Suite 7  
Mason City, IA 50401  
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**FSA/Eff. Crop Acres:** 127.03

**Corn Base Acres:** 75.90

**Bean Base Acres:** 46.40

**Soil Productivity:** 75.8 CSR2

## Open House

**Wednesday, 9/4** 2-5 p.m.

### ADDRESS

**1151 Gilmore Ave.  
Alta Vista, IA 50603**

## Property Information

**179.5 Acres, m/l**

### Location

The property is located on the south edge of Alta Vista on the west side of county road V18 (Gilmore Ave.).

### Legal Description

SE¼, except tract; NE¼ SE¼ SW¼; S½ SE¼ NE¼ SW¼; SE¼ SE¼ SW¼; all in Sec. 30, Twp. 97 North, Range 13, West of the 5th P.M., subject to easement to Chickasaw Co., IA and Dairy Land Power Cooperative. Exact legal per Abstract of Title.

### Real Estate Tax

Taxes Payable 2019 - 2020: \$4,660  
Net Taxable Acres: 179.5  
Tax per Net Taxable Acre: \$25.96

### FSA Data

Farm Number 570, Tract 627  
FSA/Eff. Crop Acres: 127.03  
Corn Base Acres: 75.90  
Corn PLC Yield: 147 Bu.  
Bean Base Acres: 46.40  
Bean PLC Yield: 42 Bu.

### Soil Types/Productivity

Primary soils are Bassett, Wapsie and Clyde-Floyd complex. CSR2 on the FSA/ Eff. crop acres is 75.8. See soil map for details.

### Land Description

Level to gently sloping topography.

### Drainage

Natural plus some tile. No maps available.

### House

Single-story home with 3-4 BR, 1 Full BA and 1,472 finished SF was built in 1935.

**Master BR:** Large master bedroom has walk-in closet plus separate cedar-lined closet.

**Appliances:** Newer electric kitchen range, refrigerator/freezer, washer and dryer all remain with the house.

**Attic:** Walk-up stairway to attic runs full length of the house.

**Water:** Sand point well with newer jet pump & pressure tank and floor drain in basement.

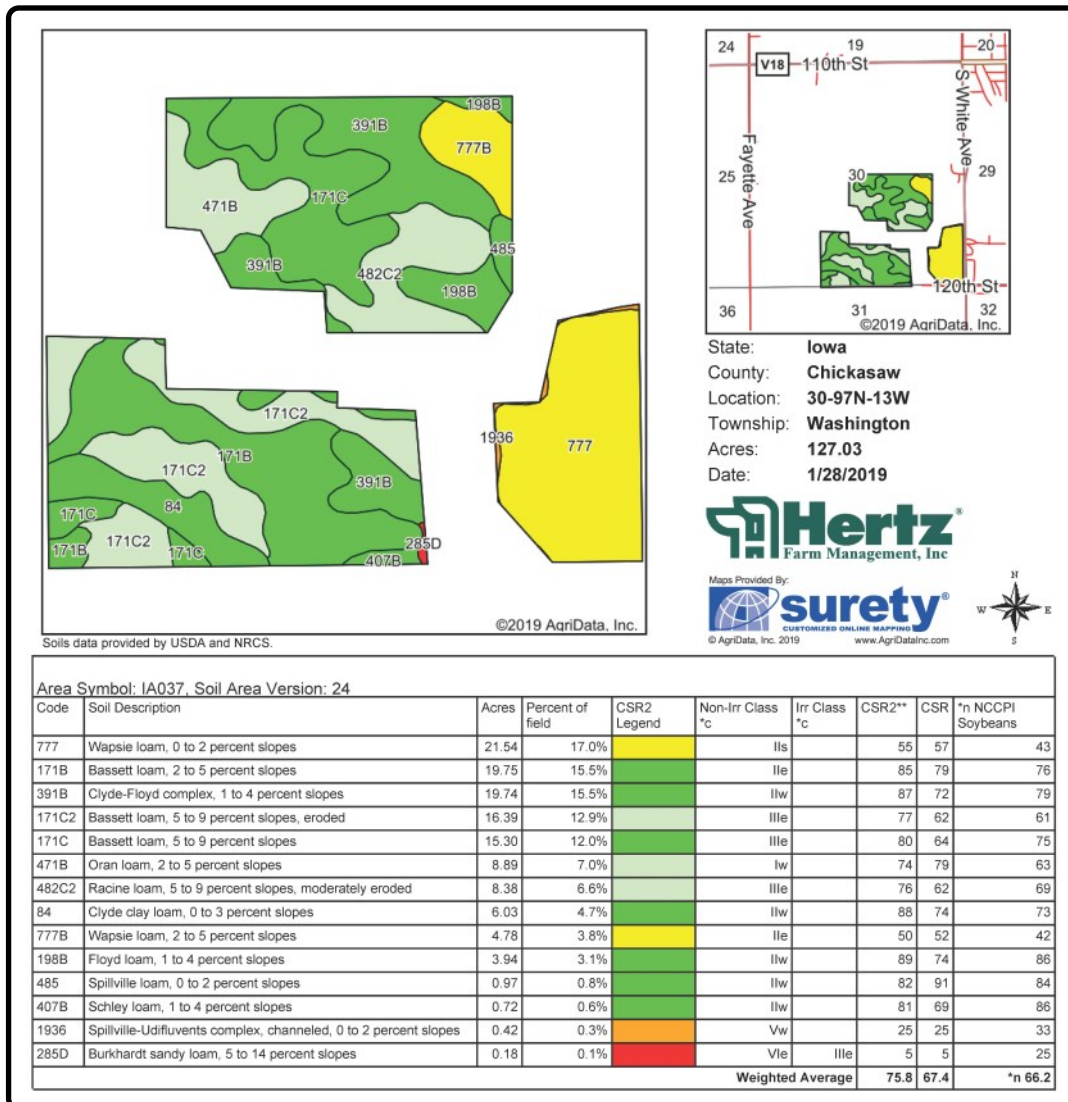
**Electrical/Gas:** Updated breaker box and electrical wiring. Rheem Classic 90%+ efficient LP gas furnace with central air conditioning.

**Storage:** Separate storage areas for canned goods and root crops.

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**Exteriors:** House, barn, garage & poultry building were painted in July, 2019.

### Utilities

LP tank is owned by the farm. Electrical lines from meter pole are underground to the house. Electricity is furnished by Alta Vista Municipal Utilities.

### Detached Garage

14'x30', built in 1924

### Septic System

Septic system does not meet current county code requirements. Buyer will be responsible for complying with the septic law. For additional information, contact listing agent.

### Outbuildings

**Barn:** 32'x60', lean-to, concrete silo  
**Hog House:** 12'x16'  
**Poultry House:** 18'x48'

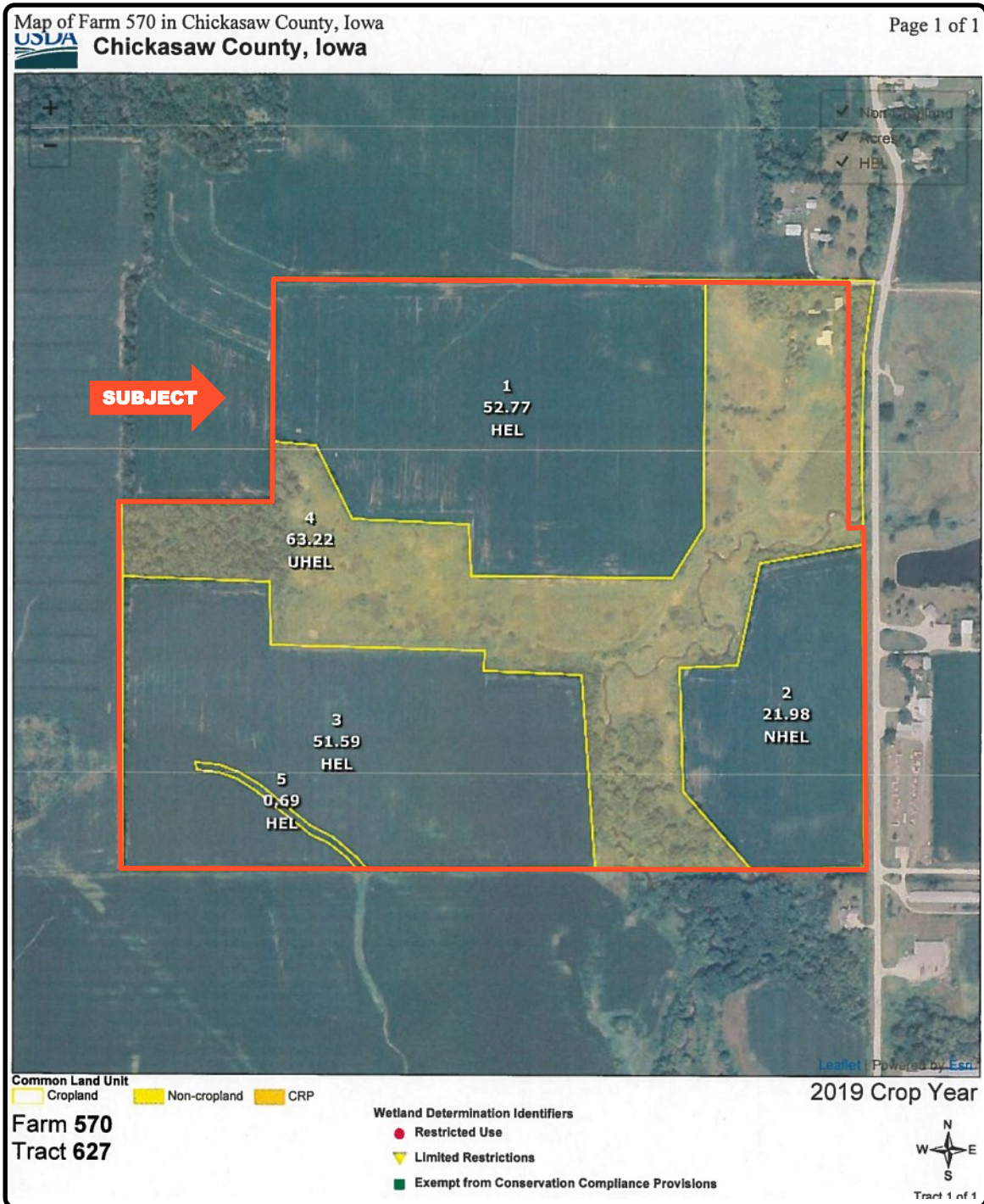
**Mobile Home:** 7'x28'

### Comments

Shaded acreage with well-cared-for homestead on hard-surface road. Productive tillable acres plus creek pasture and timber.

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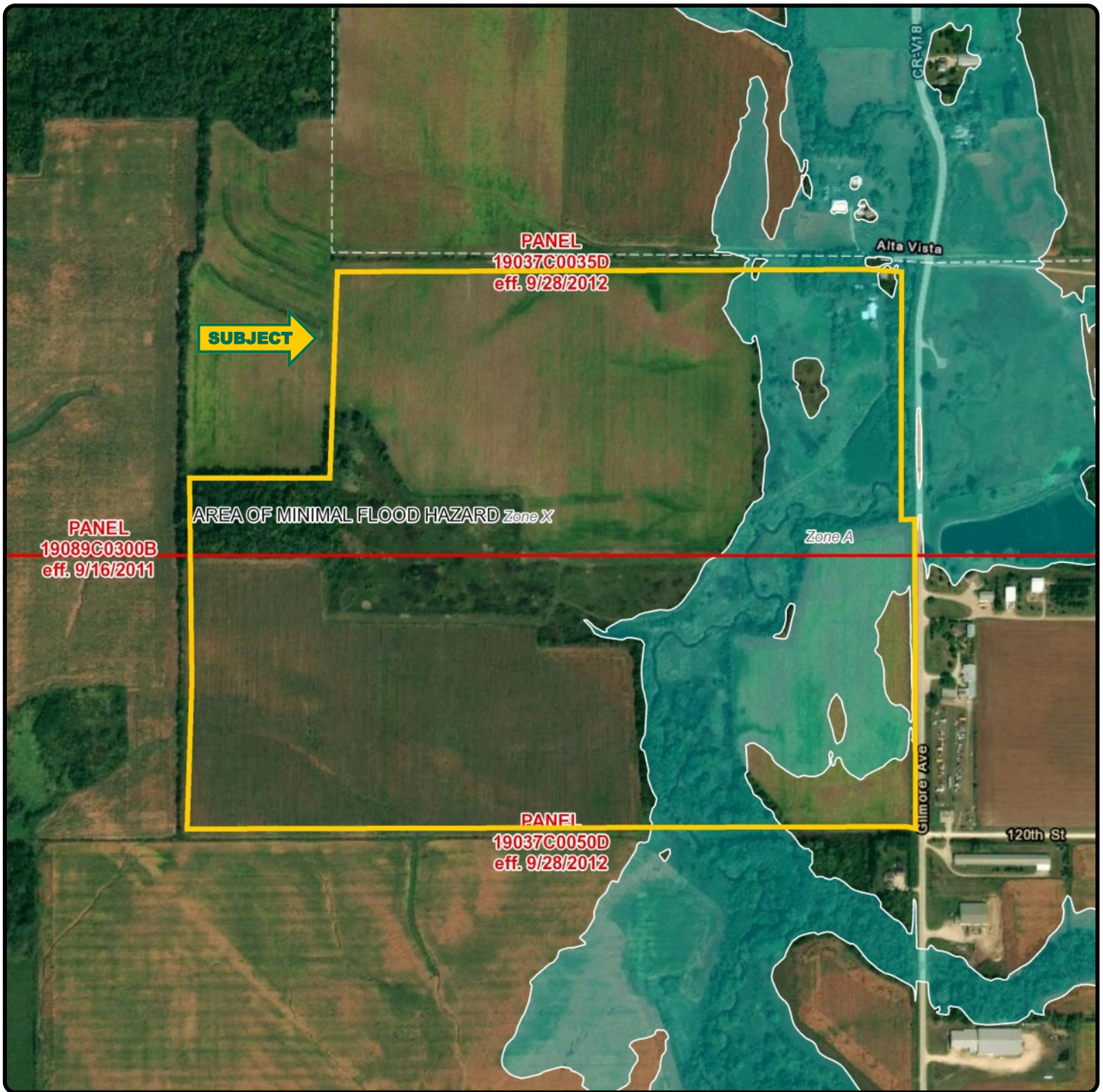


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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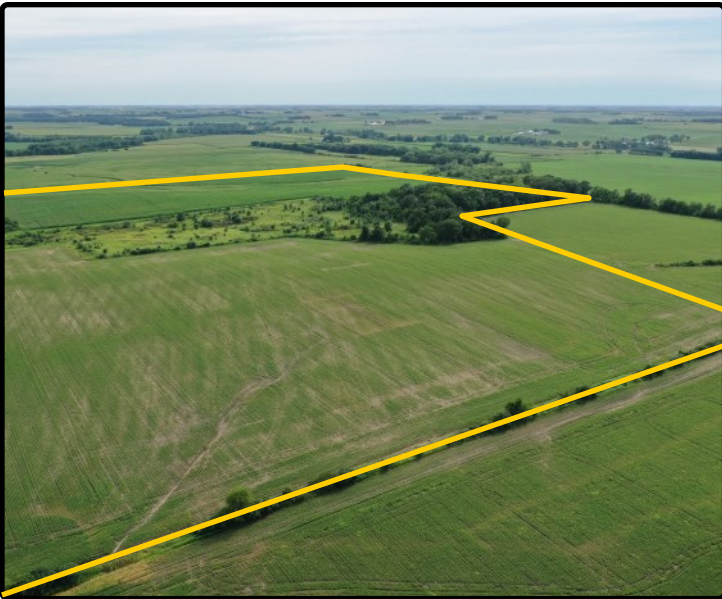
**Southwest Tillable Field-East looking West**



**Southeast Tillable Field-SE looking NW**



**North Tillable Field-North looking Southwest**



**North Tillable Field-North looking South**



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House-East Side (Front)



House-West Side (Rear)



Garage



Poultry House





**Barn**



Looking Southwest from Northeast corner of farm



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Date: **Wednesday,  
September 25, 2019**

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

Site: **Alta Vista Municipal Hall  
208 North White Ave.  
Alta Vista, IA 50603**

#### **Seller**

Judy K. Adams & Jerry Kemp Estate.

#### **Agency**

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

#### **Auctioneer**

Marv Huntrods

#### **Attorney**

Roger L. Sutton  
Sutton Law Office

#### **Method of Sale**

- This property 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 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 subject to the existing lease which expires March 1, 2020. Taxes will be prorated to date of settlement and closing.