

Land Auction

ACREAGE:

160.00 Acres, m/l
Palo Alto County, IA

DATE:

Friday
December 6, 2019
10:00 a.m.

LOCATION:

Whittemore Fire Station
Whittemore, IA

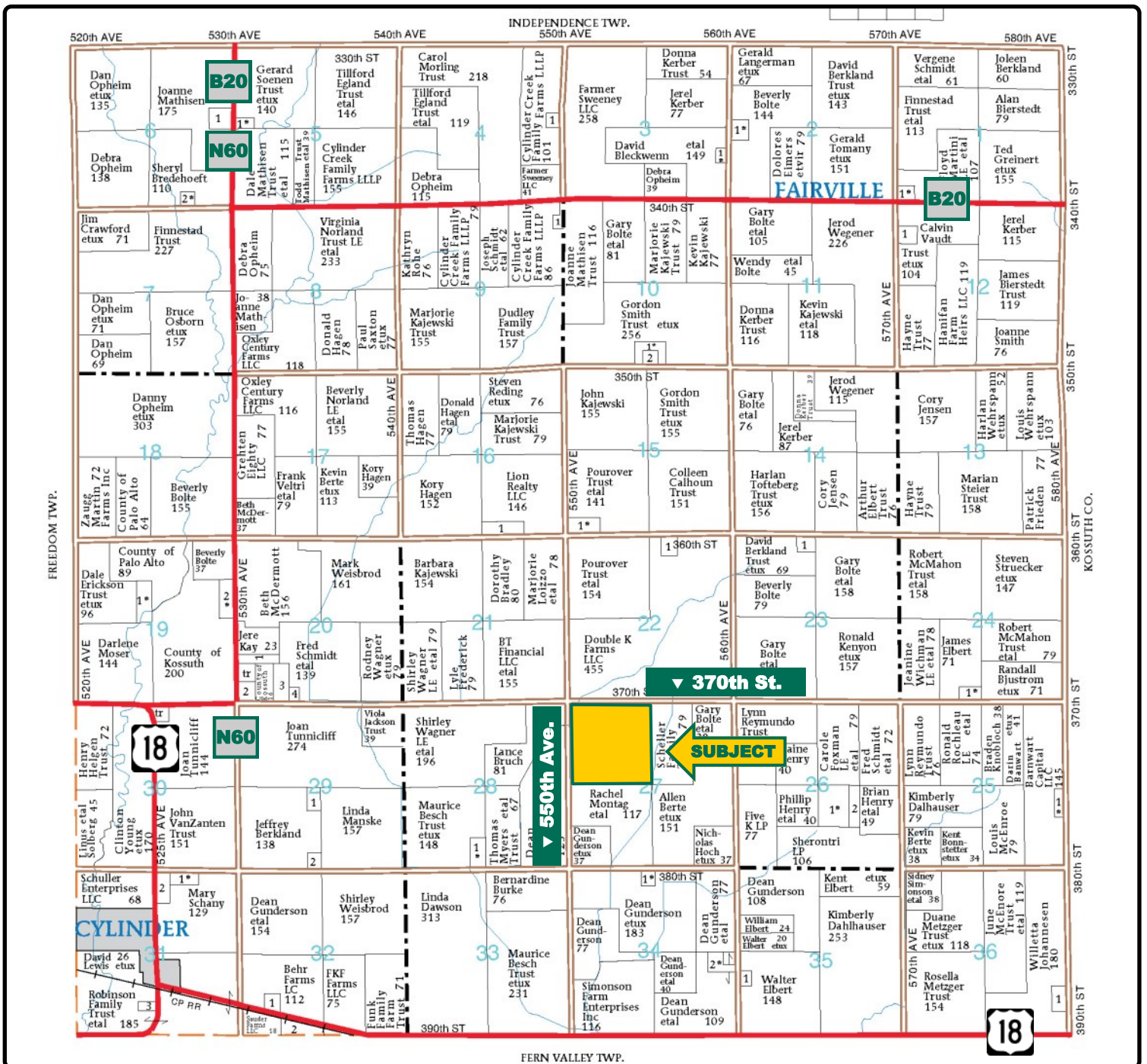


Property Key Features

- 123.33 FSA/Effective Crop Acres with an 84.16 CSR2
- 32.94 Acres CRP with Average Annual Payment of \$341/Acre
- Open Lease for 2020

Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. N., Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. N., Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag



FSA/Eff. Crop Acres: 123.33
CRP Acres: 32.94
Corn Base Acres: 107.20
Bean Base Acres: 13.68
Soil Productivity: 84.16 CSR2

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

Property Information

160.0 Acres, m/l

Location

Farm is located 4 miles northeast of Cylinder or 6 ½ miles northwest of Whittemore.

Legal Description

NW ¼ of Section 27, Township 96 North, Range 31 West of the 5th P.M., Palo Alto County, Iowa.

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,794
 Net Taxable Acres: 155.05
 Tax per Net Taxable Acre: \$30.92

FSA Data

Farm Number 3088, Tract 3458
 FSA/Eff. Crop Acres: 123.33
 CRP Acres: 32.94
 Corn Base Acres: 107.20
 Corn PLC Yield: 166 Bu.
 Bean Base Acres: 13.68
 Bean PLC Yield: 39 Bu.

Wetland Determination

Certified Wetland Determination has been completed. The determination found the farm to be Prior Converted/Non Wetland except 1.9 acres in the SW corner determined as Farmed Wetland.

CRP Contracts

There are 27.55 acres enrolled in a CP-27 & CP-28 contract that pays \$9,204 annually; 4.46 acres enrolled in a CP-21 contract that pays \$1,745 annually; and 0.93 acres enrolled in a CP-42 contract that pays \$310 annually. All CRP contracts expire 9/30/2027.

Soil Types/Productivity

Primary soils are Nicollet, Canisteo, and Webster. CSR2 on the FSA/Eff. crop acres is 84.16. See soil map for detail.

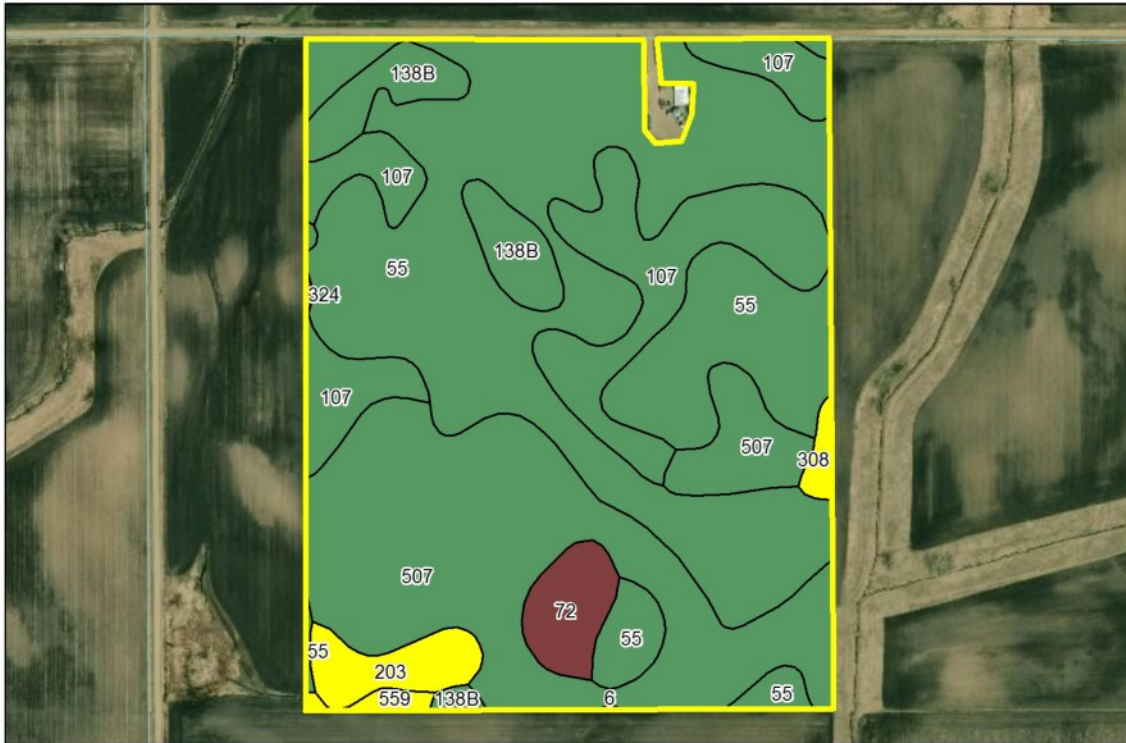
CSR2 on the combined FSA/Eff. crop and CRP acres is 80.33. Contact Listing Agent for detail.

Land Description

Moderately sloping soils

Rick Dodds, AFM
 Licensed in IA
RickD@Hertz.ag

(515) 332-1406
 1101 13th St. N., Suite 2/PO Box 503
 Humboldt, IA 50548
www.Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
55	Nicollet clay loam, 1 to 3 percent slopes	56.35	45.69	1	89	
507	Canisteo clay loam, 0 to 2 percent slopes	34.96	28.34	2	84	
107	Webster clay loam, 0 to 2 percent slopes	18.16	14.73	2	86	
138B	Clarion loam, 2 to 6 percent slopes	5.93	4.81	2	89	
72	Estherville loam, 0 to 2 percent slopes	3.26	2.64	3	23	
203	Cylinder loam, 0 to 2 percent slopes	3.20	2.59	2	58	
308	Wadena loam, 0 to 2 percent slopes	0.74	0.60	2	56	
559	Talcot clay loam, deep, 0 to 2 percent slopes	0.64	0.52	2	53	
324	Dickman fine sandy loam, loamy substratum, 0 to 2 percent slope	0.08	0.06	3	27	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.02	0.02	3	59	

Measured Tillable Acres: 123.33

Average CSR2: 84.16

Buildings/Improvements

- 54' x 72' Machine shed
- 30' Diameter grain bin

Drainage

Natural plus tile. See tile map.

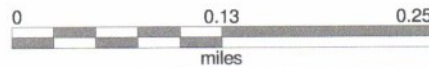
Comments

Strong soils on the effective cropland acres of this Palo Alto County farm. Nearly 97.7% of acres are income-producing! The immediate area has multiple grain processors (i.e. ethanol production facility, soybean processing plant and feed mills).

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

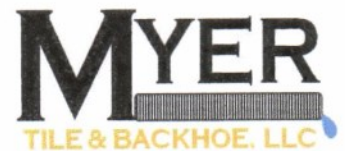
Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. N., Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag

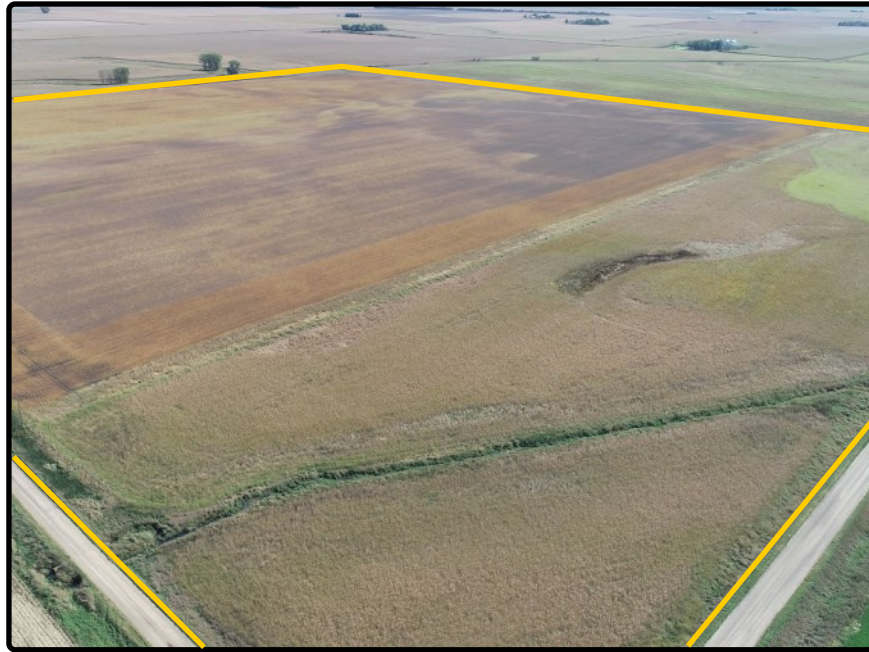


Client: Pettit, Dave
Farm: Spring 2017
Field: Fairfield, Section 27
Name: LineFeature

5 inch tile 2510.55 ft



White Lines are Existing Tile



Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. N., Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag

Date: **Fri., December 6, 2019**

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

Site: **Whittemore Fire Station
405 Railroad Street
Whittemore, IA 50598**

Seller

Susan A. Blass

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Auctioneer

Marv Huntrods

Method of Sale

- 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 January 16, 2020 or after any objections to title have been cleared. Final settlement will require wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2020. Taxes will be prorated to January 1, 2020.

Rick Dodds, AFM

Licensed in IA

RickD@Hertz.ag

(515) 332-1406

1101 13th St. N., Suite 2/PO Box 503

Humboldt, IA 50548

www.Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. N., Suite 2/PO Box 503
Humboldt, IA 50548
www.Hertz.ag