

Land Auction

ACREAGE:

55.3 Acres, m/l
Worth County, IA

DATE:

Thursday
Sept. 26, 2019
10:00 a.m.

LOCATION:

Grafton Community Center
Grafton, IA

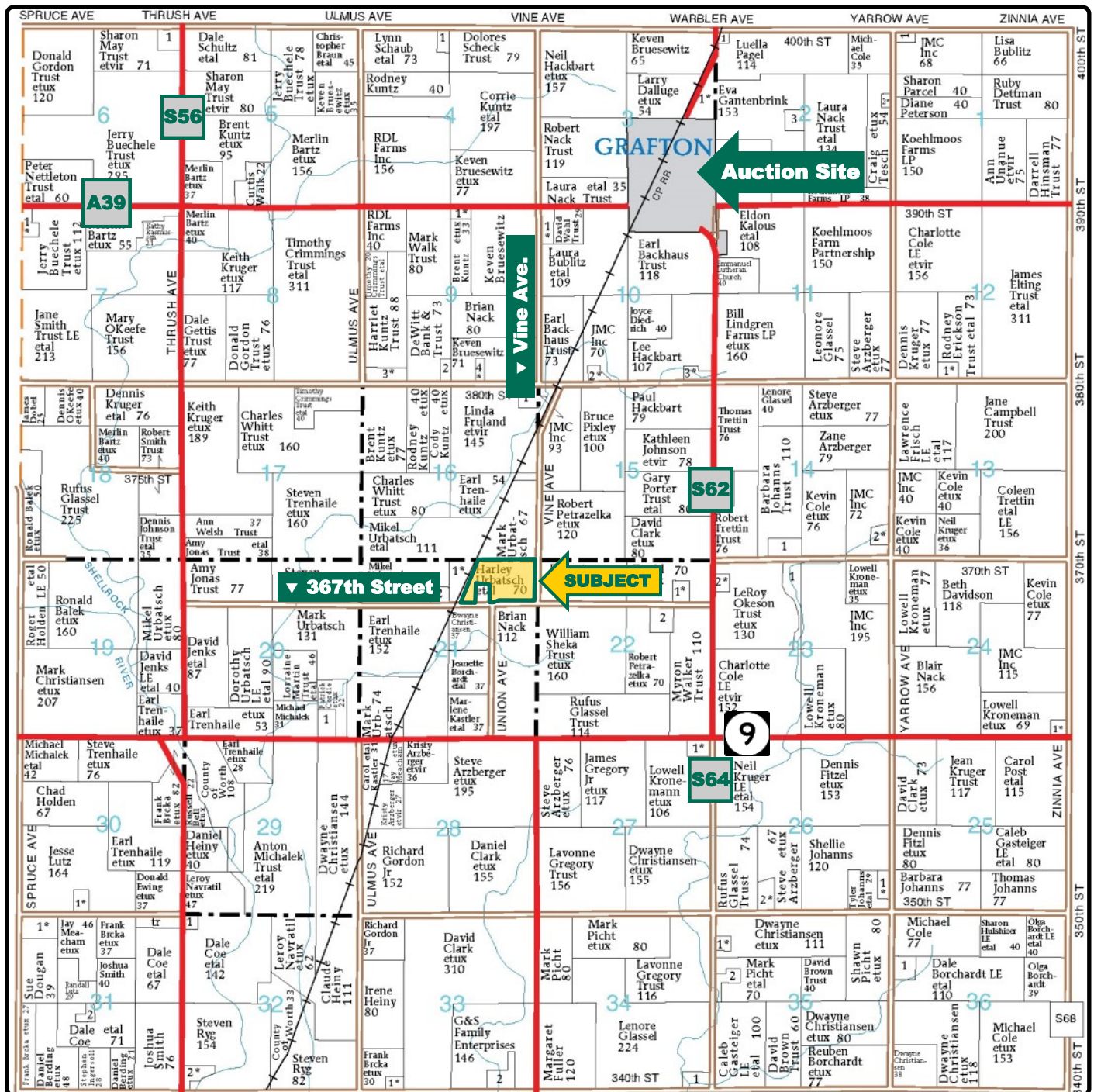


Property Key Features

- Top-Quality Loess Soils
- 95% Tillable Acres
- Four Ethanol Plants Within 28 Miles of the Farm

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: 52.52*
Corn Base Acres: 23.12*
Bean Base Acres: 28.42*
Soil Productivity: 94.34 CSR2

**FSA/Eff. Crop and Base Acres are estimated.*

Property Information

55.3 Acres, m/l

Location

From Grafton: Proceed 2 miles south on S62 to 367th Street, then travel 1 mile west to Vine Avenue. The property is located on the NW corner of the intersection.

Legal Description

NW¼ NE¼ east of RR ROW, except parcel; and NE¼ NE¼ except parcel, all in Sec. 21, T98N, R19W, Union Twp., Worth County, IA. Exact legal as per Abstract of Title.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,796
Net Taxable Acres: 52.61
Tax per Net Taxable Acre: \$34.14

FSA Data

Part of Farm Number 6700, Tract 7562
FSA/Eff. Crop Acres: 52.52*

Corn Base Acres: 23.12*

Corn PLC Yield: 169 Bu.

Bean Base Acres: 28.42*

Bean PLC Yield: 45 Bu.

**Acres and bases are estimated pending reconstitution of farm by the local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Klinger, Dinsdale and Franklin. CSR2 on the estimated FSA/Eff. crop acres is 94.34. See soil map for detail.

Land Description

Level to gently sloping.

Buildings/Improvements

Grain Bin with Drying Floor: 21' diameter, 6,000 bu. capacity with 8" horizontal unload auger; no motor or fan.

Drainage

Natural; no tile maps available.

Water & Well Information

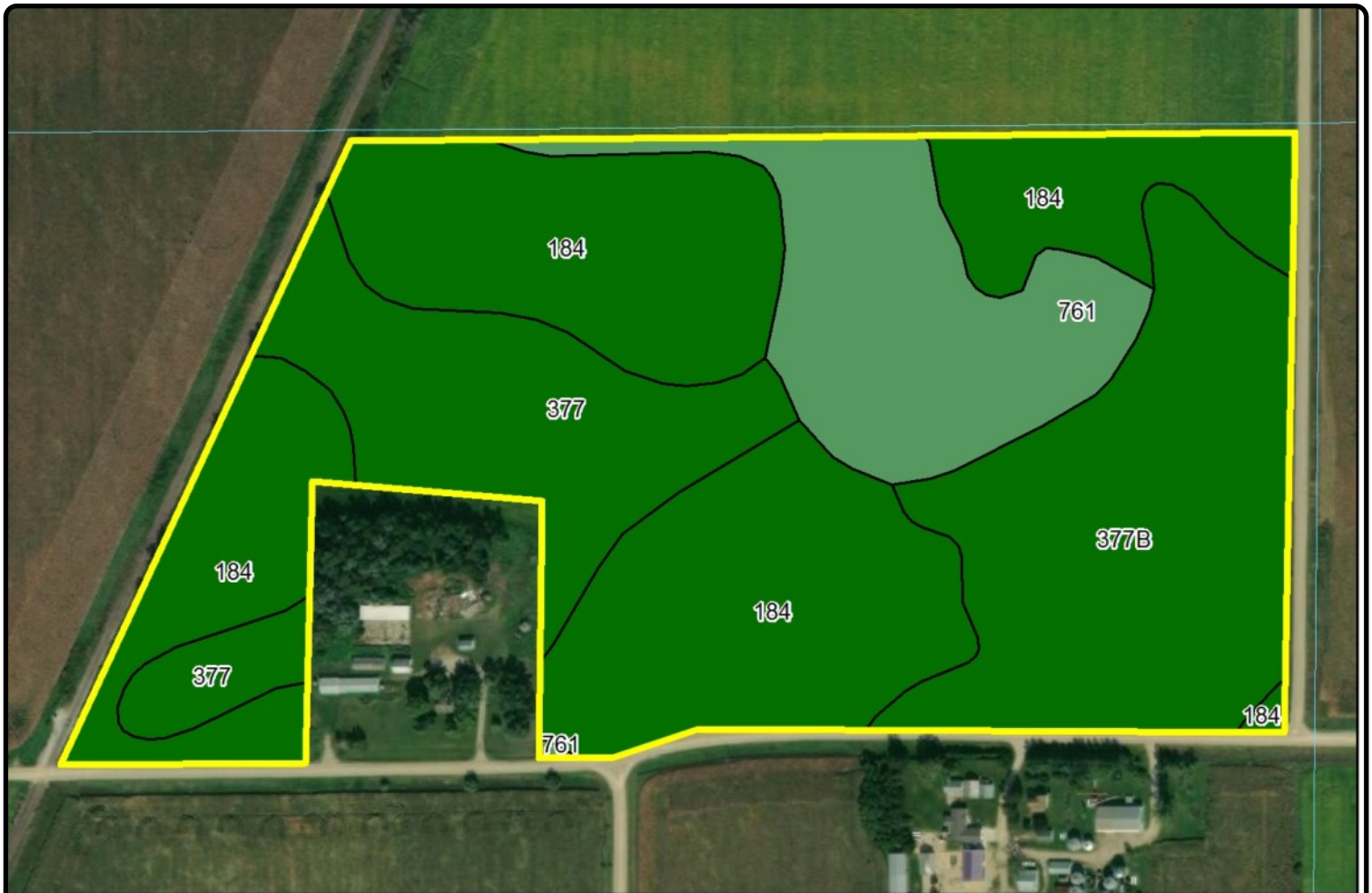
No known well.

Comments

Outstanding soils in a strong farming area.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
184	Klinger silty clay loam, 1 to 4 percent slopes	23.97	45.64	1	95
377B	Dinsdale silt loam, 2 to 5 percent slopes	11.99	22.84	2	95
377	Dinsdale silt loam, 0 to 2 percent slopes	8.72	16.61	1	100
761	Franklin silt loam, 1 to 3 percent slopes	7.83	14.91	1	85

Measured Tillable Acres: 52.52

Average CSR2: 94.34

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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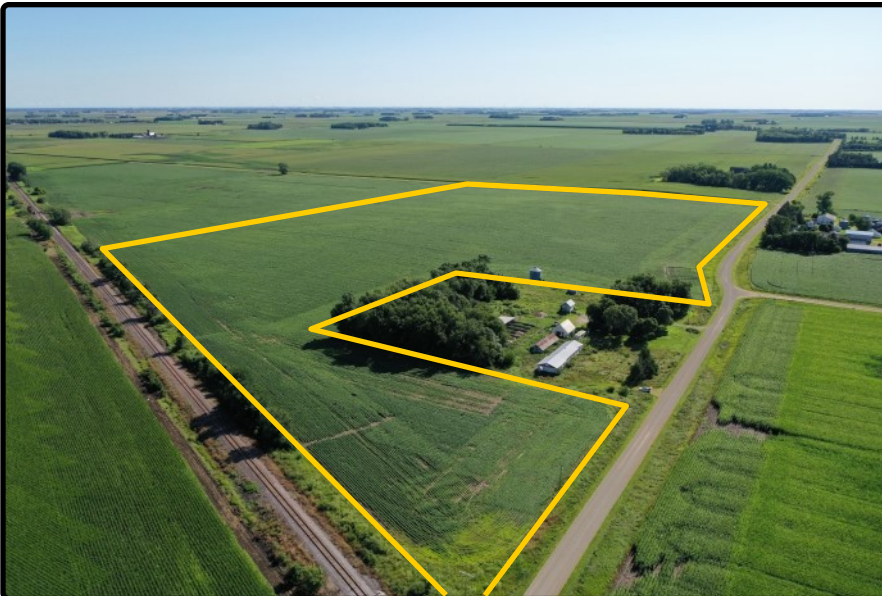
Looking Southwest from Northeast Corner



Looking North from South Side



Looking Northeast from Southwest Corner



Grain Bin



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Date: **Thursday
September 26, 2019**

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

Site: **Grafton Comm. Center
202 6th Avenue
Grafton, IA 50440**

Seller

Mr. & Mrs. Harley Urbatsch

Agency

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

Auctioneer

Marv Huntrods

Attorney

Gerald M. Stambaugh
Heiny, McManigal, Duffy, Stambaugh &
Anderson, P.L.C.

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 6, 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 closing.