

# Land Auction

**ACREAGE:**

**160.00 Acres, m/l**  
**In 2 parcels**  
Buena Vista County, IA

**DATE:**

Wednesday  
**December 18, 2019**  
**10:00 a.m.**

**LOCATION:**

**Marathon**  
**Community Center**  
Marathon, IA

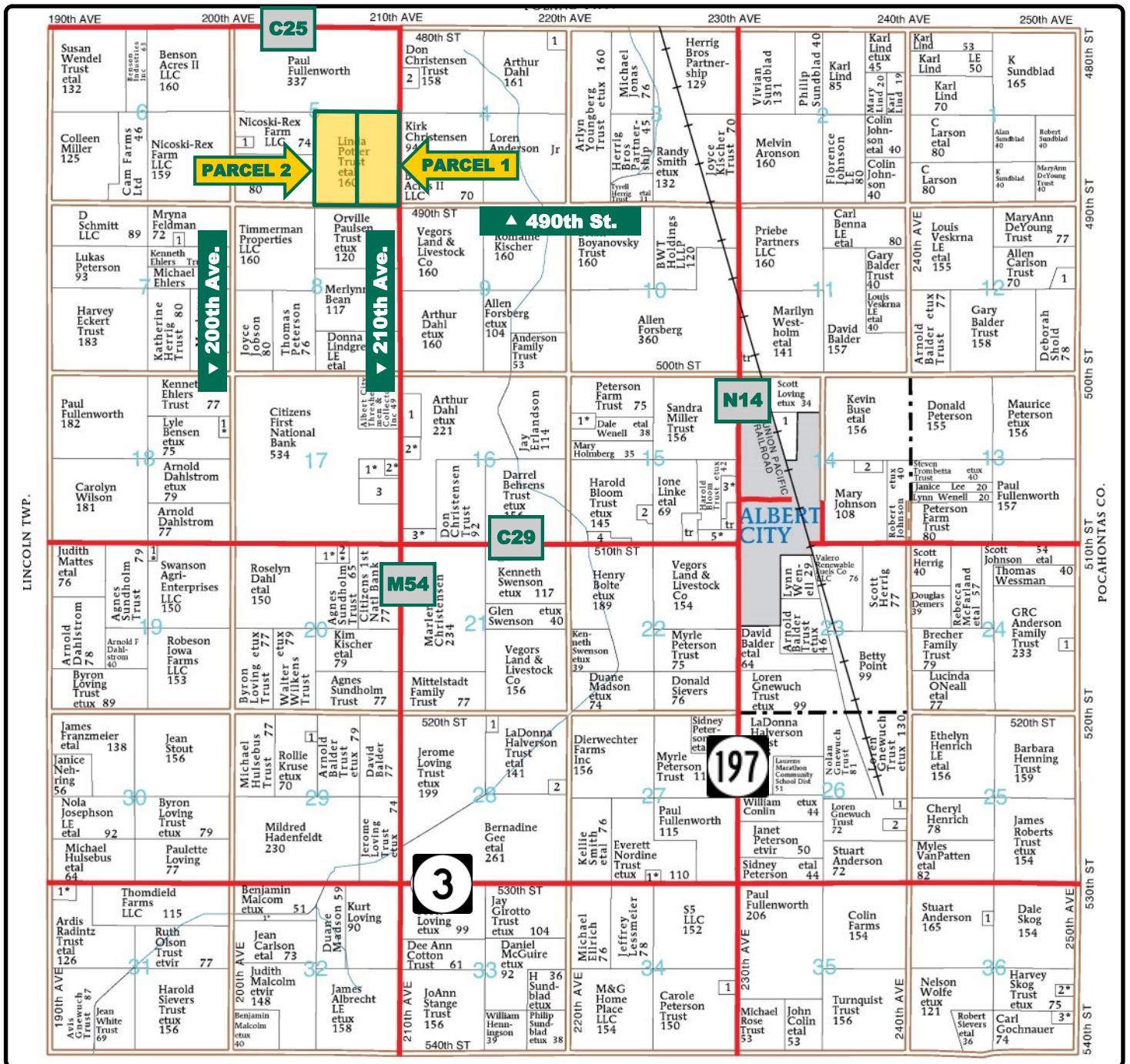


## Property Key Features

- **Productive Soils on this Buena Vista County Farm**
- **Open Lease for 2020**
- **87.5 CSR2 on Combined Parcels**

**Tom Carlson, AFM**  
Licensed in IA  
**TomC@Hertz.ag**

**515-332-1406**  
1101 13th St. N. Suite 2, PO Box 503  
Humboldt, IA 50545  
**www.Hertz.ag**



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**FSA/Eff. Crop Acres: 77.50\***  
**Corn Base Acres: 39.00\***  
**Bean Base Acres: 39.00\***  
**Soil Productivity: 88.10 CSR2**

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

## Property Information

**80.00 Acres, m/l**

### Location

From Albert City travel west 2 miles on C29/510th St. to M54/210th Ave. Proceed north on M54 for 2 miles. Property is located on the northwest corner of 490th St. and M54 intersection.

### Legal Description

E 1/2 SE 1/4 Section 5, T-92-N, R-35-W of the 5th P.M, Fairfield Township, Buena Vista County, IA

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,122  
 Net Taxable Acres: 76.58  
 Tax per Net Taxable Acre: \$27.71

### FSA Data

Part of Farm Number 574  
 FSA/Eff. Crop Acres: 77.50\*  
 Corn Base Acres: 39.00\*  
 Corn PLC Yield: 166 Bu.  
 Bean Base Acres: 39.00\*  
 Bean PLC Yield: 50 Bu.  
*\*FSA/Eff. Crop and Base acres are estimated pending reconstitution of farm by Buena Vista County FSA.*

### Yield History (Bu./Ac.)

Year	Corn	Soybeans
2013	202	-
2014	-	56
2015	222	-
2016	-	70
2017	207	-
2018	-	58

Yield information from crop insurance records for Parcels 1 and 2 combined.

### Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 88.10. See soil map for detail.

### Land Description

Level to gently sloping

### Drainage

Natural plus tile. Farm is located in Drainage Districts #85 and #86.

### Water & Well Information

No known well.

### Comments

Great soils with good production history. One of the best farms in Buena Vista County.

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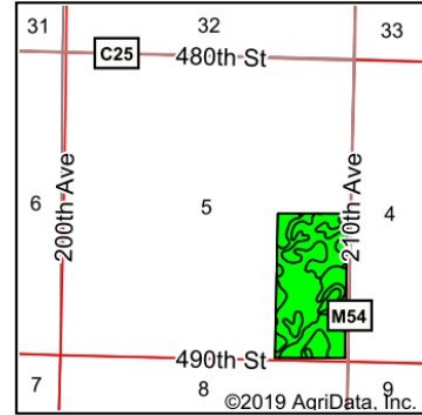
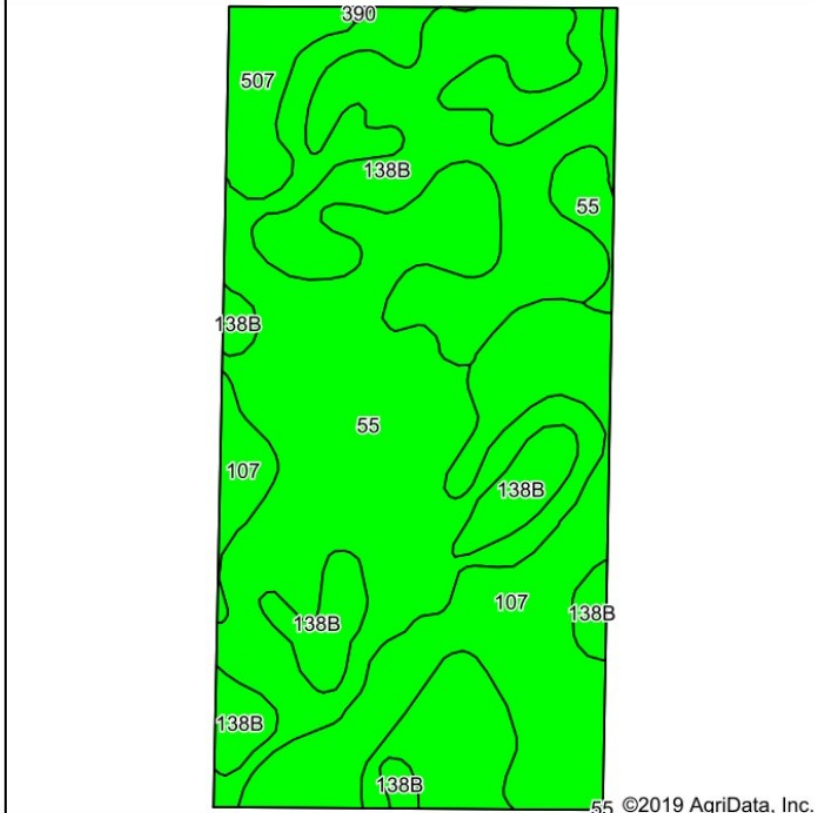
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State: **Iowa**  
 County: **Buena Vista**  
 Location: **5-92N-35W**  
 Township: **Fairfield**  
 Acres: **77.5**  
 Date: **11/13/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	36.30	46.8%		lw	89	84	78
138B	Clarion loam, 2 to 6 percent slopes	20.88	26.9%		lle	89	76	83
107	Webster clay loam, 0 to 2 percent slopes	16.98	21.9%		llw	86	79	80
507	Canisteo clay loam, 0 to 2 percent slopes	3.27	4.2%		llw	84	74	79
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.07	0.1%		llw	69	64	67
<b>Weighted Average</b>						<b>88.1</b>	<b>80.3</b>	<b>*n 79.8</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 \*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



**FSA/Eff. Crop Acres: 78.50\***  
**Corn Base Acres: 39.00\***  
**Bean Base Acres: 39.00\***  
**Soil Productivity: 86.80 CSR2**

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

## Property Information

**80.00 Acres, m/l**

### Location

From Albert City travel 2 miles west on C29/510th St. to M54/210th Ave. Proceed north on M54 for 2 miles. Property is located on the northwest corner of 490th St. and M54 intersection.

### Legal Description

W 1/2 SE 1/4 Section 5, T-92-N, R-35-W of the 5th P.M, Fairfield Township, Buena Vista County, IA

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,158  
 Net Taxable Acres: 79.00  
 Tax per Net Taxable Acre: \$27.32

### FSA Data

Part of Farm Number 574  
 FSA/Eff. Crop Acres: 78.50\*  
 Corn Base Acres: 39.00\*  
 Corn PLC Yield: 166 Bu.  
 Bean Base Acres: 39.00\*  
 Bean PLC Yield: 50 Bu.  
*\*FSA/Eff. Crop and Base acres are estimated pending reconstitution of farm by Buena Vista County FSA.*

### Yield History (Bu./Ac.)

Year	Corn	Soybeans
2013	202	-
2014	-	56
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Yield information from crop insurance records for Parcels 1 and 2 combined.

### Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the est. FSA/Eff. crop acres is 86.80. See soil map for details.

### Land Description

Level to gently sloping

### Drainage

Natural plus tile. Farm is located in Drainage Districts #57, #85 and #86.

### Water & Well Information

No known well.

### Comments

Great farm located near several grain markets.

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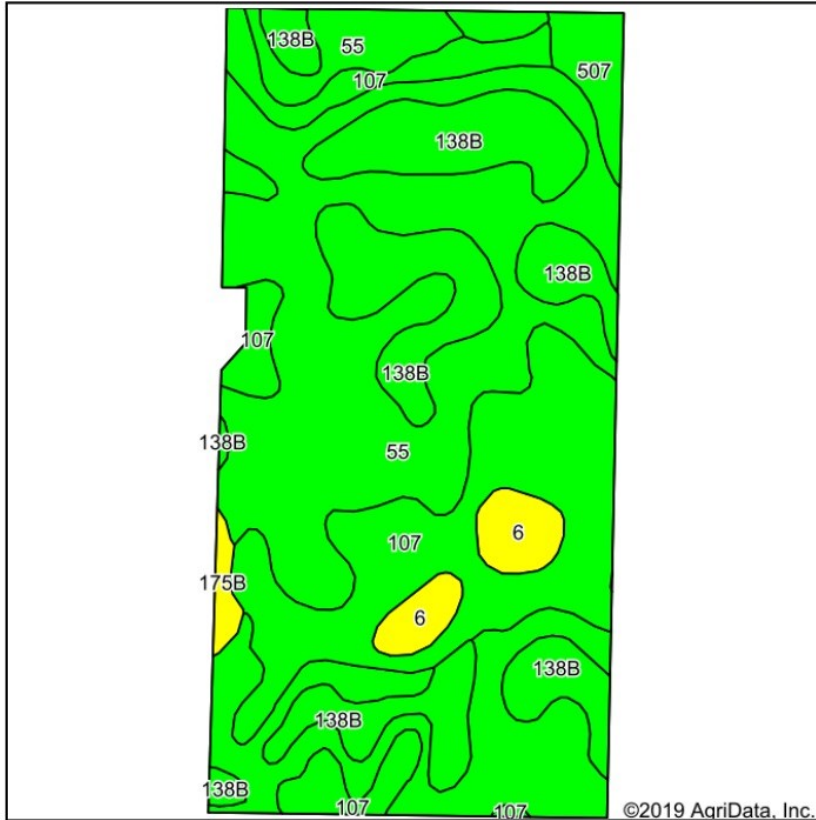
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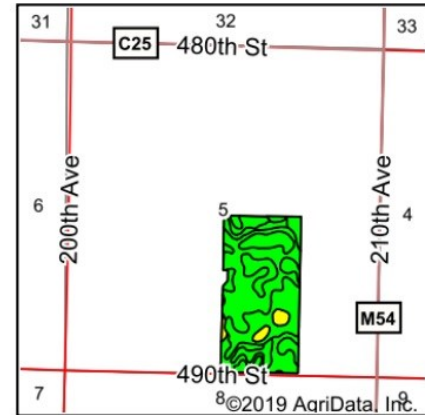
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Soils data provided by USDA and NRCS.









State: **Iowa**  
County: **Buena Vista**  
Location: **5-92N-35W**  
Township: **Fairfield**  
Acres: **78.5**  
Date: **11/18/2019**



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	36.63	46.7%		lw	89	84	78
107	Webster clay loam, 0 to 2 percent slopes	19.77	25.2%		llw	86	79	80
138B	Clarion loam, 2 to 6 percent slopes	17.10	21.8%		lle	89	76	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.58	3.3%		lllw	59	54	77
507	Canisteo clay loam, 0 to 2 percent slopes	1.80	2.3%		llw	84	74	79
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.62	0.8%		llle	49	37	31
<b>Weighted Average</b>						<b>86.8</b>	<b>79.4</b>	<b>*n 79.2</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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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.

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Corn Along South Border



Combined Parcels: Looking South



Parcel 2: Looking North



Parcel 1: Looking Northwest



Date: **Wed., December 18, 2019**

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

Site: **Marathon Community Center  
305 W. Attica Street  
Marathon, IA 50565**

### **Seller**

L. D. Potter Trust  
Stacey May Terrill Revocable Trust  
Page Jay Potter Living Trust  
Maxine P. Stewart Trust  
Michael J. Obye Revocable Trust

### **Agency**

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

### **Auctioneer**

Marv Huntrods

### **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 bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 22, 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.

### **Survey**

If the parcels are sold to different buyers, the farm will be surveyed to determine the center boundary.

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