

Land Auction

ACREAGE:

80.00 Acres, m/l
Marshall County, IA

DATE:

Tuesday
December 3, 2019
10:00 a.m.

LOCATION:

Liscomb Community Center
Liscomb, IA



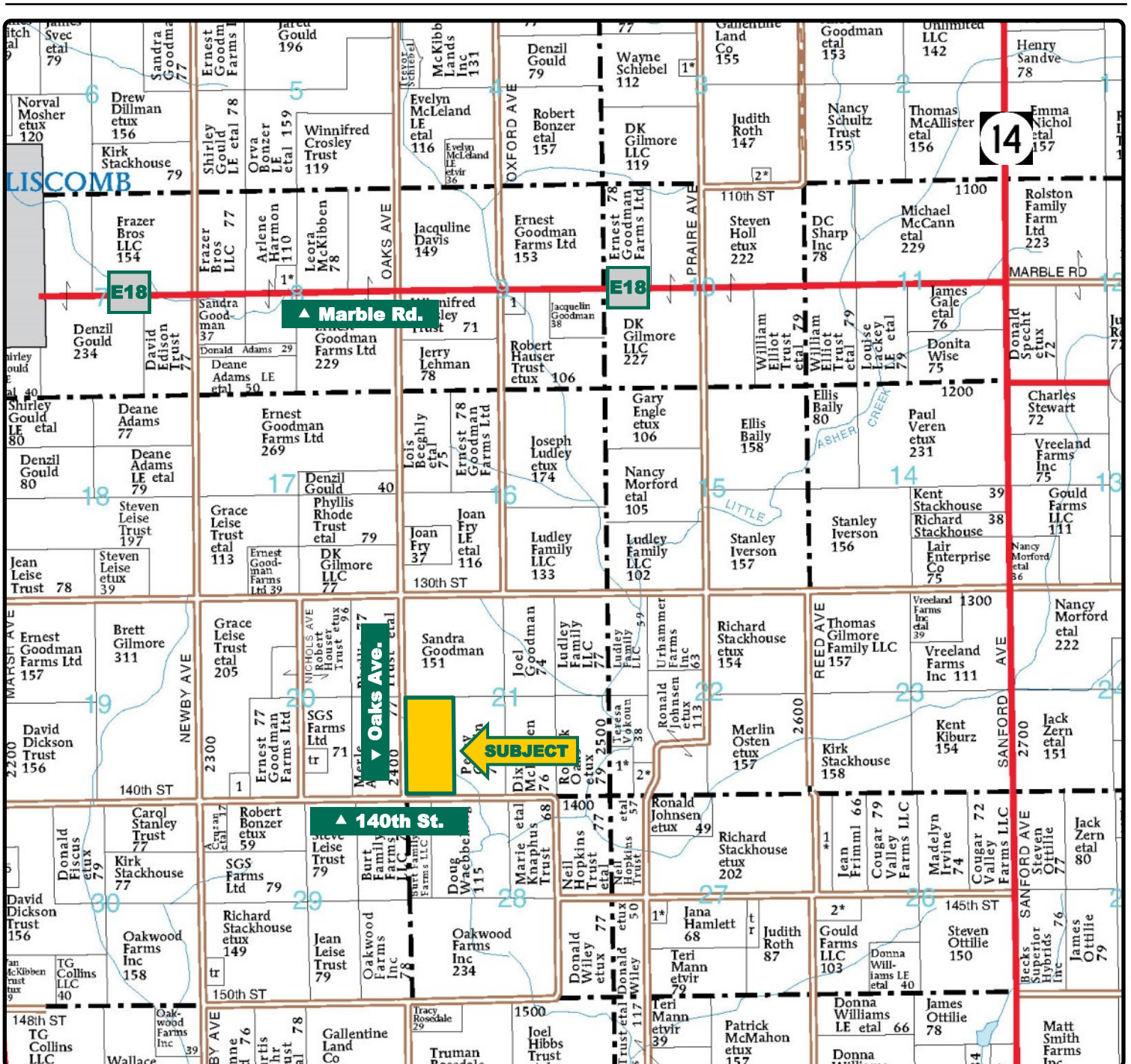
Property Key Features

- Four Miles Southeast of Liscomb
- 75.57 FSA/Eff. Crop Acres with an 84.60 CSR2
- High-Quality Soils on this Marshall County Farm

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Nevada, IA 50201-0500
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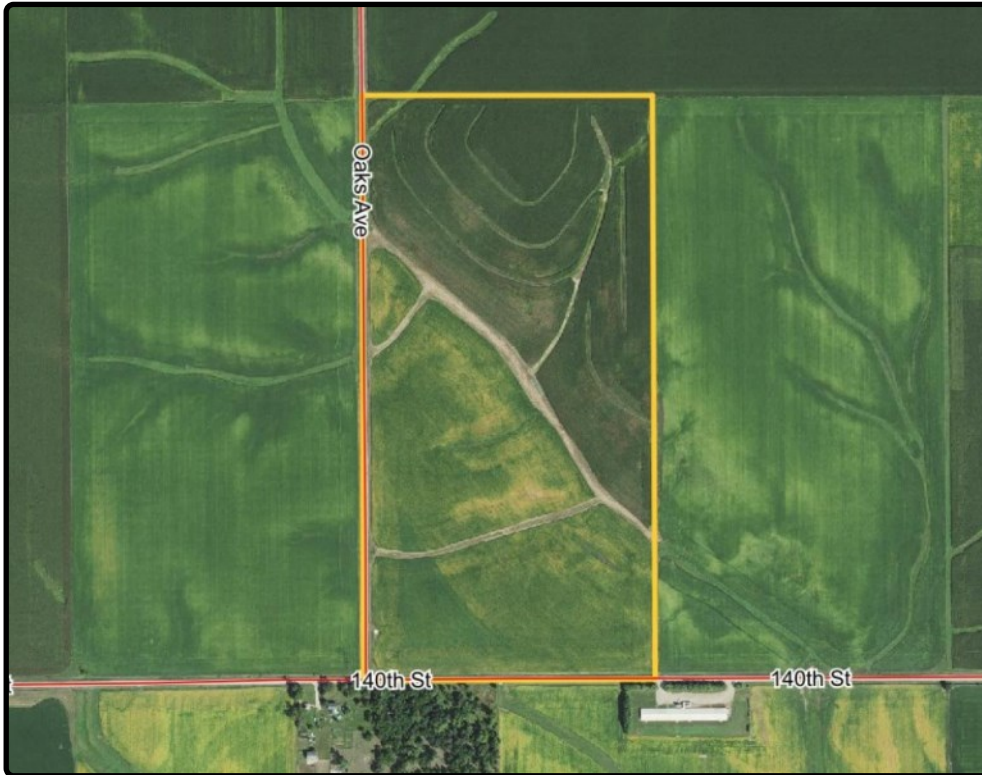


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FSA/Eff. Crop Acres:	75.57
Corn Base Acres:	36.80
Bean Base Acres:	36.70
Soil Productivity:	84.60 CSR2

Property Information

80.00 Acres, m/l

Location

From Liscomb: Head east on E18 for 2 miles, go south 2½ miles. Property is at the intersection of Oaks Ave. and 140th St.

Legal Description

W½ SW¼, Section 21, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,542.00
Net Taxable Acres: 77
Tax per Net Taxable Acre: \$20.03

FSA Data

Farm Number 698, Tract 2685
FSA/Eff. Crop Acres: 75.57
Corn Base Acres: 36.80
Corn PLC Yield: 137 Bu.
Bean Base Acres: 36.70
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Liscomb. CSR2 on the FSA/Eff. crop acres is 84.60. See soil map for detail.

Land Description

Gently to moderately rolling

Buildings/Improvements

None

Drainage

Terraces and several waterways protect from erosion.

Water & Well Information

None known

Comments

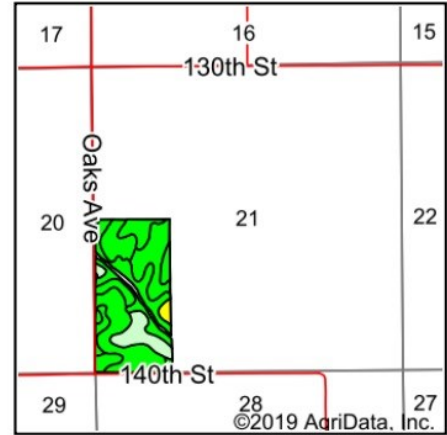
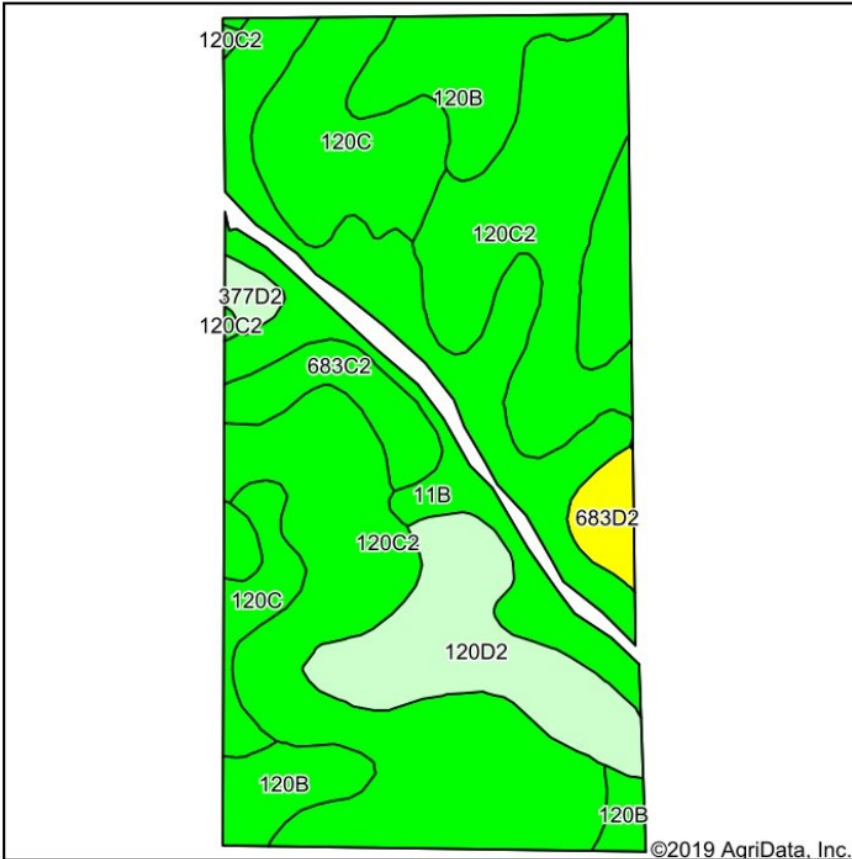
Great soils on this Marshall County farm.

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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State: Iowa
 County: Marshall
 Location: 21-85N-18W
 Township: Liscomb
 Acres: 75.57
 Date: 8/21/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	28.84	38.2%			IIIe	87	79
11B	Colo-Ely complex, 0 to 5 percent slopes	14.80	19.6%			IIw	86	95
120B	Tama silty clay loam, 2 to 5 percent slopes	10.06	13.3%			IIe	95	96
120C	Tama silty clay loam, 5 to 9 percent slopes	8.92	11.8%			IIIe	90	90
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	7.91	10.5%			IIIe	62	75
683C2	Liscomb loam, 5 to 9 percent slopes, eroded	2.92	3.9%			IIIe	83	63
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	1.44	1.9%			IIIe	55	60
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.68	0.9%			IIIe	62	70
Weighted Average						84.6	76.6	*n 84.2

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Southwest Looking Northeast



Southeast Looking Northwest



North Looking South



Northeast Looking Southwest



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Date: **Tues., December 3, 2019**

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

Site: **Liscomb Comm. Center
114 Main St.
Liscomb, IA 50148**

Seller

Parkinson Farms Company

Agency

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

Auctioneer

Kyle J. Hansen

Attorney

Larry McKibben
Moore, McKibben, Goodman & Lorenz,
LLP.

Method of Sale

- This parcel 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 February 18, 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 February 18, 2020.

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