

Land Auction

ACREAGE:

316.46 Acres, m/l
In 2 parcels
Story County, IA

DATE:

Tuesday
November 19, 2019
10:00 a.m.

LOCATION:

Gates Memorial Hall
Nevada, IA



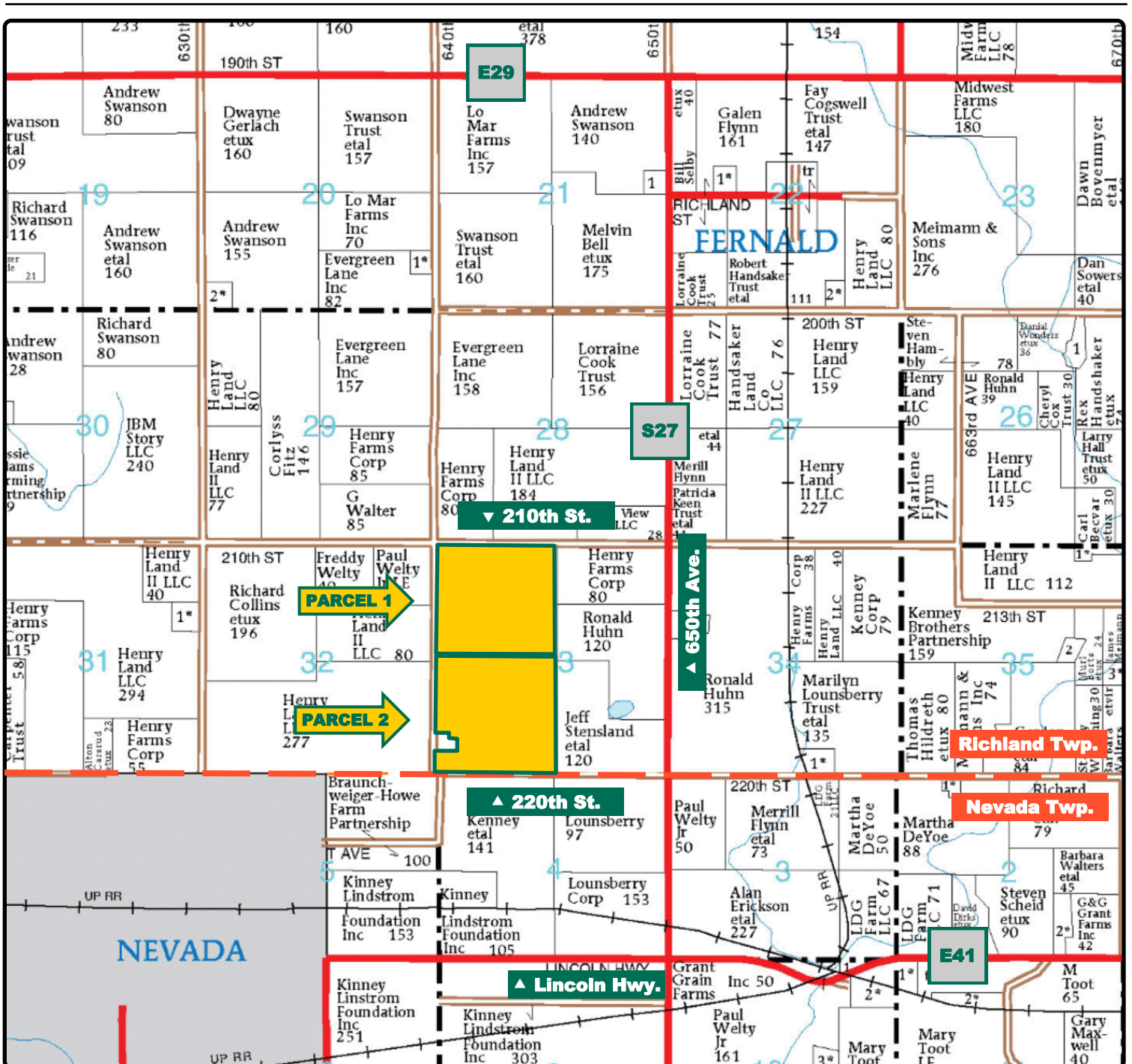
Property Key Features

- 2 Miles Northeast of Nevada
- Parcel 1 - 85.5 CSR2 / Parcel 2 - 84.1 CSR2
- High-Quality Soils on these Story County Farms

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Parcel 1

FSA/Eff. Crop Acres: 156.00*

Corn Base Acres: 112.16*

Bean Base Acres: 43.89*

Soil Productivity: 85.50 CSR2

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

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Nevada: Take Lincoln Hwy 1½ miles east to 650th Ave. Go north 2 miles to 210th St. Then west ½ mile, property is on the south side of road.

Legal Description

W½ NW¼ of Section 33, Township 84 North, Range 22 West of the 5th P.M. (Richland Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,704
Net Taxable Acres: 156
Tax per Net Taxable Acre: \$30.15

FSA Data

Part of Farm Number 1517, Tract 2084

FSA/Eff. Crop Acres: 156*

Corn Base Acres: 112.16*

Corn PLC Yield: 152 Bu.

Bean Base Acres: 43.89*

Bean PLC Yield: 48 Bu.

**FSA/Eff. Crop and Base Acres are estimated pending reconstitution of farm by Story County FSA.*

Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion. CSR2 on the est. FSA/Eff. crop acres is 85.5. See soil map for detail.

Land Description

Level to gently sloping

Yield History

Yield history available upon request. Contact listing agent for details.

Buildings/Improvements

None

Drainage

Private tile, including large 15" main. See tile map.

Water & Well Information

None known

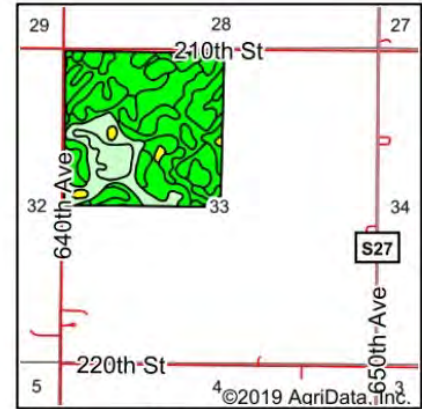
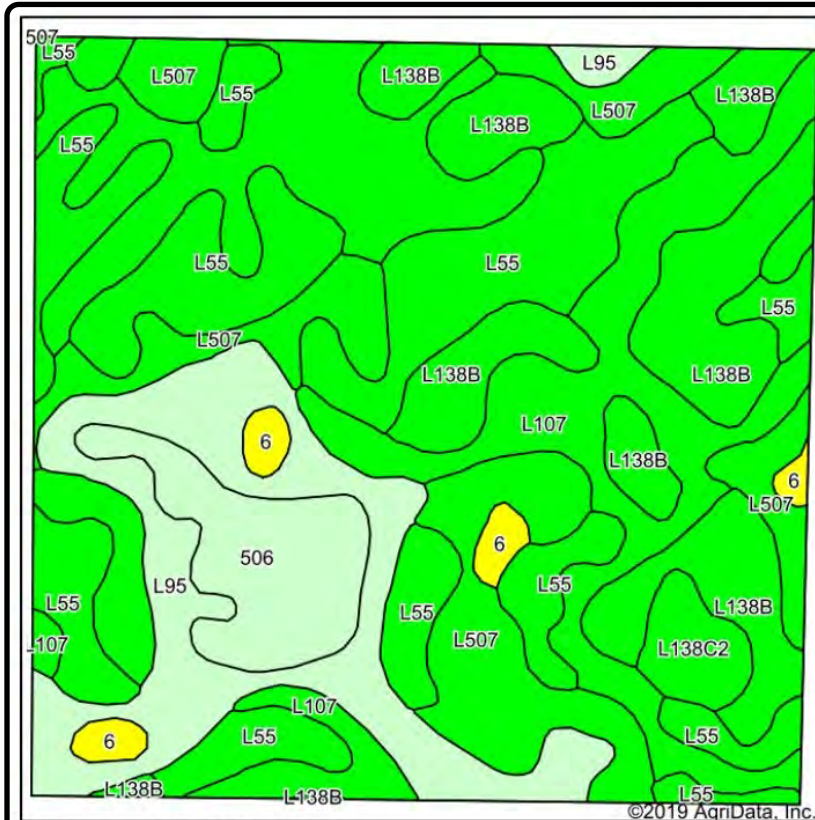
Comments

Great-laying farm in Story County.

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State: Iowa
 County: Story
 Location: 33-84N-22W
 Township: Richland
 Acres: 156
 Date: 9/27/2019



Area Symbol: IA169, Soil Area Version: 29

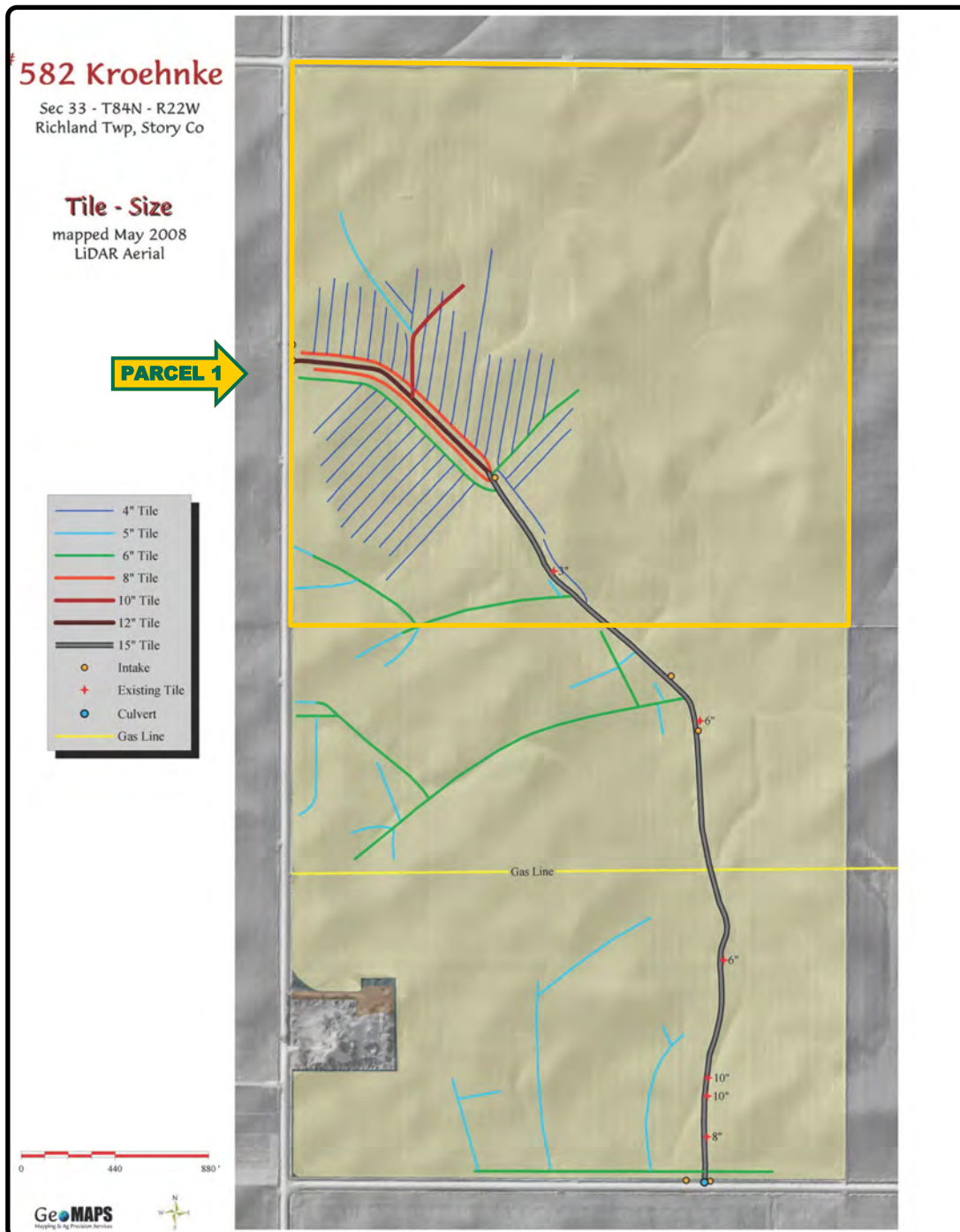
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	39.39	25.2%		llw	88	
L55	Nicollet loam, 1 to 3 percent slopes	36.30	23.3%		le	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	24.91	16.0%		lle	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	21.04	13.5%		llw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	20.26	13.0%		llw	75	
506	Wacousta silty clay loam, 0 to 1 percent slopes	8.73	5.6%		lllw	74	79
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.79	1.8%		llle	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.58	1.7%		lllw	59	59
Weighted Average						85.5	*.

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 2

FSA/Eff. Crop Acres: 151.78*

Corn Base Acres: 109.06*

Bean Base Acres: 42.67*

Soil Productivity: 84.10 CSR2

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

Parcel 2 Property Information 156.46 Acres, m/l

Location

From Nevada: Go east on Lincoln Hwy. to 650th Ave., then north 1 mile to 220th St., then west ½ mile. Property is on the north side of the road.

Legal Description

W½ SW¼, except acreage, of Section 33, Township 84 North, Range 22 West of the 5th P.M. (Richland Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,532
Net Taxable Acres: 152.70
Tax per Net Taxable Acre: \$29.68

FSA Data

Part of Farm Number 1517, Tract 2084

FSA/Eff. Crop Acres: 151.78*

Corn Base Acres: 109.06*

Corn PLC Yield: 152 Bu.

Bean Base Acres: 42.67*

Bean PLC Yield: 48 Bu.

**FSA/Eff. Crop and Base Acres are estimated pending reconstitution of farm by Story County FSA.*

Soil Types/Productivity

Primary soils are Webster, Nicollet and Harps. CSR2 on the est. FSA/Eff. crop acres is 84.1. See soil map for detail.

Land Description

Level to gently rolling

Yield History

Yield history available upon request.
Contact listing agent for details.

Buildings/Improvements

Five grain bins with approximately 29,000 bushels of storage.

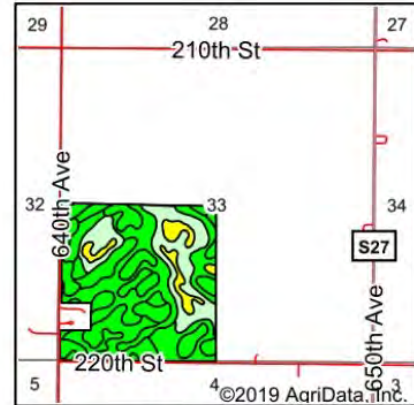
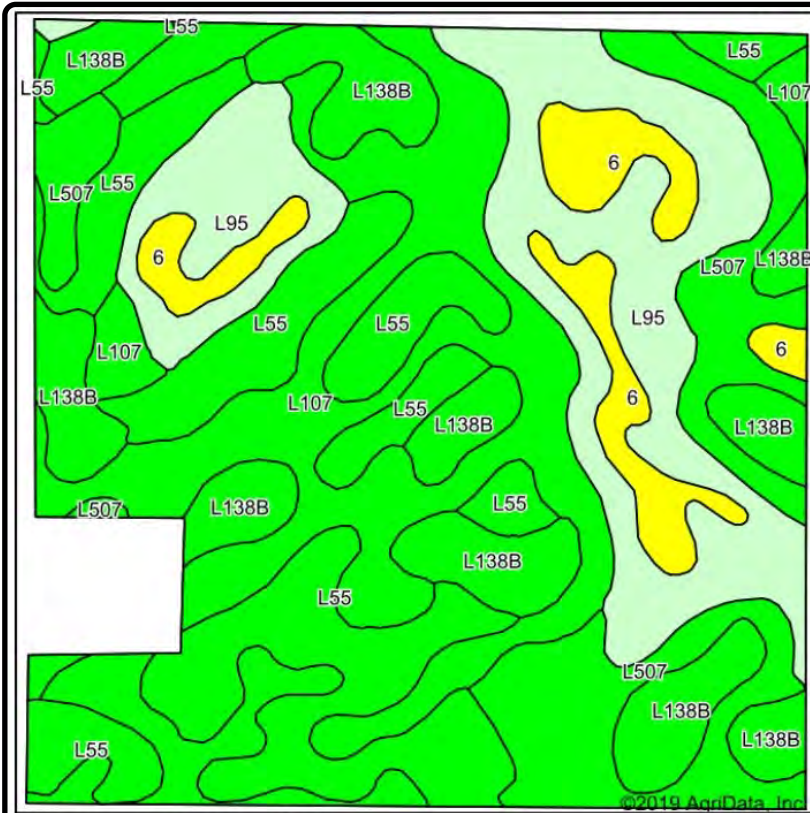
- 24' x 17' dryer bin
- 27' x 17' dryer bin
- 30' x 20' dryer bin
- Two - 18' x 17' bins

Water & Well Information

None known

Drainage

Private tile, including a large 15" main.
See tile map.



State: Iowa
 County: Story
 Location: 33-84N-22W
 Township: Richland
 Acres: 151.78
 Date: 9/27/2019





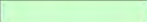



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	36.58	24.1%		llw	88	
L55	Nicollet loam, 1 to 3 percent slopes	33.17	21.9%		le	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	29.53	19.5%		llw	75	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.38	15.4%		lle	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.32	12.7%		llw	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.80	6.5%		llw	59	59
Weighted Average						84.1	*-

Pipeline Easement

Natural gas pipeline crosses property east to west. (See tile map.)

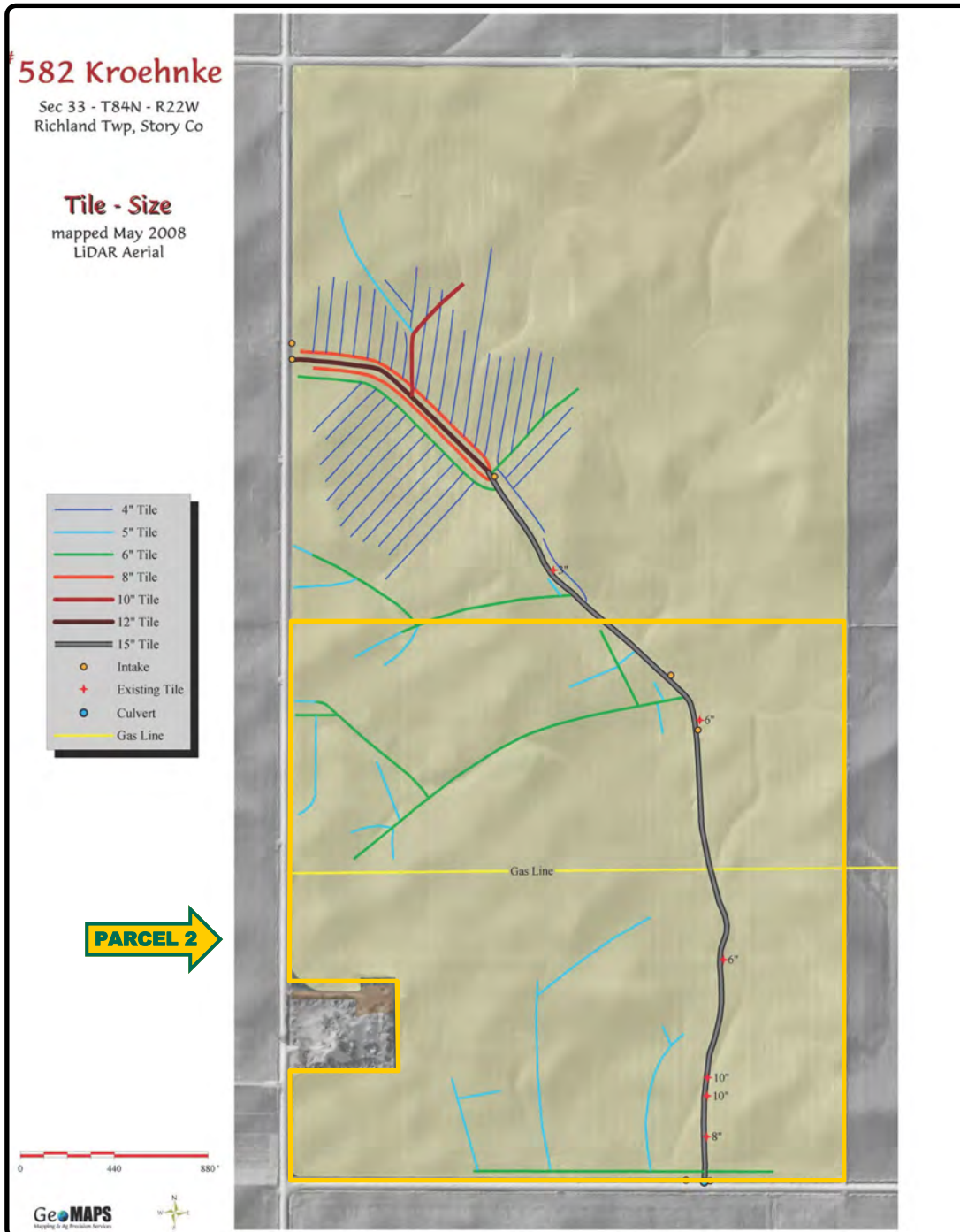
Comments

High-quality soils on this Story County farm.

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Parcel 1 - Northeast Looking Southwest



Parcel 1 - Southeast Looking Northwest



Parcel 2 - Northeast Looking Southwest



Parcel 2 - Center Looking Southeast



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Date: **Tues., November 19, 2019**

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

Site: **Gates Memorial Hall
825 15th St.
Nevada, IA 50201**

Seller

Polly B. Kroehnke Trust

Agency

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

Auctioneer

Kyle J. Hansen, ALC

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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. Seller reserves the right to grain bins until 6/30/20. During that time, seller will pay electricity used at the bin site. Taxes will be prorated to December 19, 2019.