

Land Auction

ACREAGE:

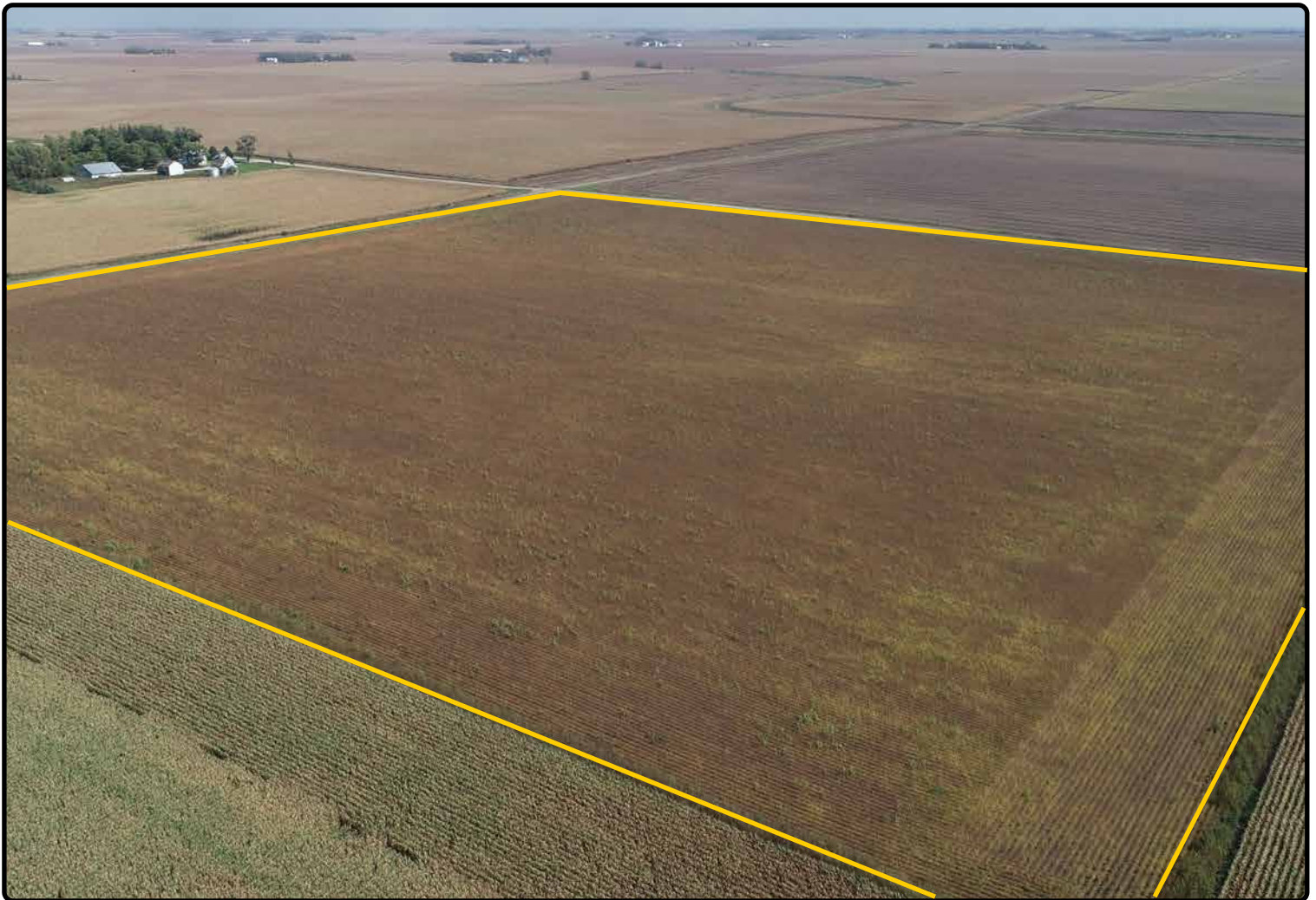
40.00 Acres, m/l
Wright County, IA

DATE:

Wednesday
November 6, 2019
10:00 a.m.

LOCATION:

Heartland Museum
Clarion, IA

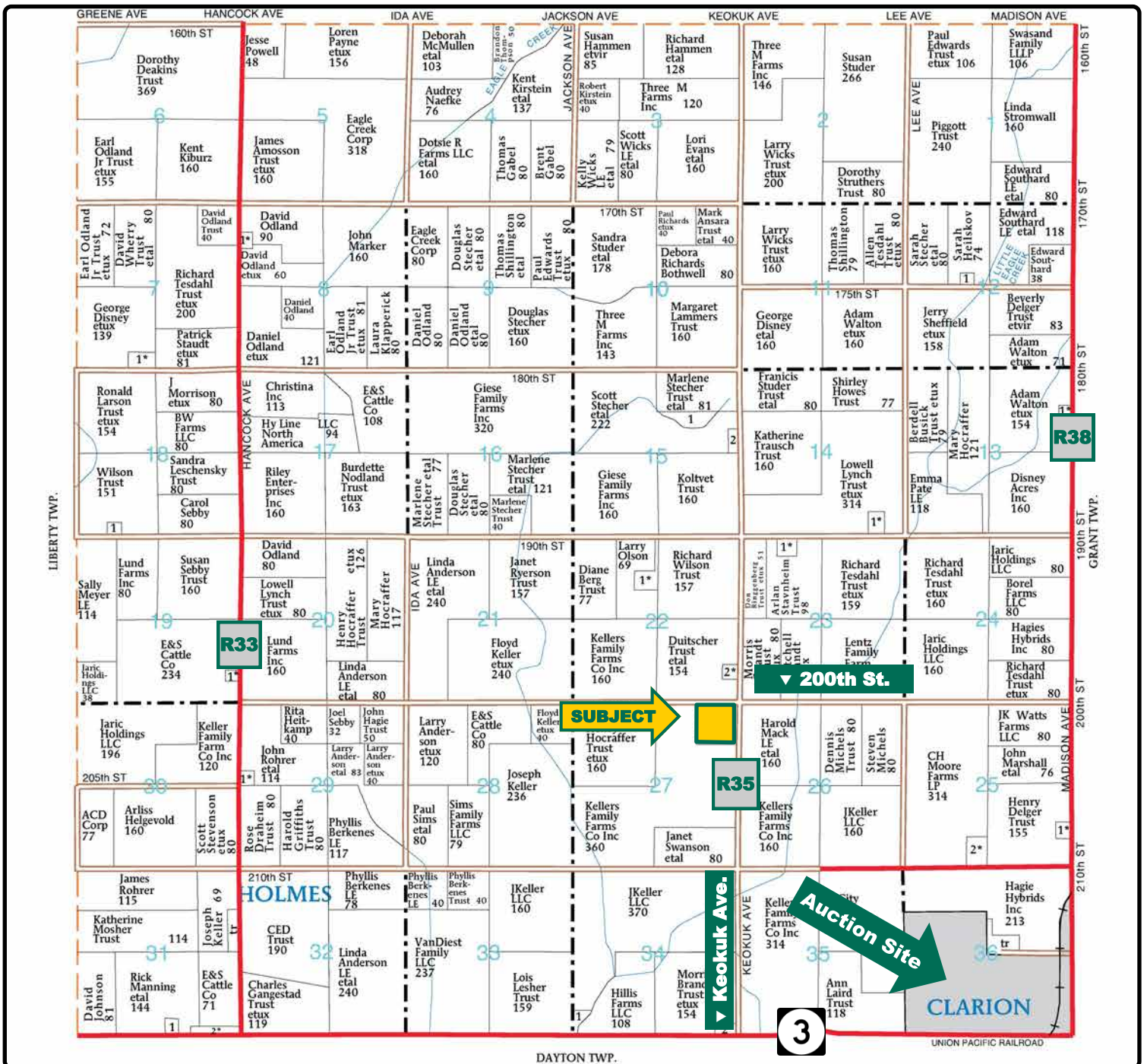


Property Key Features

- Located 2¾ Miles Northwest of Clarion
- 38.17 NHEL FSA/Eff. Crop Acres with 85.80 CSR2
- High-Quality Wright County Farm

Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag



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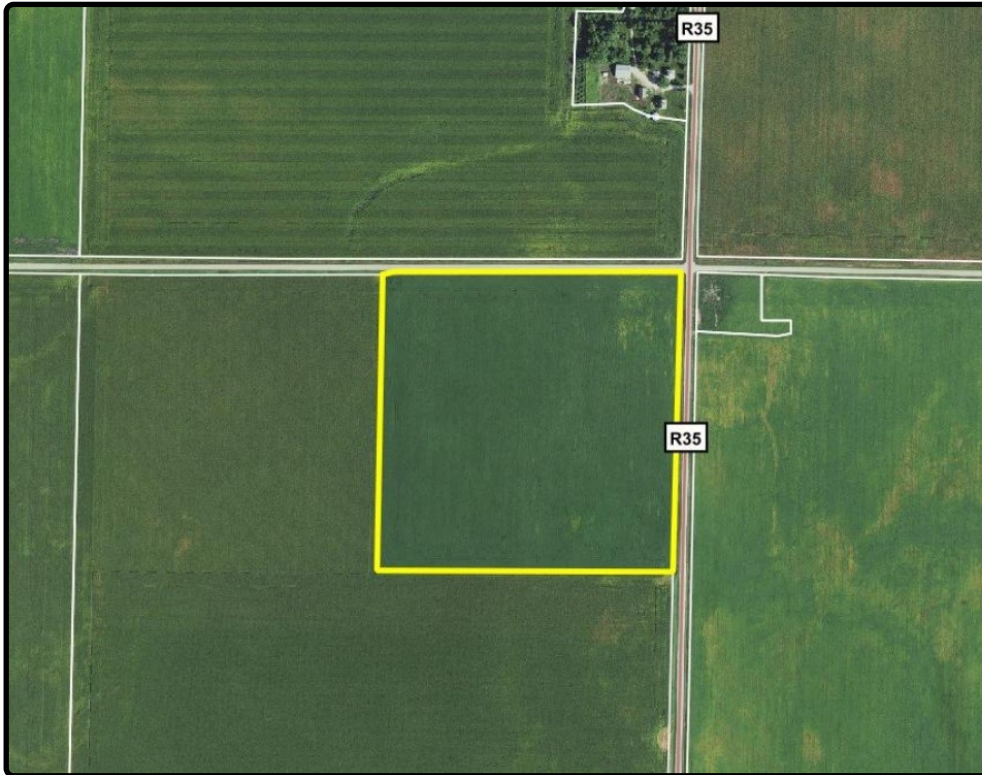
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FSA/Eff. Crop Acres:	38.17
Corn Base Acres:	34.89
Soil Productivity:	85.80 CSR2

Property Information

40.00 Acres, m/l

Location

One mile west of Clarion on Hwy 3, then 1¼ miles north on Keokuk Ave. (R35). The farm is located at the intersection of Keokuk Ave. and 200th St. on the west side of Keokuk Ave.

Legal Description

NE¼ NE¼, Section 27, Township 92 North, Range 25 West of the 5th P.M., Wright Co., IA.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,148
Net Taxable Acres: 38
Tax per Net Taxable Acre: \$30.21

FSA Data

Farm Number 5642, Tract 3838
FSA/Eff. Crop Acres: 38.17 NHEL
Corn Base Acres: 34.89
Corn PLC Yield: 151 Bu.

Soil Types/Productivity

Primary soils are Nicollet, Canisteo and Webster. CSR2 on the FSA/Eff. crop acres is 85.80. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Natural, plus tile. Located in Drainage District number 36. Drainage District map available.

Water & Well Information

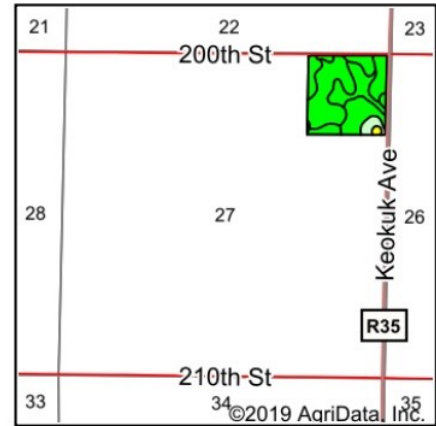
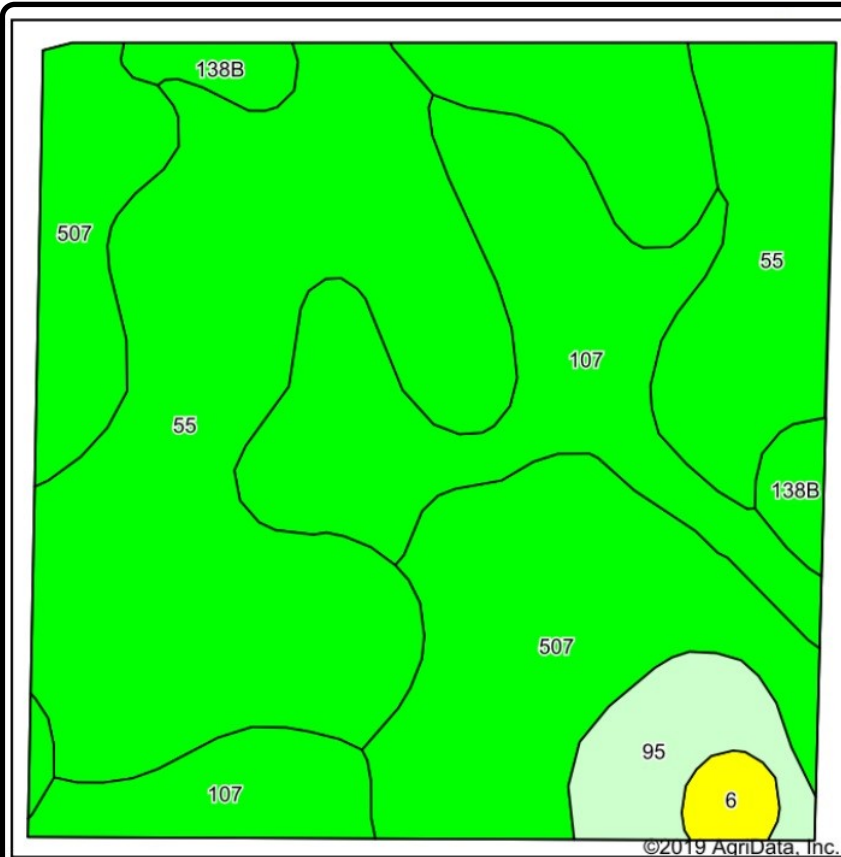
None

Lease

Open lease for 2020

Comments

High-quality Wright County farm.



State: **Iowa**
 County: **Wright**
 Location: **27-92N-25W**
 Township: **Lake**
 Acres: **38.17**
 Date: **9/30/2019**









Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA197, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	16.10	42.2%		Iw	89	88
507	Canisteo clay loam, 0 to 2 percent slopes	10.66	27.9%		Ilw	84	78
107	Webster clay loam, 0 to 2 percent slopes	8.23	21.6%		Ilw	86	83
95	Harps clay loam, 0 to 2 percent slopes	1.74	4.6%		Ilw	72	62
138B	Clarion loam, 2 to 6 percent slopes	1.00	2.6%		Ile	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.44	1.2%		Illw	59	57
Weighted Average						85.8	82.4

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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Southeast Looking Northwest



Northwest Looking Southeast



Date: **Wed., November 6, 2019**

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

Site: **Heartland Museum
119 9th St. SW
Clarion, IA 50525**

Seller

Jess A. Powell

Agency

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

Auctioneer

Marv Huntrods

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 December 4, 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 December 4, 2019.