

Land Auction

ACREAGE:

130.58 Acres, m/l
Marshall County, IA

DATE:

Friday
Sept. 18, 2020
10:00 a.m.

LOCATION:

Liscomb Comm. Center
Liscomb, IA



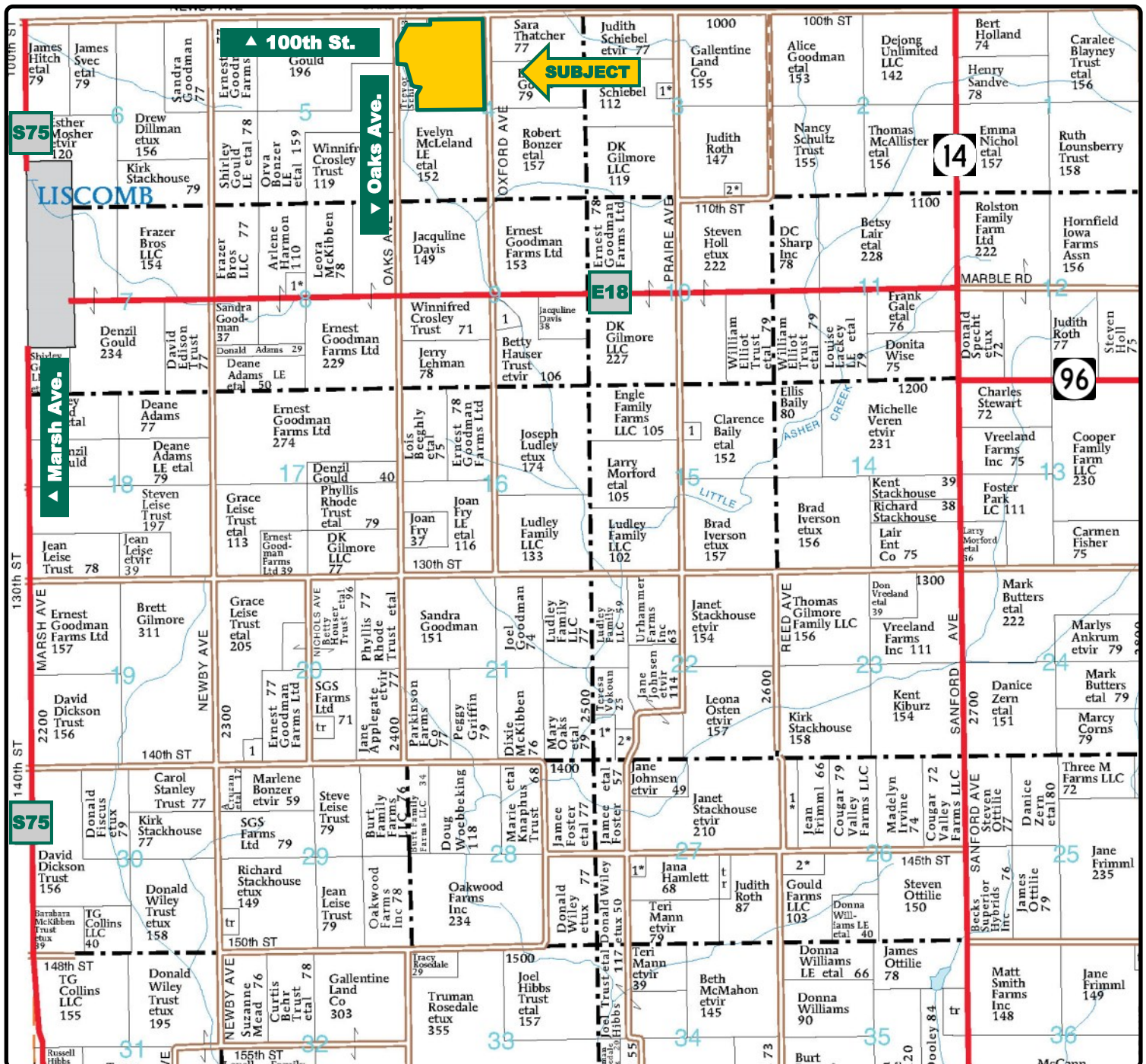
Property Key Features

- Approximately 3 Miles Northeast of Liscomb
- 129.73 FSA/Eff. Crop Acres with a 93.10 CSR2
- Top-Quality Soils with Seed Corn Production History

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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag

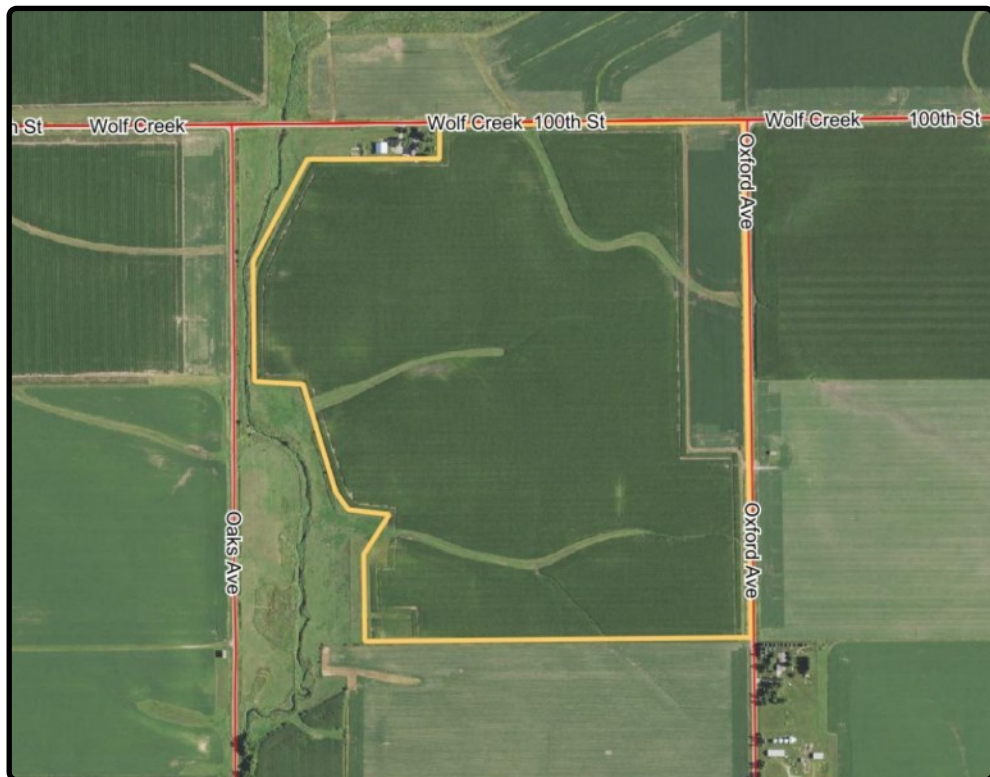


Map reproduced with permission of Farm & Home Publishers, Ltd.

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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag



FSA/Eff. Crop Acres:	129.73
Corn Base Acres:	69.40
Bean Base Acres:	57.00
Soil Productivity:	93.10 CSR2

Property Information

130.58 Acres, m/l

Location

From Liscomb: Go north on S75/Marsh Avenue to 100th Street. Go east for 2 miles. Property is on the south side of 100th Street/east side of Oaks Avenue.

Legal Description

NW¼, except acreage site, in Section 4, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Real Estate Tax

Taxes Payable 2020– 2021: \$4,424
Net Taxable Acres: 130.58
Tax per Net Taxable Acre: \$33.88

Lease Status

Open for 2021 crop year.

FSA Data

Farm Number 4742, Tract 517
FSA/Eff. Crop Acres: 129.73
Corn Base Acres: 69.40
Corn PLC Yield: 169 Bu.
Bean Base Acres: 57.00
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 93.10. See soil map for detail.

Land Description

Nearly level to moderately sloping.

Drainage

Natural, with use of waterways and a creek. No tile maps available.

Buildings/Improvements

None

Water & Well Information

No known wells.

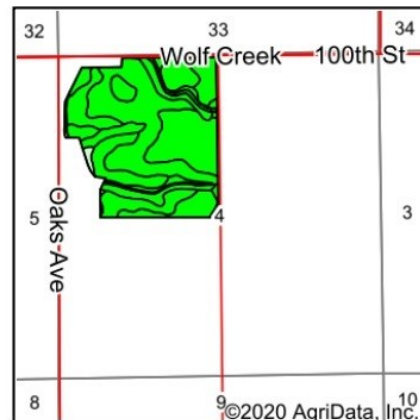
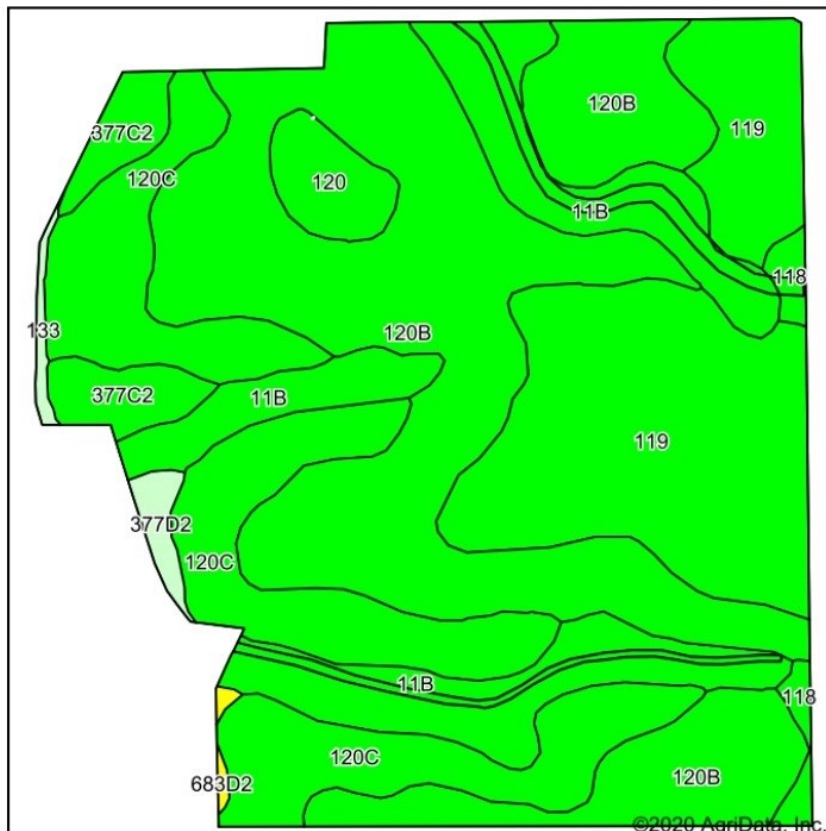
Comments

High-quality farm in northern Marshall County.

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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag



State: **Iowa**
County: **Marshall**
Location: **4-85N-18W**
Township: **Liscomb**
Acres: **129.73**
Date: **8/6/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com



Area Symbol: IA127, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Overall
120B	Tama silty clay loam, 2 to 5 percent slopes	49.17	37.9%		Ile	95	95	97
119	Muscataine silty clay loam, 0 to 2 percent slopes	27.05	20.9%		Iw	100	100	96
120C	Tama silty clay loam, 5 to 9 percent slopes	25.36	19.5%		IIle	90	80	93
11B	Colo-Ely complex, 0 to 5 percent slopes	18.64	14.4%		IIw	86	68	92
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	3.99	3.1%		IIIle	85	73	80
120	Tama silty clay loam, 0 to 2 percent slopes	2.72	2.1%		I	100	100	95
118	Garwin silty clay loam, 0 to 2 percent slopes	1.08	0.8%		IIw	90	95	93
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	0.98	0.8%		IIIle	62	63	78
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.50	0.4%		IIw	78	80	77
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	0.24	0.2%		IIIle	55	58	68
Weighted Average						93.1	88.3	*n 94.4

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.

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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag

Northeast Looking Southwest



Southeast Looking Northwest



Northwest Looking Southeast



Southwest Looking Northeast



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

515-382-1500
415 S. 11th St/PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag

Date: **Fri., Sept. 18, 2020**

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

Site: **Liscomb Comm. Center
114 Main Street
Liscomb, IA 50148**

Seller

McKibben Lands, Inc.

Agency

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

Auctioneer

Kyle Hansen

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 November 3, 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, 2021. Taxes will be prorated to November 3, 2020.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.