

# Land Auction

**ACREAGE:**

**213.83 Acres, m/l**  
In 2 parcels  
Wright County, IA

**DATE:**

Monday  
**November 25, 2019**  
**10:00 a.m.**

**LOCATION:**

**Belmond City Hall**  
Belmond, IA



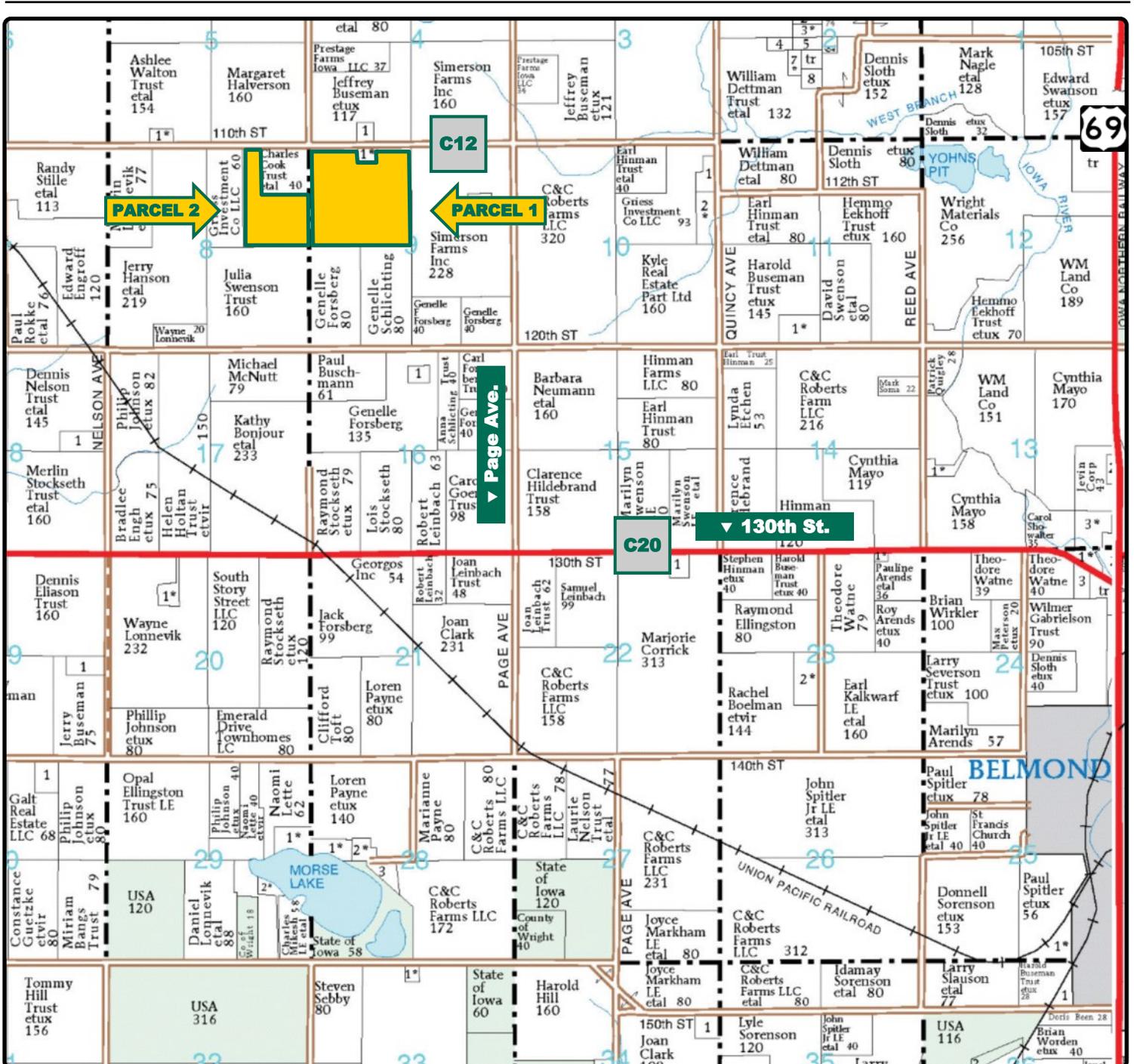
### Property Key Features

- Six Miles Northwest of Belmond
- Parcel 1 - 86.0 CSR2 / Parcel 2 - 79.3 CSR2
- Nice-Laying, Highly Tillable Farms in Wright County

**Dick Pringnitz, AFM**  
Licensed in IA  
**DickP@Hertz.ag**

**515-382-1500**  
415 S.11th St./ PO Box 500  
Nevada, IA 50201-0500  
**www.Hertz.ag**

**Elliott Siefert**  
Licensed in IA  
**ElliottS@Hertz.ag**



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## Parcel 1

**FSA/Eff. Crop Acres:** 154.24\*

**Corn Base Acres:** 115.73\*

**Bean Base Acres:** 38.49\*

**Soil Productivity:** 86.00 CSR2

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

## Parcel 1 Property Information 153.83 Acres, m/l

### Location

From Belmond: Head north on Hwy. 69 for 1 mile, then head west on 130th St. for 3 miles, then north on Page Ave. for 2 miles. Go west on 110th St. for 1 mile, the farm is on the south side of road.

### Legal Description

NW¼, excluding acreage site, Section 9, Township 93 North, Range 24 West of the 5th P.M. (Belmond Township)

### Real Estate Tax

Taxes Payable 2019 - 2020: \$5,318  
Net Taxable Acres: 152.21  
Tax per Net Taxable Acre: \$34.94

### FSA Data

Farm Number 6147, Tract 176  
FSA/Eff. Crop Acres: 154.24\*  
Corn Base Acres: 115.73\*  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 38.49\*  
Bean PLC Yield: 50 Bu.  
*\*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by Wright County FSA.*

### Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion. CSR2 on the estimated FSA/Eff. crop acres is 86.00. See soil map for detail.

### Land Description

Level to gently rolling

### Buildings/Improvements

None

### Drainage

Approximately 90% of this farm is in Drainage District 10. No tile maps available.

### Water & Well Information

No known wells

### Lease

Open lease for 2020 crop year.

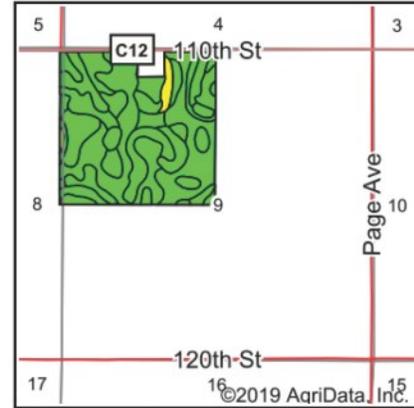
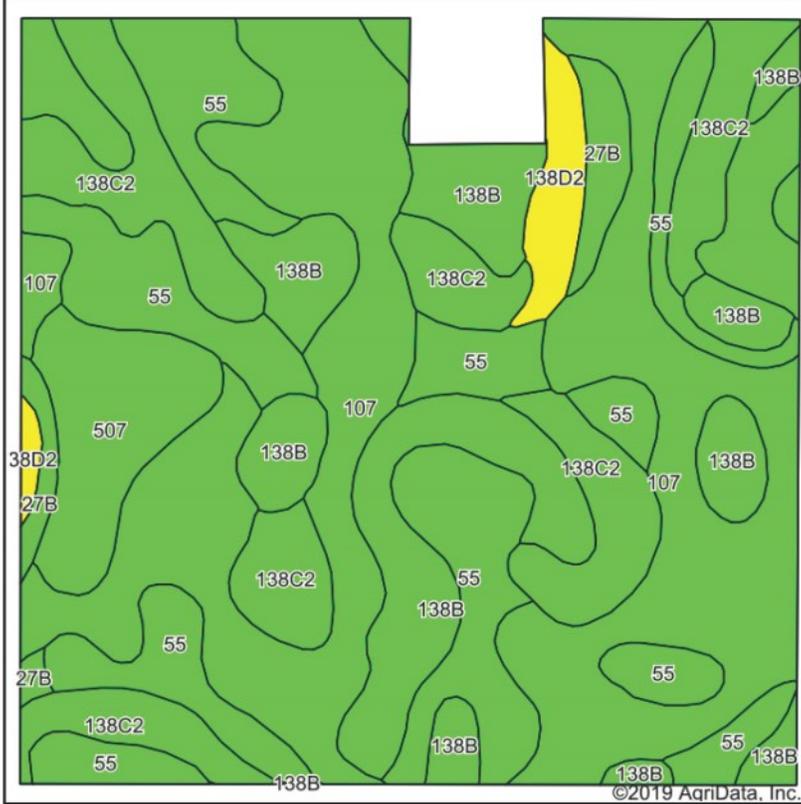
### Comments

Nice-laying, highly tillable farm in Wright County.

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State: **Iowa**  
 County: **Wright**  
 Location: **9-93N-24W**  
 Township: **Belmond**  
 Acres: **153.83**  
 Date: **10/16/2019**



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
107	Webster clay loam, 0 to 2 percent slopes	54.84	35.6%		llw	86	83
55	Nicollet clay loam, 1 to 3 percent slopes	35.57	23.1%		lw	89	88
138B	Clarion loam, 2 to 6 percent slopes	24.62	16.0%		lle	89	80
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	23.60	15.3%		llle	83	63
507	Canisteo clay loam, 0 to 2 percent slopes	8.00	5.2%		llw	84	78
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.62	2.4%		llle	57	54
27B	Terril loam, 2 to 6 percent slopes	3.58	2.3%		lle	87	80
<b>Weighted Average</b>						<b>86</b>	<b>79.6</b>

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**Parcel 1** - Southeast Looking Northwest



**Parcel 1** - Southwest Looking Northeast



**Parcel 1** - Northwest Looking Southeast



**Parcel 1** - Northeast Looking Southwest



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## Parcel 2

FSA/Eff. Crop Acres:	<b>58.79</b>
Corn Base Acres:	<b>43.43</b>
Bean Base Acres:	<b>14.45</b>
Soil Productivity:	<b>79.30 CSR2</b>

### Parcel 2 Property Information 60.00 Acres, m/l

#### Location

From Belmond: Head north on Hwy. 69 for 1 mile, then head west on 130th St. for 3 miles, then north on Page Ave. for 2 miles. Head west on 110th St. for 1¼ mile, the farm is on the south side of road.

#### Legal Description

SE¼ NE¼, E 20 acres W½ NE¼, Section 8, Township 93 North, Range 24 West of the 5th P.M. (Belmond Township)

#### Real Estate Tax

Taxes Payable 2019 - 2020: \$1,922  
Net Taxable Acres: 59.75  
Tax per Net Taxable Acre: \$32.17

#### FSA Data

Farm Number 6147, Tract 5108  
FSA/Eff. Crop Acres: 58.79  
Corn Base Acres: 43.43  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 14.45  
Bean PLC Yield: 50 Bu.

#### Soil Types/Productivity

Primary soils are Webster, Terril and Nicollet. CSR2 on the FSA/Eff. crop acres is 79.30. See soil map for detail.

#### Land Description

Level to gently rolling

#### Buildings/Improvements

None

#### Drainage

Located in Drainage District 10. No tile maps available.

#### Water & Well Information

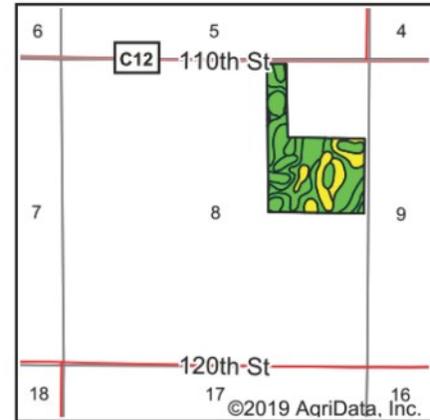
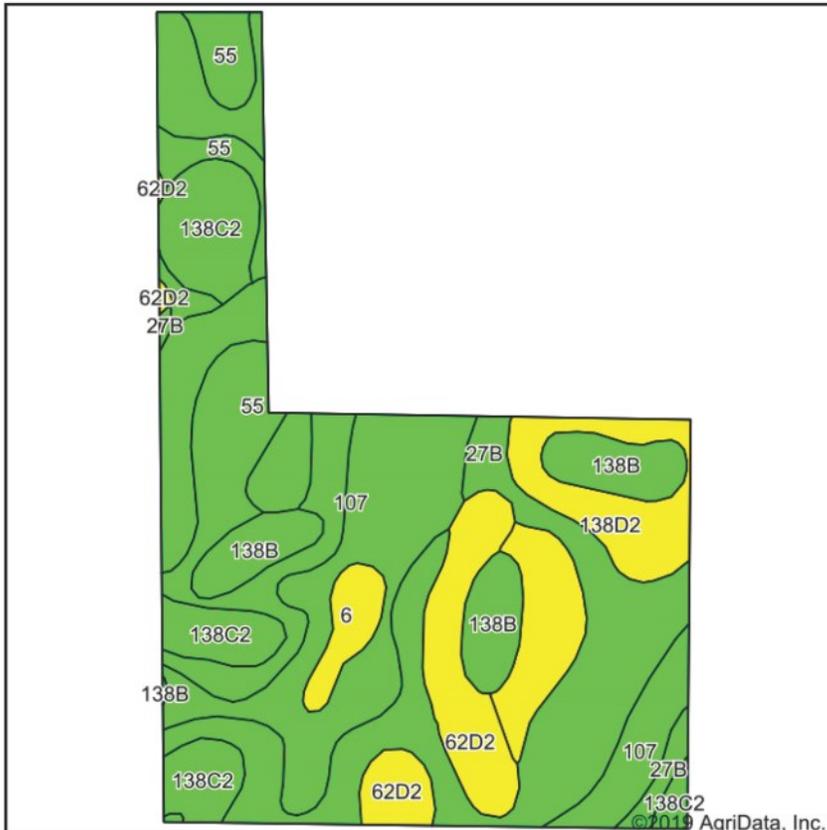
None known

#### Lease

Open lease for 2020 crop year.

#### Comments

Nice, highly tillable farm in Wright County.



State: **Iowa**  
 County: **Wright**  
 Location: **8-93N-24W**  
 Township: **Belmond**  
 Acres: **58.79**  
 Date: **10/16/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA197, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	16.06	27.3%		IIw	86	83
27B	Terril loam, 2 to 6 percent slopes	11.90	20.2%		Ile	87	80
55	Nicollet clay loam, 1 to 3 percent slopes	8.33	14.2%		Iw	89	88
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.05	10.3%		IIIe	57	54
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.67	9.6%		IIIe	83	63
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	4.86	8.3%		IVe	41	41
138B	Clarion loam, 2 to 6 percent slopes	4.66	7.9%		Ile	89	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.26	2.1%		IIIw	59	57
Weighted Average						79.3	73.9

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**Parcel 2** - Southwest Looking Northeast



**Parcel 2** - NE Looking SW - Southern Portion



**Parcel 2** - Southeast Looking Northwest



**Parcel 2** - Northwest Looking Southeast



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Date: **Mon., November 25, 2019**

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

Site: **Belmond City Hall  
112 2nd Ave NE  
Belmond, IA 50421**

### **Seller**

Philip and Karen Rooney  
Jeffrey Rooney

### **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 January 6, 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 date of closing.

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