

ACREAGE:

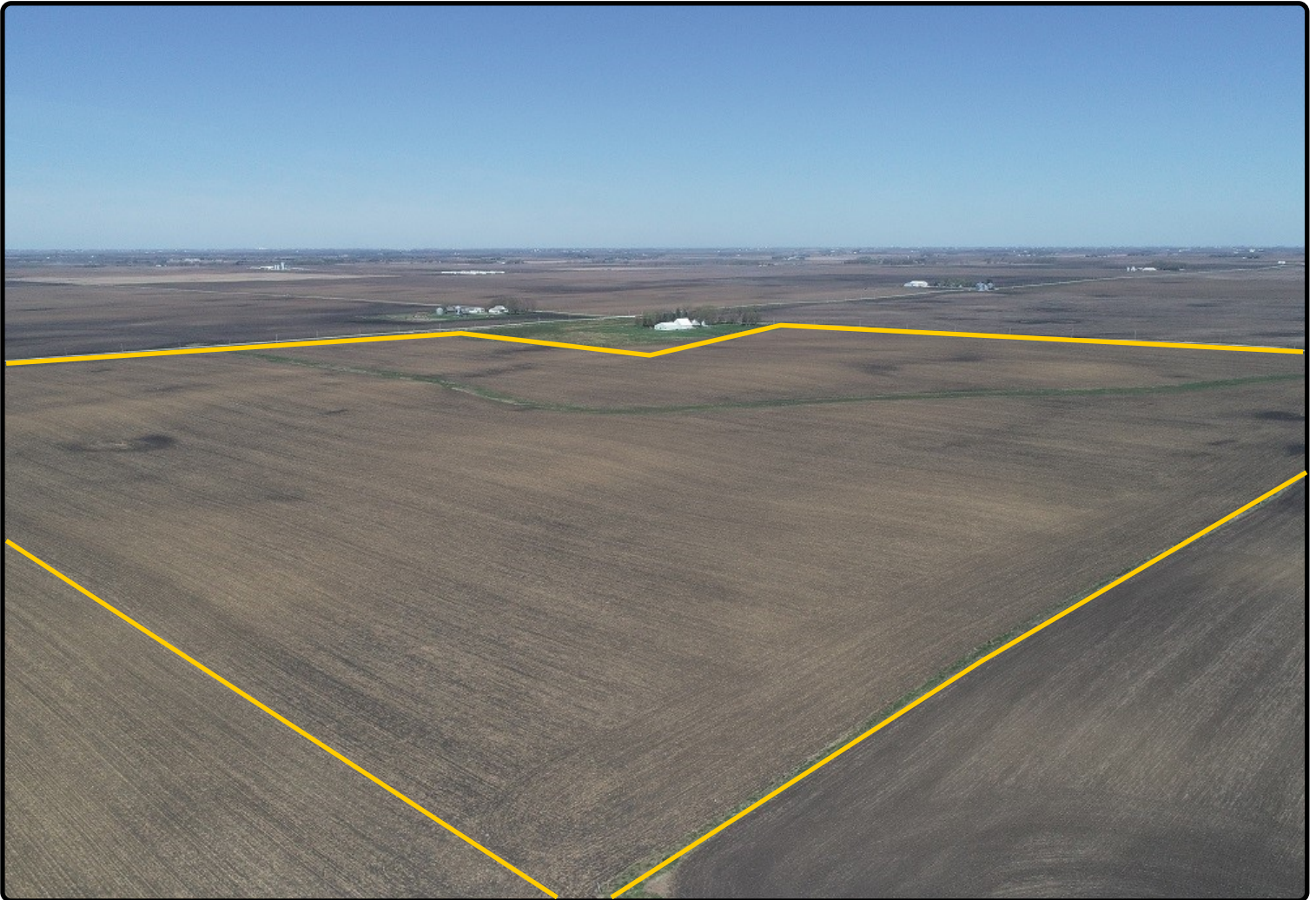
141.36 Acres, m/l
Hamilton County, IA

DATE:

Bid Deadline:
June 11, 2020
12:00 p.m., CST

RETURN BIDS TO:

Hertz Real Estate
Services
Nevada, IA

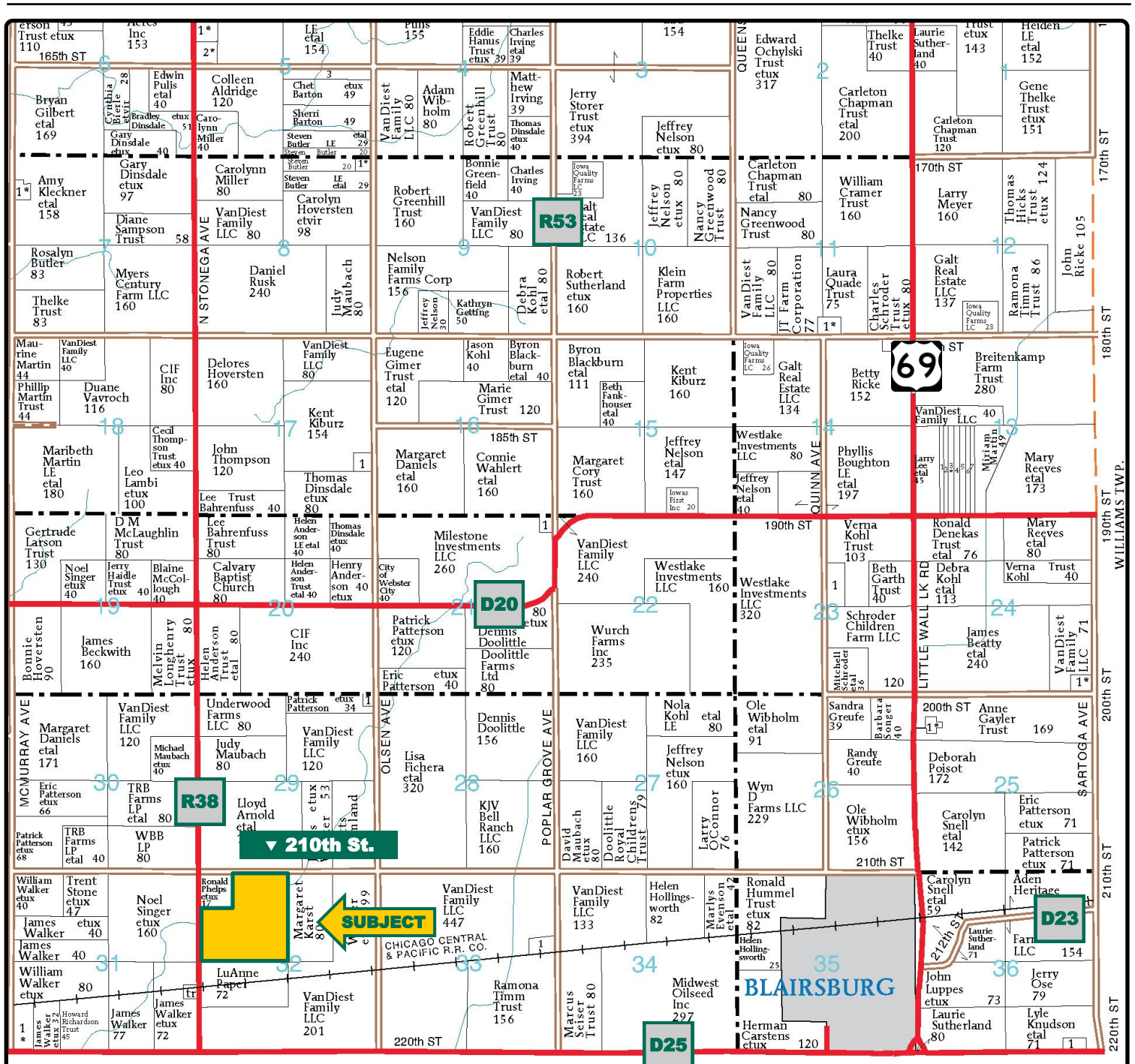


Property Key Features

- Three Miles West of Blairsburg on 210th St.
- 134.50 FSA/Eff. Crop Acres with an 83.50 CSR2
- Productive Soils on this Northern Hamilton County Farm

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FSA/Eff. Crop Acres:	134.50
Corn Base Acres:	96.75
Bean Base Acres:	32.25
Soil Productivity:	83.50 CSR2

Property Information

141.36 Acres, m/l

Location

From Blairsburg: Go west on 210th Street for 3 miles. Property is on the south side of the road.

Legal Description

NW¼, except acreage site, Section 32, Township 89 North, Range 24 West of the 5th P.M. (Blairsburg Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,274
Taxable Acres: 138.24
Tax per Taxable Acre: \$30.92

FSA Data

Farm Number 133, Tract 2131
FSA/Eff. Crop Acres: 134.50
Corn Base Acres: 96.75
Corn PLC Yield: 150 Bu.
Bean Base Acres: 32.25
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Main soil types are Bode, Kossuth and Ottosen Clay Loams. CSR2 on the FSA/ Eff. Crop Acres is 83.50. See soil map for details.

Land Description

Level to strongly sloping.

Buildings/Improvements

None

Drainage

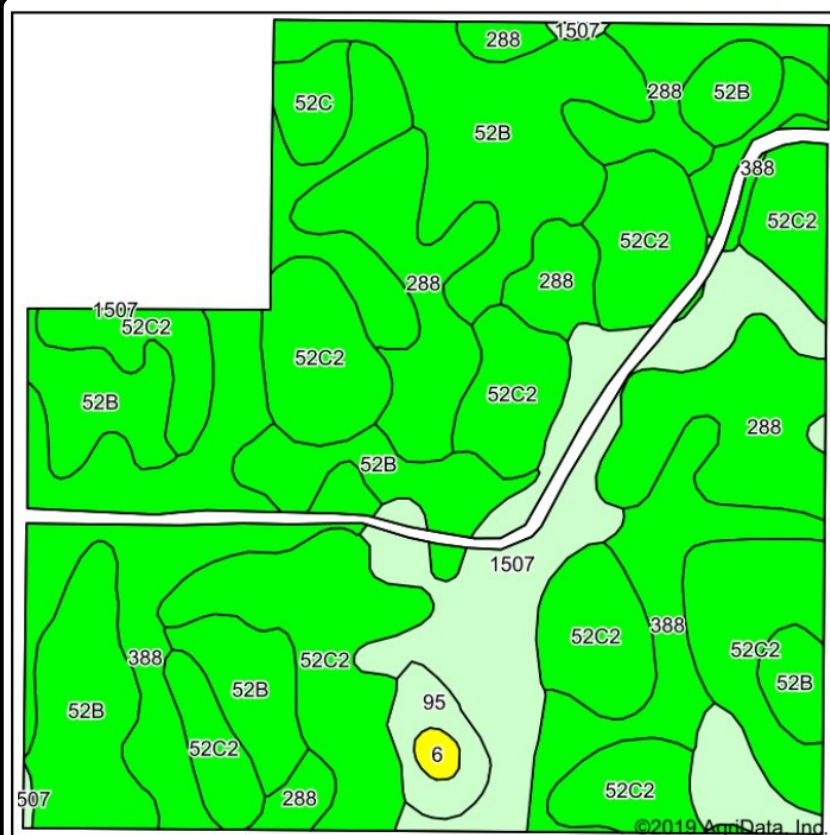
- Part of Drainage District 206.
- 28" County main through center of farm, along with some additional tile.

Water & Well Information

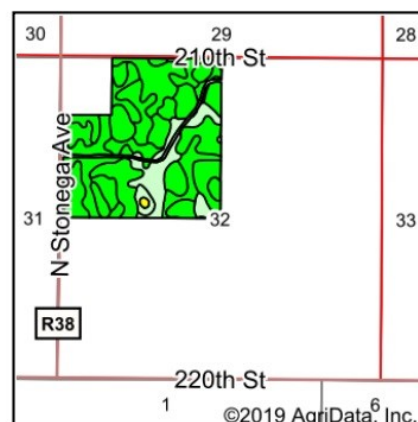
None known

Comments

Nice-laying Hamilton County farm on a hard-surfaced road.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Hamilton**
Location: **32-89N-24W**
Township: **Blairsburg**
Acres: **134.5**
Date: **5/5/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA079. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	38.94	29.0%		IIIe	82	63
52B	Bode clay loam, 2 to 6 percent slopes	30.22	22.5%		IIe	91	80
388	Kossuth silty clay loam, 0 to 2 percent slopes	24.36	18.1%		IIw	86	79
288	Ottosen clay loam, 1 to 3 percent slopes	20.51	15.2%		Iw	91	86
1507	Brownton silty clay loam, 0 to 2 percent slopes	16.11	12.0%		IIw	62	75
95	Harps clay loam, 0 to 2 percent slopes	2.15	1.6%		IIw	72	63
52C	Bode clay loam, 5 to 9 percent slopes	1.78	1.3%		IIIe	86	65
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.43	0.3%		IIIw	59	58
Weighted Average						83.5	74.7

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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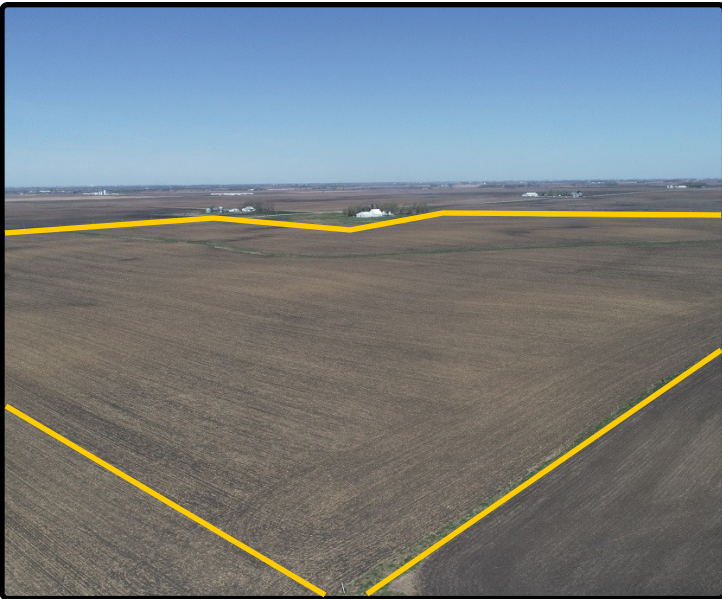
Northeast Looking Southwest



Southwest Looking Northeast



Southeast Looking Northwest



East Looking West



Bid Deadline: Thur., June 11, 2020

Time: 12:00 p.m., CST

Mail To:

**Hertz Real Estate Services
PO Box 500
Nevada, IA 50201-0500**

Seller

Nissen Family

Agency

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

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 Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please call Sale Manager, Matt Vegter at 515-382-1500.

All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Nevada, IA Hertz office, on or before June 11, 2020 by 12:00 P.M., CST. The Seller will accept or reject all bids by 5:00 P.M., CST on June 12, 2020 and all bidders will be notified shortly thereafter.

Terms of Possession

A 10% down payment check is required with all Sealed Bids. If your offer is not accepted, the earnest money check will be voided and returned to you uncashed. The successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 23, 2020 or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement, subject to the existing lease, which expires March 1, 2021. The buyer will receive a cash rent credit at closing. Taxes will be prorated to July 23, 2020.