

Land Auction

ACREAGE:

179.28 Acres, m/l
Butler County, IA

DATE:

Wednesday
November 17, 2021
10:00 a.m.

LOCATION:

Greene Community Center
Greene, IA

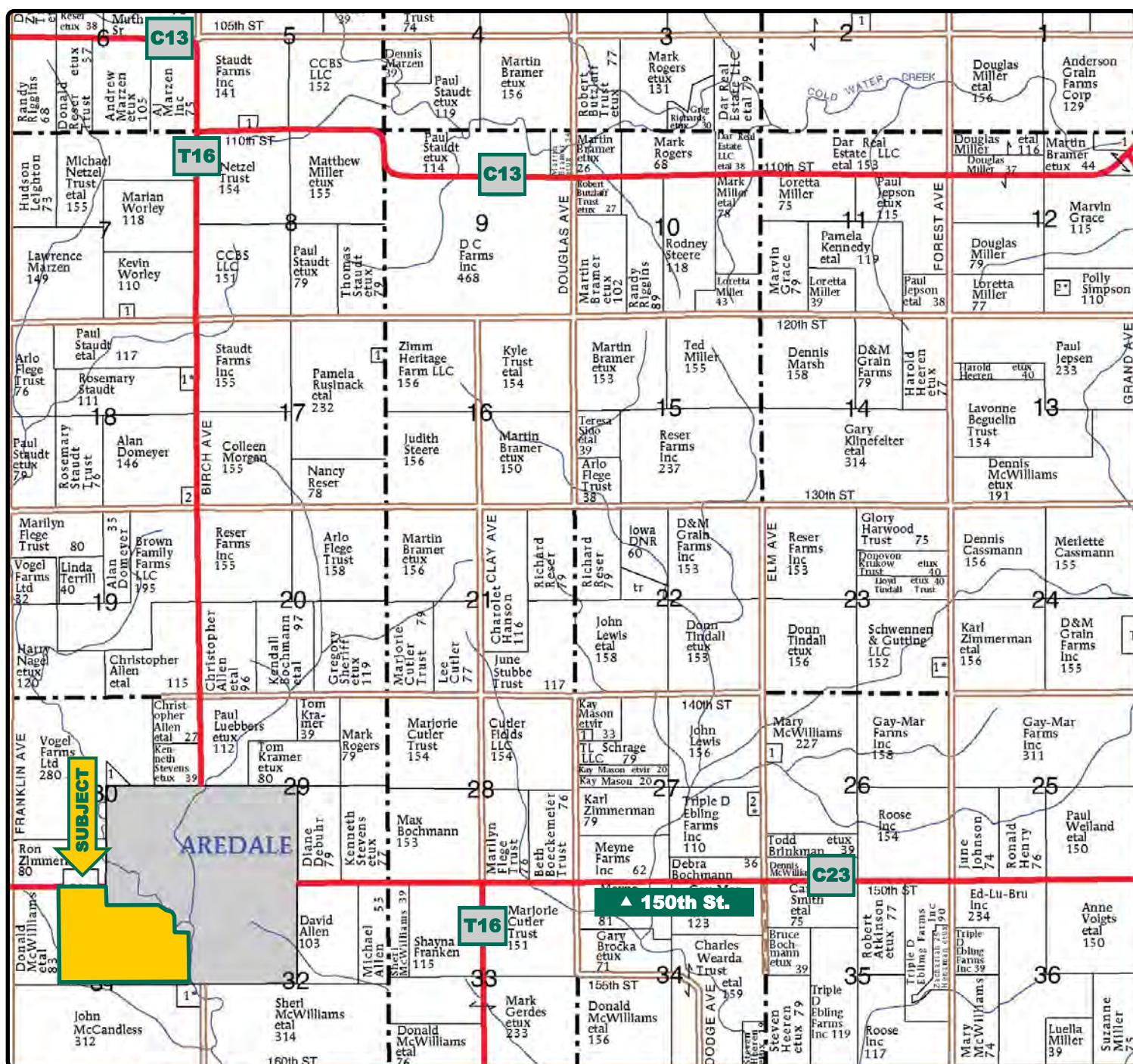


Property Key Features

- High-Quality Butler County Farm on Black Top Next to Aredale
- Well-Tiled and Includes 15,000 Bushel Air Dry Bin
- CSR2 of 77.80 on 177.26 FSA/Eff. Crop Acres

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
641-425-0978
CalD@Hertz.ag

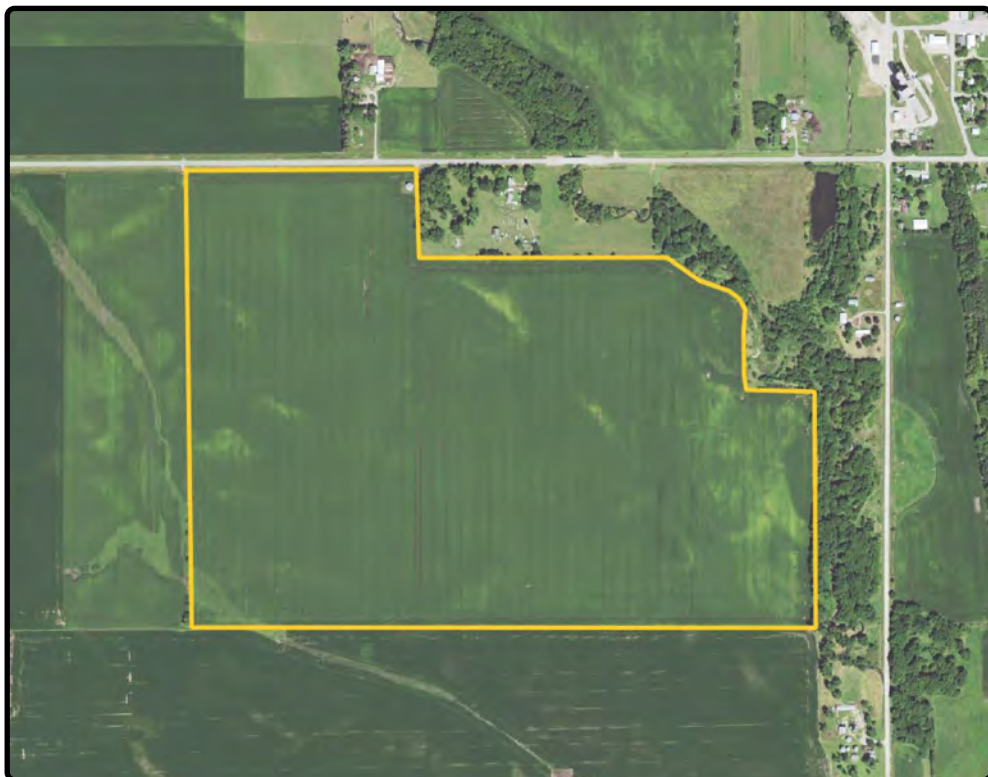
641-423-9531
2800 4th St. SW, Suite 7
Mason City, IA 50401
www.Hertz.ag



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FSA/Eff. Crop Acres: 177.26
Corn Base Acres: 100.80
Bean Base Acres: 76.46
Soil Productivity: 77.80 CSR2

Property Information

179.28 Acres, m/l

Location

From Aredale: go west on 150th St./C23 for ½ mile. Property is on the south side of C23.

The property is approximately 15 miles southwest of Greene and 30 miles southeast of Mason City.

Legal Description

Parcel B, located in the E½ NE¼ of Section 31, Township 93 North, Range 18 West of the 5th P.M., and E½ NW¼ and part of the W½ NE¼ except the North 551 feet, in Section 31, Township 93 North, Range 18 West of the 5th P.M., Bennezzette Township, Butler County, IA . Exact legal per Abstract of Title.

Real Estate Tax

Taxes Payable 2021-2022: \$4,904.00
Gross Acres: 179.28
Net Taxable Acres: 177.78
Tax per Net Taxable Acre: \$27.58

Lease Status

Open lease for the 2022 crop year.

FSA Data

Farm Number 9358, Tract 8130
FSA/Eff. Crop Acres: 177.26
Corn Base Acres: 100.80
Corn PLC Yield: 144 Bu.
Bean Base Acres: 76.46
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Floyd, and Sparta. CSR2 on the FSA/Eff. crop acres is 77.80. See soil map for detail.

Mineral Rights

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

Fertility Data

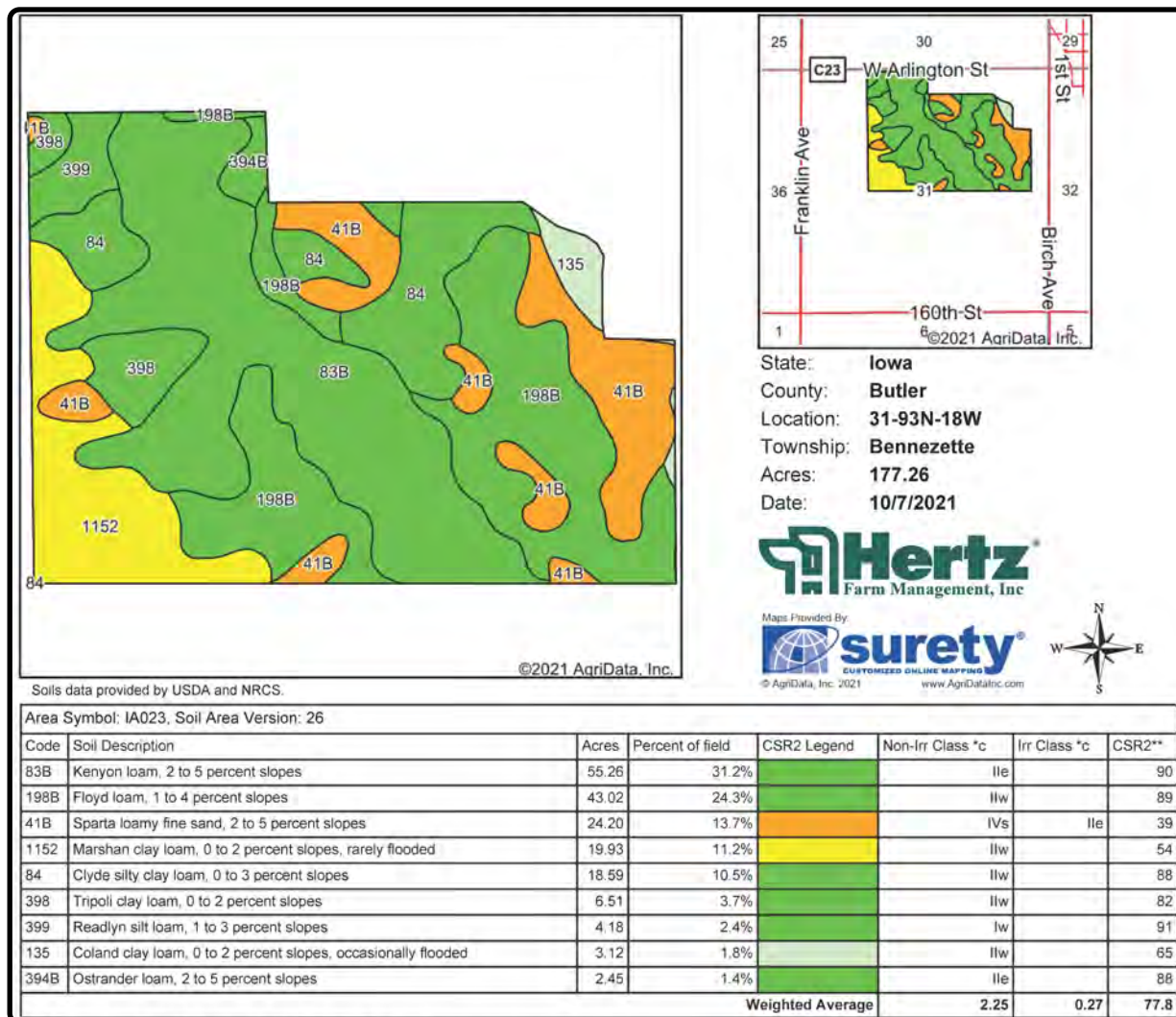
Grid soil tests completed in 2018 by Frontier Labs.

pH: 6.2

K: 128

P: 18

Other: 126 tons lime applied fall 2018, 11+52+90 applied 2019, and 11+52+90+17 applied 2020



Yield History (Bu./Ac.)

Year	Corn	Beans
2020	—	62
2019	200	—

Yield information is reported by federal crop insurance which began in 2019.

Land Description

The farm is mostly rectangular in shape, with some contour on the eastern border along the timberline. The topography ranges from level to gently sloping.

Drainage

Well-tiled farm. Maps available, contact agent for details.

Buildings/Improvements

There is a 36' x 5' ring, 15,000 bushel air dry grain bin with 10 hp fan.

Water & Well Information

No known wells.

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.

Southeast Looking Northwest



Southwest Looking Northeast



Looking Northeast from South Fence Line



North Looking South



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Date: **Wed., November 17, 2021**

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

Site: **Greene Community
Center
202 W. South St.
Greene, IA 50636**

Seller

Bobst Enterprises, LLC

Agency

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

Auctioneer

Marv Huntrods

Attorney

John Coonley
Coonley and Coonley

Method of Sale

- Parcel 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 December 15, 2021, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. Taxes will be prorated to closing.

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.