

Land Auction

ACREAGE:

80.00 Acres, m/l
Floyd County, IA

DATE:

Thursday
December 3, 2020
10:00 a.m.

LOCATION:

Virtual Live Auction
Online Only
www.Hertz.ag



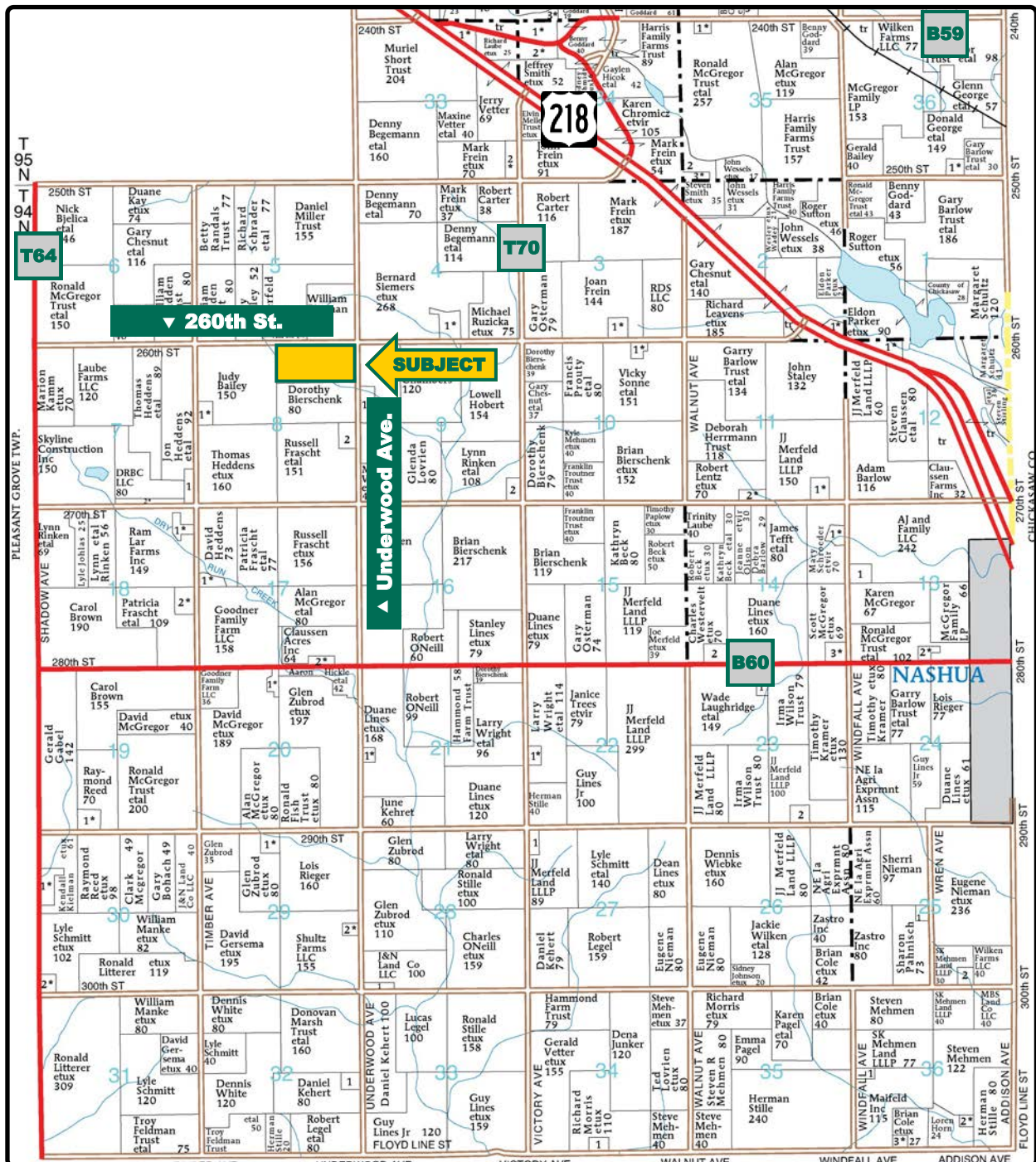
Property Key Features

- High-Quality Floyd County Farmland
- CSR2 of 87.20 on 75.20 FSA/Eff. Crop Acres
- Located in a Strong Agricultural Community

Cal Wilson
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FSA/Eff. Crop Acres:	75.20
Corn Base Acres:	37.10
Bean Base Acres:	37.00
Soil Productivity:	87.20 CSR2

Property Information

80.00 Acres, m/l

Location

Approximately 4 miles northwest of Nashua, IA. West of Highway 218 on the south side of 260th St.

Legal Description

N½ NE¼ Section 8, Township 94 North, Range 15 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,424.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$30.30

Lease Status

Open lease for the 2021 crop year.

FSA Data

Farm Number 5129, Tract 10426
FSA/Eff. Crop Acres: 75.20
Corn Base Acres: 37.10
Corn PLC Yield: 154 Bu.
Bean Base Acres: 37.00
Bean PLC Yield: 38 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Bassett loam. CSR2 on the FSA/Eff. crop acres is 87.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Limited tile, mostly in the draws. No tile maps available. Significant waterway improvement project completed within the last 12 months.

Buildings/Improvements

12' x 10' Steel Grain Bin built in 1950.

Water & Well Information

None.

Comments

High-quality Floyd County farmland located in a strong agricultural area. Contact listing agent for Fertility and Yield History.

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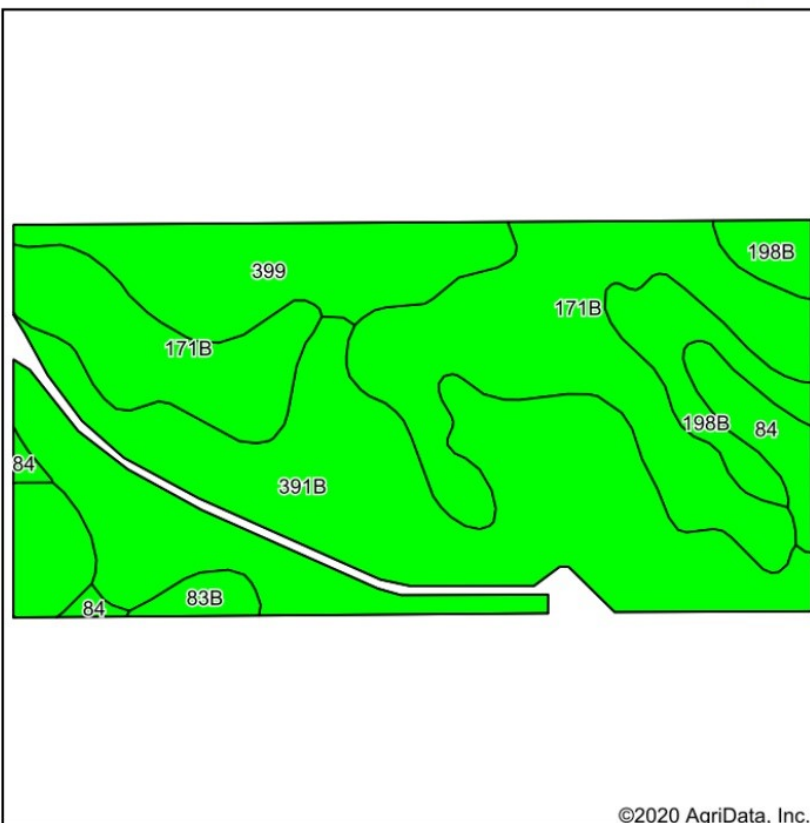
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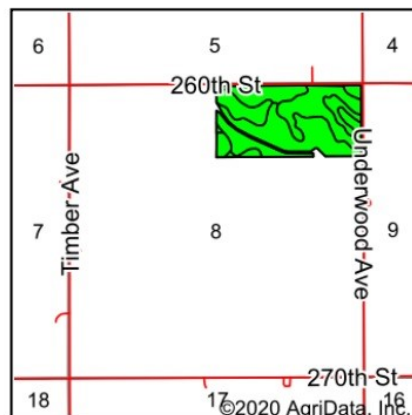
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Floyd**
Location: **8-94N-15W**
Township: **Riverton**
Acres: **75.2**
Date: **10/15/2020**



Area Symbol: IA067, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.50	40.6%		Ilw	87	73	85
171B	Bassett loam, 2 to 5 percent slopes	24.27	32.3%		Ile	85	79	75
399	Readlyn silt loam, 1 to 3 percent slopes	11.39	15.1%		Iw	91	89	68
198B	Floyd loam, 1 to 4 percent slopes	5.18	6.9%		Ilw	89	74	85
84	Clyde silty clay loam, 0 to 3 percent slopes	2.82	3.8%		Ilw	88	77	85
83B	Kenyon loam, 2 to 5 percent slopes	1.04	1.4%		Ile	90	84	78
Weighted Average						87.2	77.7	*n 79.1

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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Looking north of the west half



Looking north at east half



Looking northeast



Looking west



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Date: **Thurs., December 3, 2020**

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

Site: **Gateway Welcome Center
10 Amherst Blvd.
Nashua, IA 50658**

Online Bidding Information

- To bid on this property, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Floyd County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Cal Wilson at 319-360-1009 with questions.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

James P. Jorgensen Revocable Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

John C. Larsen

- Redfern Mason Larsen & Moore, PLC

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 January 20, 2021 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 January 20, 2021.

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.

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