

# Land Auction

**LOCATION:** 

#### ACREAGE:

**163.37 Acres, m/l** In 3 parcels Marshall County, IA

Thursday January 16, 2020 10:00 <u>a.m.</u>

DATE:

**Liscomb Comm. Center** Liscomb, IA



### **Property** Key Features

- Parcels 1 and 2 are on a Hard-Surfaced Road
- Parcel 1 96.20 CSR2 / Parcel 2 94.20 CSR2 / Parcel 3 93.90 CSR2
- Top-Quality Soils on these Marshall County Farms

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**  Kyle Hansen, ALC Licensed in IA & MO KyleH@Hertz.ag

REID: 000-3535-01



# Plat Map

### Liscomb Township, Marshall County, IA

lames Hitch etal 79 79	Farms Itd Farms Itd 961 961	Schebel 23 McKibben Lands 131	Sara Thatcher 77 Denzil Gould 79	Wayne Schiebel etux 77 Wayne Schiebel 1* 112	1000 Gallentine Land Co 155	Alice Goodman etal 153	Dejong Unlimited LLC 142	Bert Holland 74 Henry Sandve 78	Carale Blayne Trust etal 156
5 Norval 5 Mosher etux 120 Diliman etux 156 Kirk Stackhouse 79	Shirley Gould LE ctal F ctal Sorva tal TS Sorva tal TS Sorva tal TS Sorva tal TS Sorva tal TS Sorva Sorva tal TS Sorva TS Sovra TS Sovra TS Sovra TS Sovra TS Sovra TS Sovra TS Sovra TS Sovra TS Sovra Sovr	Evelyn McLeland LE etal 116 Evelyn McLeland LE etvir B6	X Bonzer etal 157 X	DK Gilmore LLC 119	Judith Roth 147	Nancy Schultz Trùst 155	1.4.2	4 Emma Nichol etal 157	Ruth Lounsbe Trust 158
Frazer	DAK CAL	- 1 cquline avis	Ernest Goodman Farms Ltd 153	Ernest 78 Goodman Farms Ltd Farms Ltd	Holl	DC Sharp	1100 Michael McCann etal 229	Rolston Family Earm Ltd 223 MARBLE RD	Hornfie Iowa Farms Assoc 156
Shirley 234 Gould	and the second se	Winnifred osley ust 71 Jerry Lehman 78	Robert Hauser Trust etux 106		William William Filiot Trust	William Elliot Trust Frust Louise Louise Louise Louise Louise	James Gale etal 76 Donita Wise 75 1200	Donald Specht etux 72	Judith Roth 77 96
LE etal 40 Shirley Gould LE etal Gould Gould Gould S0 Denzil S0 Denzil S0 Denzil Could	Ernest Goodman Farms Ltd 269 17 Denzij Gould 40	Lois Beeghly Etal 75 Ernest 78 Goodman Farms Ltd	Joseph Ludley etux 174	Gary Engle etux 106 Nancy Morford	Baily 158	Ellis Baily 80	Paul Veren etux 231 Kent 39	Charles Stewart 72 Vreeland Farms Inc 75 Gould	Coope Family Farm 3 LLC 230
Jean Leise Trust 197 Jean Leise Leise Leise etux Trust 78 39	Grace Phyllis Leise Trust trust ctal 79 etal Ernest OK Good- Farms LIC Trust 279 Columnore Farms LIC	Joan Fry Ery 37 116 130th ST	Ludley Family LLC 133	etal 105 Ludley Family LLC 102	Stanley Iverson 157	Stanley Iverson 156	Stackhouse Richard 38 Stackhouse Lair Enterprise Co 75	Farms LLC 1/11 Nancy Morford etal 36	Carm Fishet 75
W V Ernest H Goodman Sy Farms Ltd H 157 V Ernest	Grace Leise Lust 205 Grace Corac Corace Corace Corac Corace Corac Corace Corace Corac Corac Corac Corac Corac Corac Corac Corac Corac C	Goodman 151	Joel Goodman 74 Ludley Family	Lices	Richard Stackhouse etux 154	W → Thomas Gilmore W Family LLC W 157 ℃	Farms Inc 111	1	Marly Ankru etvir 79 Tom
David O Dickson O Trust N 156 140th ST	2300 Ernest 77 Goodman Farms Ltd Merle AMerle etigs		DZK 20 al	and an a d former of the	Merlin Osten etux 157	Kirk Stackhouse 158		Jack o Zern Z cern Z cern Cern Z cern Cern Z cern Z cern Z cern Z cern Z cern Z cern Z cern C	Butter Farms 79 Marc Corn 79
75 David	Robert Bonzer Statux SGS Farms Ltd 79	LICC 76 surt Pamily Parms LLC 34 Doug Waebbeking 115	Marie etal Knaphus Trust 68 Neil Hogkins 61 Trust 700	etal Neul Trust Trust A S Jopusen etal	Richard Stackhouse etux 202	Frimmi 66 Cougar 79 Valley		Z	Three N Farms I 72
Dickson Trust 156 Var McKibben Collins trust LLC By 40	Richard Stackhouse etux 149 Ieise Trust 79 150th ST	Oakwo Farms Inc 234	ponald Willey	68 Teri Man etvir 79	n Roth	Farms LLC 103 Will- iams I etal	E 40	A Contraction SA Hybrids 14	Fri 23
148th ST TG Collins LLC 155 Wallace Wiley	E Callentine Call	Tracy Rosedale 29 Truman Rosedale etux	1500 Joel Hibbs Trust etal 159	Leti Mann etvir 39	Patrick McMahon etux 157	Donna Williams LE etal 6 Donna Williams 90		Matt Smith Farms r Inc 148	Jane Friu 149

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# **Plat Map**

### Vienna Township, Marshall County, IA

Elizabeth Walter	Neff etal 107	Elmer Thurman Trust etal 158	Vienna Twp. 154 Albert 75		Creek Tw	<b>/p</b> -ennis Gienger etux 145	Matthew Roach etux 143	David Kuhl etux 38 Matthew Roach etux	Phyllis Chizek 77 Mark Volkens 74	
3 Walter etal 237	Greenwood Farms Inc 196	Effin Acres Inc 152	Marvin Efilin Trust 156 Marvin Efilin Trust 156 Marvin Efilin Larvy Larvy Harvin Harvi	Kenneth Hatch Trust etux 236 170th ST	Prairie Farms Inc 156	Sharon Shouse etvir 168	Jason Gienger 80	Dennis Gienger etux 76	Mary Katzer etal 229 2*	47 Mat Road etux
n thmann- m Acres Inc 151	Effin Acres Inc Dean Lynch LE etal 114	Triple H Farms Corp 154	Kerneth u   Colleen Hatch   Effin Trust   Trust etux   etal 228   138 0	Raum Farms Inc 81 Moeller etux	Raum Farms Inc 156	Mohr 110	Marshall Mussig etal Diane Mussig 63		nnis nger x 101 tr	Steven Koester etux 75
lerson Farms Inc 79 Steven Anderson etal 75	Kathleen Chizek 155	Eflin Acres Inc 150	WM Garms Richard Inc Haase 39 etal 118 Ponto David Acres Sparks Inc Trust 37 etus 38	Marvin Wendel etux 81 Matti	h Margery	Marshall Mussig etal 160 Marshall Mussig enur 37	WM Farms Inc 152	Putney Enter- prises LLC 44	LADBRO	5
est un est un Notet Notet Notet Notet Storemond 30 Farms Inc 30	Comie Miller etvir 89		37 Sparks Lynch etux etux 78 Sparks Lynch etux etux 78 Sparks Bonald Bessman etux 156	Marvin Wendel etux 154	Ferguson Forests Inc 218	Marshall Mussig etux Lorraine Gethmann	96 Brett Miller etux 152	Kenneth Stopic Stopi	Dorene Dahms Trust 75	Mark Flamme etus 33 Nadin Lorer Trust 77
nnie Jong Ust 0 99 99 99 99 99 99 99 99 99 99 99 99 9			PARCEL 3	Henry Frericks 131	Triple H Farms Corp 117	Roger Elmore etux 117 Mark Lynch etux 39	Marshall Mussig etal 156	Hu Singer Ethel Pippen Trust 38	Allen Koester Trust etal 154	Ethel Pippe Trust 80 Kenn Hatch Trust etux
k Kevin Holl Farms Inc 191 wart	W Robert V Roth G Trust W etux 156	Mark Weitzell etal 152	▲ 130th St.	1	ST Iriple H Farms Corp 312	Triple H Farms Corp 77 W&M Farms Inc 79	BJB Terrace	Jason Koester LE etal 34 Hoing Trust 118	1 1 2 Steven 2 Koester 2 etal 35 Marshall Mussig etux 78	Kenneth Hatch Trust etux 49 Darre Groth
Rarbara Stover 40 ise efelter LLC 79	WM Farms Inc 156	Max Trust McCubbins 40 Reba Gummert 40 Cougar Valley LLC Farms 1* 70	Inc 237 Bruce Appelgate etal 154 etux 76	Mary Fulster 164	Rebecca Shiek etal 157	Rebecca Shiek etal 156	Acres Ltd 307	Mark Beichley 41 Randall Beichley 154	Mark Volkens etux 116	Trust etux 227
m Kathryn Raker 73 LLC etal Hume etal McMartin 39 Bradd etal McMartin 40	TD Ghrist Farms LLC 152	Donna Lynch etal LE 73 Karmen Betts etal 79	Mark 1 Lynch James Heming etux Mark 1 James Heming etux 154	Prairie Farms	Ponto Acres Inc 115 Dona	200th ST 1 DeeAnn Reber Trust etal 198	Dennis Gienger etux	Randail Beichley etux 38 Arlen Eggerling Trust etux 112	Diane Mussig 78	Dona Storje etal 143
TD arbara yuk Farms tal LLC 13 154	Helen Degner LE etal 226	Collins etux 39 Degner Farm Prod 38	Lawrence Collins etux 116 35 2* 2* 2* 2* 2* 2* 2* 2* 2* 2* 2* 2* 2*	Inc 329	Clynch LE etal 116 Rodney Speicher etal 79	State of lowa DNR 117 Rodney Spek- her etal 29	Prairie Farms fnc 79	Double L Farms Inc 117 Lake & Park Holding Corp 39	205th ST Mildred Pieper 154	1 210th
Kevin Ponto Lynk Acres etal Inc 116 146	150th ST TD Ghrist Farms 147	Glen Mann etal 74 Doanld Mann etux 77	Lawrence Collins etux 77 Mark Groth etux 119 etux 40 Solution Clarence Mann 77 Markence Larence Mann 77 Markence Larence Mann 77 Natione Larence Mann 77 Solution Markence Mann 17 Solution Solution Markence Markence Mann 17 Solution Solut	AVE	edor nc 42	DFM Farms Speicher etal 39 Peggy Griffin LE etal 77	State of Lowa 127	Lake & Park Holding Corp 143	Donald Storjohann etux 157	Donald Storjo- hann etux <u>37</u>
K&E Farms	Helen	5 Lois Groth	T 30 Lois	4	215th ST	Anita Elmore LE 35	Harold		Matt Verna Jack- Stamp	Jean Awe

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# **Aerial Photo**

Parcel 1 - 71.85 Acres



### Parcel 1

FSA/Eff. Crop Acres: 71.35*					
Corn Base Acres:	51.95*				
Bean Base Acres:	18.73*				
Soil Productivity:	96.20 CSR2				
*FSA/Eff. Crop and Base Acres are estimated.					

#### Parcel 1 Property Information 71.85 Acres, m/l

#### Location

From Liscomb: go east on Marble Rd./ E18 for  $1\frac{1}{2}$  miles, the farm is on the north side of the road.

#### **Legal Description**

E<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub> except acreage site, Section 8, Township 85 North, Range 18 West of the 5th P.M. Exact legal to be taken from Abstract.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$2,454 Net Taxable Acres: 71.85 Tax per Net Taxable Acre: \$34.15

### FSA Data

Farm Number 5175, Part of Tract 687 FSA/Eff. Crop Acres: 71.35\* Corn Base Acres: 51.95\* Corn PLC Yield: 187 Bu. Bean Base Acres: 18.73\* Bean PLC Yield: 53 Bu. \*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by Marshall County FSA office.

#### **Soil Types/Productivity**

Primary soils are Muscatine, Garwin and Tama. CSR2 on the est. FSA/Eff. crop acres is 96.20. See soil map for detail.

#### **Land Description**

Nearly level to gently sloping

### **Buildings/Improvements**

None

**Drainage** Natural, no tile maps available.

Water & Well Information

None known.

#### Comments

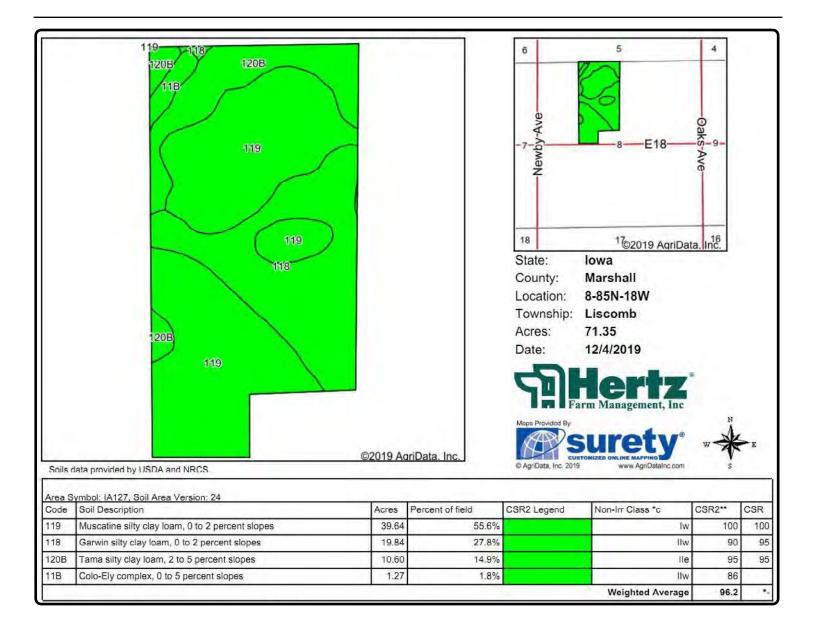
High-quality, 99% tillable farm located on a hard-surfaced road.

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# Soil Map

Parcel 1 - 71.35 est. FSA/Eff. Crop Acres



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Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northwest Looking Southeast





Parcel 1 - South Looking North



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# **Aerial Photo**

Parcel 2 - 38.19 Acres



### Parcel 2

FSA/Eff. Crop Acres	s: 37.15*			
Corn Base Acres:	27.34*			
Bean Base Acres:	9.83*			
Soil Productivity:	94.20 CSR2			
*FSA/Eff. Crop and Base Acres are estimated.				

#### Parcel 2 Property Information 38.19 Acres, m/l

#### Location

From Liscomb: go east on Marble Rd./ E18 for  $1\frac{1}{2}$  miles. The farm is on the south side of the road.

#### **Legal Description**

NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>, Section 8, Township 85 North, Range 18 West of the 5th P.M. Exact legal to be taken from Abstract.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$1,248 Net Taxable Acres: 38.19 Tax per Net Taxable Acre: \$32.68

#### FSA Data

Farm Number 5175, Part of Tract 687 FSA/Eff. Crop Acres: 37.15\* Corn Base Acres: 27.34\* Corn PLC Yield: 187 Bu. Bean Base Acres: 9.83\* Bean PLC Yield: 53 Bu. \*FSA/Eff. crop and base acres are estimated pending reconstitution of farm by the Marshall County FSA office.

#### **Soil Types/Productivity**

Primary soils are Muscatine, Tama and Colo-Ely. CSR2 on the est. FSA/Eff. crop acres is 94.20. See soil map for detail.

#### **Land Description**

Nearly level to moderately sloping

#### **Buildings/Improvements**

None

#### Drainage

Natural, with a waterway on the north half of the farm. No tile maps available.

#### **Water & Well Information**

None known

#### Comments

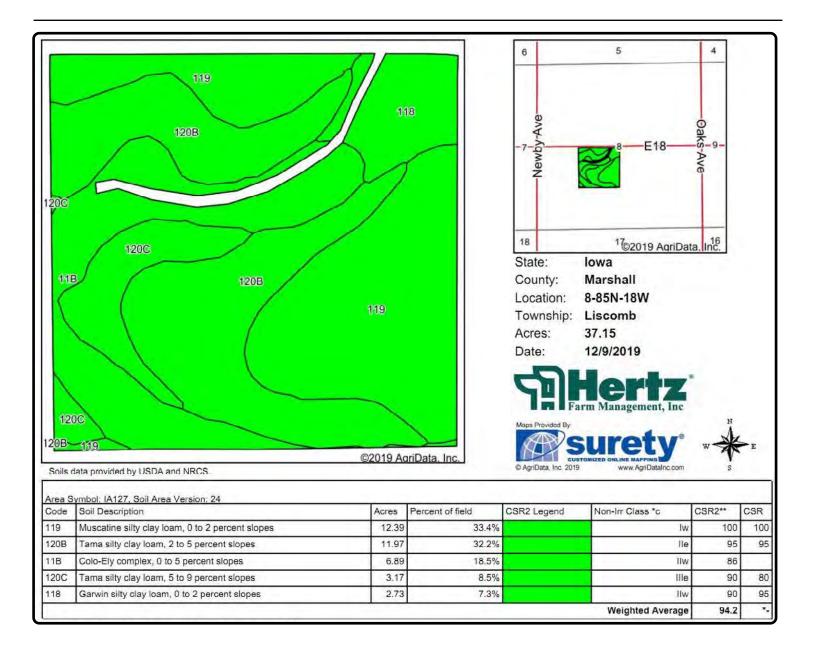
97% tillable farm with top-quality soils, located on a hard-surfaced road.

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# Soil Map

Parcel 2 - 37.15 est. FSA/Eff. Crop Acres



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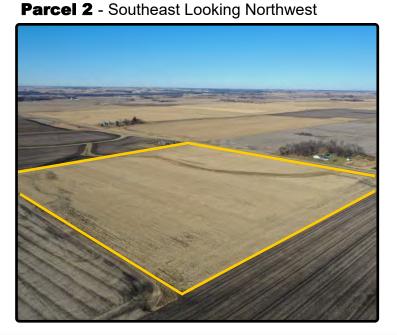




Parcel 2 - Southwest Looking Northeast



Coutbaast Looking Northwast





Parcel 2 - South Looking North



Parcel 2 - Northwest Looking Southeast

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# **Aerial Photo**

Parcel 3 - 53.33 Acres



### Parcel 3

FSA/Eff. Crop Acr	es: 52.34
Corn Base Acres:	26.00
Bean Base Acres:	26.00
Soil Productivity:	93.90 CSR2

#### Parcel 3 Property Information 53.33 Acres, m/l

#### Location

From Gladbrook: go west on 180th St./ Hwy. 96 for 2 miles, then go south on Abbott Ave. for 1 mile. Go west on 130th St. for ½ mile, the farm is on the north side of the road.

#### **Legal Description**

 $E\frac{1}{2}$  W $\frac{1}{2}$  SW $\frac{1}{4}$ , and W 13.33 acres E $\frac{1}{2}$  SW $\frac{1}{4}$ , Section 13, Township 85 North, Range 17 West of the 5th P.M. Exact legal to be taken from Abstract.

#### **Real Estate Tax**

Taxes Payable 2019 - 2020: \$1,652 Net Taxable Acres: 52.83 Tax per Net Taxable Acre: \$31.27

#### FSA Data

Farm Number 1568, Tract 1061 FSA/Eff. Crop Acres: 52.34 Corn Base Acres: 26.00 Corn PLC Yield: 160 Bu. Bean Base Acres: 26.00 Bean PLC Yield: 54 Bu.

#### **Soil Types/Productivity**

Primary soils are Tama, Muscatine and Garwin. CSR2 on the FSA/Eff. crop acres is 93.90. See soil map for detail.

#### **Land Description**

Nearly level to moderately sloping

### **Buildings/Improvements**

None

#### Drainage

Natural, with a waterway in the middle of the farm. No tile maps available.

#### **Water & Well Information**

None known

#### Comments

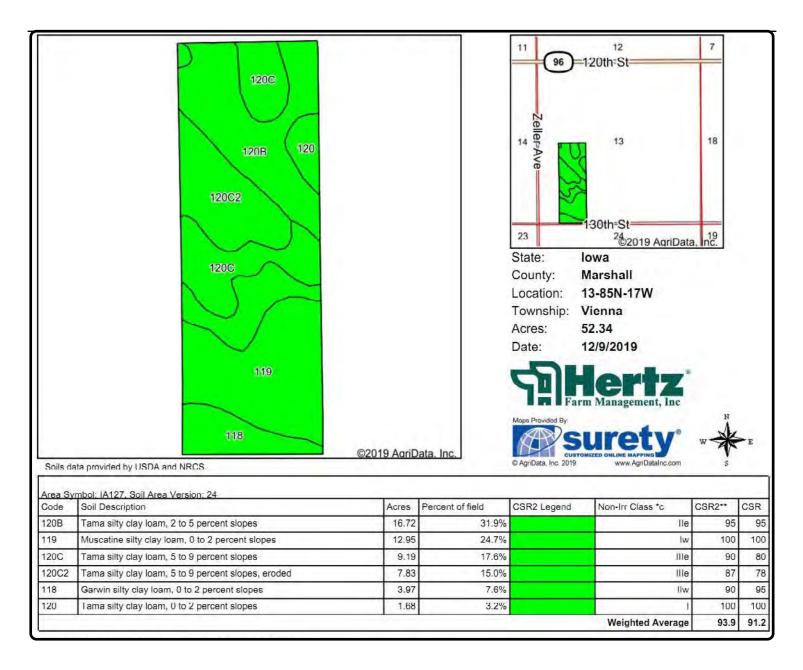
98% tillable farm with top-quality soils.

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# Soil Map

Parcel 3 - 52.34 FSA/Eff. Crop Acres



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the infomation currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Parcel 3 - Northeast Looking Southwest



Parcel 3 - South Looking North



Parcel 3 - Southeast Looking Northwest





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## Auction Information

#### Date: Thur., January 16, 2020

Time: 10:00 a.m.

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

#### Seller

Arlene G. Harmon Estate

#### Agency

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

#### Auctioneer

Kyle 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 any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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 20, 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 20, 2020.

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