

Land Auction

ACREAGE:

110.28 Acres, m/l
Polk County, IA

DATE:

Thursday
December 5, 2019
10:00 a.m.

LOCATION:

American Legion
Bondurant, IA

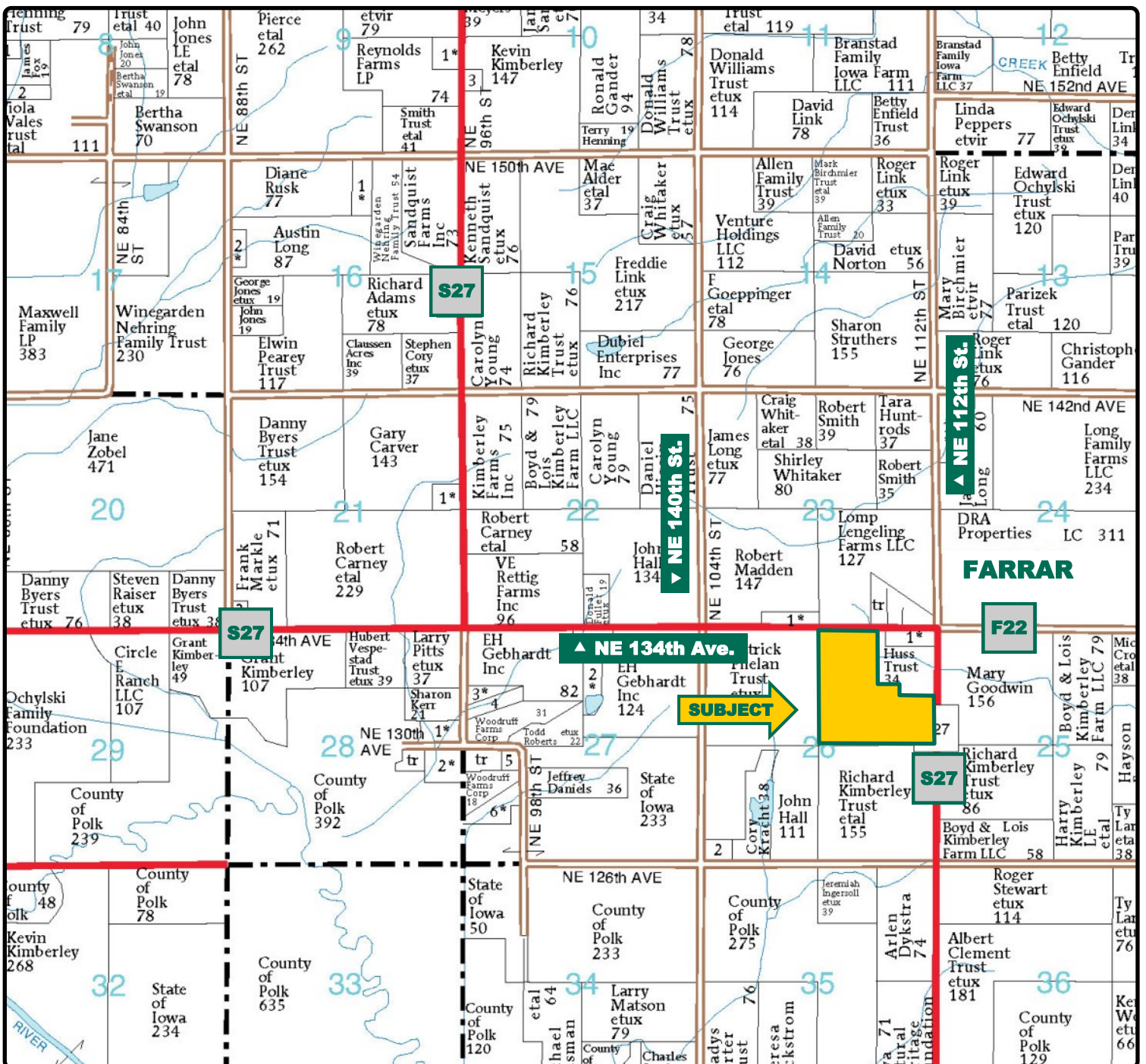


Property Key Features

- One-Half Mile West of Farrar on a Hard-Surfaced Road
- 107.43 FSA/Eff. Crop Acres with an 84.40 CSR2
- High-Quality Farm in Northeast Polk County

Matt Vegter
Licensed in IA
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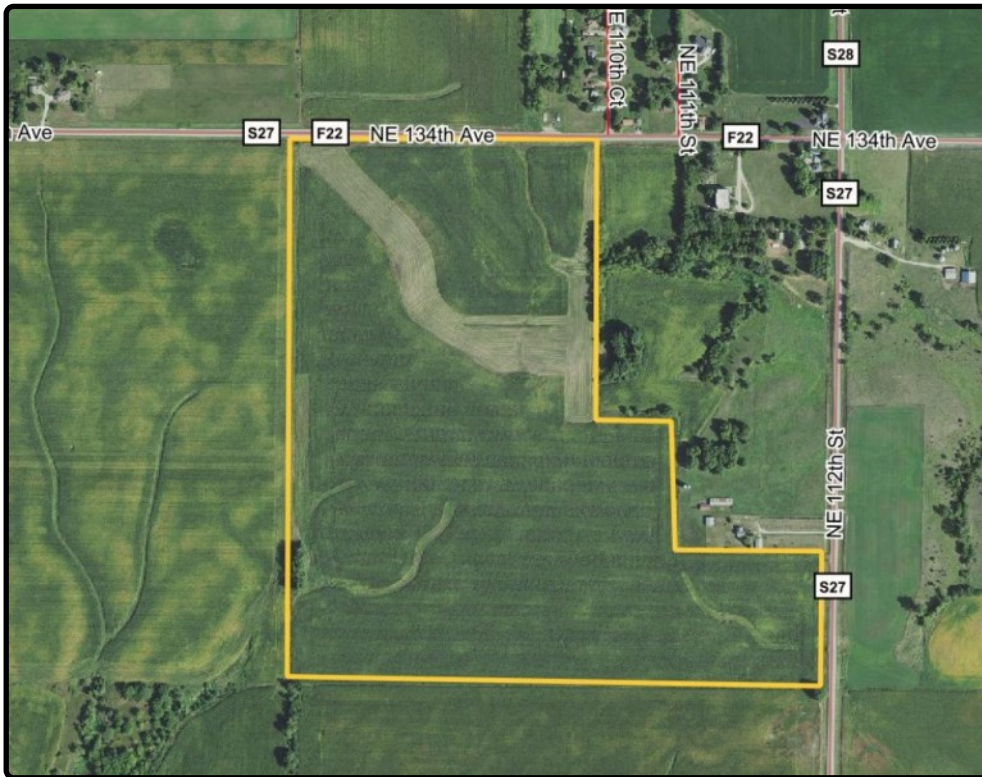
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FSA/Eff. Crop Acres:	107.43
Corn Base Acres:	82.72
Bean Base Acres:	24.71
Soil Productivity:	84.40 CSR2

Property Information

110.28 Acres, m/l

Location

Property is on the south side of Co. Rd. S27, adjoining the southwest side of Farrar.

Legal Description

NE¼, except tracts, Section 26, Township 81 North, Range 22 West of the 5th P.M. (Washington Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,458
Net Taxable Acres: 110.28
Tax per Net Taxable Acre: \$31.36

FSA Data

Farm Number 6403, Tract 2173
FSA/Eff. Crop Acres: 107.43
Corn Base Acres: 82.72
Corn PLC Yield: 120 Bu.
Bean Base Acres: 24.71
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. CSR2 on the FSA/Eff. crop acres is 84.40. See soil map for detail.

Land Description

Level to very sloping

Buildings/Improvements

None

Drainage

Natural, no tile maps available.

Water & Well Information

None

Lease

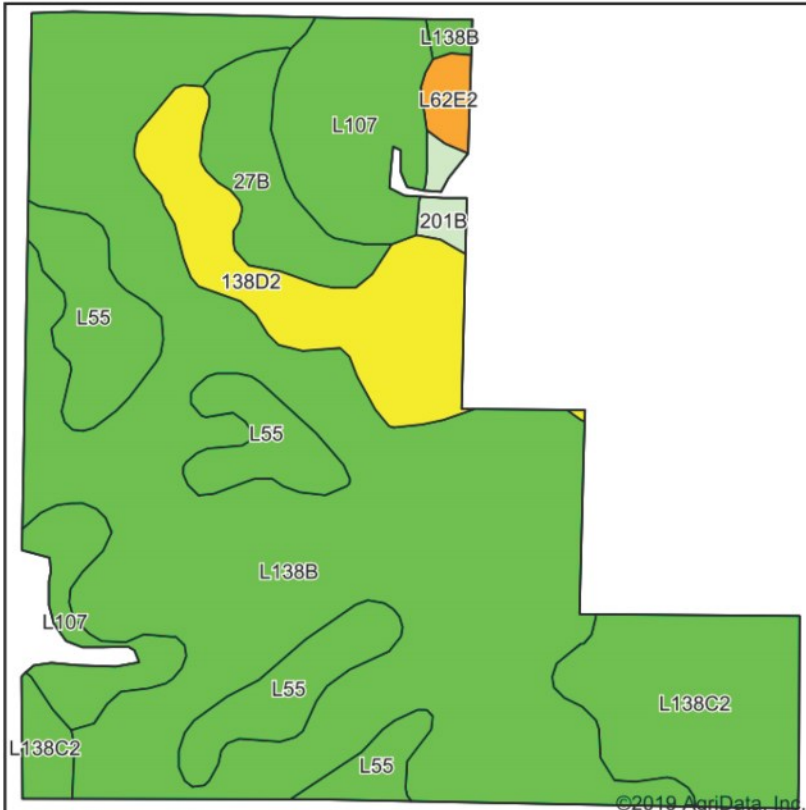
Open lease for 2020 crop year.

Comments

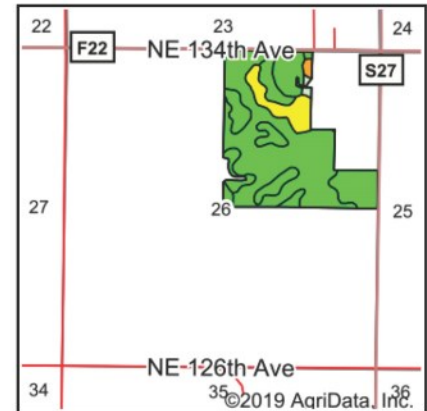
High-quality soils on this Polk County farm.

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Soils data provided by USDA and NRCS.



State: Iowa
 County: Polk
 Location: 26-81N-22W
 Township: Washington
 Acres: 107.43
 Date: 10/29/2019



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA153, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	*n NCCPI Overall
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	57.69	53.7%		Ile	88		79
L55	Nicollet loam, 1 to 3 percent slopes	11.99	11.2%		Ie	91		83
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.97	10.2%		IIle	83		60
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.79	10.0%		IIlw	88		80
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	9.46	8.8%		IIIle	56	58	64
27B	Terril loam, 2 to 6 percent slopes	4.62	4.3%		Ile	87	86	91
L62E2	Storden loam, Bemis moraine, 10 to 22 percent slopes, moderately eroded	0.99	0.9%		IVe	32		52
201B	Coland, occasionally flooded-Terril complex, 2 to 5 percent slopes	0.92	0.9%		IIlw	78	66	94
Weighted Average						84.4	*	*n 76.7

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Southwest Looking Northeast



Southeast Looking Northwest



Northwest Looking Southeast



West Looking East



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Date: **Thur., December 5, 2019**

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

Site: **American Legion
315 2nd St.
Bondurant, IA 50035**

Seller

Robert Madden Estate

Agency

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

Auctioneer

Kyle J. Hansen, ALC

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 January 16, 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 the date of closing.

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