

Jay L. Bargman

Thomas C. Geelan

Joseph C. Muller

Matthew Muller

## Hancock County Land Auction Live & Online Bidding Available

Thursday February 18, 2021 @  
10:00 am Auction location:  
Britt Golf Course  
2360 James Ave Britt, Iowa

Jay L. Bargman  
Cell: (515) 341-5418  
Office: 515-295-2401  
Web site:

[www.farmhomeservices.com](http://www.farmhomeservices.com)

This information while believed to be accurate is not warranted or guaranteed by the Listing Agents of Farm & Home Services.

**ONLINE BIDDING: To register & bid on this auction, go to:**  
<https://farmhomeservices.nextlot.com>

>150 ACRES M/L

>148.41 TILLABLE ACRES

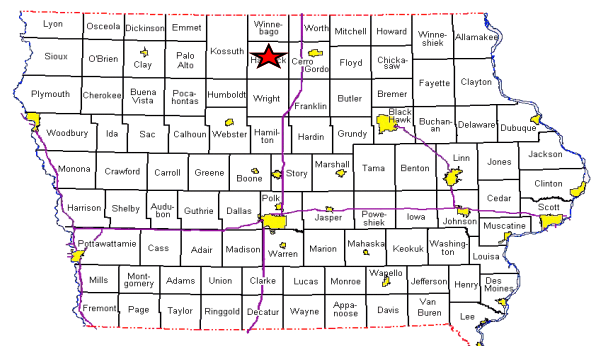
- > CORN BASE: 73.6 PLC YIELD: 168
- > SOYBEAN BASE: 73.5 PLC YIELD: 48
- > CSR-2: 70.1
- > TAXES: APPROXIMATE NET ANNUAL ESTIMATED TAXES ARE \$3,200/YEAR PRORATED TO DATE OF CLOSING

**OPEN LEASE FOR 2021 CROP YEAR**

Here is a chance to buy productive Hancock County farm ground that is located close to market outlets and has rare 4 sided road access.

**Owners:**

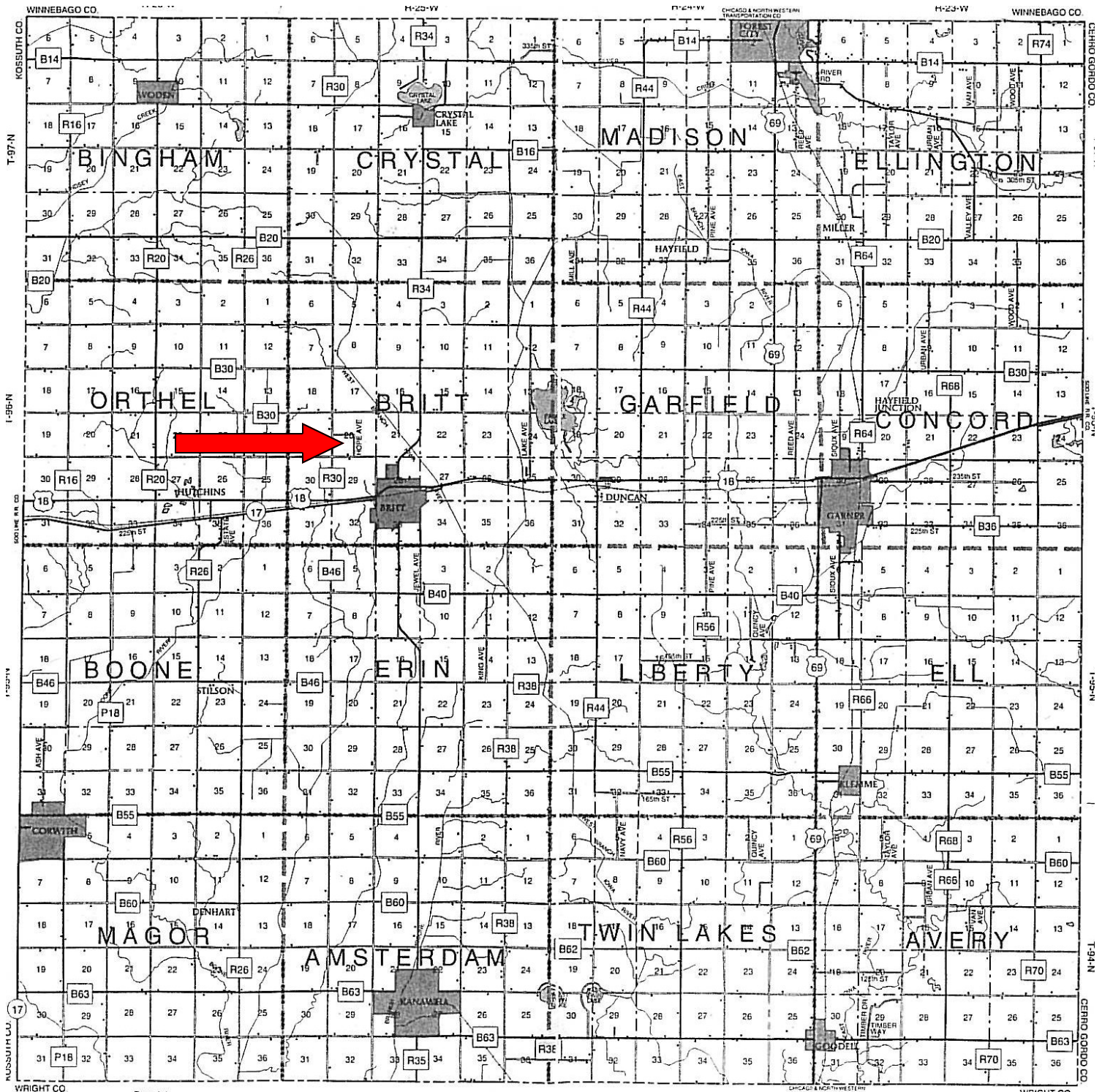
**Alan Tegtmeier,  
Dean Tegtmeier &  
Karen Terhark**



**SW1/4 Section 20 Britt Township, Hancock County, Iowa (Less acreage of approximately 3 acres to be surveyed off)**

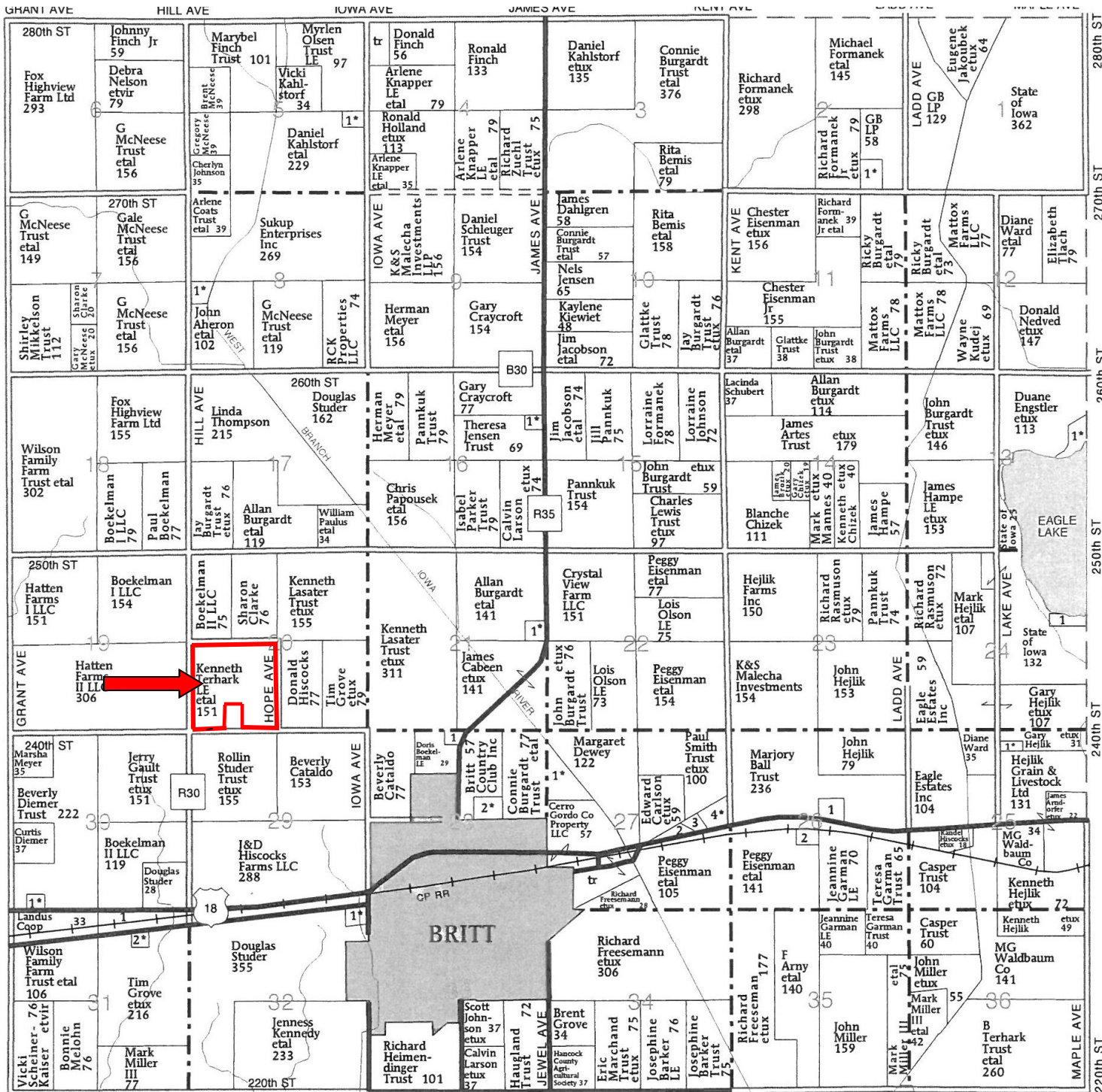
# County Map

## SW1/4 Section 20 Britt Township, Hancock County, Iowa (Less acreage of approximately 3 acres to be surveyed off)



# Plat Map

## SW1/4 Section 20 Britt Township, Hancock County, Iowa (Less acreage of approximately 3 acres to be surveyed off)





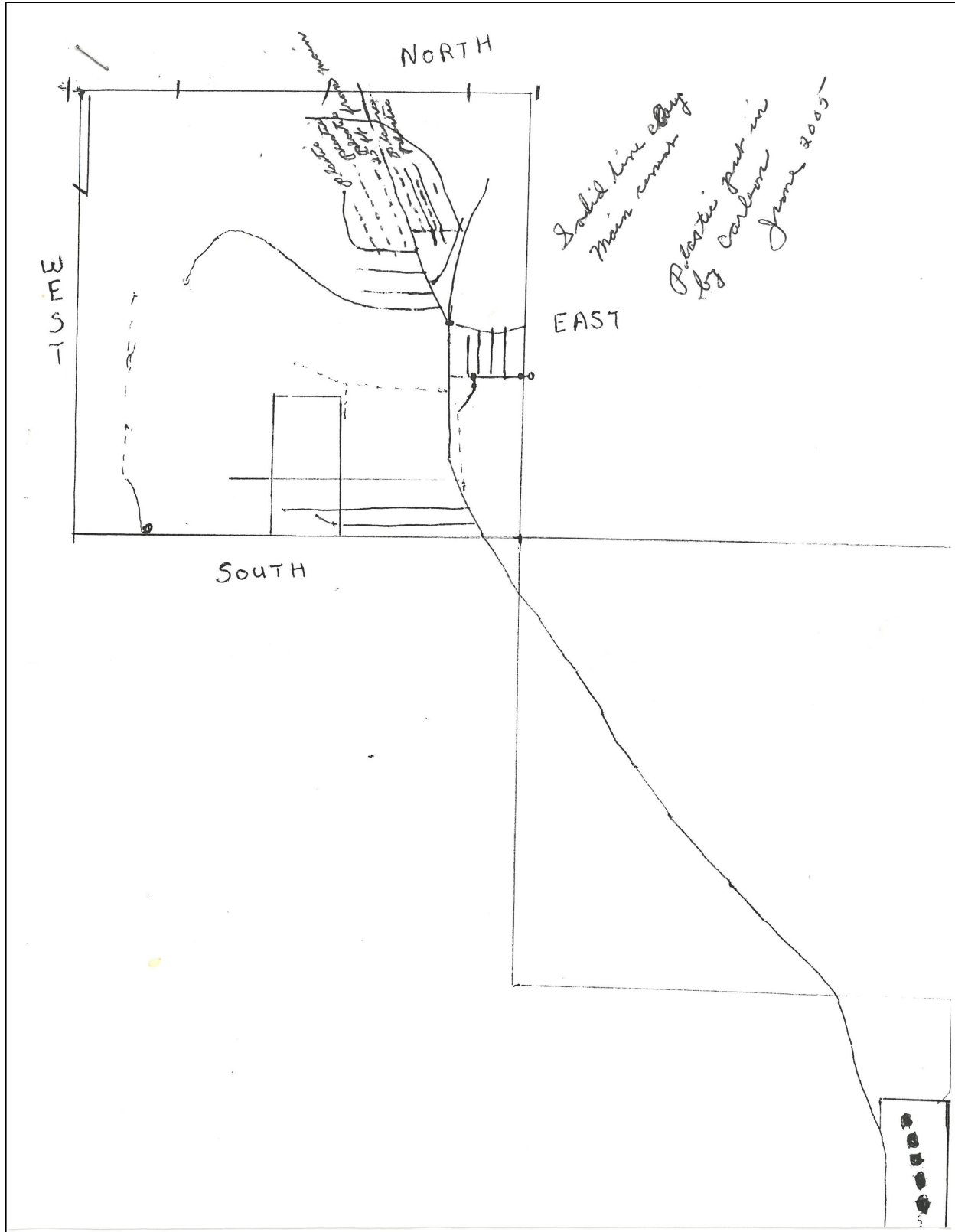
**Ariel Photo**  
**SW1/4 Section 20 Britt Township, Hancock**  
**County, Iowa (Less acreage of approximately 3**  
**acres to be surveyed off)**





Drainage Map

**SW1/4 Section 20 Britt Township, Hancock County, Iowa (Less acreage of approximately 3 acres to be surveyed off)**

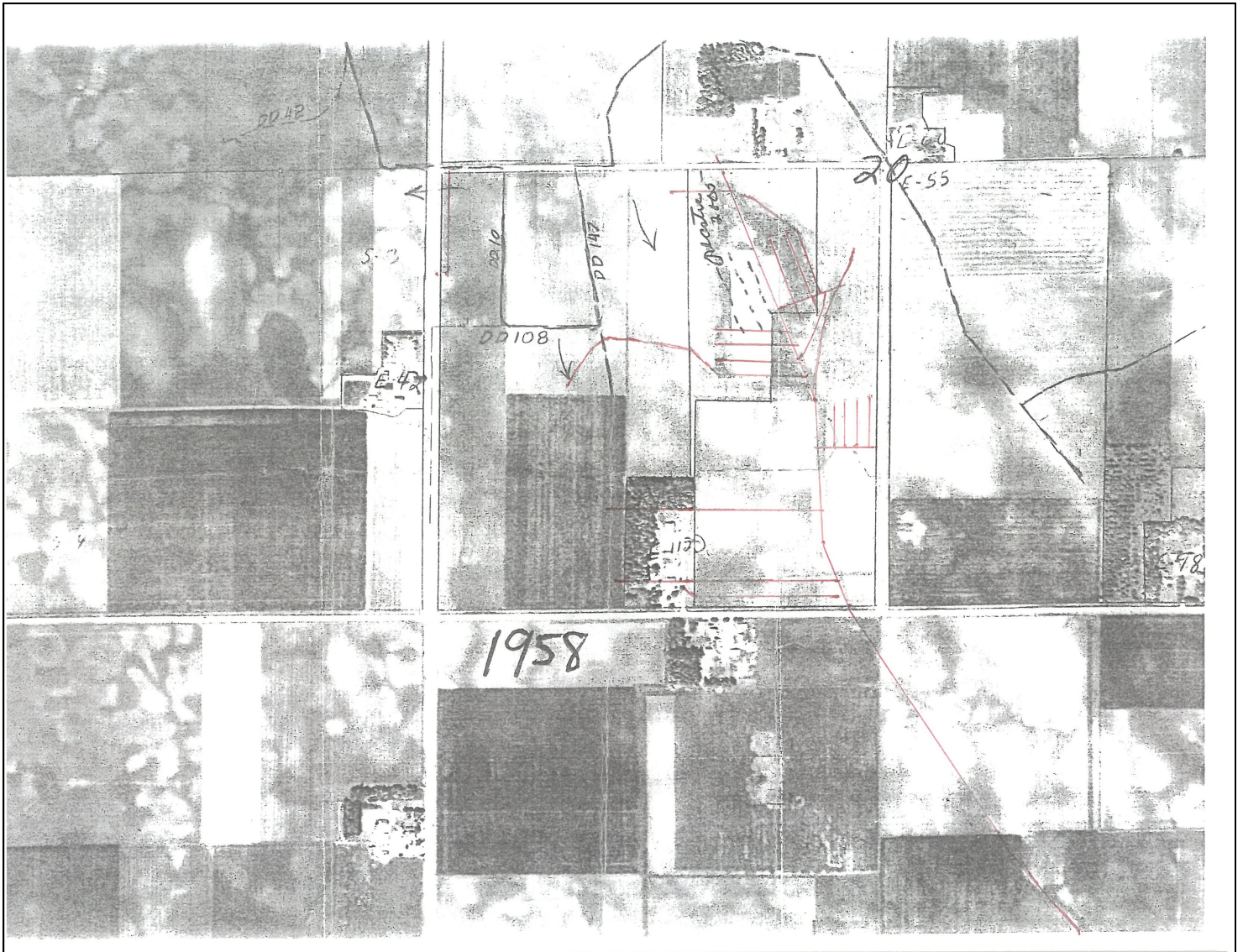






Drainage Map

**SW1/4 Section 20 Britt Township, Hancock  
County, Iowa (Less acreage of approximately 3  
acres to be surveyed off)**

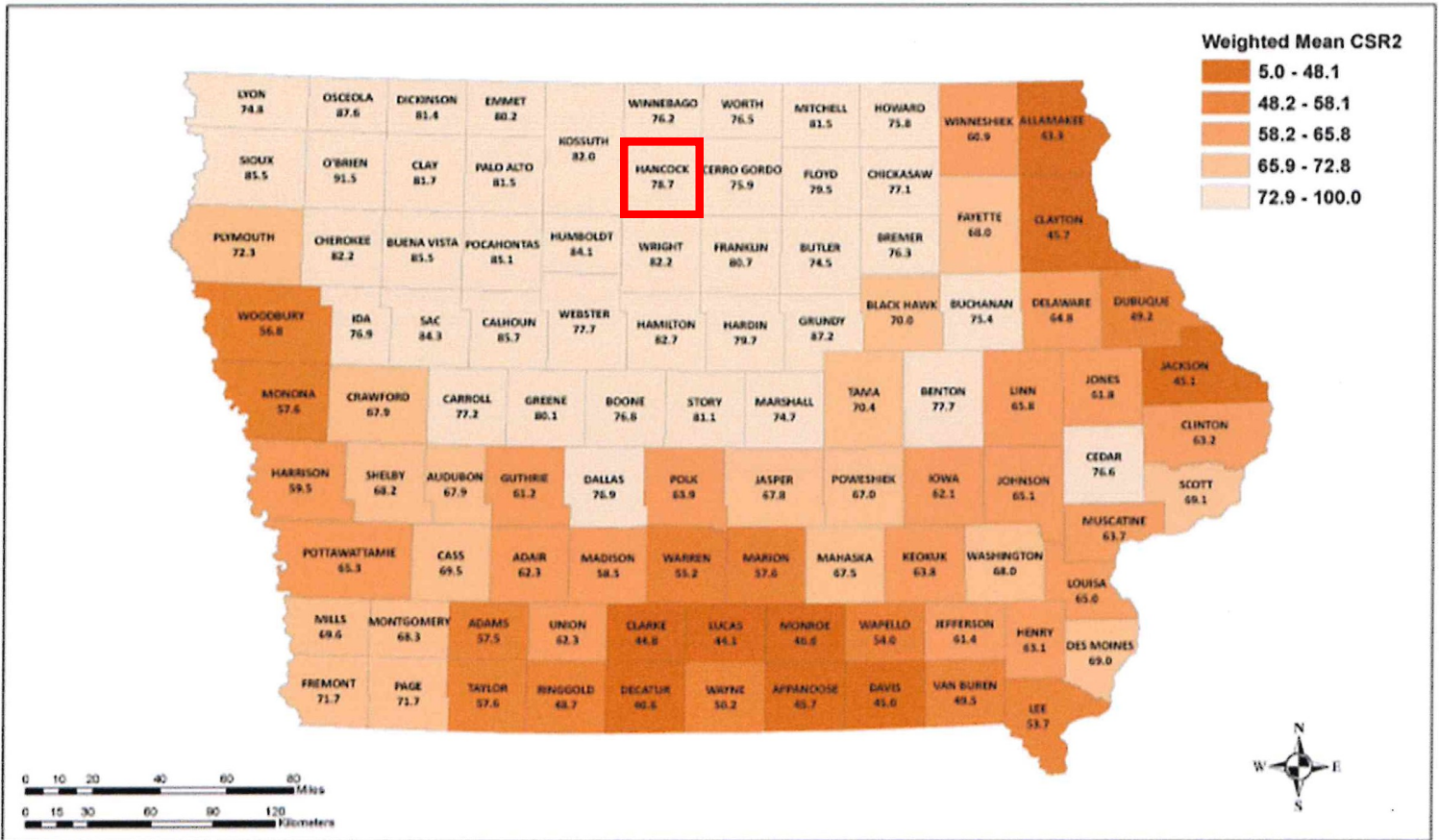


Drainage Map

**SW1/4 Section 20 Britt Township, Hancock  
County, Iowa (Less acreage of approximately 3  
acres to be surveyed off)**



## Iowa CSR2 Weighted Means by County



Prepared by Aaron Sassman, C. Lee Burras and Gerald Miller  
 Department of Agronomy  
 Iowa State University  
 Ames, IA 50011

Calculated from NRCS acreages and CSR2 values contained  
 in ISPAID (Iowa Soil Properties and Interpretations Database)  
 version 8.0 as of April 2015