

# Land Auction

**ACREAGE:****316.0 Acres, m/l**

In 4 parcels

Marshall County, IA

**DATE:**

Wednesday

**September 18, 2019****10:00 a.m.****LOCATION:****Beaman Memorial Hall**

Beaman, Iowa

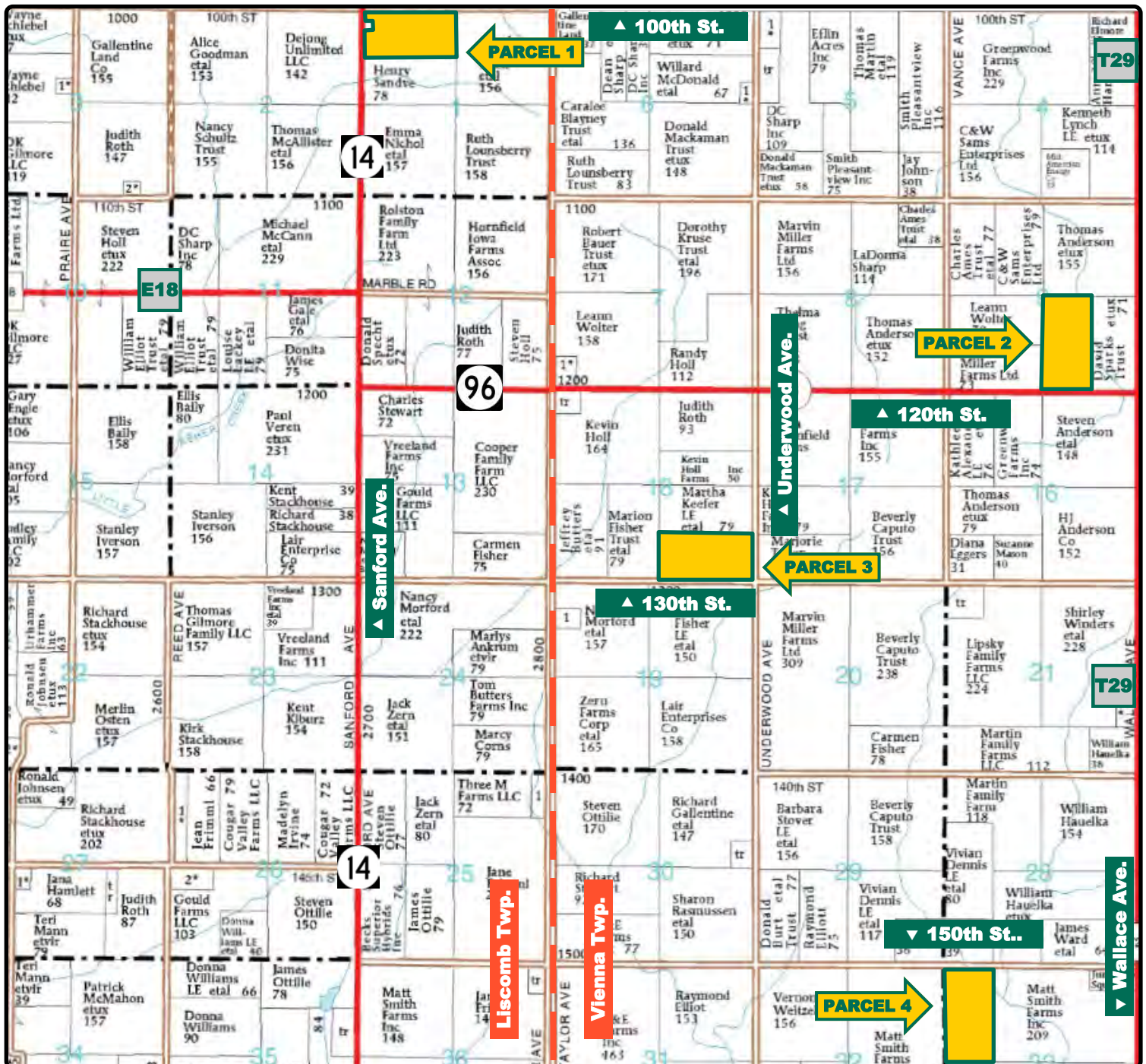
**Property Key Features**

- 4 Parcels, to be Offered with Choice and Privilege
- Extensively Tiled
- High-Quality, Productive Soils on these Marshall County Farms

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## Parcel 1

|                      |           |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 72.6      |
| Corn Base Acres:     | 35.5      |
| Bean Base Acres:     | 35.3      |
| Soil Productivity:   | 95.4 CSR2 |

### Parcel 1 Property Information 76.0 Acres, m/l

#### Location

1½ miles southwest of Conrad, Iowa at the intersection of Hwy 14 and 100th St. The farm is on the east side of Hwy 14.

#### Legal Description

N½ NW¼, except acreage site, Section 1, Township 85 North, Range 18 West of the 5th P.M. (Liscomb Township)

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,578  
Net Taxable Acres: 73.82  
Tax per Net Taxable Acre: \$34.92

#### FSA Data

Farm Number 6277, Tract 2666  
FSA/Eff. Crop Acres: 72.6  
Corn Base Acres: 35.5  
Corn PLC Yield: 190 Bu.  
Bean Base Acres: 35.3  
Bean PLC Yield: 58 Bu.

#### Soil Types/Productivity

Primary soils are Muscatine and Tama silty clay loams. CSR2 on the FSA/Eff. crop acres is 95.4. See soil map for detail.

#### Land Description

Level to gently sloping

#### Drainage

Extensively tiled. Maps available.

#### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2018 | 248  | -     |
| 2017 | -    | 74    |
| 2016 | 255  | -     |
| 2015 | -    | 64    |
| 2014 | 219  | -     |

Yield information is reported by Farm Manager through settlement sheets.

#### Buildings/Improvements

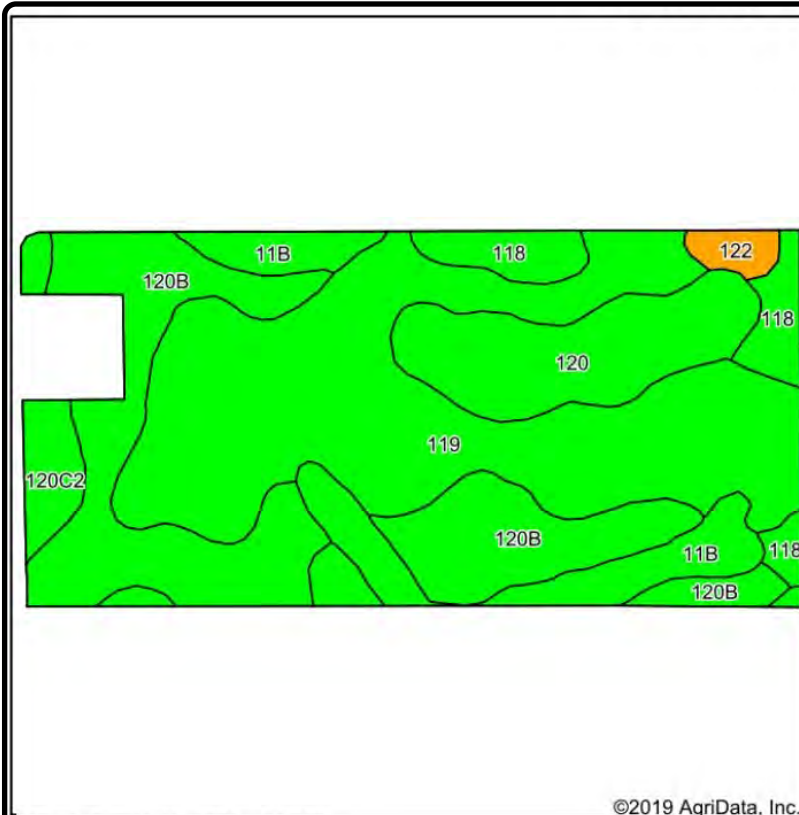
None

#### Water & Well Information

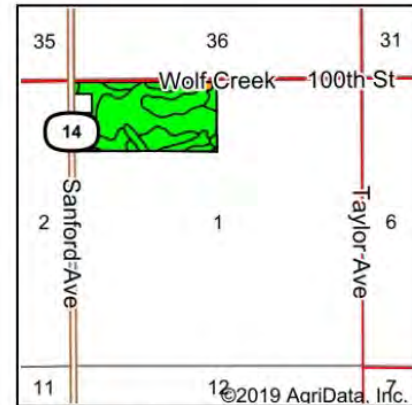
None

#### Comments

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



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marshall**  
Location: **1-85N-18W**  
Township: **Liscomb**  
Acres: **72.6**  
Date: **6/24/2019**



Maps Provided By:  
  
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Area Symbol: IA127, Soil Area Version: 23

| 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      | 30.29 | 41.7%            |             | Iw               | 100    | 100 |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes           | 18.98 | 26.1%            |             | IIe              | 95     | 95  |
| 120              | Tama silty clay loam, 0 to 2 percent slopes           | 8.39  | 11.6%            |             | I                | 100    | 100 |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes               | 6.92  | 9.5%             |             | IIw              | 86     | 68  |
| 118              | Garwin silty clay loam, 0 to 2 percent slopes         | 4.04  | 5.6%             |             | IIw              | 90     | 95  |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, eroded   | 3.02  | 4.2%             |             | IIIe             | 87     | 78  |
| 122              | Sperry silt loam, depressional, 0 to 1 percent slopes | 0.96  | 1.3%             |             | IIlw             | 36     | 63  |
| Weighted Average |                                                       |       |                  |             |                  | 95.4   | 94  |

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Parcel 1 - Northwest Looking Southeast



Parcel 1 - Southwest Looking Northeast



Parcel 1 - Northeast Looking Southwest



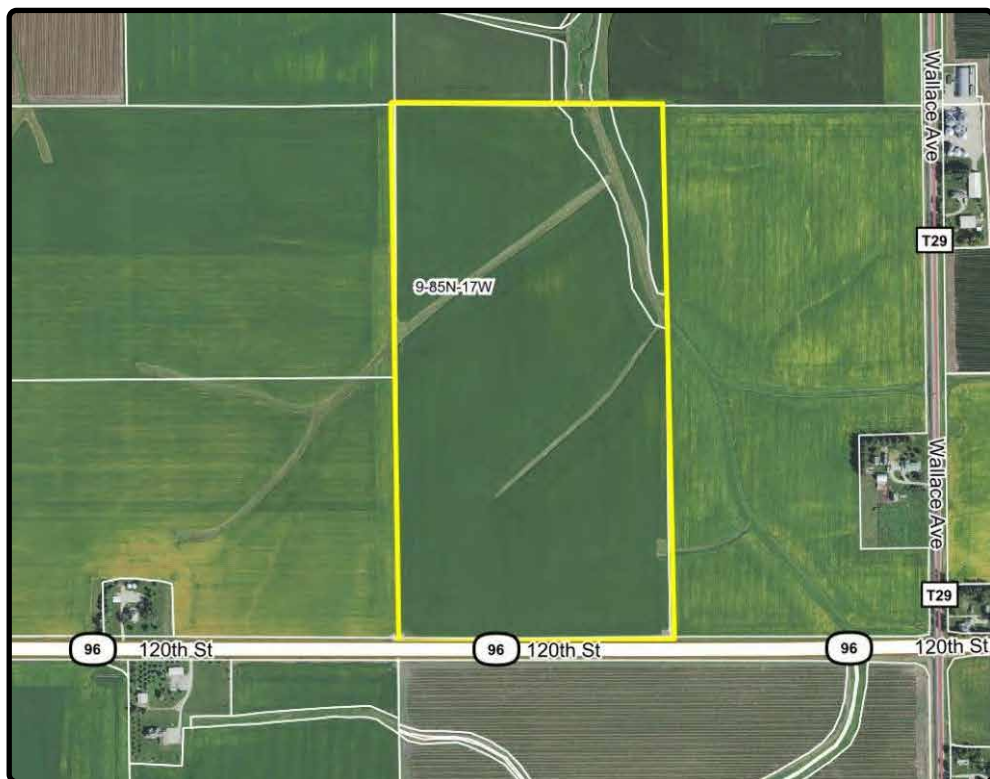
Parcel 1 - Southeast Looking Northwest



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## Parcel 2

**FSA/Eff. Crop Acres:** 76.76  
**Corn Base Acres:** 66.7  
**Bean Base Acres:** 7.7  
**Soil Productivity:** 92.8 CSR2

### Parcel 2 Property Information 80.0 Acres, m/l

#### Location

2½ miles south of Beaman, Iowa. Farm is on the north side of Hwy 96 near the intersection of Hwy 96 and Wallace Ave/ T29.

#### Legal Description

W½ SE¼, Section 9, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,598  
 Net Taxable Acres: 78.42  
 Tax per Net Taxable Acre: \$33.13

#### FSA Data

Farm Number 1570, Tract 1063  
 FSA/Eff. Crop Acres: 76.76  
 Corn Base Acres: 66.7  
 Corn PLC Yield: 186 Bu.  
 Bean Base Acres: 7.7  
 Bean PLC Yield: 55 Bu.

#### Soil Types/Productivity

Primary soils are Tama, Colo-Ely Complex and Muscatine silty clay loams. CSR2 on the FSA/Eff. crop acres is 92.8. See soil map for detail.

#### Land Description

Level to gently sloping

#### Drainage

Extensively tiled. Maps available.

#### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2018 | 304* | -     |
| 2017 | -    | 77    |
| 2016 | 260* | -     |
| 2015 | -    | 80    |
| 2014 | 245* | -     |

Yield information is reported by Farm Manager through settlement sheets.

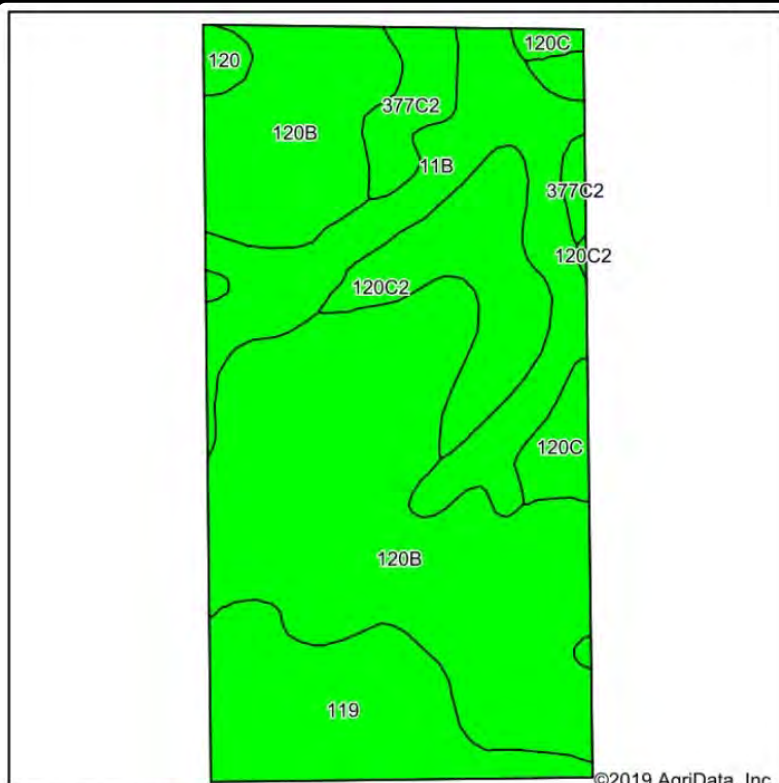
*\*Yield reported as commercial corn equivalent of seed corn raised.*

#### Water & Well Information

None

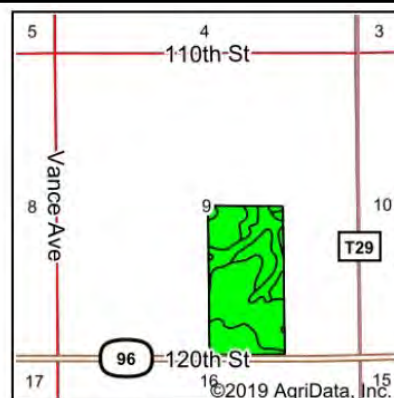
#### Comments

Farm has produced seed corn and seed beans for several years. Future contracts not guaranteed.



Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Marshall**  
Location: **9-85N-17W**  
Township: **Vienna**  
Acres: **76.76**  
Date: **6/24/2019**



Maps Provided By:



Area Symbol: 1A127, Soil Area Version: 23

| Code             | Soil Description                                        | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|---------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 120B             | Tama silty clay loam, 2 to 5 percent slopes             | 38.32 | 49.9%            |             | IIe              | 95     | 95   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                 | 13.73 | 17.9%            |             | IIw              | 86     | 68   |
| 119              | Muscatine silty clay loam, 0 to 2 percent slopes        | 10.87 | 14.2%            |             | Iw               | 100    | 100  |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, eroded     | 7.15  | 9.3%             |             | IIle             | 87     | 78   |
| 377C2            | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded | 3.67  | 4.8%             |             | IIle             | 85     | 73   |
| 120C             | Tama silty clay loam, 5 to 9 percent slopes             | 2.30  | 3.0%             |             | IIle             | 90     | 80   |
| 120              | Tama silty clay loam, 0 to 2 percent slopes             | 0.72  | 0.9%             |             | I                | 100    | 100  |
| Weighted Average |                                                         |       |                  |             |                  | 92.8   | 87.8 |

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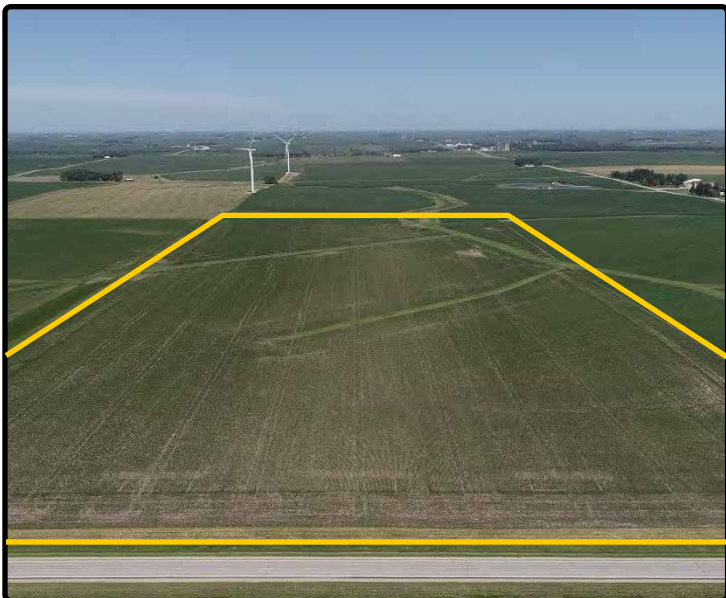
Parcel 2 - Southwest Looking Northeast



Parcel 2 - Northwest Looking Southeast



Parcel 2 - South Looking North



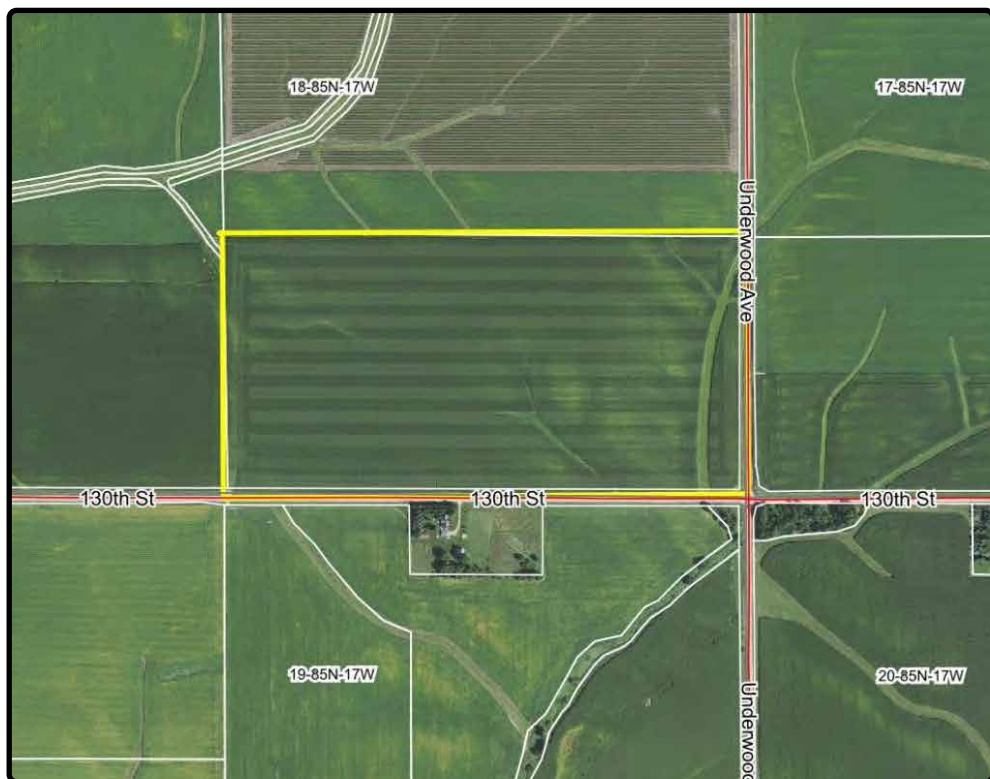
Parcel 2 - Southeast Looking Northwest



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## Parcel 3

**FSA/Eff. Crop Acres:** 75.58  
**Corn Base Acres:** 37.7  
**Bean Base Acres:** 37.4  
**Soil Productivity:** 93.3 CSR2

### Parcel 3 Property Information 80.0 Acres, m/l

#### Location

4 miles south of Conrad, Iowa at the intersection of 130th St. and Underwood Ave.

#### Legal Description

S½ SE¼, Section 18, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,582  
 Net Taxable Acres: 77  
 Tax per Net Taxable Acre: \$33.53

#### FSA Data

Farm Number 6277, Tract 2665  
 FSA/Eff. Crop Acres: 75.58  
 Corn Base Acres: 37.7  
 Corn PLC Yield: 190 Bu.  
 Bean Base Acres: 37.4  
 Bean PLC Yield: 58 Bu.

#### Soil Types/Productivity

Primary soils are Tama and Muscatine silty clay loams. CSR2 on the FSA/Eff. crop acres is 93.3. See soil map for detail.

#### Land Description

Level to gently rolling

#### Drainage

Extensively tiled. Maps available.

#### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2018 | -    | 70    |
| 2017 | 252  | -     |
| 2016 | -    | 72    |
| 2015 | 239  | -     |
| 2014 | -    | 52    |

Yield information is reported by Farm Manager through settlement sheets.

#### Buildings/Improvements

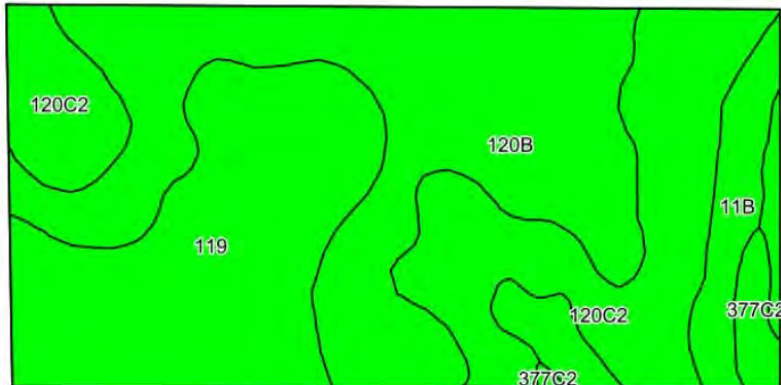
None

#### Water & Well Information

None

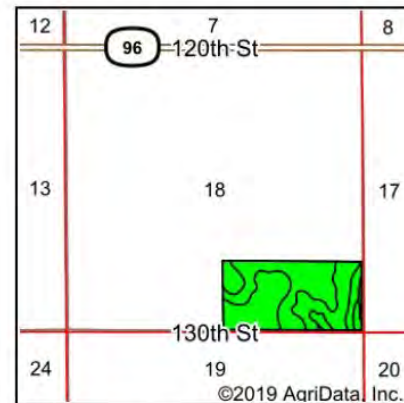
#### Comments

Extensive tile and high-quality soils on this Marshall County farm.



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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marshall**  
Location: **18-85N-17W**  
Township: **Vienna**  
Acres: **75.58**  
Date: **6/24/2019**



Maps Provided By:



Area Symbol: IA127, Soil Area Version: 23

| Code             | Soil Description                                        | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|---------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 120B             | Tama silty clay loam, 2 to 5 percent slopes             | 27.81 | 36.8%            |             | Ile              | 95     | 95   |
| 119              | Muscatine silty clay loam, 0 to 2 percent slopes        | 20.30 | 26.9%            |             | Iw               | 100    | 100  |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, eroded     | 20.30 | 26.9%            |             | IIle             | 87     | 78   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                 | 5.66  | 7.5%             |             | IIw              | 86     | 68   |
| 377C2            | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded | 1.51  | 2.0%             |             | IIle             | 85     | 73   |
| Weighted Average |                                                         |       |                  |             |                  | 93.3   | 89.3 |

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Parcel 3 - Northeast Looking Southwest



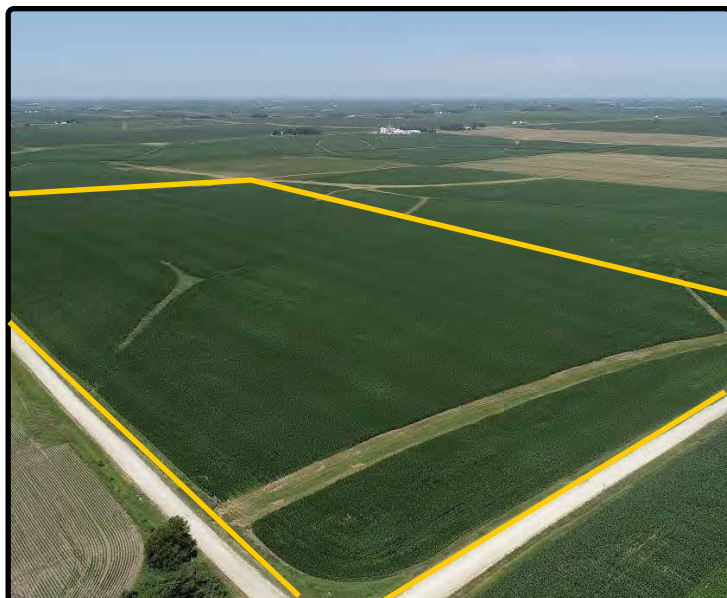
Parcel 3 - Northwest Looking Southeast



Parcel 3 - Southwest Looking Northeast



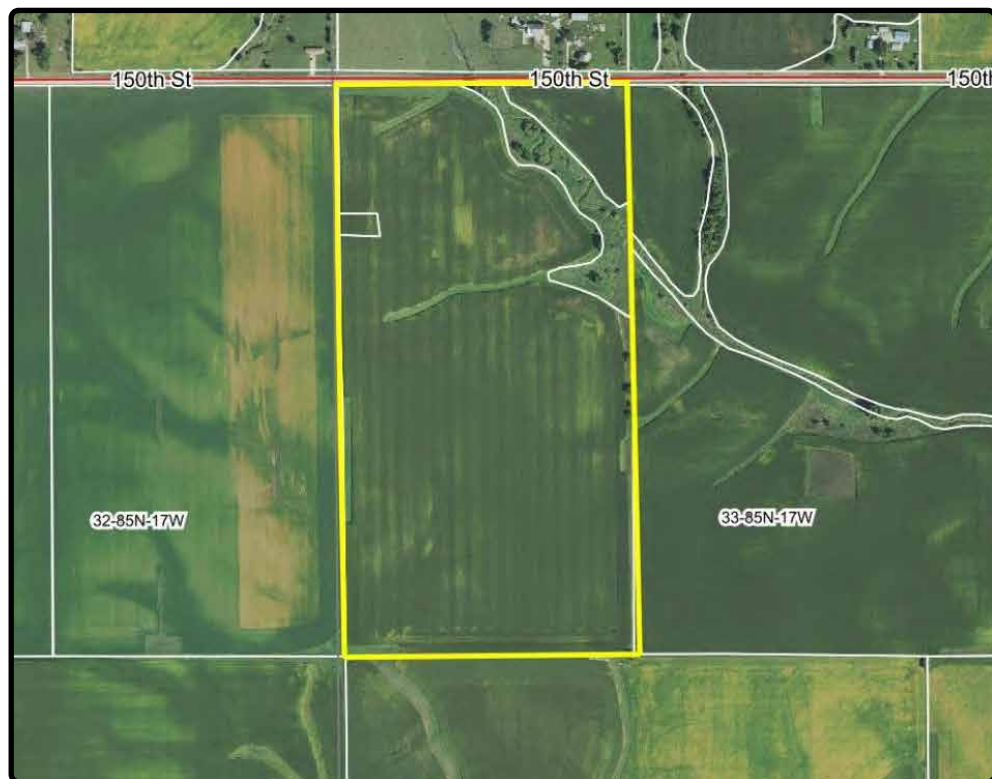
Parcel 3 - Southeast Looking Northwest



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## Parcel 4

|                      |           |
|----------------------|-----------|
| FSA/Eff. Crop Acres: | 74.09     |
| Corn Base Acres:     | 36.3      |
| Bean Base Acres:     | 36.0      |
| Soil Productivity:   | 85.6 CSR2 |

### Parcel 4 Property Information 80.0 Acres, m/l

#### Location

1½ miles northwest of Green Mountain, Iowa. The farm is on the south side of 150th St., one mile west of Wallace Ave/T29.

#### Legal Description

W½ NW¼, Section 33, Township 85 North, Range 17 West of the 5th P.M. (Vienna Township)

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,462  
Net Taxable Acres: 78  
Tax per Net Taxable Acre: \$31.56

#### FSA Data

Farm Number 6277, Tract 1923  
FSA/Eff. Crop Acres: 74.09  
Corn Base Acres: 36.3  
Corn PLC Yield: 190 Bu.  
Bean Base Acres: 36.0  
Bean PLC Yield: 58 Bu.

#### Soil Types/Productivity

Primary soils are Tama and Liscomb silty clay loams. CSR2 on the FSA/Eff. crop acres is 85.6. See soil map for detail.

#### Land Description

Level to moderately sloping

#### Drainage

Natural, plus tile. Maps available.

#### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2018 | -    | 64    |
| 2017 | 243  | -     |
| 2016 | -    | 70    |
| 2015 | 175  | -     |
| 2014 | 209  | -     |

Yield information is reported by Farm Manager through settlement sheets.

#### Buildings/Improvements

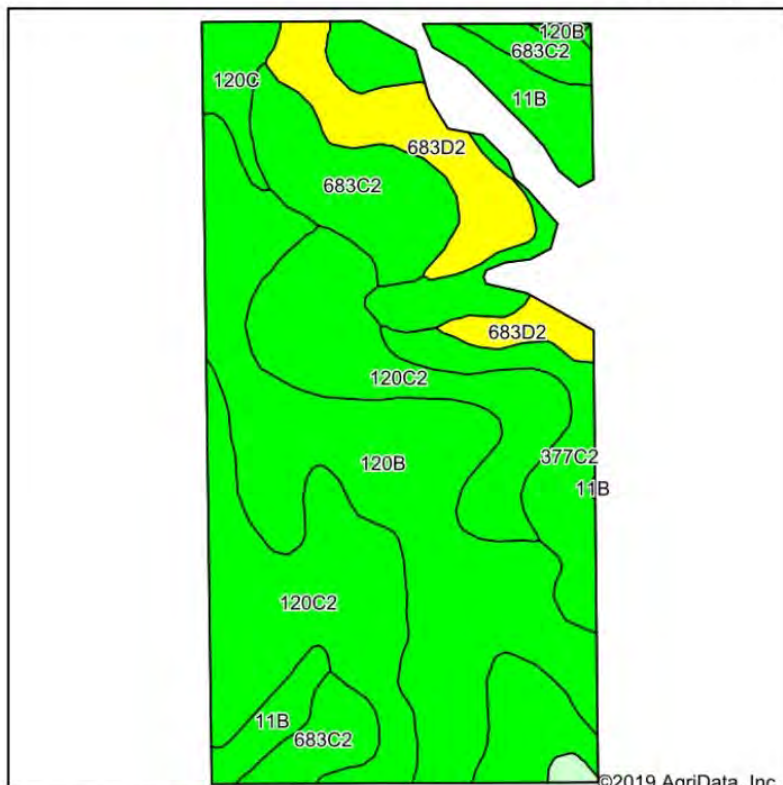
None

#### Water & Well Information

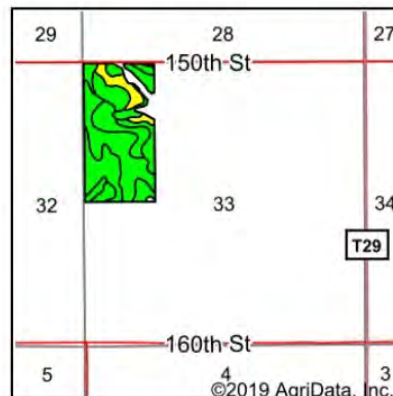
None

#### Comments

Lots of natural drainage, plus tile on this quality Marshall County farm.



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Marshall**  
Location: **33-85N-17W**  
Township: **Vienna**  
Acres: **74.09**  
Date: **6/24/2019**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA127. Soil Area Version: 23

| Code             | Soil Description                                         | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|----------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, eroded      | 22.82 | 30.8%            |             | IIIe             | 87     | 78   |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes              | 20.82 | 28.1%            |             | IIe              | 95     | 95   |
| 683C2            | Liscomb loam, 5 to 9 percent slopes, eroded              | 9.12  | 12.3%            |             | IIIe             | 83     | 68   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                  | 7.87  | 10.6%            |             | IIw              | 86     | 68   |
| 683D2            | Liscomb loam, 9 to 14 percent slopes, eroded             | 6.74  | 9.1%             |             | IIIe             | 55     | 58   |
| 377C2            | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded  | 4.53  | 6.1%             |             | IIIe             | 85     | 73   |
| 120C             | Tama silty clay loam, 5 to 9 percent slopes              | 1.90  | 2.6%             |             | IIIe             | 90     | 80   |
| 377D2            | Dinsdale silty clay loam, 9 to 14 percent slopes, eroded | 0.29  | 0.4%             |             | IIIe             | 62     | 63   |
| Weighted Average |                                                          |       |                  |             |                  | 85.6   | 78.4 |

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.

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Parcel 4 - South Looking North



Parcel 4 - North Looking South



Parcel 4 - Southeast Looking Northwest



Parcel 4 - Northwest Looking Southeast



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Date: **Wed., Sept. 18, 2019**

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

Site: **Beaman Memorial Hall  
215 Main St.  
Beaman, IA 50609**

### **Seller**

Bert F. Holland Estate

### **Agency**

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

### **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.
- Seller reserves the right to refuse any and all bids.
- Sale will be subject to court approval.

### **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 20, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement for Parcels 1, 3 and 4. Possession will be given at settlement for Parcel 2 subject to existing lease which expires March 1, 2020. Taxes will be prorated to November 20, 2019.

## **Make the Most of Your Farmland Investment**

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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

---

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