

Land Auction

ACREAGE:

261.40 Acres, m/l
In 2 parcels
Marshall County, IA

DATE:

Tuesday
August 15, 2023
10:00 a.m.

AUCTION TYPE:

Virtual-Online Only
bid.hertz.ag

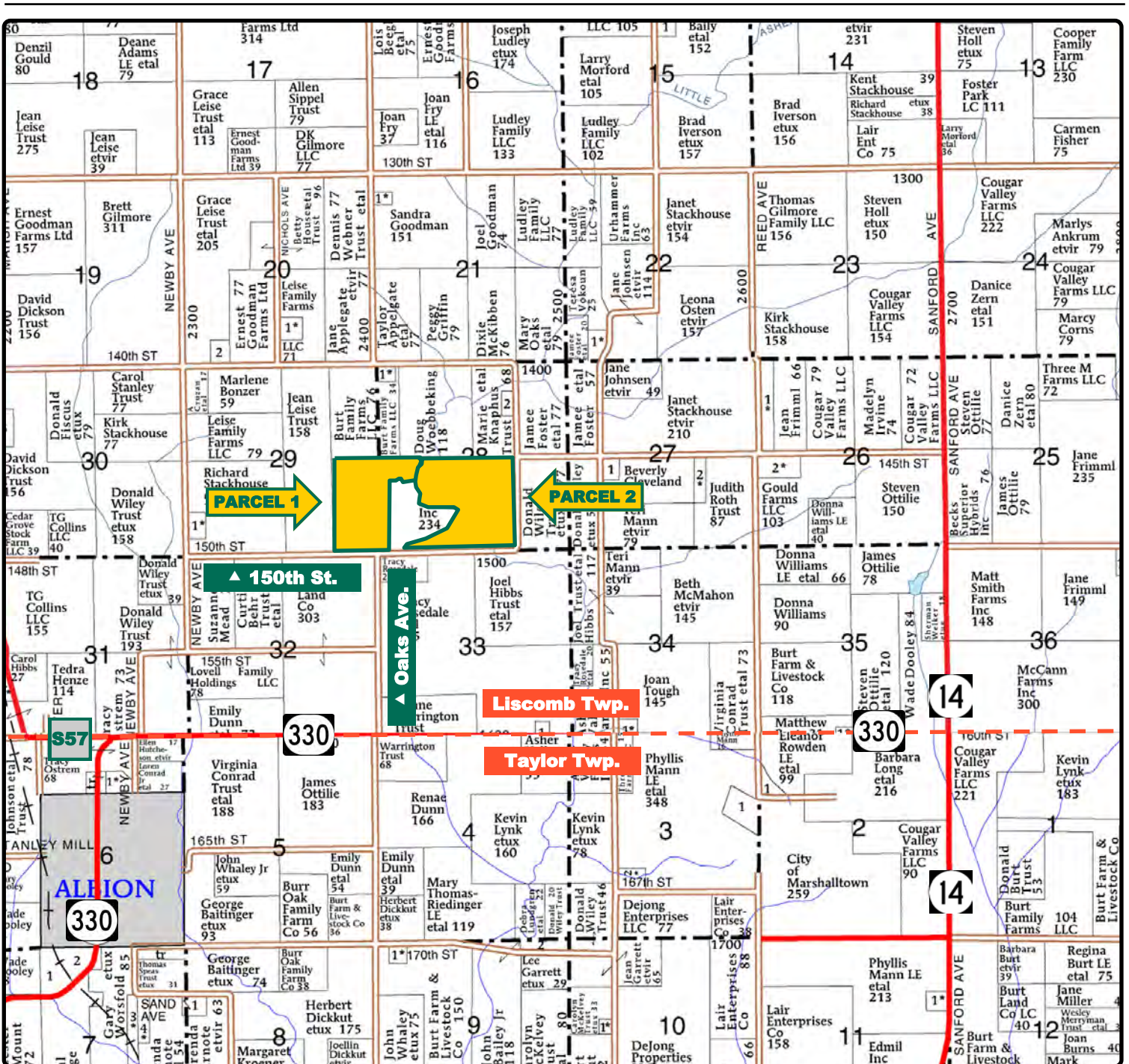


Property Key Features

- 2½ Miles Northeast of Albion
- Parcel 1 - 88.50 CSR2 / Parcel 2 - 84.80 CSR2
- Productive Soils on these Marshall County Farms

Kyle Hansen, ALC
Licensed Broker in IA, MO & NE
515-370-3446
KyleH@Hertz.ag

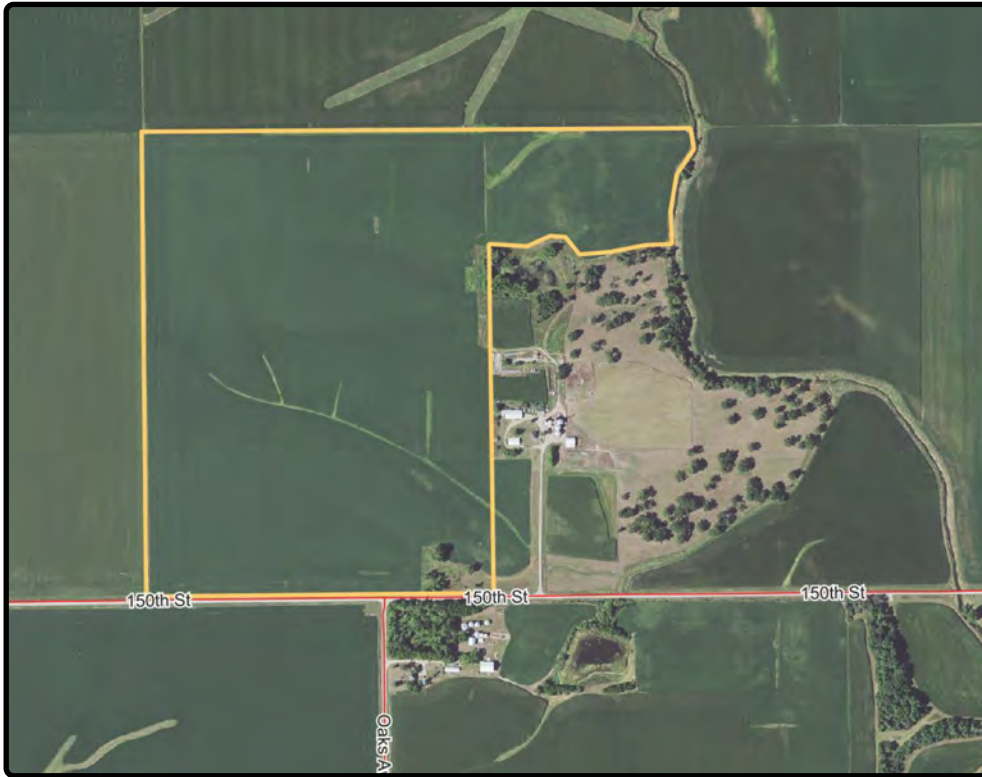
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415 S. 11th Street
Nevada, IA 50201
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Parcel 1

FSA/Eff. Crop Acres: 129.33*

Corn Base Acres: 94.64*

Bean Base Acres: 34.69*

Soil Productivity: 88.50 CSR2

**Acres are estimated.*

Parcel 1 Property Information 136.90 Acres, m/l

Location

From Albion: Go east on Highway 330/S75 for 1½ miles. Head north on Oaks Avenue for 1 mile to 150th Street. Property is on the north side of the road.

Legal Description

E½ SE¼ of Section 29 and W½ SW¼ SW¼, NW¼ SW¼, except SE¼ NW¼ SW¼ of Section 28, all in Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,753.00*
Gross Acres: 136.90*
Net Taxable Acres: 135.40*
Tax per Net Taxable Acre: \$42.49*
Tax Parcel ID #: 8518-29-400-004, 8518-29-400-005, 8518-29-400-002, 8518-28-300-001, 8518-28-200-002

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

FSA Data

Part of Farm Number 7318, Tract 1027
FSA/Eff. Crop Acres: 129.33*
Corn Base Acres: 94.64*
Corn PLC Yield: 167 Bu.
Bean Base Acres: 34.69*
Bean PLC Yield: 52 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama and Muscatine. CSR2 on the est. FSA/Eff. crop acres is 88.50. 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

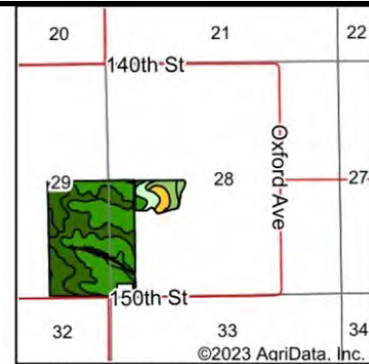
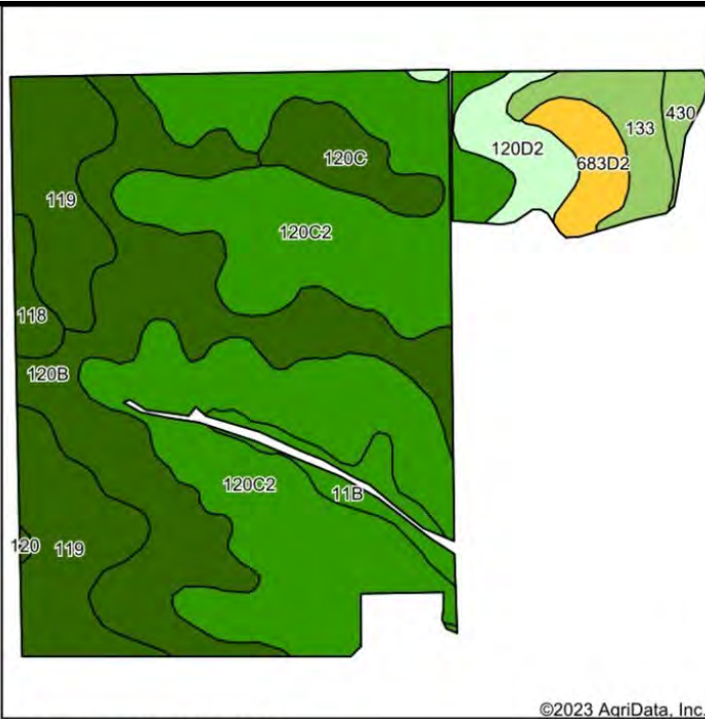
Level to strongly sloping.

Drainage

Natural, plus some tile. No maps available.

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State: Iowa
 County: Marshall
 Location: 29-85N-18W
 Township: Liscomb
 Acres: 129.33
 Date: 7/10/2023



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	56.45	43.6%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	29.74	23.0%		IIe	95
119	Muscataine silty clay loam, 0 to 2 percent slopes	18.11	14.0%		Iw	100
120C	Tama silty clay loam, 5 to 9 percent slopes	4.99	3.9%		IIIe	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.75	3.7%		IIw	78
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.68	3.6%		IIIe	62
11B	Colo-Ely complex, 0 to 5 percent slopes	3.64	2.8%		IIw	86
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	3.58	2.8%		IIIe	55
118	Garwin silty clay loam, 0 to 2 percent slopes	1.85	1.4%		IIw	90
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.40	1.1%		IIw	70
120	Tama silty clay loam, 0 to 2 percent slopes	0.14	0.1%		I	100
Weighted Average					2.40	88.5

Buildings/Improvements

Old acreage foundation located in the southeast part of the farm.

Comments

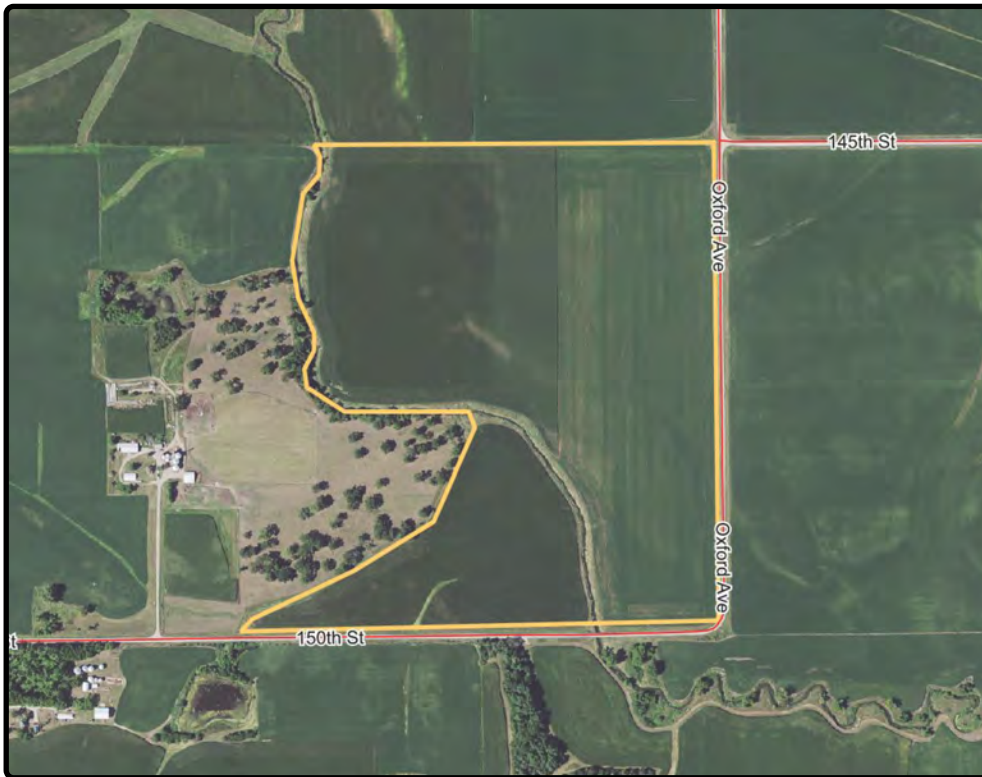
Great soils on this northern Marshall County farm.

Water & Well Information

One well located on the southeast part of the farm near old acreage site.

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Parcel 2

FSA/Eff. Crop Acres: 111.78*

Corn Base Acres: 81.80*

Bean Base Acres: 29.98*

Soil Productivity: 84.80 CSR2

**Acres are estimated.*

Parcel 2 Property Information 124.50 Acres, m/l

Location

From Albion: Go east on Highway 330/S75 for 1½ miles. Head north on Oaks Avenue for ½ mile to 150th Street. Property is on the north side of the road.

Legal Description

W½ SE¼, E½ SW¼ lying south and east of drainage ditch / creek, in Section 28, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

Lease Status

Open lease for the 2024 crop year.

Real Estate Tax

Taxes Payable 2022 - 2023: \$5,120.00*

Gross Acres: 124.50*

Net Taxable Acres: 120.50*

Tax per Net Taxable Acre: \$42.49*

Tax Parcel ID #: 8518-28-300-002, 8518-28-300-004, 8518-28-400-003, 8518-28-400-001.

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

FSA Data

Part of Farm Number 7318, Tract 1027

FSA/Eff. Crop Acres: 111.78*

Corn Base Acres: 81.80*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 29.98*

Bean PLC Yield: 52 Bu.

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

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Tama, Colo and Ackmore. CSR2 on the est. FSA/Eff. crop acres is 84.80. 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 moderately sloping.

Drainage

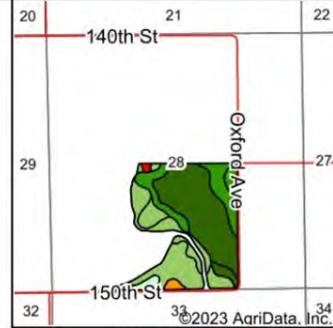
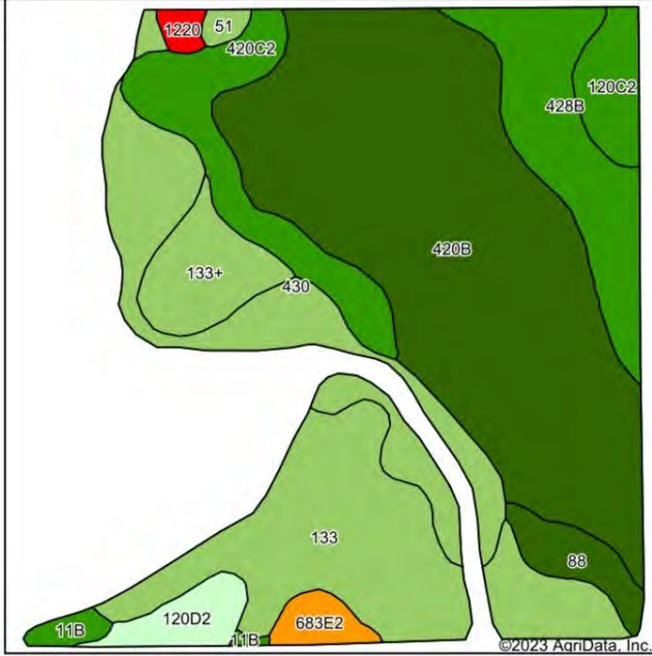
Natural, plus some tile. No maps available.

Buildings/Improvements

None.

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State: Iowa
 County: Marshall
 Location: 28-85N-18W
 Township: Liscomb
 Acres: 111.78
 Date: 7/10/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA127, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	44.80	40.1%		Ile	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.01	17.0%		Ilw	78
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	13.06	11.7%		Ilw	70
428B	Ely silty clay loam, 2 to 5 percent slopes	9.80	8.8%		Ile	88
420C2	Tama silty clay loam, terrace, 5 to 9 percent slopes, eroded	8.24	7.4%		Ille	87
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	4.75	4.2%		Ilw	78
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.14	2.8%		Ille	87
88	Nevin silty clay loam, 1 to 3 percent slopes	2.66	2.4%		Iw	95
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	2.52	2.3%		Ille	62
683E2	Liscomb loam, 14 to 18 percent slopes, eroded	1.58	1.4%		IVe	43
11B	Colo-Ely complex, 0 to 5 percent slopes	0.99	0.9%		Ilw	86
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.68	0.6%		Vw	5
51	Vesser silt loam, 0 to 2 percent slopes	0.55	0.5%		Ilw	73
Weighted Average					2.15	84.8

Water & Well Information

No known wells.

Comments

Great soils on this northern Marshall County farm.

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Parcel 1 - Northwest looking Southeast



Parcel 1 - Southeast looking Northwest



Parcel 2 - Northwest looking Southeast



Parcel 2 - Northeast looking Southwest



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Date: **Tues., August 15, 2023**

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

Site: **Virtual Live Auction
Online Only
bid.hertz.ag**

Online Bidding Information

- To bid on these properties, 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 they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use “www.” when typing the website address. Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Kyle Hansen at 515-382-1500 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the “View Live” button. The auction is LIVE when the button is green.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Seller reserves the right to refuse any and all bids.

Seller

Oakwood Farms, Inc.

Agency

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

Auctioneer

Kyle Hansen, ALC

Attorney

Sean Heitmann
Moore, McKibben, Goodman & Lorenz LLP

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 October 5, 2023, 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, 2024. Taxes will be prorated to October 5, 2023.

Survey

A survey will be completed at the sellers expense to confirm the gross acres and legal descriptions. Final sale price will be adjusted up or down based on the gross surveyed acres for both parcels.

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.