

LIVE AND SIMULCAST LAND AUCTION

Cass Township Section 28 | Harrison County, IA



AUCTION LOCATION: TWISTED TAIL STEAKHOUSE & SALOON
2849 335TH ST, BEEBETOWN, IOWA



275.32

TAXABLE ACRES M/L

Wilma and Calvin Bertelsen Farm

The Revocable Living Trust of H. Calvin Bertelsen, Owner
LEO P. MARTIN, ATTORNEY FOR THE TRUST

Ed Spencer, Broker/Auctioneer 402-510-3276

Hannah Johnsen, Associate Broker/Auctioneer 712-592-9794

Luke Spencer, Agent/Auctioneer 402-510-5853



SPENCER AUCTION GROUP | 322 E 7th St, Logan, Iowa 51546

www.spencergroups.com 



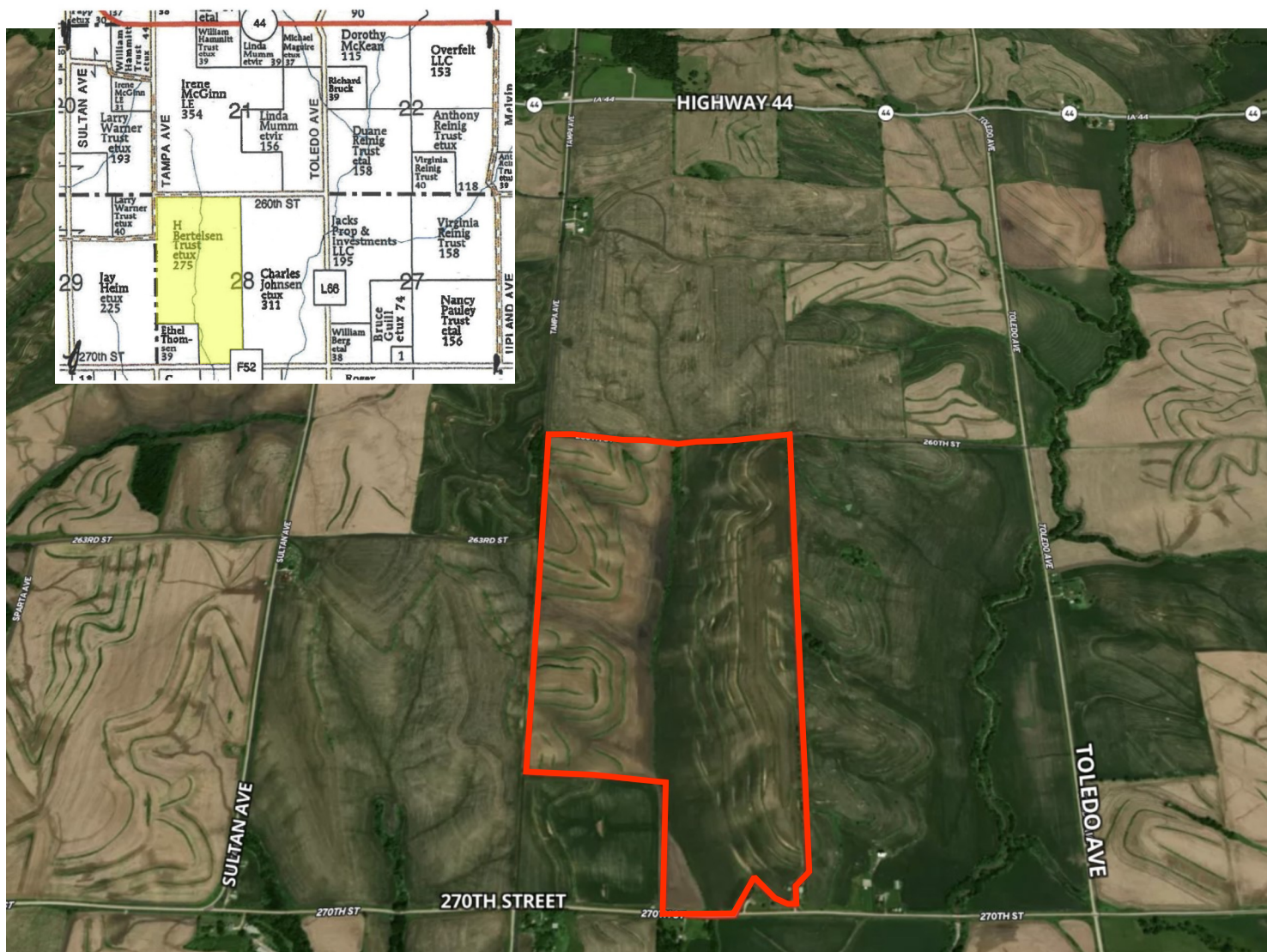
Wilma and Calvin Bertelsen Farm | 275.32 taxable acres m/l | June 9th, 2023 @ 10AM

DIRECTIONS TO THE FARM

From Logan, Iowa, north on Highway 30 approximately 2 ½ miles to Highway 44. East on Highway 44 approximately 6 miles to Toledo Ave. South on Toledo Ave 2 miles to 270th Street. West on 270th St ½ mile to the farm. Farm is located on the north side of 270th St.

OR

From Portsmouth, Iowa, west on Highway 44 approximately 5 miles to Toledo Ave. South on Toledo Ave 2 miles, then west on 270th Street ½ mile. Farm is located on the north side of 270th St. Signs posted.



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FARM INFORMATION

LEGAL DESCRIPTION: The NW ¼; the N ½ SW ¼ and the SE ¼ SW ¼ except Parcel A, 28-79-41, Harrison County, Iowa

TAXABLE ACRES: 275.32 acres m/l

CROPLAND ACRES: 268.43 per FSA

CORN BASE: 202.91

SOYBEAN BASE: 38.59

CSR2: CSR2 65.6 per Surety Maps

TAXES: \$7486.00 to be prorated to the date of CLOSING

NOTE: Current tenant is paying on 260 acres. Yield history available upon request. View Tile map on Page 7. See Lease Information Below.

LEASE INFORMATION

Farm is currently rented for the 2023 crop year in the amount of \$67,600. New buyer will receive 100% of the 2023 lease payment as follows:

\$15,000 as a credit to the buyer from the sellers at closing

\$15,000 on September 1st, 2023 Direct from Tenant

\$37,600 on December 1st 2023 Direct from Tenant

The seller will terminate the existing lease with the tenant prior to closing.

The grain bin on the property is currently owned by the tenant. The tenant will remove the grain bin on the property no later than September 15th, 2023 unless other arrangements are made between the new owner and the tenant.

AUCTIONEER'S NOTE

EXCEPTIONAL LAND BUYER'S OPPORTUNITY!!!!!!

This is a highly productive, attractive farm in a state of high fertility. Farm is fully terraced and has approximately 1 mile of tile. This farm would be a great acquisition for a farmer or investor. Farm has been very well cared for and is a really nice farm. Contact Ed Spencer, Broker for more information at 402-510-3276.

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FSA INFORMATION

IOWA
 HARRISON
 Form: FSA-156EZ
 See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
 Farm Service Agency
Abbreviated 156 Farm Record

FARM : 337
 Prepared : 4/27/23 11:32 AM CST
 Crop Year : 2023

Operator Name : RICHARD GERHARD BRUCK
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
277.18	268.43	268.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	268.43	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	202.91	0.00	148	0
Soybeans	38.59	0.00	42	0
TOTAL	241.50	0.00		

NOTES

Tract Number : 468
Description : Q9 W1/2 SEC 28 D
FSA Physical Location : IOWA/HARRISON
ANSI Physical Location : IOWA/HARRISON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : WILMA F BERTELSEN, CALVIN BERTELSEN
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
277.18	268.43	268.43	0.00	0.00	0.00	0.00	0.0

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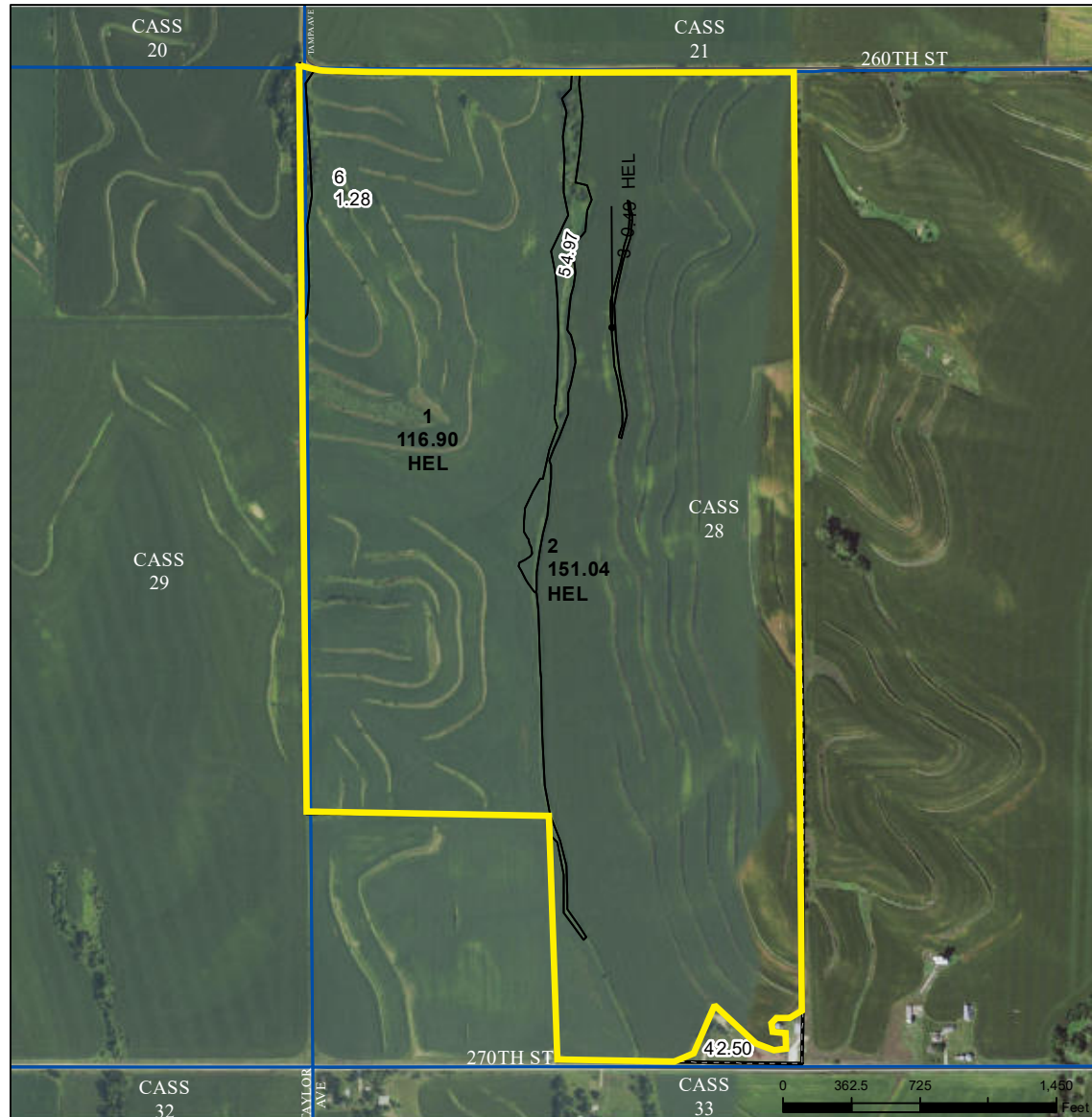


FSA INFORMATION



United States Department of Agriculture

Harrison County, Iowa



- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 268.43 acres

2023 Program Year

Map Created April 27, 2023

Farm 337

Tract 468

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

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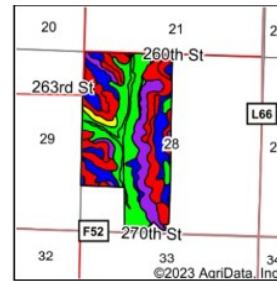
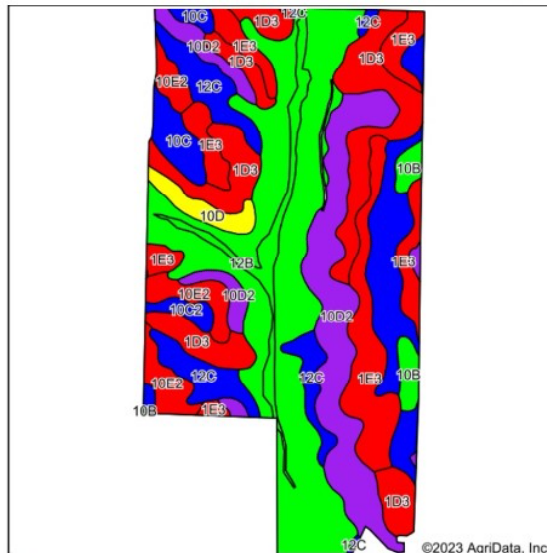
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CSR2

Soils Map



State: Iowa
 County: Harrison
 Location: 28-79N-41W
 Township: Cass
 Acres: 272.9
 Date: 5/5/2023



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class 'c'	Irr Class 'c'	*1 Corn Du	*1 Soybeans Bu	CSR2**	CSR	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Orchardgrass red clover Tons	Tall fescue Tons	Yield
12B	Napier silt loam, 2 to 5 percent slopes	82.95	30.4%	Green	IIIe		230.4	86.8	93	77						
10D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	41.74	15.3%	Red	IIIe		126.4	36.7	32	40						
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	40.64	14.9%	Purple	IIIe		164.8	47.8	60	53						
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	35.04	12.8%	Red	IVe		97.6	28.3	18	30						
10C	Monona silt loam, 5 to 9 percent slopes	27.45	10.1%	Blue	IIIe		216.0	62.6	89	65						
12C	Napier silt loam, 5 to 9 percent slopes	19.95	7.3%	Blue	IIIe		214.4	62.2	89	62						
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	12.85	4.7%	Red	IVe		153.6	44.5	45	43						
10B	Monona silt loam, 2 to 5 percent slopes	4.98	1.8%	Green	IIIe	IIIe	232.0	67.3	95	85	7	8	7	7	7	7
10D	Monona silt loam, 9 to 14 percent slopes	4.83	1.8%	Yellow	IIIe		177.6	51.5	63	55						
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	2.47	0.9%	Blue	IIIe		211.2	61.2	86	63						
Weighted Average						2.85	*	180.4	52.3	65.6	57.5	0.1	0.1	0.1	0.1	0.1

**IA has updated the CSR values for each county to CSR2.
 *1 Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
 "n": The aggregation method is "Weighted Average using all components"
 "c": Using Capabilities Class Dominant Condition Aggregation Method
 * Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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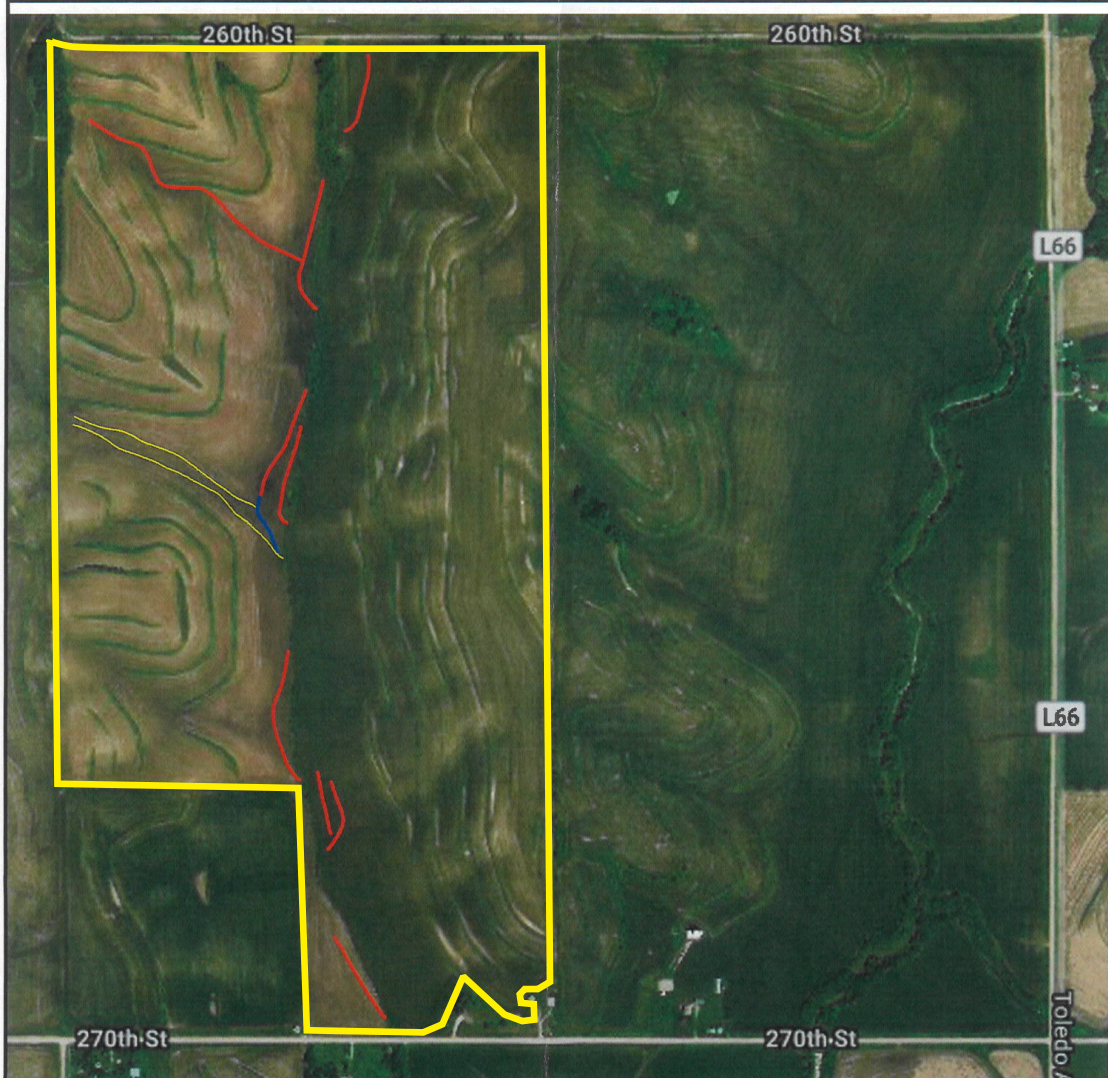
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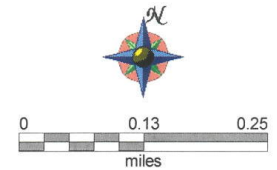
FARM IMPROVEMENTS

Tiling for Calvin Bertelsen

- 6" tile
- 5" tile
- Previously installed tile lines



Harrison County, Cass Township, Sec. 28



WELLMAN
CONSTRUCTION INC.
NEOLA IOWA
712-485-2416



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AUCTION TERMS

**VIEW PHOTOS AND DRONE
VIDEO FOOTAGE at
www.spencergroups.com**

METHOD OF AUCTION: 275.32 acres times the bid

AUCTION TERMS: Your bid is not subject to financing. All online bidders must register at www.spencergroups.com and submit a bank letter of credit verifying their ability to purchase the farm. After approval, bidders will be granted a bidding number. **All bidding live and online will conclude at the end of the live auction. Contact Spencer Auction Group at 712-644-2151.**

ACCEPTANCE OF BIDS: Final bid is subject to the approval of the Sellers. If the bid is accepted, buyer will sign a purchase agreement and place a 10% non-refundable earnest deposit in the Peters Law Firm Account, where it will be held until closing. Seller will provide an updated abstract. Buyer will have a title opinion completed by the attorney of the buyer's choice, at the buyer's expense. Each party will be responsible for normal closing costs associated with closing a real estate transaction.

CLOSING: Closing on or before July 10th, 2023. Your bid is not subject to financing. Buyer will be expected to close on July 10th upon verification of clear title.

AGENCY: Ed Spencer Real Estate/Farms America, INC and Spencer Groups, its agents and its associates, are agents for, and represent the Sellers in this transaction. All bidders shall be considered customers, not clients.

DISCLAIMER: Announcements made by the auctioneer at the time of the sale or emailed to registered bidders will take precedence over any and all previously printed material, or any oral statements made. All information in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "as-is, where-is" basis, and no warranty or representation, either expressed or implied concerning the property is being made by the sellers or the auction company. Each potential bidder is responsible for conducting his or her own due diligence, inspections, investigations, and inquiries regarding the farm. The information in this brochure is believed to be accurate but is subject to the verification of all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate and based upon GIS, aerial photographs and information provided by the county assessor and FSA. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

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