

Land Auction

ACREAGE:

360.82 Acres, m/l
In 3 parcels
Grundy County, IA

DATE:

Thursday
Sept. 24, 2020
10:00 a.m.

LOCATION:

Beaman Memorial Hall
Beaman, IA



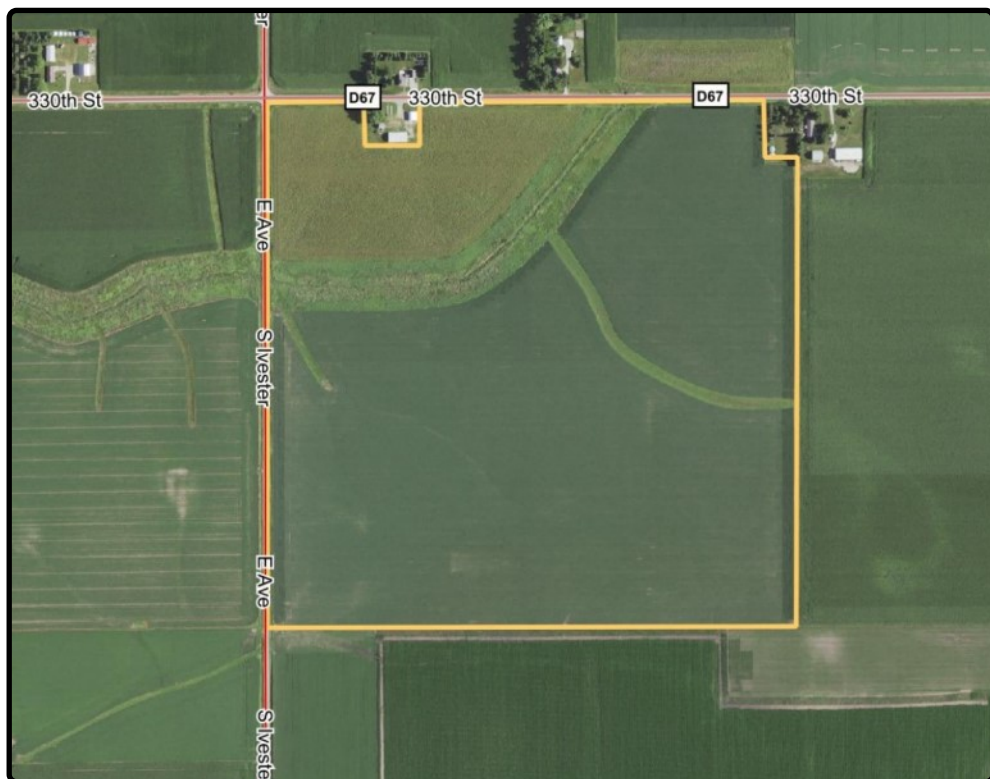
Property Key Features

- Three Miles West of Conrad
- Top-Quality Soils in Seed Corn Production Area
- Located on a Hard-Surfaced Road

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

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

Dick Pringnitz, AFM
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Parcel 1

FSA/Eff. Crop Acres: 117.76*
CRP Acres: 30.24
Corn Base Acres: 111.04*
Bean Base Acres: 6.64*
Soil Productivity: 94.40 CSR2

**Acres are estimated.*

Parcel 1 Property Information 152.97 Acres, m/l

Location

From Conrad: Go west on D67 for three miles. Property is on the southeast corner of the D67 and E Avenue intersection.

Legal Description

NW¼, except acreages, Section 34, Township 86 North, Range 18 West of the 5th P.M. (Felix Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$4,719*
 Net Taxable Acres: 152.97*

Tax per Net Taxable Acre: \$30.85*

**Taxes estimated pending survey of property. Grundy County Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5982, Tract 8726

FSA/Eff. Crop Acres: 117.76*

CRP Acres: 30.24

Corn Base Acres: 111.04*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 6.64**

Bean PLC Yield: 54 Bu.

**Acres are estimated pending reconstitution of farm by the Grundy County FSA office.*

***CRP Bean Base Reduced Acres: 30.33*

CRP Contracts

There are 9.60 acres enrolled in a CP-21 contract that pays \$1,896.96 annually and expires 9/30/2020. This contract will expire after the auction, but prior to closing. Seller to receive 100% of the October 1, 2020 CRP payment. Contract has been re-enrolled. FSA will determine final contract price/ac.

There are 20.15 acres enrolled in a CP-42 contract that pays \$6,989.83 annually and expires 9/30/2026.

There are .49 acres enrolled in a CP8A contract that pays \$118.58 annually and expires 9/30/2029.

Yield History (Bu./Ac.)

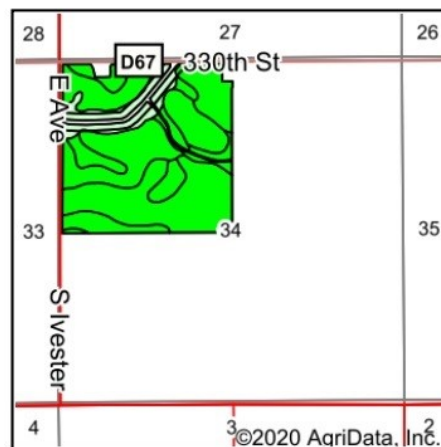
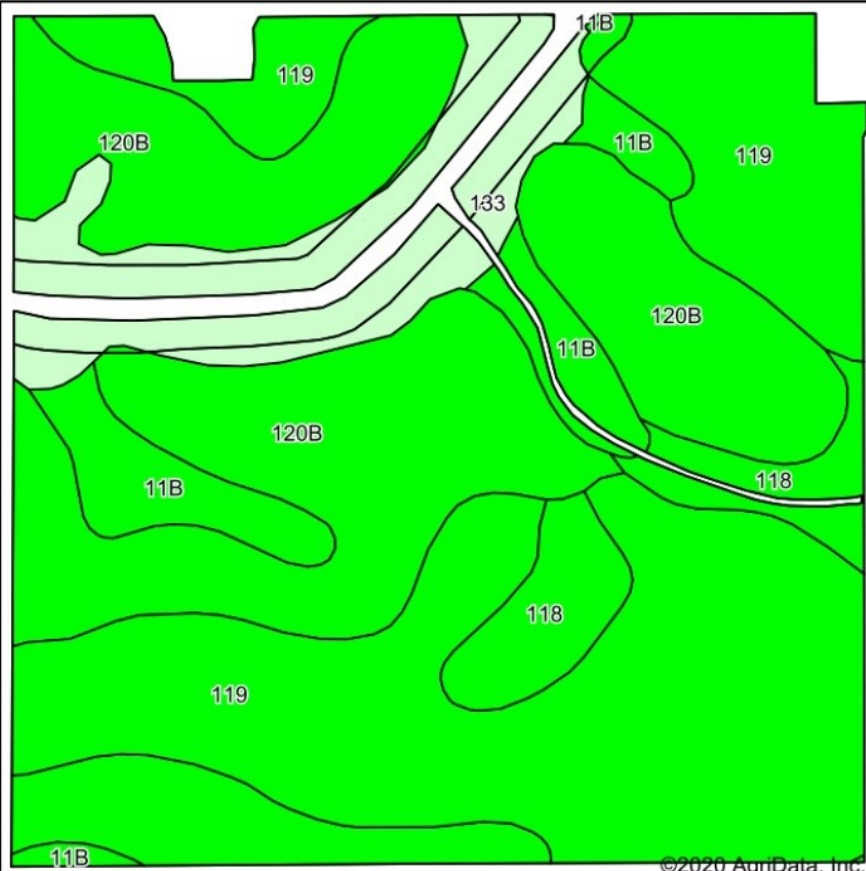
Year	Corn	Beans
2015	-	67
2016	217	-
2017	-	74
2018	238	-
2019	-	70

Yield information is reported by Crop insurance records.

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State: **Iowa**
County: **Grundy**
Location: **34-86N-18W**
Township: **Felix**
Acres: **148**
Date: **8/24/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA075, Soil Area Version: 26

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	58.76	39.7%		Iw	100	100
120B	Tama silty clay loam, 2 to 5 percent slopes	56.94	38.5%		Ile	95	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	14.75	10.0%		Ilw	78	80
11B	Colo-Ely complex, 0 to 5 percent slopes	9.46	6.4%		Ilw	86	
118	Garwin silty clay loam, 0 to 2 percent slopes	8.09	5.5%		Ilw	90	95
Weighted Average						94.4	*-

Soil Types/Productivity

Primary soils are Muscatine, Tama and Colo-Ely. CSR2 on the estimated FSA/ Eff. crop and CRP acres is 94.40. See soil map for detail.

Pipeline

Ammonia pipeline crosses property along south border .

Land Description

Level to gently sloping.

Drainage

Natural, plus some tile. No maps available.

Lease Status

Open lease for 2021 crop year.

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Parcel 1 - Southwest Looking Northeast



Parcel 1 - Southeast Looking Northwest



Parcel 1 - Northwest Looking Southeast



Parcel 1 - Northeast Looking Southwest



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Parcel 2

FSA/Eff. Crop Acres: 153.19*

Corn Base Acres: 144.46*

Bean Base Acres: 8.63*

Soil Productivity: 94.00 CSR2

**Acres are estimated.*

Parcel 2 Property Information 154.45 Acres, m/l

Location

From Conrad: Go west 3 miles on D67 / 330th Street. Property is on the south side of the road.

Legal Description

NE¼, excluding acreage site, Section 34, Township 86 North, Range 18 West of the 5th P.M. (Felix Township)

Real Estate Tax

Taxes Payable 2020 – 2021: \$4,878.00*

Net Taxable Acres: 154.45*

Tax per Net Taxable Acre: \$31.58*

**Taxes estimated pending survey of property. Grundy Co. Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 5982, Tract 8726

FSA/Eff. Crop Acres: 153.19*

Corn Base Acres: 144.46*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 8.63*

Bean PLC Yield: 54 Bu.

**Acres are estimated pending reconstitution of farm by the Grundy County FSA office.*

Soil Types/Productivity

Primary soils are Garwin, Muscatine and Tama. CSR2 on the estimated FSA/Eff. crop acres is 94.00. See soil map for detail.

Land Description

Level to undulating.

Buildings/Improvements

None

Drainage

Natural, with some tile. No maps available.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	227	-
2016	-	76
2017	235	-
2018	-	70
2019	228	-

Yield information is reported by Crop insurance records.

Water & Well Information

None known

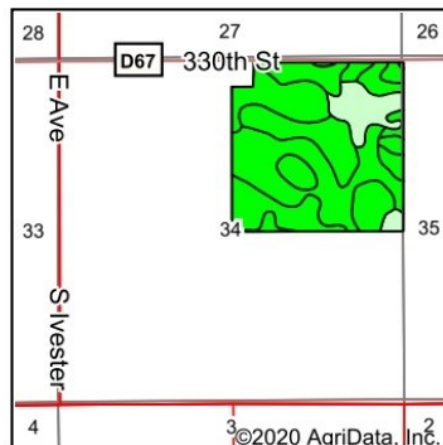
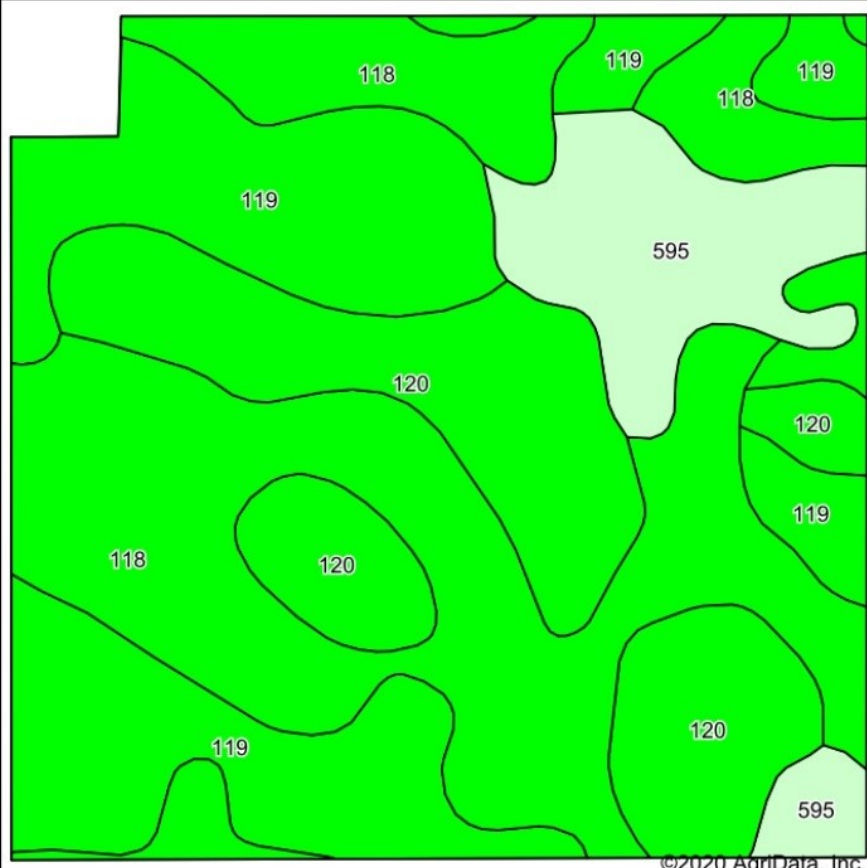
Pipeline

Ammonia pipeline crosses southwest corner of property.

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State: **Iowa**
County: **Grundy**
Location: **34-86N-18W**
Township: **Felix**
Acres: **153.19**
Date: **8/24/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
118	Garwin silty clay loam, 0 to 2 percent slopes	57.52	37.5%		Ilw	90	95
119	Muscatine silty clay loam, 0 to 2 percent slopes	43.89	28.7%		Iw	100	100
120	Tama silty clay loam, 0 to 2 percent slopes	35.05	22.9%		I	100	100
595	Harpster silty clay loam, 0 to 2 percent slopes	16.73	10.9%		Ilw	79	85
Weighted Average						94	96.5

Lease Status

Open lease for 2021 crop year.

Comments

High-quality soils on this farm in southern Grundy County.

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Parcel 2 - Southwest Looking Northeast



Parcel 2 - Southeast Looking Northwest



Parcel 2 - Northwest Looking Southeast



Parcel 2 - Northeast Looking Southwest



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Parcel 3

FSA/Eff. Crop Acres:	49.08
CRP Acres:	5.01
Corn Base Acres:	46.40
Bean Base Acres:	2.69
Soil Productivity:	92.80 CSR2

Parcel 3 Property Information 53.40 Acres, m/l

Location

From Conrad: Go west on 330th Street / D67 for 3 miles. The farm is on the north side of the road.

Legal Description

E 53.40 acres of the SW¼ in Section 27, Township 86 North, Range 18 West of the 5th P.M. (Felix Township)

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,658
Net Taxable Acres: 53.40
Tax per Net Taxable Acre: \$31.05

FSA Data

Farm Number 6308, Tract 78
FSA/Eff. Crop Acres: 49.08
CRP Acres: 5.01
Corn Base Acres: 46.40
Corn PLC Yield: 166 Bu.
Bean Base Acres: 2.69**
Bean PLC Yield: 51 Bu.
**CRP Bean Base Reduced Acres: 5.01

CRP Contracts

There are 5.01 acres enrolled in a CP-42 contract that pays \$1,687.67 annually and expires 9/30/2026.

Land Description

Level to gently sloping.

Yield History (Bu./Ac.)

Year	Corn	Beans
2015	-	67
2016	218	-
2017	-	67
2018	217	-
2019	-	65

Yield information is reported by Crop insurance records.

Soil Types/Productivity

Primary soils are Garwin, Muscatine and Tama. CSR2 on the FSA/Eff. crop and CRP acres is 92.80. See soil map for detail.

Drainage

Natural, with some tile. No maps available.

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Buildings/Improvements

None

Lease Status

Open lease for 2021 crop year.

Water & Well Information

None known

Comments

Highly tillable farm on a hard-surfaced road.

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 - North Looking South



Parcel 3 - Northwest Looking Southeast



Parcel 3 - Southeast Looking Northwest



Parcel 3 - South Looking North



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Date: **Thurs., Sept. 24, 2020**

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

Site: **Beaman Memorial Hall
215 Main Street
Beaman, IA 50609**

Seller

Parcel 1 & 2 - Brindle Farms Inc.

Parcel 3 - Mary Bracy, Melody Brindle &
Diane Everett

Agency

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

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.
- Sellers 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 5, 2020 for Parcels 1 & 2 and January 15, 2021 for Parcel 3, 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 leases. Taxes will be prorated to November 5, 2020 for Parcels 1 & 2 and January 15, 2021 for Parcel 3.

Contract & Title

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