

Land Auction

ACREAGE:

170.0 Acres, m/l
In 2 parcels
Floyd County, IA

DATE:

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

LOCATION:

Floyd County
Fairgrounds
Charles City, IA

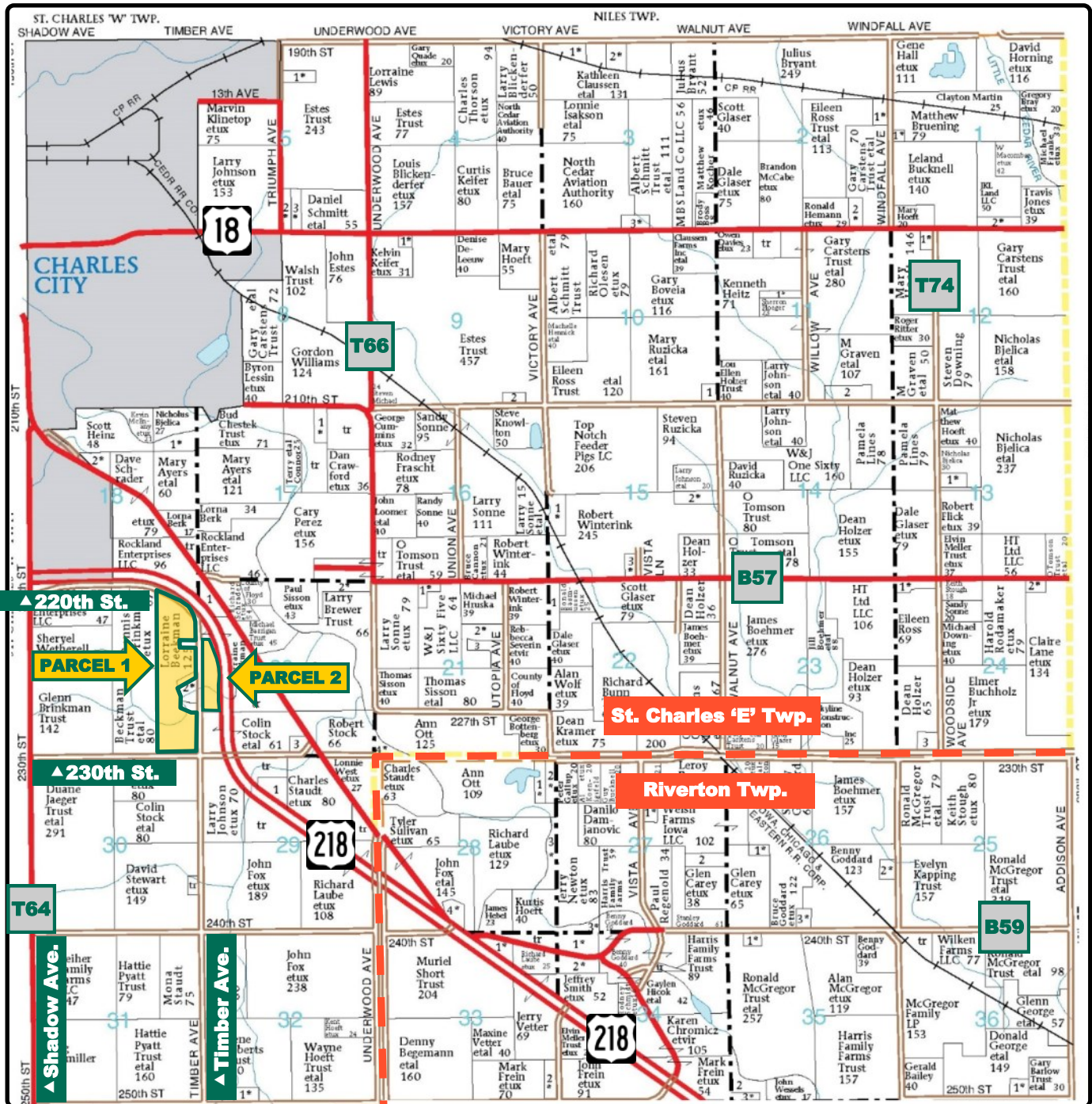


Property Key Features

- Productive soils with drainage tile
- Four ethanol plants within 34 miles of the farm
- Easy access to Avenue of the Saints

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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Parcel 1

FSA/Eff. Crop Acres: 122.81
CRP Acres: 4.30
Corn Base Acres: 85.81*
Bean Base Acres: 35.51*
Soil Productivity: 83.70 CSR2

**Base Acres are estimated.*

Parcel 1 Property Information 130.00 Acres, m/l

Location

From intersection of US Hwy 218 & Shadow Ave., travel south to 220th St., then proceed east on 220th St. ¼ mile. The property is on the south side of 220th. St.

Legal Description

Pt. E½ E½, less tracts, 19-95N-15W, St. Charles 'E' Twp., Floyd County, IA.

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,284.00
 Net Taxable Acres: 121.73
 Tax per Net Taxable Acre: \$26.98

Buildings/Improvements

None.

FSA Data

Part of Farm Number 5982, Tract 11112
 FSA/Eff. Crop Acres: 122.81
 CRP Acres: 4.30
 Corn Base Acres: 85.81*
 Corn PLC Yield: 155 Bu.
 Bean Base Acres: 35.51*
 Bean PLC Yield: 45 Bu.

**Base acres are estimated pending reconstitution of farm by Floyd County FSA Office.*

CRP Contracts

There are 3.3 acres enrolled in a CRP contract that pays \$523.00 annually and expires 9/30/2029.

There are 0.2 acres enrolled in a CRP contract that pays \$62.00 annually and expires 9/30/2024.

There are 0.8 acres enrolled in a CRP contract that pays \$240.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Kenyon and Floyd loam. CSR2 on the FSA/Eff. crop acres is 83.7. See soil map for detail.

Land Description

Gently sloping to slightly rolling.

Drainage

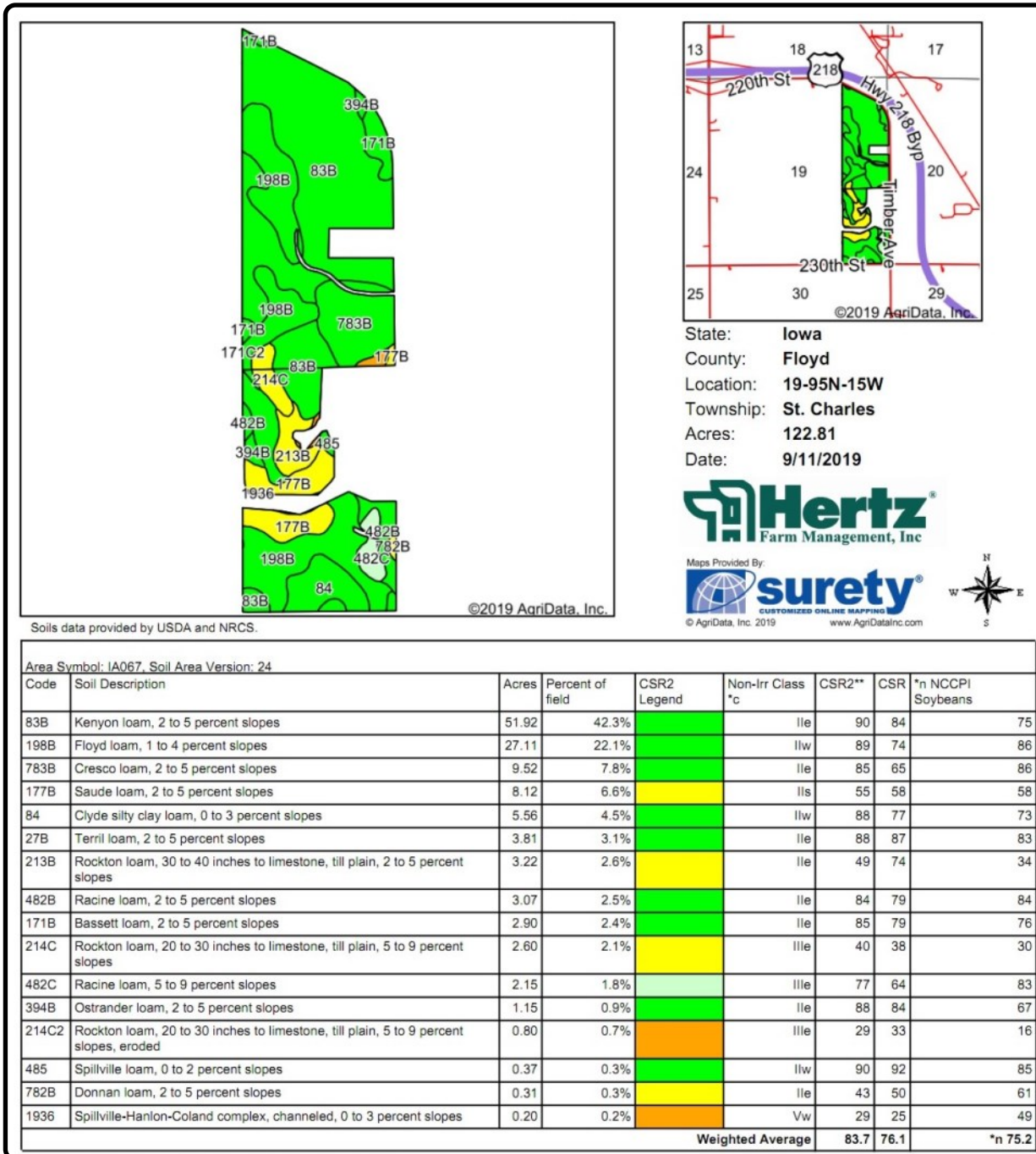
Natural with some supplemental drainage tile. Maps available upon request.

Water & Well Information

None.

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Comments

Productive soils with strong markets nearby.

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Parcel 2

FSA/Eff. Crop Acres:	33.92*
CRP Acres:	1.10
Corn Base Acres:	23.70*
Bean Base Acres:	9.81*
Soil Productivity:	73.00 CSR2

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

Parcel 2 Property Information 40.00 Acres, m/l

Location

From intersection of US Hwy 218 & Shadow Ave., travel south to 220th St., then proceed east on 220th St. approx. 1 mile around the curve to Timber Ave. The property is on the west side of Timber Ave.

Legal Description

Pt. W½, 20-95N-15W, St. Charles 'E' Twp., Floyd County, IA.

Real Estate Tax (Estimated)

Taxes Payable 2019 - 2020: \$832.00*

Net Taxable Acres: 35.02*

Tax per Net Taxable Acre: \$23.76*

**Taxes and net taxable acres estimated due to parcel split.*

FSA Data

Part of Farm Number 5982, Tract 11112

FSA/Eff. Crop Acres: 33.92*

CRP Acres: 1.10

Corn Base Acres: 23.70*

Corn PLC Yield: 155 Bu.

Bean Base Acres: 9.81*

Bean PLC Yield: 45 Bu.

**Acres and bases are estimated pending reconstitution of farm by Floyd County FSA Office.*

CRP Contracts

There are 1.1 acres enrolled in a CRP contract that pays \$186.00 annually and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Kenyon, Bassett and Saude loam. CSR2 on the est. FSA/Eff. crop acres is 73.0. See soil map for detail.

Land Description

Gently sloping to slightly rolling.

Drainage

Natural.

Water & Well Information

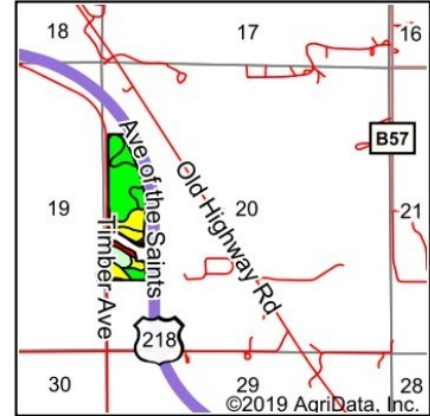
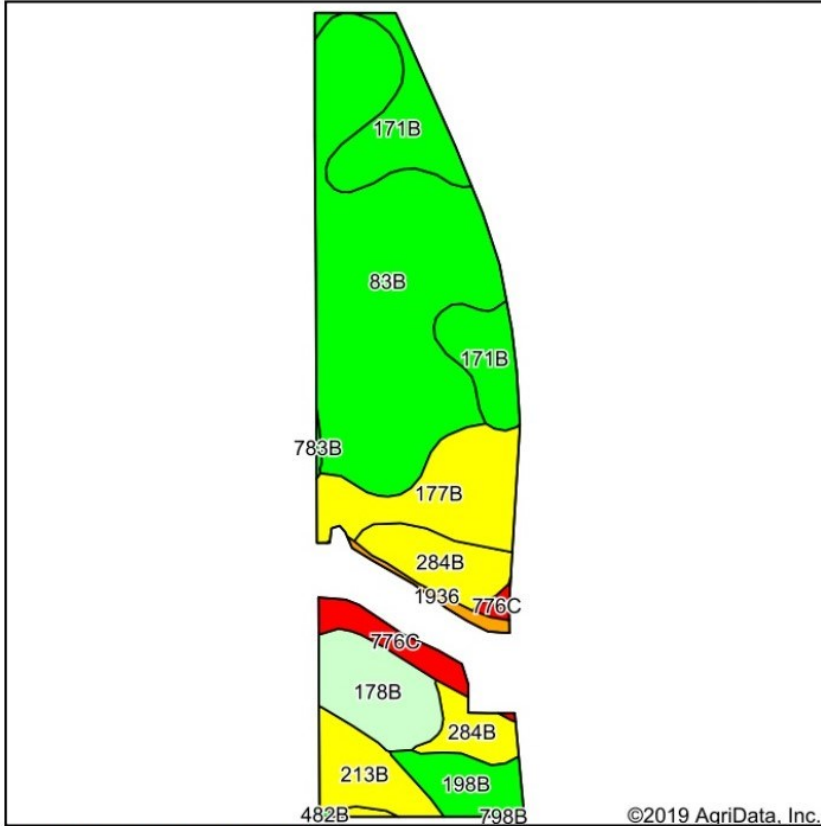
None.

Comments

Productive soils with strong markets nearby. Borders the Avenue of the Saints Highway.

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State: **Iowa**
 County: **Floyd**
 Location: **20-95N-15W**
 Township: **St. Charles**
 Acres: **33.92**
 Date: **9/17/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
83B	Kenyon loam, 2 to 5 percent slopes	14.46	42.6%		Ile	90	84	75
171B	Bassett loam, 2 to 5 percent slopes	4.40	13.0%		Ile	85	79	76
177B	Saude loam, 2 to 5 percent slopes	3.82	11.3%		Ils	55	58	58
284B	Flagler sandy loam, 2 to 5 percent slopes	3.09	9.1%		Ille	49	45	36
178B	Waukee loam, 2 to 5 percent slopes	2.72	8.0%		Ils	64	74	67
213B	Rockton loam, 30 to 40 inches to limestone, till plain, 2 to 5 percent slopes	1.95	5.7%		Ile	49	74	34
198B	Floyd loam, 1 to 4 percent slopes	1.61	4.7%		Ilw	89	74	86
776C	Lilah sandy loam, 3 to 9 percent slopes	1.31	3.9%		IVe	5	8	24
1936	Spilville-Hanlon-Coland complex, channeled, 0 to 3 percent slopes	0.37	1.1%		Vw	29	25	49
782B	Donnan loam, 2 to 5 percent slopes	0.13	0.4%		Ile	43	50	61
783B	Cresco loam, 2 to 5 percent slopes	0.06	0.2%		Ile	85	65	86
Weighted Average						73	71.3	*n 64.9

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 - 130.00 Acres



Parcel 1 - 130.00 Acres



Parcel 2 - 40.00 Acres



Parcel 2 - 40.00 Acres



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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

Lorraine F. Beekman 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

- These parcels will be offered individually and will not be combined in any way.
- 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 December 19, 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.