



# Land Auction

**ACREAGE:**

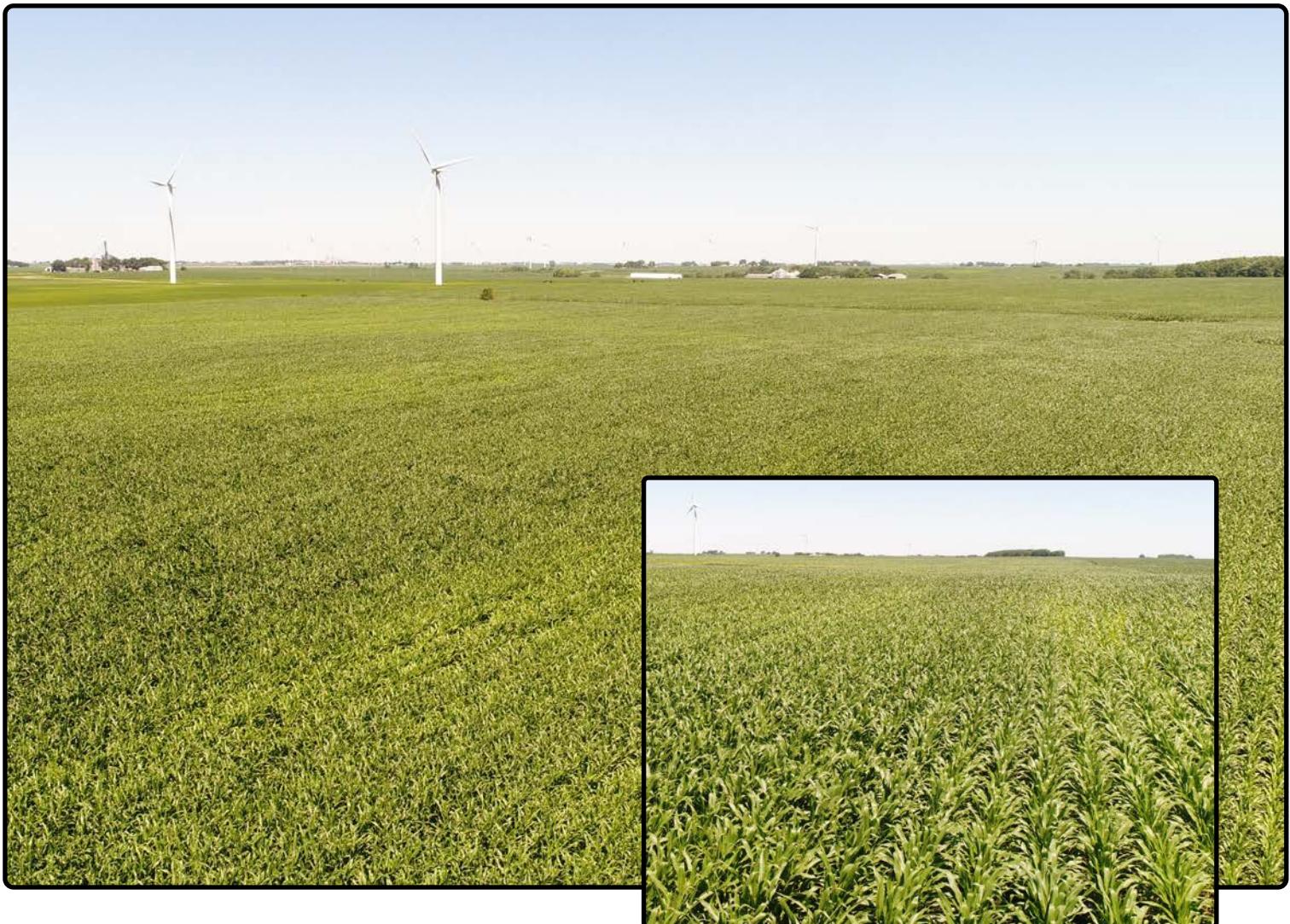
**80 Acres, m/l**  
Story County, IA

**DATE:**

Tuesday  
**August 7, 2018**  
**10:00 a.m.**

**LOCATION:**

**Dakins Community Center**  
Zearing, IA



## Property Key Features

- **Good Quality Story County Farm**
- **79.34 Crop Acres with 73.4 CSR2**
- **Road Access**

**Chris Smith, ALC**  
Licensed in IA  
**ChrisS@Hertz.ag**

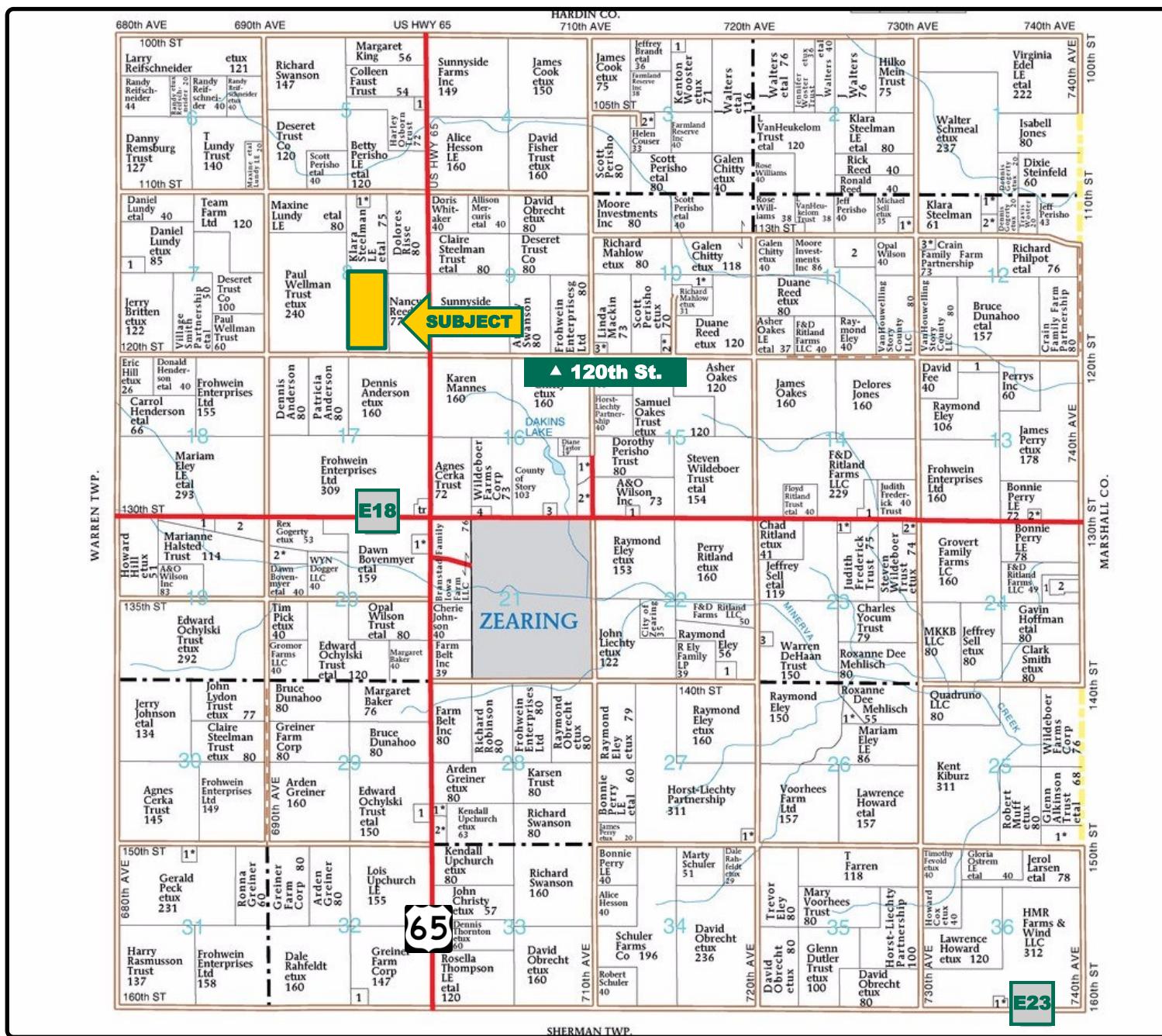
**515-382-1500 / 800-593-5263**  
415 S. 11th St.  
Nevada, IA 50201-0500  
**www.Hertz.ag**



# Plat Map

## **80 Acres**, m/l, Story County, IA

*Caring for You and Your Farm®*



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<b>Total Acres:</b>	<b>80.00</b>
<b>Crop Acres:</b>	<b>79.34</b>
<b>Corn Base Acres:</b>	<b>78.6</b>
<b>Soil Productivity:</b>	<b>73.4 CSR2</b>

## Property Information 80 Acres, m/l

### Location

From Zearing, one mile north on Hwy 65, then west 1/4 mile on 120th St. Property is on the north side of 120th St.

### Legal Description

W $\frac{1}{2}$  SE $\frac{1}{4}$ , Section 8, Township 85 North, Range 21 West of the 5th p.m. (Lincoln Twp.)

### Real Estate Tax

Taxes Payable 2017-2018: \$1,692  
Net Taxable Acres: 79  
Tax per Net Taxable Acre: \$21.42

### FSA Data

Farm Number 6033, Tract 2269  
Crop Acres: 79.34  
Corn Base Acres: 78.60  
Corn PLC Yield: 141 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Canisteo clay loam, Harps clay loam, Okoboji mucky silt loam and Nicollet loam. CSR2 on the FSA crop acres is 73.4 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level farmland

### Buildings/Improvements

None

### Drainage

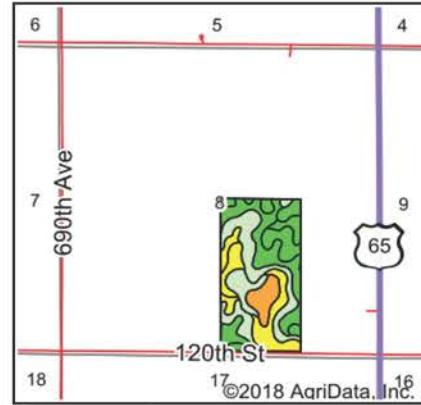
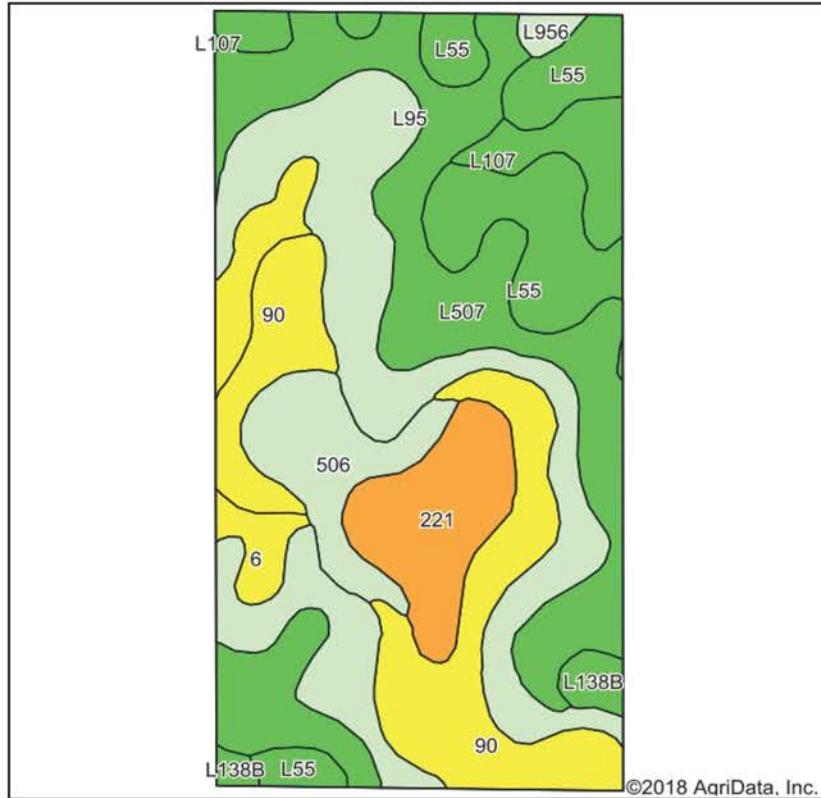
Natural

### Water & Well Information

None known

### Comments

Good quality farm in strong area.



State: **Iowa**  
 County: **Story**  
 Location: **8-85N-21W**  
 Township: **Lincoln**  
 Acres: **79.34**  
 Date: **5/8/2018**

**Hertz**  
Farm Management, Inc.

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

Area Symbol: IA169, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.09	24.1%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	18.16	22.9%		IIw	75	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.00	16.4%		IIIw	56	62
L55	Nicollet loam, 1 to 3 percent slopes	10.15	12.8%		Ie	91	
221	Klossner muck, 0 to 1 percent slopes	6.00	7.6%		IIIw	32	52
506	Wacousta silty clay loam, 0 to 1 percent slopes	5.14	6.5%		IIIw	74	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.44	4.3%		IIIw	59	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.67	3.4%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.18	1.5%		Ile	88	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.51	0.6%		IIw	69	
Weighted Average							73.4
*							

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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Date: **Tues., August 7, 2018**

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

Site: **Dakins Comm. Center  
105 E Main St.  
Zearing, IA 50278**

#### **Seller**

Sina Hall Estate

#### **Agency**

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

#### **Auctioneer**

Chris Smith

#### **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 September 6, 2018, 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 February 28, 2019. Taxes will be prorated to Closing.



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