

Land Auction

ACREAGE:

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

DATE:

Thursday
January 16, 2020
10:00 a.m.

LOCATION:

Liscomb Comm. Center
Liscomb, IA



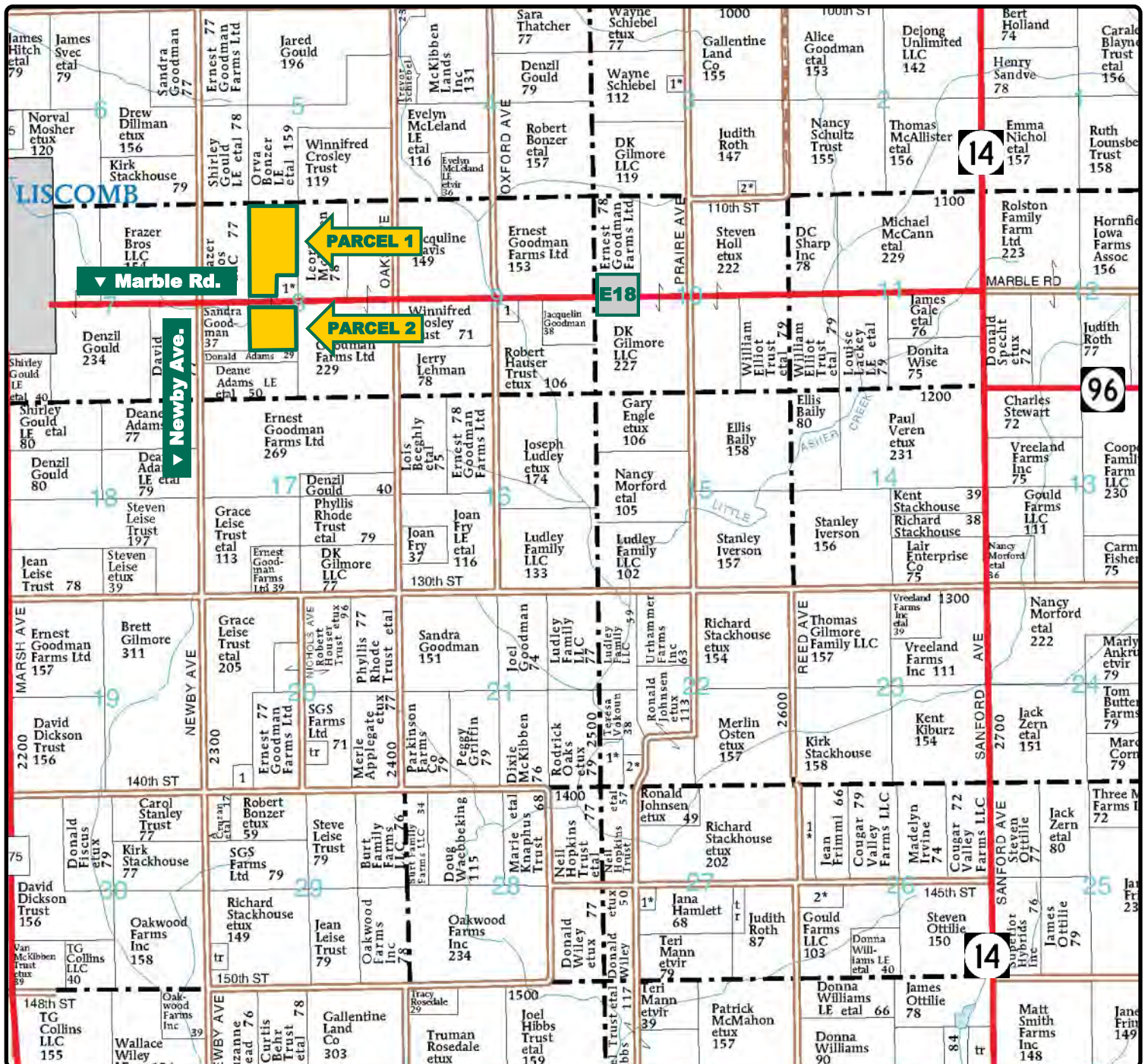
Property Key Features

- **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**

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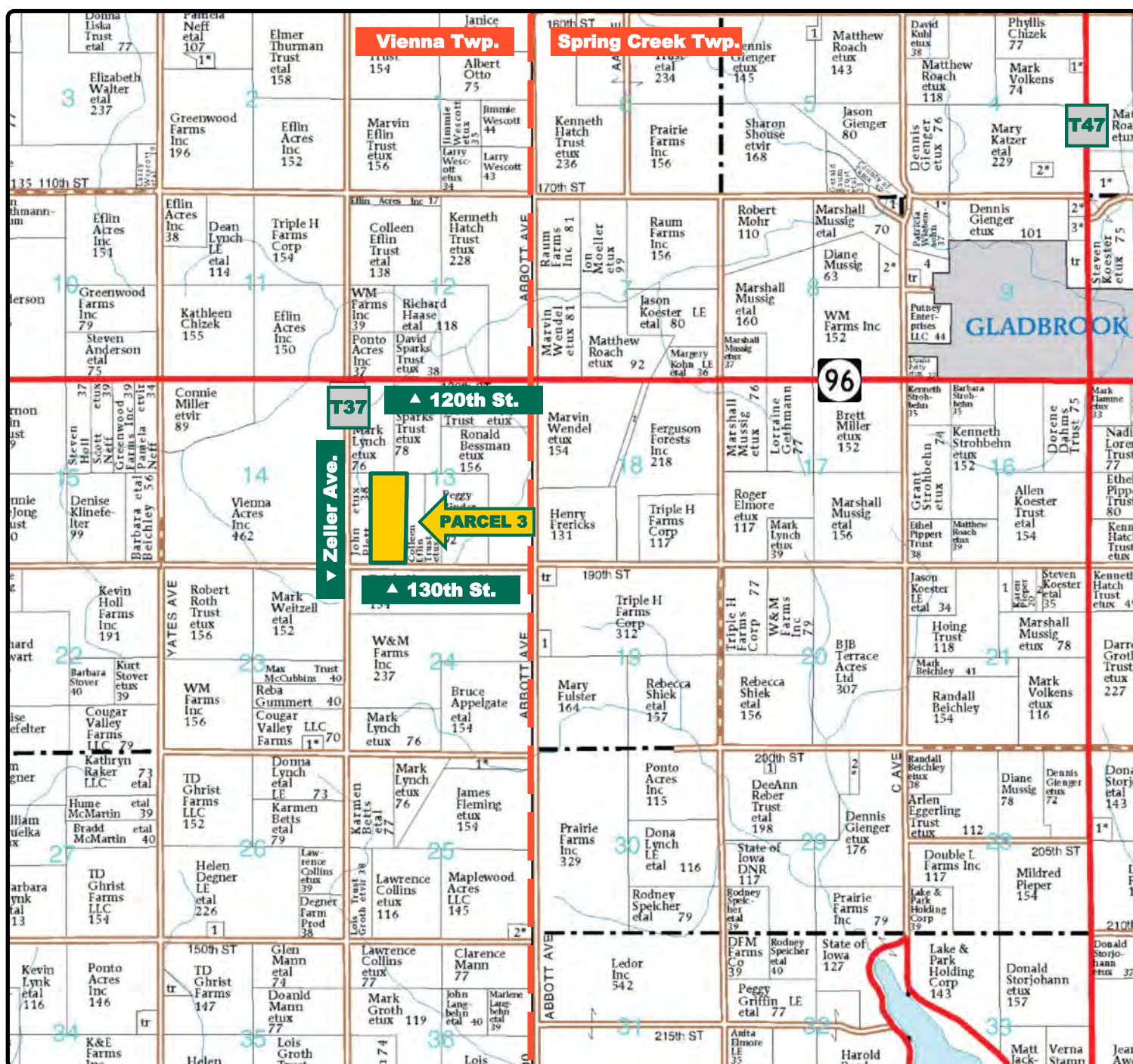


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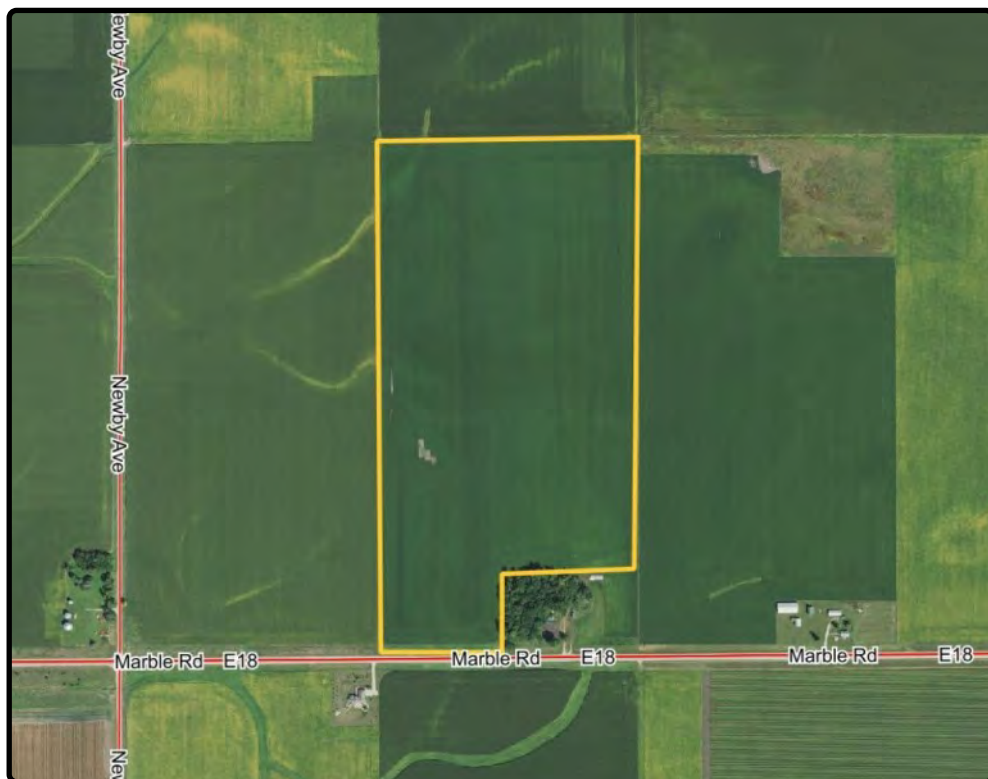


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Parcel 1

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 1½ miles, the farm is on the north side of the road.

Legal Description

E½ NW¼ 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

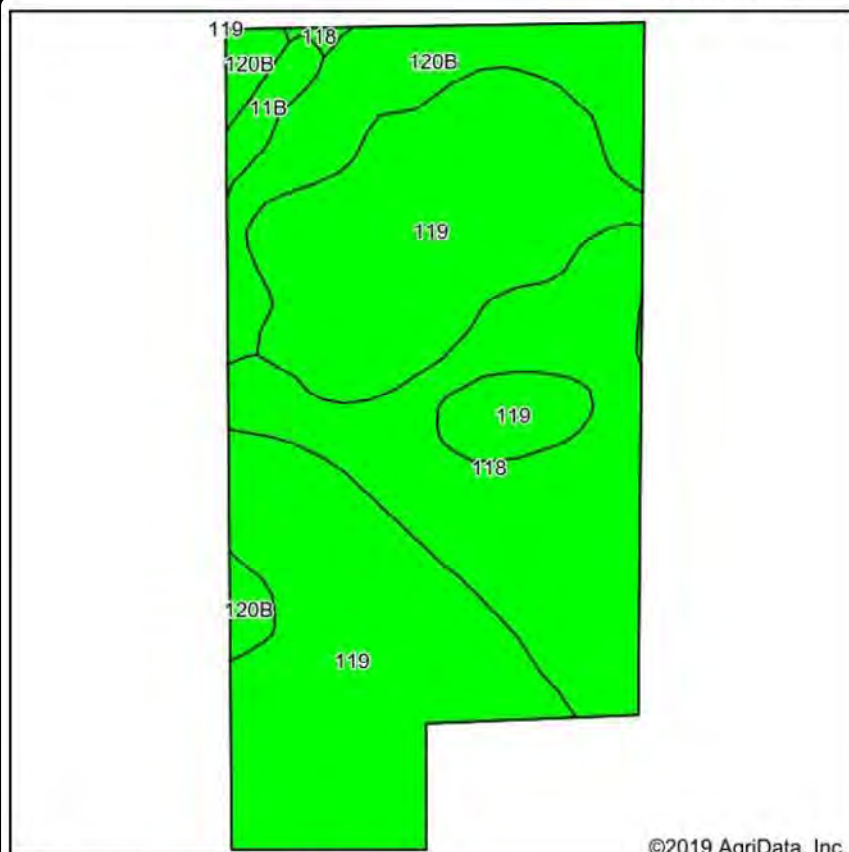
Natural, no tile maps available.

Water & Well Information

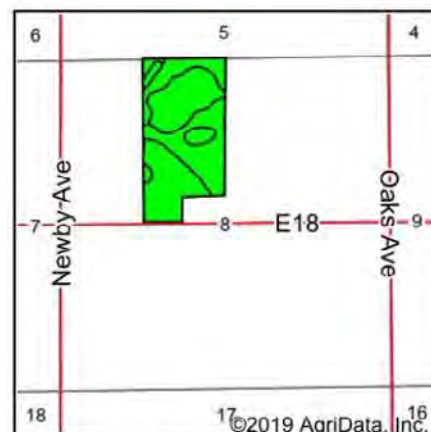
None known.

Comments

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



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **8-85N-18W**
Township: **Liscomb**
Acres: **71.35**
Date: **12/4/2019**



Area Symbol: IA127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	39.64	55.6%		Iw	100	100
118	Garwin silty clay loam, 0 to 2 percent slopes	19.84	27.8%		IIw	90	95
120B	Tama silty clay loam, 2 to 5 percent slopes	10.60	14.9%		IIe	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	1.27	1.8%		IIw	86	
Weighted Average						96.2	*~

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Parcel 1 - Southwest Looking Northeast



Parcel 1 - South Looking North



Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southeast Looking Northwest



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Parcel 2

FSA/Eff. Crop Acres: 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 1½ miles. The farm is on the south side of the road.

Legal Description

NE¼ SW¼, 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

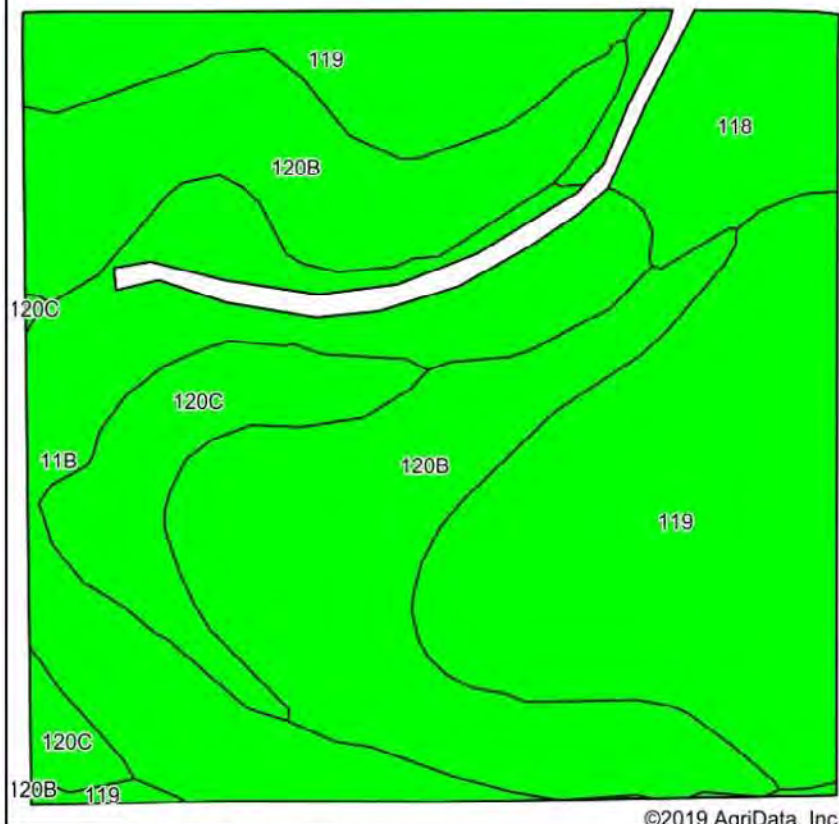
Natural, with a waterway on the north half of the farm. No tile maps available.

Water & Well Information

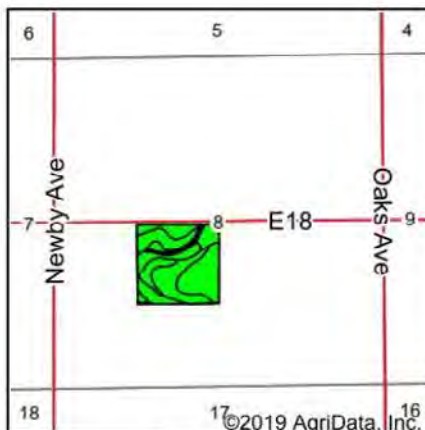
None known

Comments

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



Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 8-85N-18W
Township: Liscomb
Acres: 37.15
Date: 12/9/2019



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	12.39	33.4%		Iw	100	100
120B	Tama silty clay loam, 2 to 5 percent slopes	11.97	32.2%		IIe	95	95
11B	Colo-Ely complex, 0 to 5 percent slopes	6.89	18.5%		IIw	86	
120C	Tama silty clay loam, 5 to 9 percent slopes	3.17	8.5%		IIIe	90	80
118	Garwin silty clay loam, 0 to 2 percent slopes	2.73	7.3%		IIw	90	95
Weighted Average						94.2	*-

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Parcel 2 - Southwest Looking Northeast



Parcel 2 - South Looking North



Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



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Parcel 3

FSA/Eff. Crop Acres:	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

E½ W½ SW¼, and W 13.33 acres E½ SW¼, 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

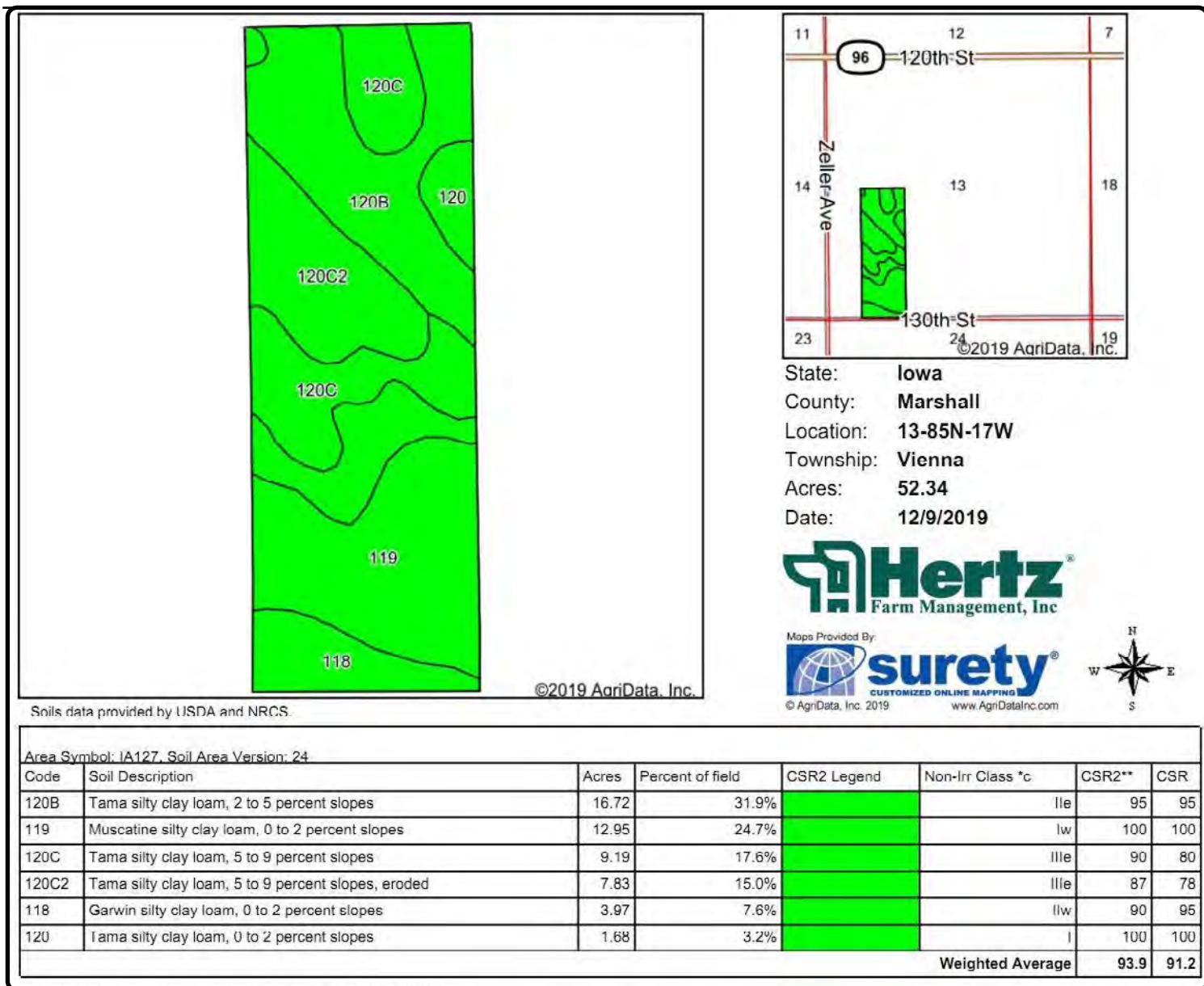
Natural, with a waterway in the middle of the farm. No tile maps available.

Water & Well Information

None known

Comments

98% tillable farm with top-quality soils.



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 information 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 - Southwest Looking Northeast



Parcel 3 - South Looking North



Parcel 3 - Southeast Looking Northwest



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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.