

# Land Auction

**ACREAGE:**

**76.48 Acres, m/l**  
Floyd County, IA

**DATE:**

Thursday  
**November 14, 2019**  
**2:00 p.m.**

**LOCATION:**

**Floyd County**  
**Fairgrounds**  
Charles City, IA

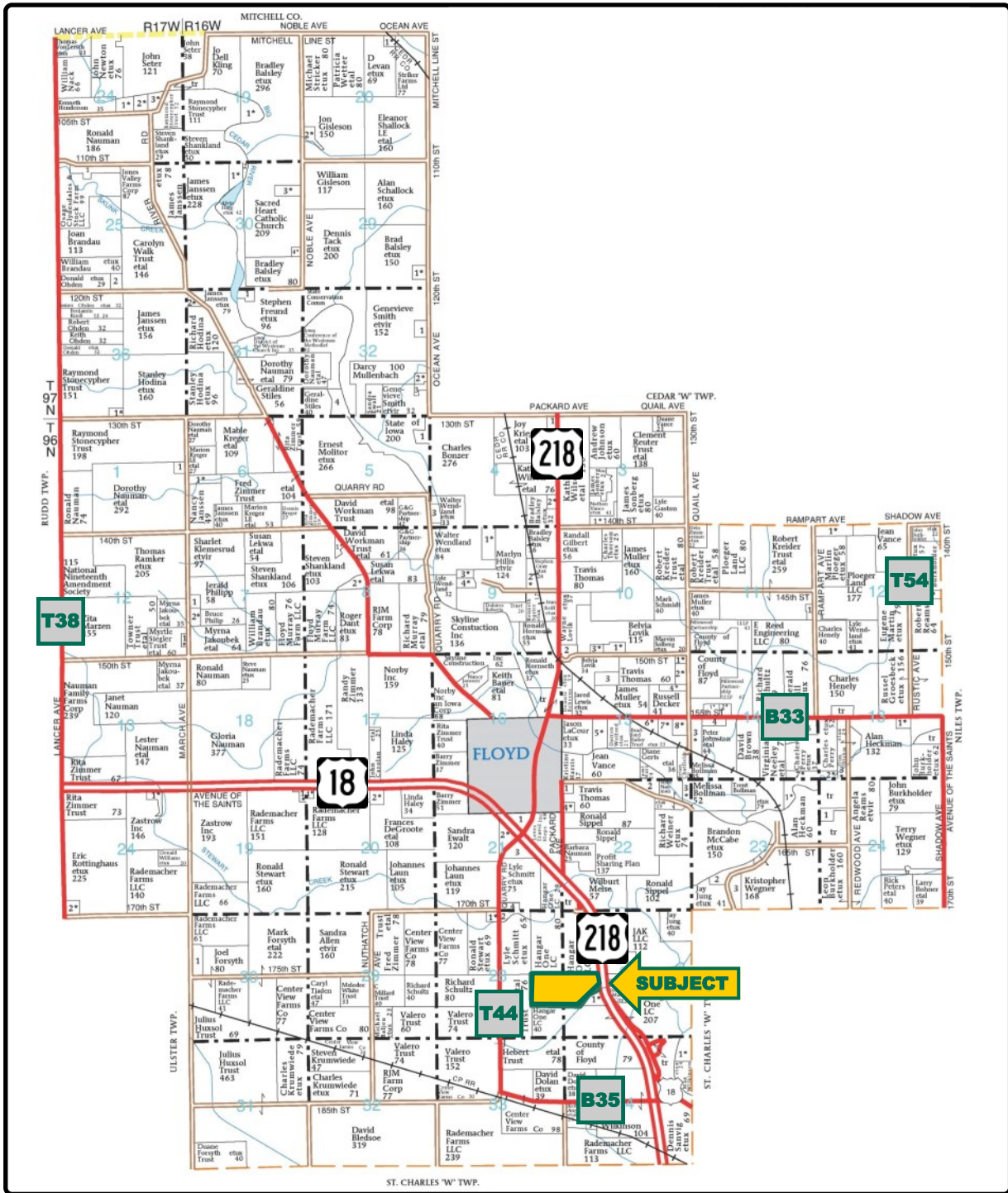


## Property Key Features

- Highly productive Floyd County farm with CSR2 of 88.8
- Frontage on Highway 218 Avenue of the Saints
- One-half mile from ethanol plant

**Cal Dickson, AFM, ALC, CCA**  
Licensed Broker in IA & MN  
**CalD@Hertz.ag**

**641-423-9531**  
2800 4th Street SW, Suite 7  
Mason City, IA 50401  
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<b>FSA/Eff. Crop Acres:</b>	<b>71.79</b>
<b>CRP Acres:</b>	<b>3.60</b>
<b>Corn Base Acres:</b>	<b>36.70</b>
<b>Bean Base Acres:</b>	<b>35.09</b>
<b>Soil Productivity:</b>	<b>88.80 CSR2</b>

## Property Information

**76.48 Acres, m/l**

### Location

1.4 miles south of 218/27 exit at Floyd, IA, or 1 mile north of Exit 212 on Hwy. 218. Property is located on the west side of Hwy. 218.

### Legal Description

NE¼ SE¼, Section 28, and Pt. N½ SW¼, Section 27, all in T96N, R16W, Floyd Twp., Floyd County, IA. Exact legal per Abstract of Title.

### Real Estate Tax

Taxes Payable 2019-2020: \$2,234.00  
Net Taxable Acres: 76.48  
Tax per Net Taxable Acre: \$29.21

### FSA Data

Farm Number 2784, Tract 8360  
FSA/Eff. Crop Acres: 71.79  
CRP Acres: 3.60  
Corn Base Acres: 36.70  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 35.09  
Bean PLC Yield: 42 Bu.

### CRP Contracts

There are 3.60 acres enrolled in a CP33 contract that pays \$970.00 annually and expires 09/30/2025.

### Soil Types/Productivity

Primary soils are Floyd, Readlyn, Clyde and Ostrander loam. CSR2 on the FSA/Eff. crop acres is 88.8. See soil map for detail.

### Land Description

Level to slightly sloping.

### Buildings/Improvements

None.

### Drainage

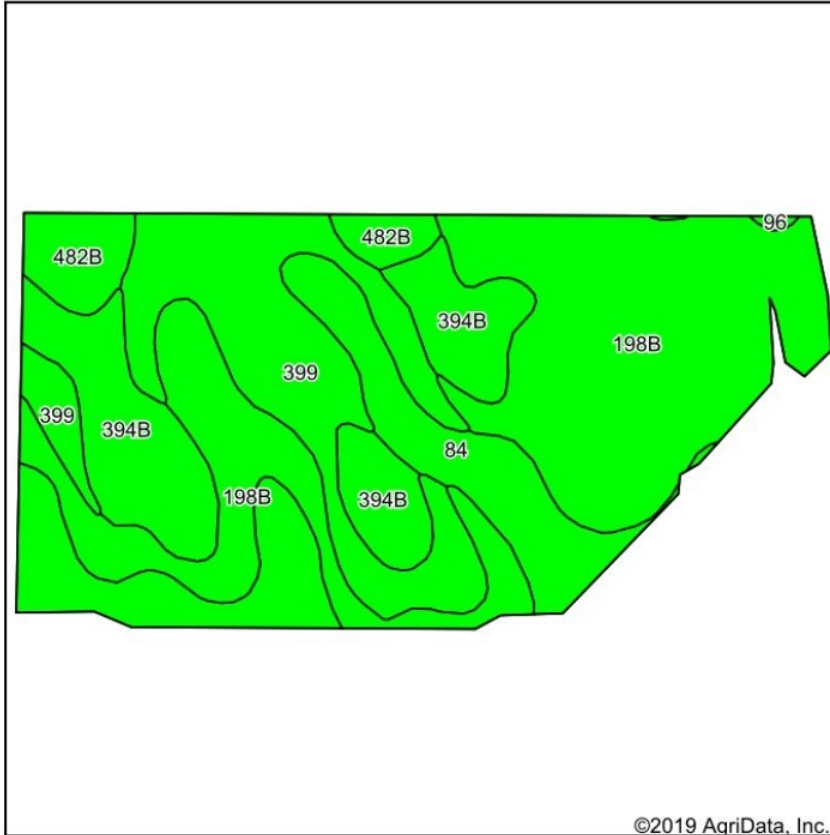
Surface and pattern tiled in 2018. See tile map for detail.

### Water & Well Information

None.

### Comments

Highly productive farm along the west edge of Hwy. 218 Avenue of the Saints near Charles City, IA.



State: **Iowa**  
 County: **Floyd**  
 Location: **27-96N-16W**  
 Township: **Floyd**  
 Acres: **71.79**  
 Date: **9/24/2019**



Soils data provided by USDA and NRCS.

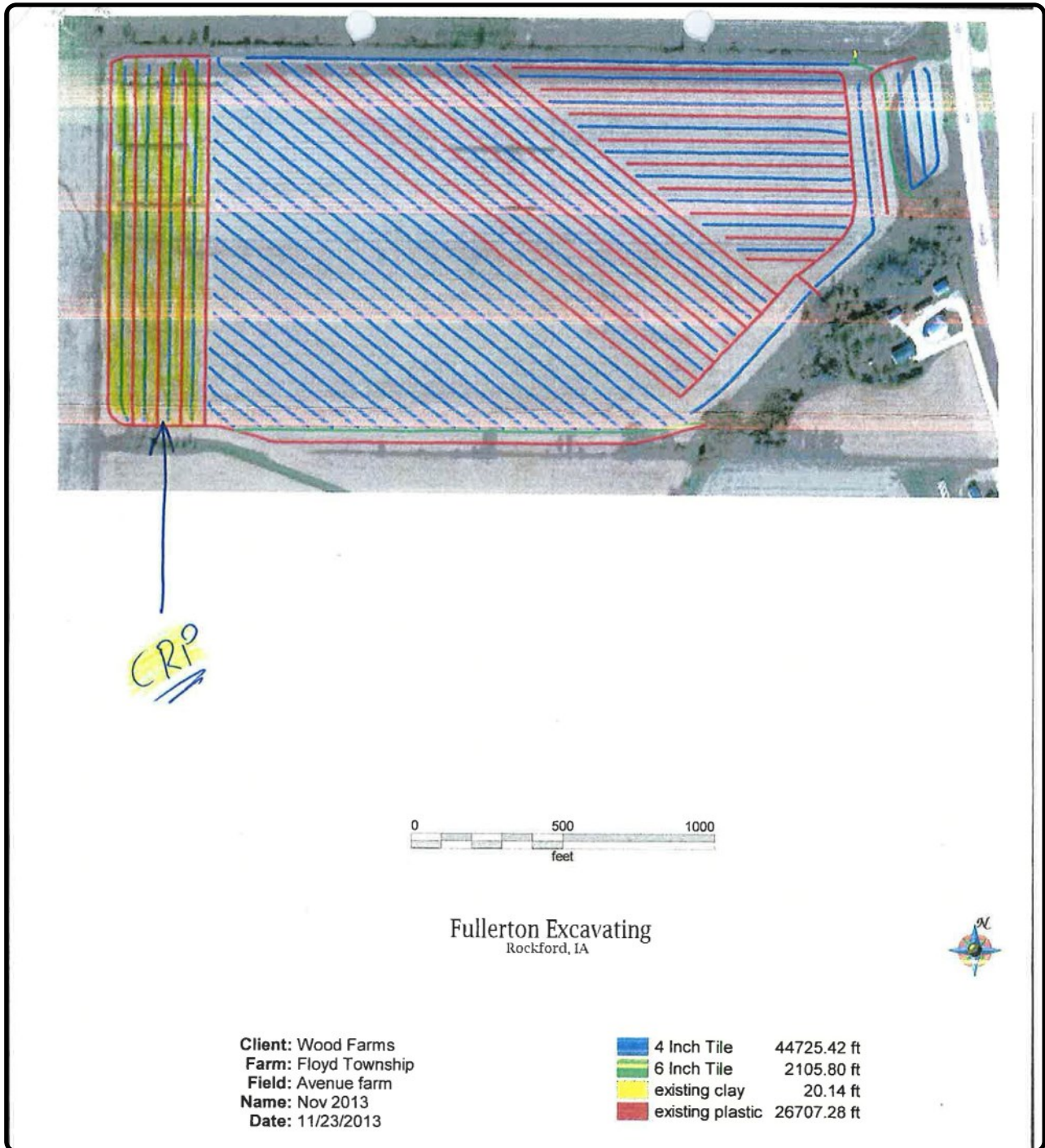
Area Symbol: IA067, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
198B	Floyd loam, 1 to 4 percent slopes	29.68	41.3%		Ilw	89	74	86
399	Readlyn silt loam, 1 to 3 percent slopes	14.29	19.9%		lw	91		66
84	Clyde silty clay loam, 0 to 3 percent slopes	12.57	17.5%		Ilw	88	77	73
394B	Ostrander loam, 2 to 5 percent slopes	11.71	16.3%		Ile	88	84	67
482B	Racine loam, 2 to 5 percent slopes	3.40	4.7%		Ile	84	79	84
96	Turlin loam, 0 to 2 percent slopes	0.14	0.2%		Ilw	94	90	86
<b>Weighted Average</b>						<b>88.8</b>	<b>*-</b>	<b>*n 76.5</b>

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-Spring 2019



Looking Northeast-Summer 2019



Looking East-Summer 2019



Looking East-Spring 2019



Date: **Thursday,  
November 14, 2019**

Time: **2:00 p.m.**

Site: **Floyd Co. Fairgrounds  
Youth Enrichment Ctr  
2516 7 Mile Road  
Charles City, IA 50616**

#### **Seller**

Parkinson Farms Company

#### **Agency**

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

#### **Auctioneer**

Marv Huntrods

#### **Attorney**

Larry McKibben  
Moore, McKibben, Goodman & Lorenz,  
LLP

#### **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 March 3, 2020 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 closing.

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