

Land Auction

ACREAGE:

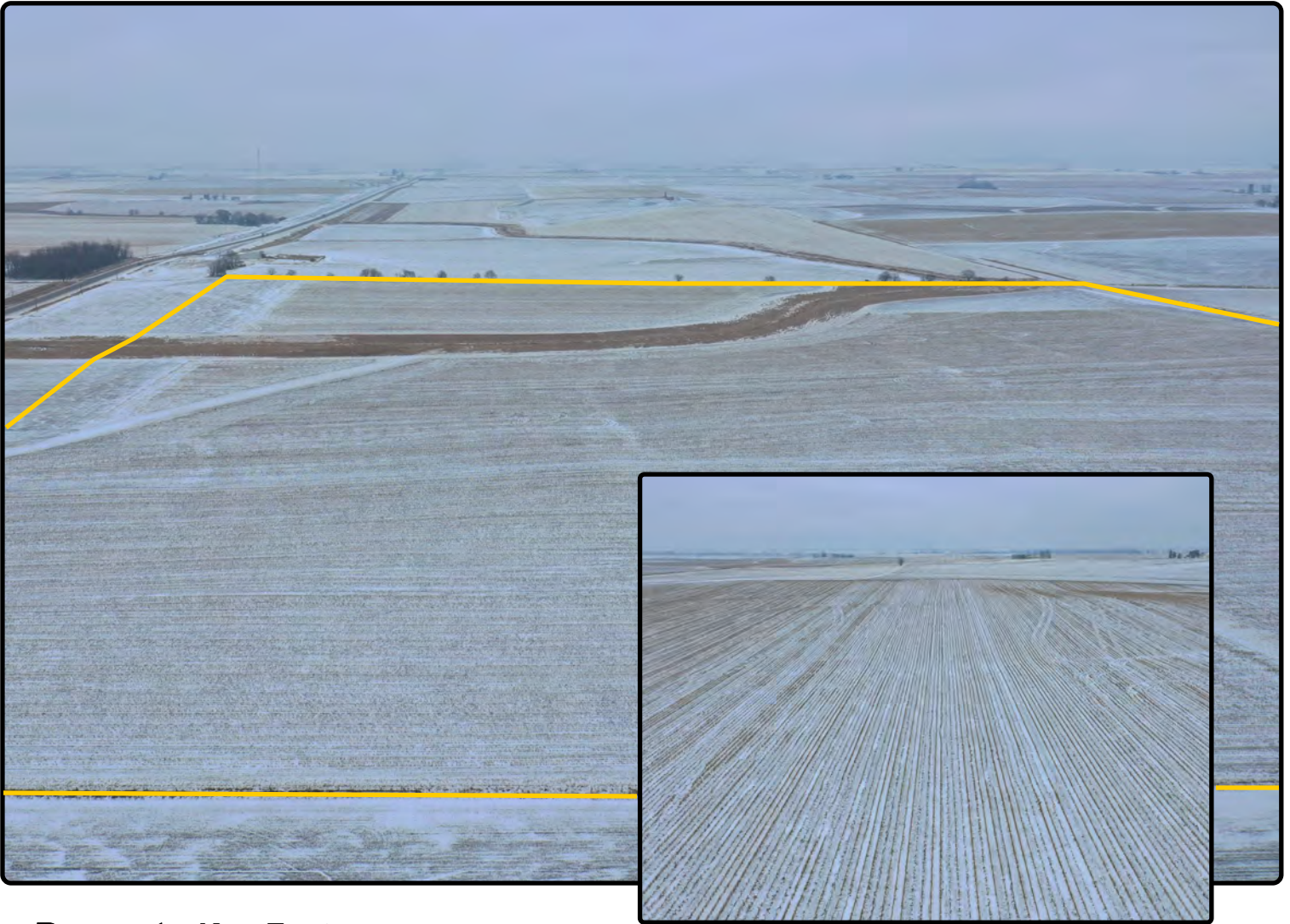
137.00 Acres, m/l
Benton County, IA

DATE:

Thursday
March 5, 2020
10:00 a.m.

LOCATION:

Blairstown Community Center
Blairstown, Iowa



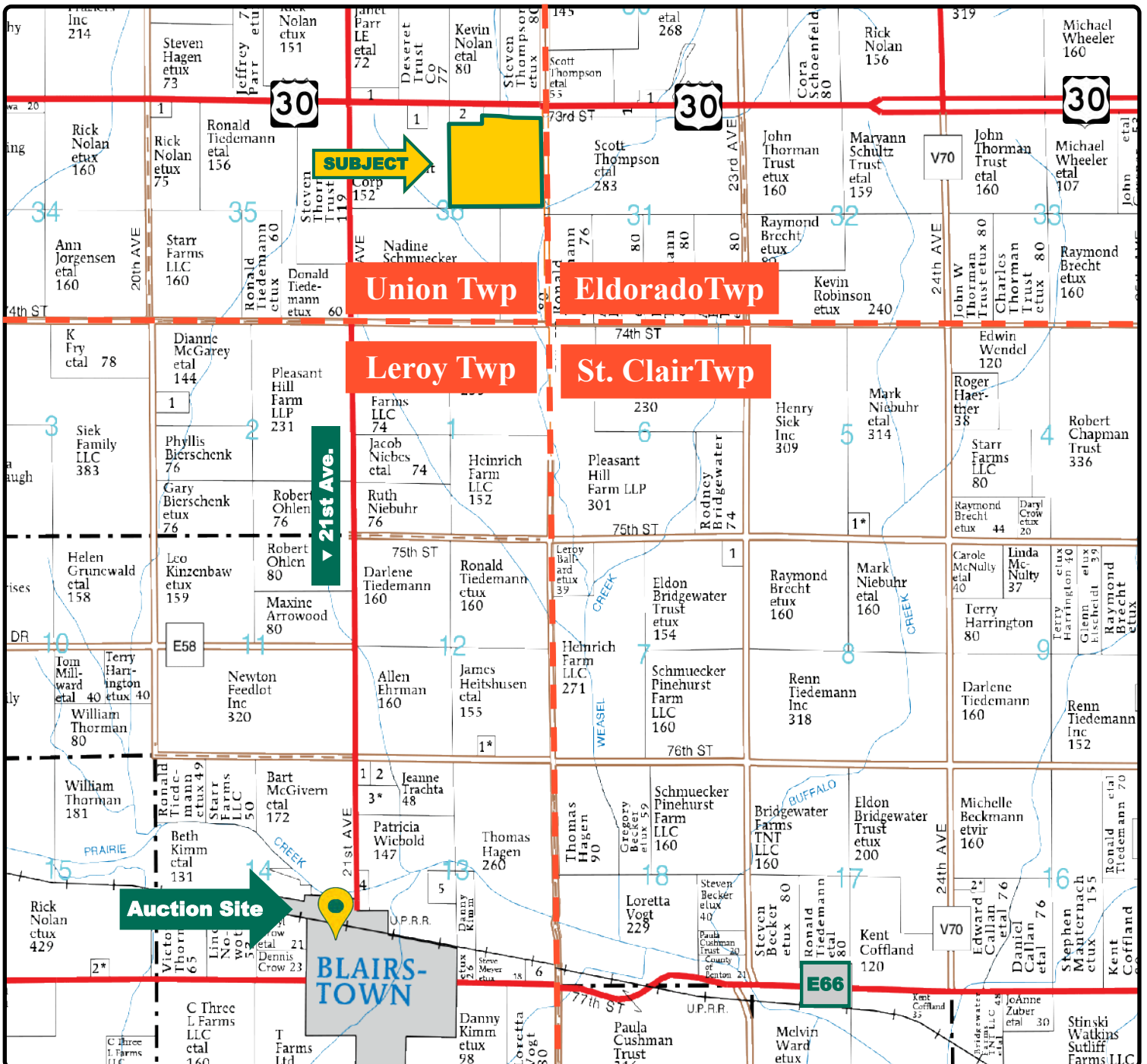
Property Key Features

- High-Quality Benton County Farm with Seed Corn Production History
- Open Lease for 2020 Crop Year
- Located Along Highway 30

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FSA/Eff. Crop Acres: 120.02*

CRP Acres: 14.02*

Corn Base Acres: 118.79*

Soil Productivity: 88.80 CSR2

**FSA/Eff. crop, base and CRP acres are estimated.*

Property Information

137.00 Acres, m/l

Location

From Blairstown: 4 miles north on 21st Ave. then ½ mile east on Hwy. 30. The property is on the south side of the road.

Legal Description

The NE¼ except the north 528' of the west 825' of Section 36, Township 83 North, Range 11 West of the 5th P.M., Benton County, Iowa. Final legal description will exclude the 9.58 acres that is being purchased by the Iowa DOT.

Real Estate Tax

Taxes Payable 2019 - 2019: \$3,771.61*

Net Taxable Acres: 137.00*

Tax per Net Taxable Acre: \$27.53

**Taxes and taxable acres are estimated,*

pending Tax Parcel split.

FSA Data

Farm Number 8553, Tract 3337

FSA/Eff. Crop Acres: 120.02*

CRP Acres: 14.02*

Corn Base Acres: 118.79*

Corn PLC Yield: 172 Bu.

**FSA/Eff. crop, base and CRP acres are estimated. Final acres are subject to reconstitution of farm by Benton County FSA.*

CRP Contract

There are 14.02* acres enrolled in a CP21 contract that pays \$3,586.18* annually and expires September 30, 2022.

**CRP acres and contract payment are estimated pending reconstitution of farm by Benton County FSA.*

Soil Types/Productivity

Primary soils are Dinsdale, Kenyon and Colo. CSR2 on the estimated FSA/Eff. crop acres is 88.80. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural plus supplemental tile.

DOT Purchase

The Iowa DOT has purchased the north 9.58 acres for the Highway 30 expansion project.

Lease

Open lease for 2020 crop year.

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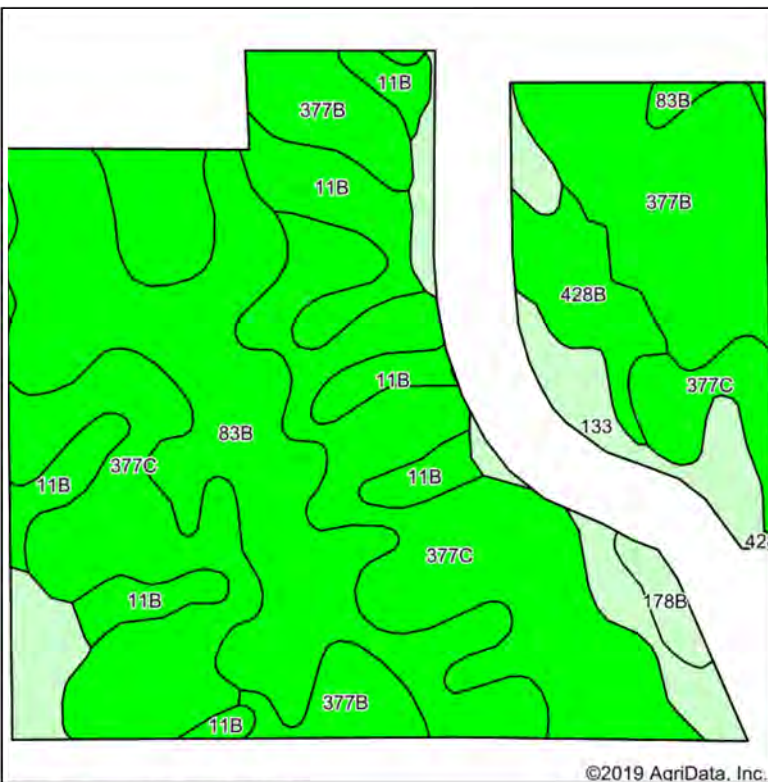
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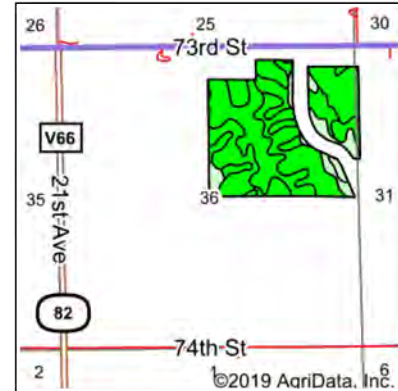
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **36-83N-11W**
Township: **Union**
Acres: **120.02**
Date: **1/13/2020**



Maps Provided By



Area Symbol: IA011, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|------------------|---|-------|------------------|-------------|------------------|--------|------|
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 39.15 | 32.6% | | IIIe | 90 | 75 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 27.25 | 22.7% | | Ile | 90 | 87 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 23.36 | 19.5% | | Ile | 94 | 90 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 12.10 | 10.1% | | IIw | 78 | 80 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 12.06 | 10.0% | | IIw | 86 | 68 |
| 428B | Ely silty clay loam, 2 to 5 percent slopes | 4.70 | 3.9% | | Ile | 88 | 88 |
| 178B | Waukeel loam, 2 to 5 percent slopes | 1.40 | 1.2% | | IIs | 64 | 74 |
| Weighted Average | | | | | | 88.8 | 80.9 |

Comments

High-quality Benton County farm in a strong area with seed corn history. Open lease for 2020 crop year.

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. 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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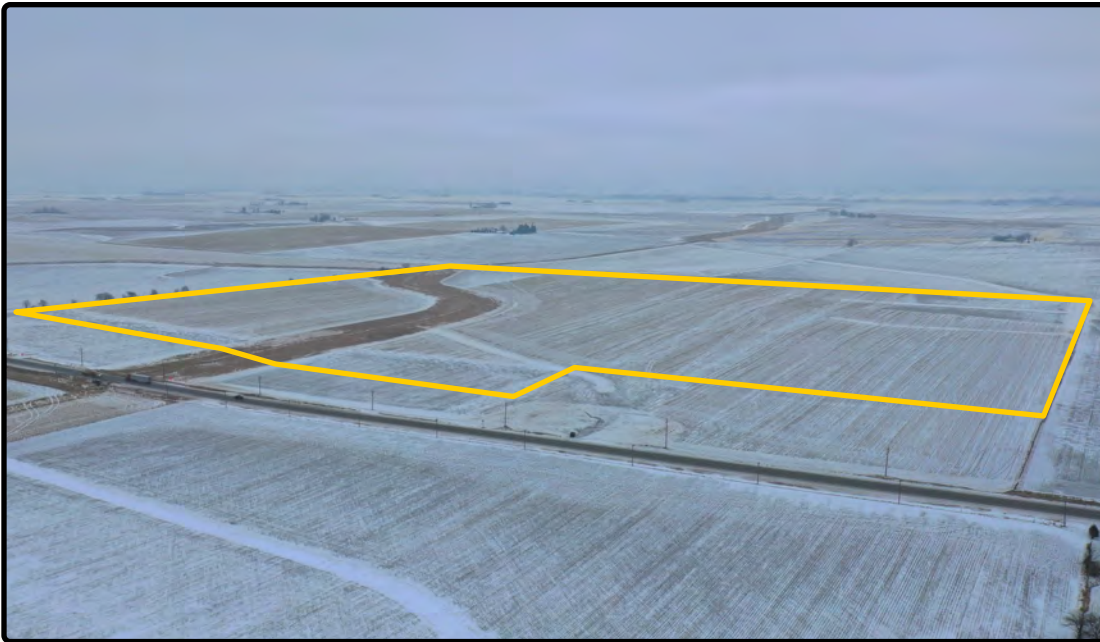
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Looking South



Looking South



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Date: **Thurs., March 5, 2020**

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

Site: **Blairstown Community
Center
305 Locust St.
Blairstown, IA 52209**

Seller

Pleasant Hill Farm, LLP

Agency

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

Auctioneer

Troy Louwagie

Method of Sale

- This property 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 April 16, 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. Taxes will be prorated to date of closing.