

LAND FOR SALE

Norman Hinz Estate and others

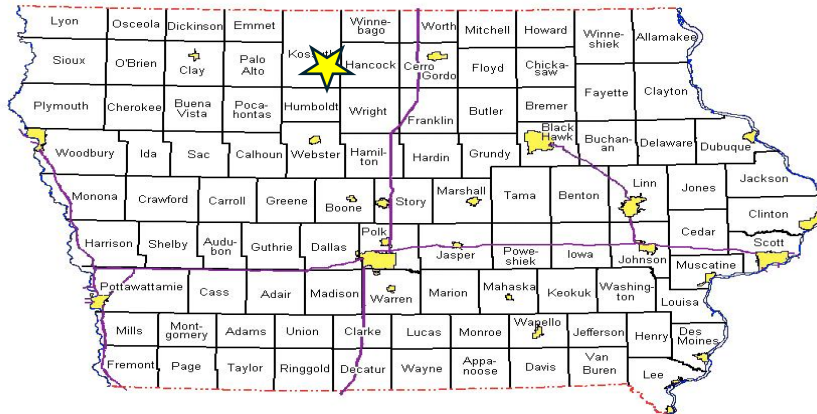
Auction

413 Acres M/L

Tues. Oct 1, 2024, 10:00 AM

Luverne Community Center Luverne IA

W1/2 of SW1/4, part of NE1/4 of SW1/4 & part of SE1/4 of SW1/4 Sec. 19, T 94 N,
R 27 W, Luverne Twp. SE1/4 of Sec. 13, NE 1/4, and NE 1/4 of SE 1/4 Sec. 24, less
parcels 1 & 2 survey provided T 94 N, R 28 W, Sherman twp. Kossuth County IA



Leroy Hoffman, Farm Manager

Cell: 515-341-0874

Office: 515-295-2401

Fax: 515-295-5402

220 East State Street, Algona, IA 50511



www.farmhomeservices.com

QUICK FACTS

Auction Oct. 1, 2024, 10:00 AM
Luverne Community Center, Luverne IA

413 Acres M/L

Offered in 3 tracts (Buyers Choice)

278.67 Acres cropland

The remaining acres grass, pasture, hay, recreation.

FSA will divide base and yields if divided

Corn Base: 132.35 PLC Yield: 158

Soybean Base 132.25 PLC Yield 44

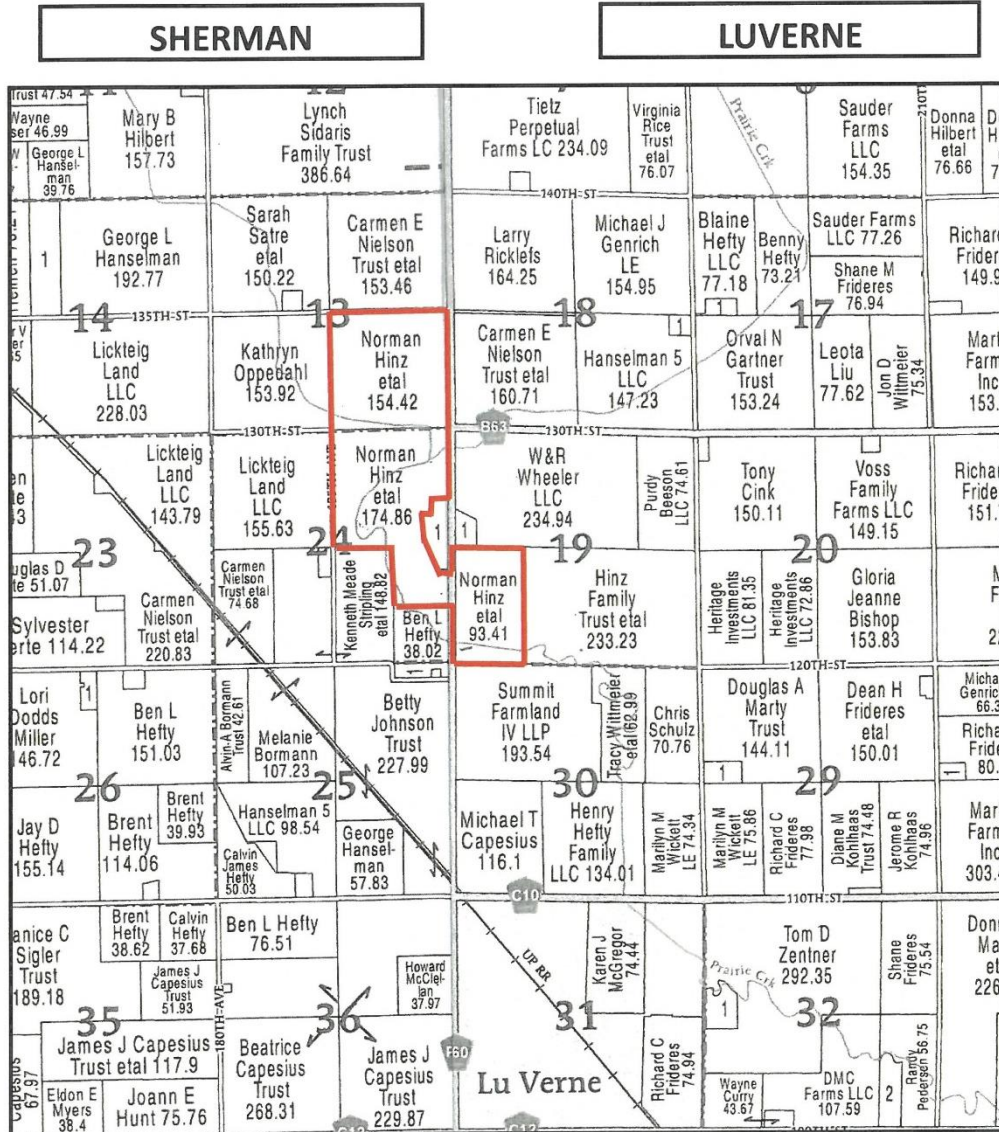
NHEL on the farm. Wetland determination has not been
completed

Farm available for 2025 crop season

Estimated Taxes: Approximate net annual estimated taxes are
\$8754 /year (prorated to date of closing)



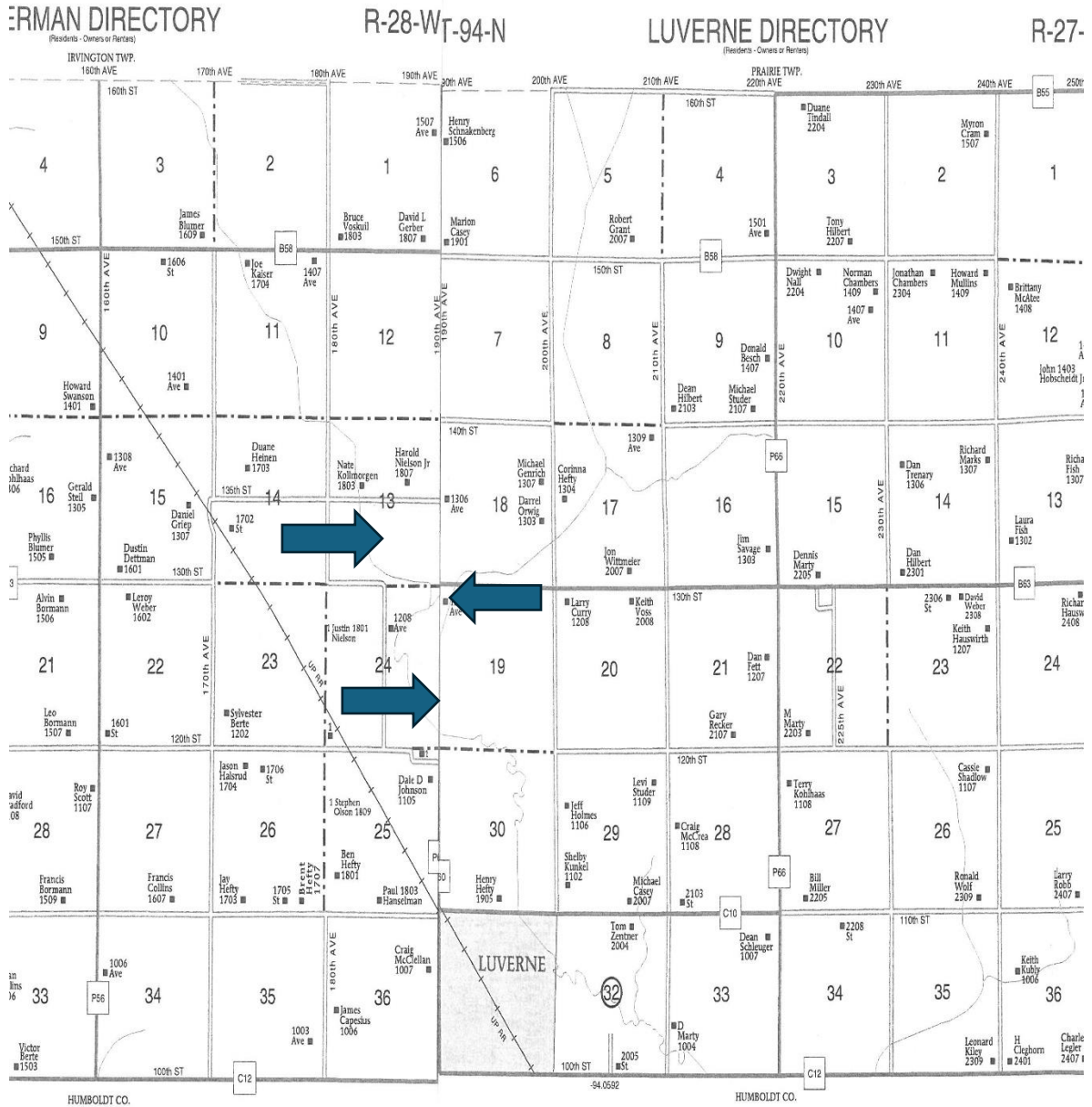
COUNTY MAP



FARM & HOME SERVICES

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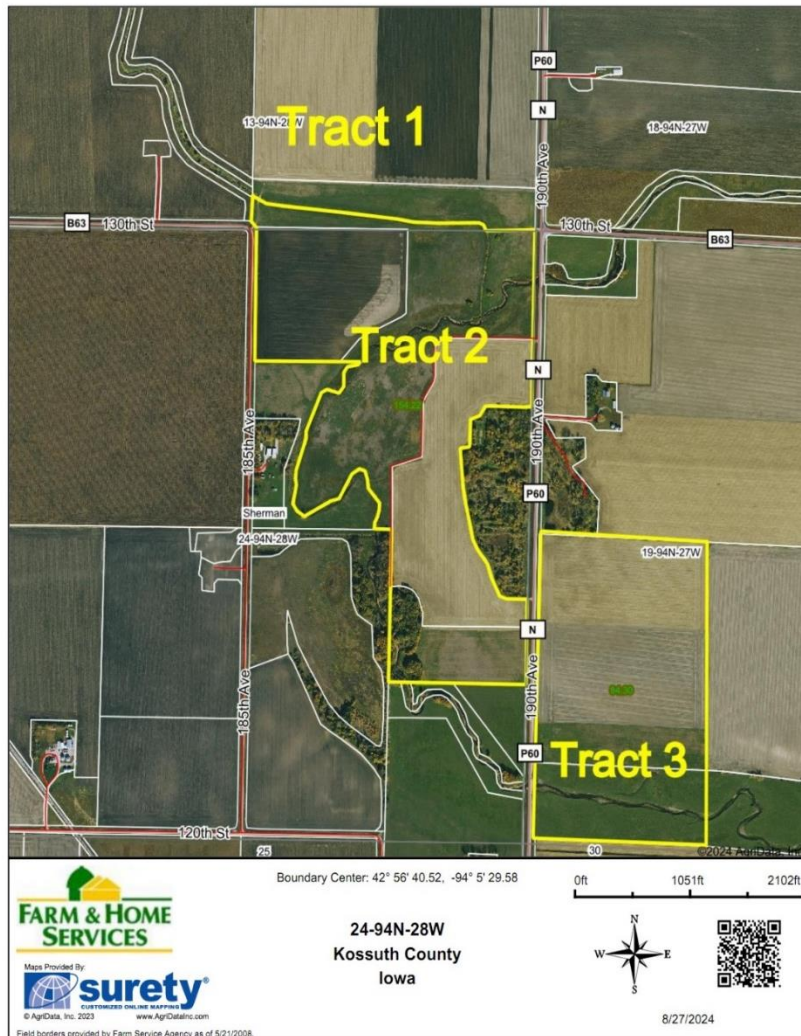
PLAT MAP



AERIAL MAP

Norman Hinz Estate & Others Land Auction Oct. 1, 2024 10:00 AM

Aerial Map



AERIAL MAP

TRACT 1

SE ¼ Sec. 13 T-94-N, R-28-W, Sherman Twp, except south of drainage ditch, Kossuth County Iowa

154 Acres M/L

148.76 Net Acres

132.06 tillable, CSR -2 86

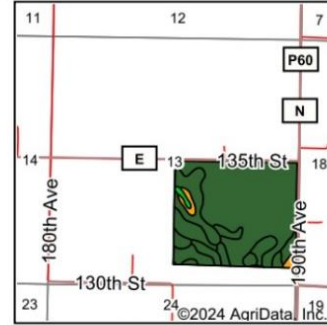
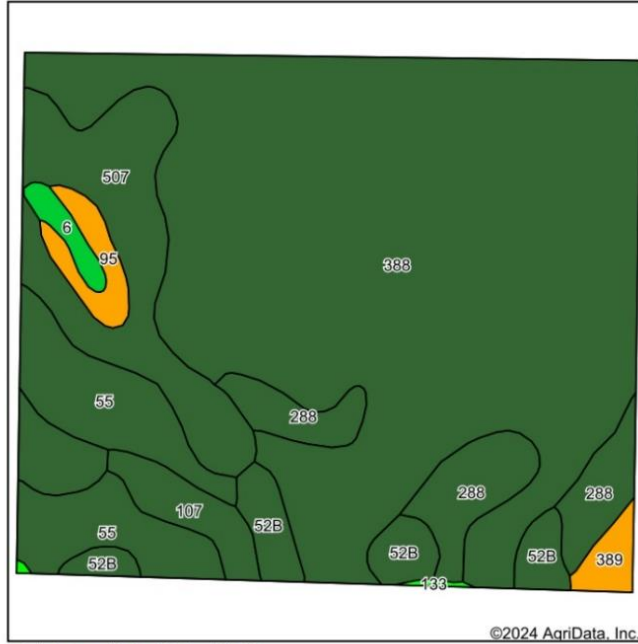
Pattern tiled

Aerial Map



SOIL MAP

TRACT 1



State: **Iowa**
 County: **Kossuth**
 Location: **13-94N-28W**
 Township: **Sherman**
 Acres: **132.06**
 Date: **8/27/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 30													
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans		
388	Kossuth silty clay loam, 0 to 2 percent slopes	84.35	63.8%			Ilw	224.0	4.7	65.0	86	75	89	
507	Canisteo clay loam, 0 to 2 percent slopes	13.34	10.1%			Ilw	224.0	4.7	65.0	84	75	81	
55	Nicollet clay loam, 1 to 3 percent slopes	11.75	8.9%			lw	233.6	6.1	67.7	89	85	81	
288	Ottosen clay loam, 1 to 3 percent slopes	9.05	6.9%			le	233.6	6.1	67.7	91	78	78	
52B	Bode clay loam, 2 to 6 percent slopes	5.62	4.3%			lle	225.6	6.3	65.4	91	75	81	
107	Webster clay loam, 0 to 2 percent slopes	3.07	2.3%			Ilw	224.0	4.7	65.0	86	80	82	
95	Harps clay loam, 0 to 2 percent slopes	2.17	1.6%			Ilw	198.4	4.2	57.5	72	60	82	
389	Waldorf silty clay loam, 0 to 2 percent slopes	1.38	1.0%			Ilw	193.6	4.1	56.1	69	66	68	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.13	0.9%			Illw	177.6	3.7	51.5	59	54	74	
133	Colo silty clay loam, 0 to 2 percent slopes	0.20	0.2%			Ilw	204.8	4.3	59.4	74	75	79	
Weighted Average							1.85	224.4	5	65.1	86	75.7	*n 85.7

**IA has updated the CSR values for each county to CSR2.
 *i 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

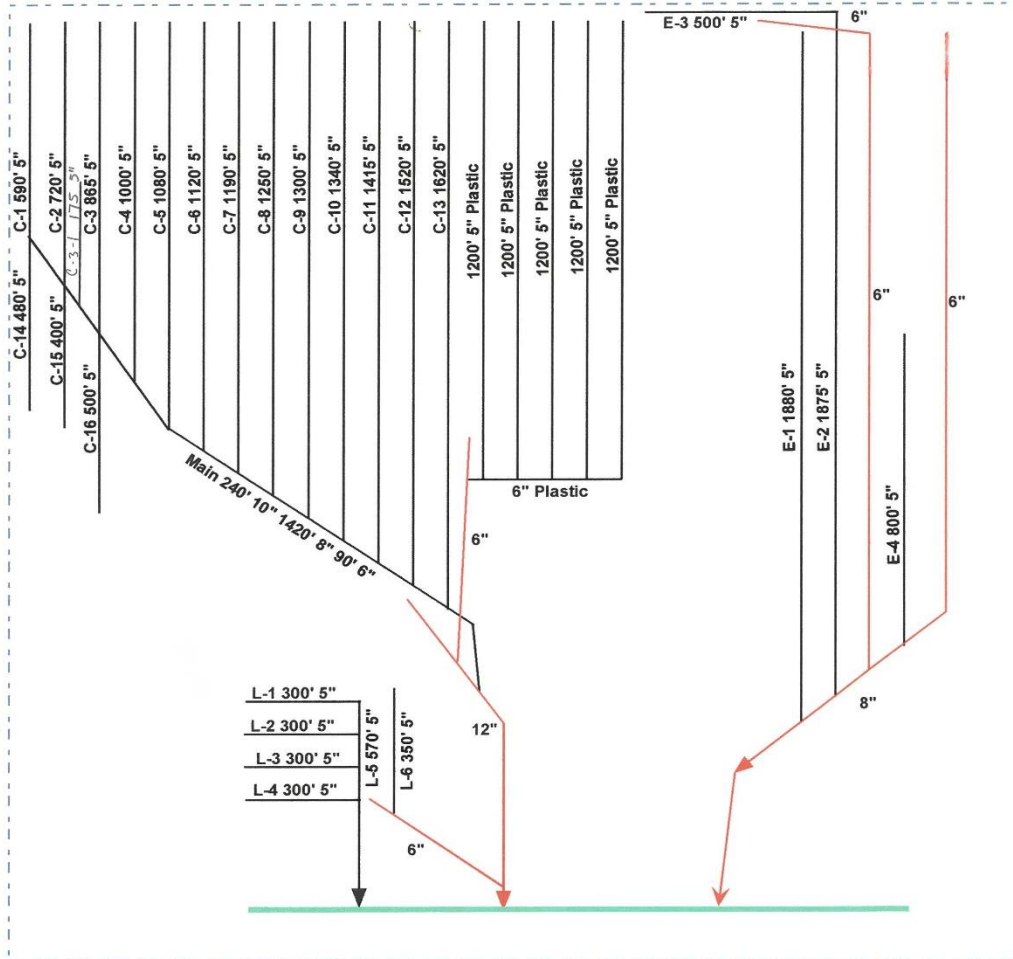
Soils data provided by USDA and NRCS.



TILE MAPS

TRACT 1

Manske Farm Drainage
Dick Manske Owner/Operator



Year Tile installed **Fall-Spring 1998**

Fenceline — — — — —

Existing Tile —————

Scale 350' = 1"

Comments: 100' Spacing

Name: Walter Henry Hinz
Address: RR
City: Luverne
Township: Sherman #13
County: Kossuth

MANSKE & SON
EXCAVATING INC.
Maps Made by: **Bill Manske Jr.**
Design/Manager

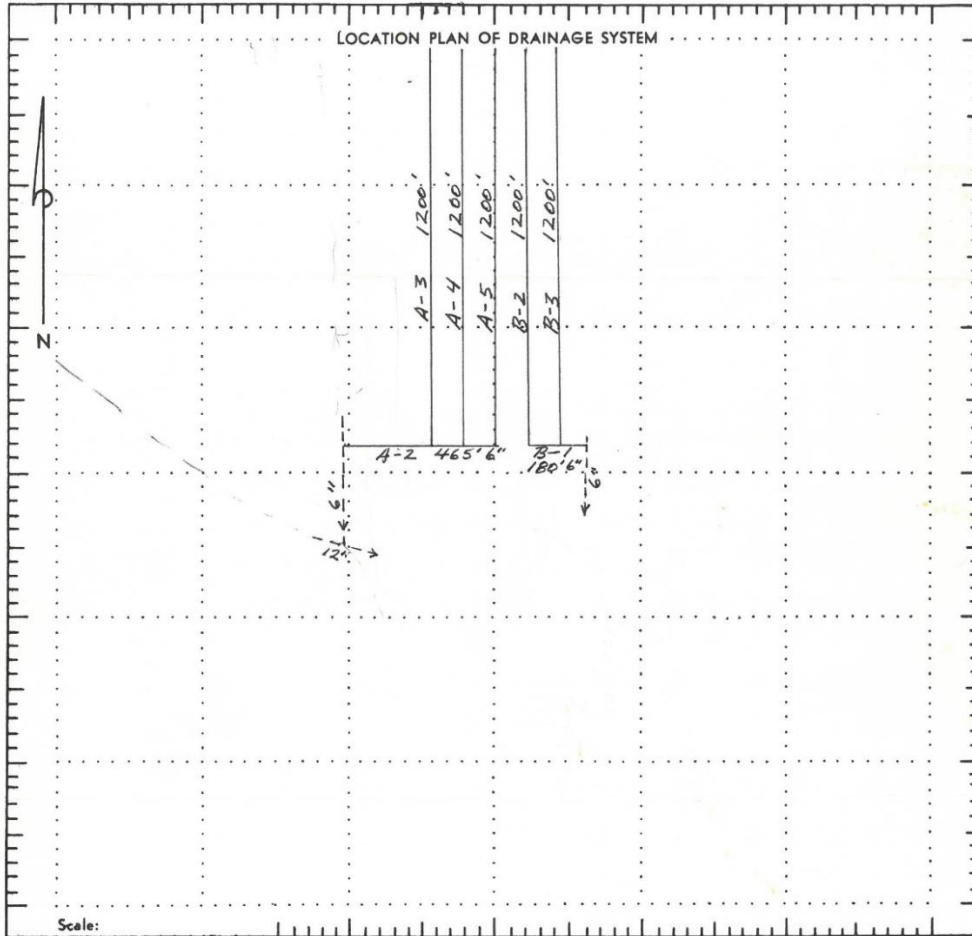


MANSKE DRAINAGE CONST.

FARM TILING
BACKHOE WORK



SURVEYING
ALGONA, IA



— LEGEND —

Permanent Fence X X X X Spacing _____

Existing Drain Line ... ----- _____

OWNER WALTER & HENRY HINZ _____

TOWNSHIP SHERMAN DATE 4-7-87 _____

SECTION 13 TOWN LUVERNE _____

COUNTY KOSSUTH STATE IA. _____

Signed Manske Drainage _____



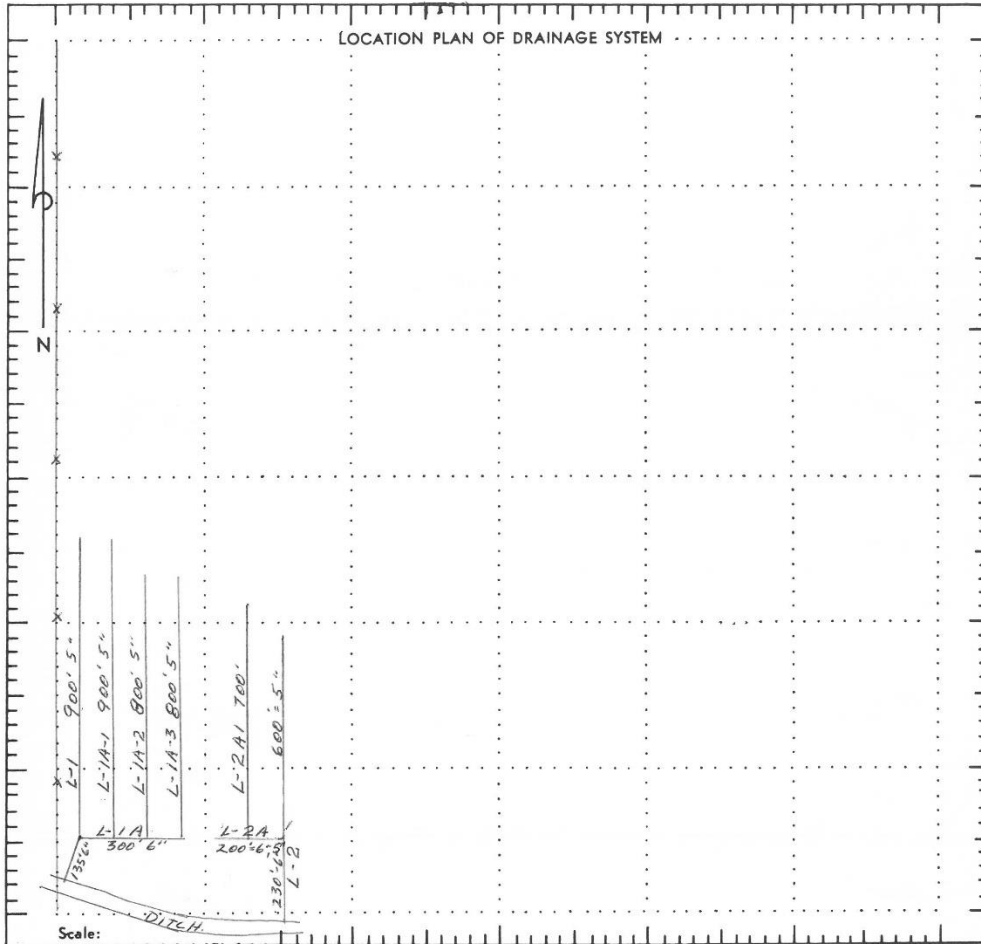
MANSKE DRAINAGE CONST.

1983

FARM TILING
BACKHOE WORK



SURVEYING
ALGONA, IA



— LEGEND —

Permanent Fence Spacing 100'

Existing Drain Line ... _____

OWNER HINZ BROS. _____

TOWNSHIP SHERMAN DATE 10-27-83 _____

SECTION 13 TOWN LIVERNE _____

COUNTY KOSSUTH STATE IA _____

Signed Manske Drainage _____

TRACT 1

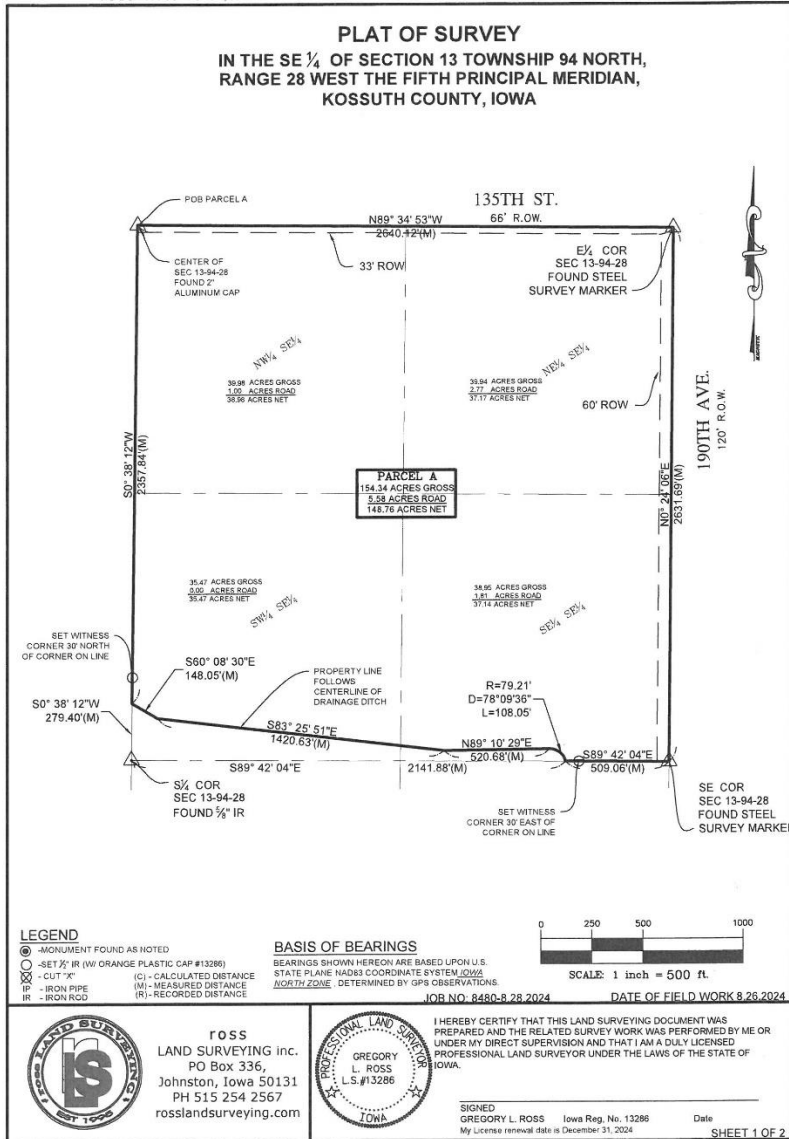
FARM & HOME SERVICES

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SURVEY MAP

INDEX LEGEND

LOCATION DESCRIPTION: SEC 13 T94N, R28W, SE
 KOSSUTH COUNTY
 REQUESTOR: LEROY HOFFMAN
 PROPRIETOR: HINZ, NORMAN - 1/2 INT HINZ, WALTER & NORMAN LE - 1/2 INT
 SURVEYOR: GREGORY L. ROSS, PLS
 SURVEYOR:
 COMPANY: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131
 INFO@ROSSLANDSURVEYING.COM
 RETURN TO: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131



AERIAL MAP

TRACT 2

NE ¼ & NE ¼ of SE ¼ of Sec 24, less gravel pit & less surveyed building site Parcel A containing 23.68 gross acres, T-94-N, R-28-W, Sherman Twp. Kossuth County IA.

162.97 Acres M/L 158.39 Net Acres

75.92 tillable acres, balance pasture/ hay ground, CSR 2 on tillable 71

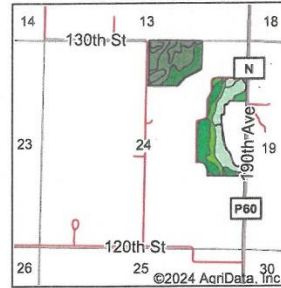
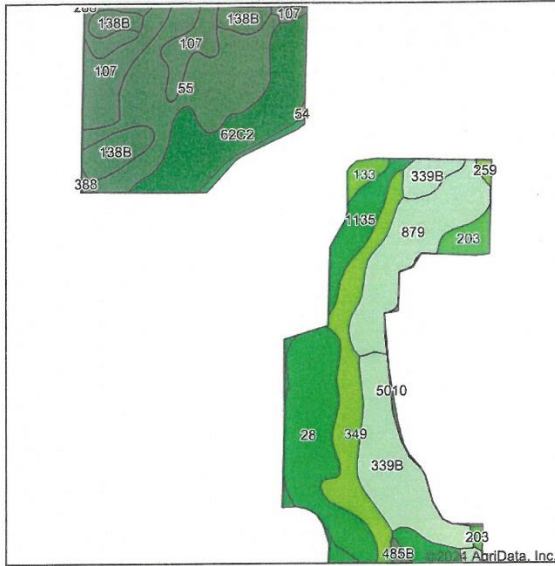
Aerial Map



SOIL MAP

TRACT 2 Tillable acres

Soils Map



State: Iowa
 County: Kossuth
 Location: 24-94N-28W
 Township: Sherman
 Acres: 75.92
 Date: 8/28/2024



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*j Alfalfa Tons	*k Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
55	Nicollet clay loam, 1 to 3 percent slopes	13.31	17.6%	■	lw	233.6	6.1	67.7	89	85	81
28	Dickman sandy loam, 0 to 2 percent slopes	9.47	12.5%	■	lls	80.0	2.2	23.2	24	39	36
339B	Truman silt loam, 2 to 6 percent slopes	9.30	12.2%	■	lle	232.0	6.5	67.3	95	76	89
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	8.82	11.6%	■	llle	177.6	5.0	51.5	64	49	68
879	Fostoria loam, 0 to 2 percent slopes	8.14	10.7%	■	lw	233.6	6.1	67.7	95	85	75
349	Darfur loam, 0 to 2 percent slopes	7.45	9.8%	■	llw	198.4	4.2	57.5	74	71	74
107	Webster clay loam, 0 to 2 percent slopes	6.08	8.0%	■	llw	224.0	4.7	65.0	86	80	82
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	4.35	5.7%	■	Vw	120.0	2.5	34.8	13	25	17
138B	Clarion loam, 2 to 6 percent slopes	4.16	5.5%	■	lle	225.6	6.3	65.4	89	77	83
203	Cylinder loam, 0 to 2 percent slopes	1.54	2.0%	■	lls	80.0	2.1	23.2	58	74	65
28B	Dickman sandy loam, 2 to 6 percent slopes	1.25	1.6%	■	llle	80.0	2.2	23.2	20	34	35
133	Colo silty clay loam, 0 to 2 percent slopes	0.84	1.1%	■	llw	204.8	4.3	59.4	74	75	79
330	Kingston silty clay loam, 1 to 3 percent slopes	0.27	0.4%	■	lw	240.0	6.2	69.6	95	81	91
485B	Spillville loam, 2 to 5 percent slopes	0.27	0.4%	■	lle	200.0	5.2	58.0	88	77	87
259	Biscay clay loam, 0 to 2 percent slopes	0.23	0.3%	■	llw	80.0	1.7	23.2	52	73	66
5010	Pits, gravel	0.22	0.3%	■		0.0	0.0	0.0	0	0	
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.15	0.2%	■	llw	224.0	4.7	65.0	86	75	89
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.07	0.1%	■	llw	164.8	3.5	47.8	70	66	78
Weighted Average						*- 189.3	4.8	54.9	71	66.8	*n 68.7



TILE MAP

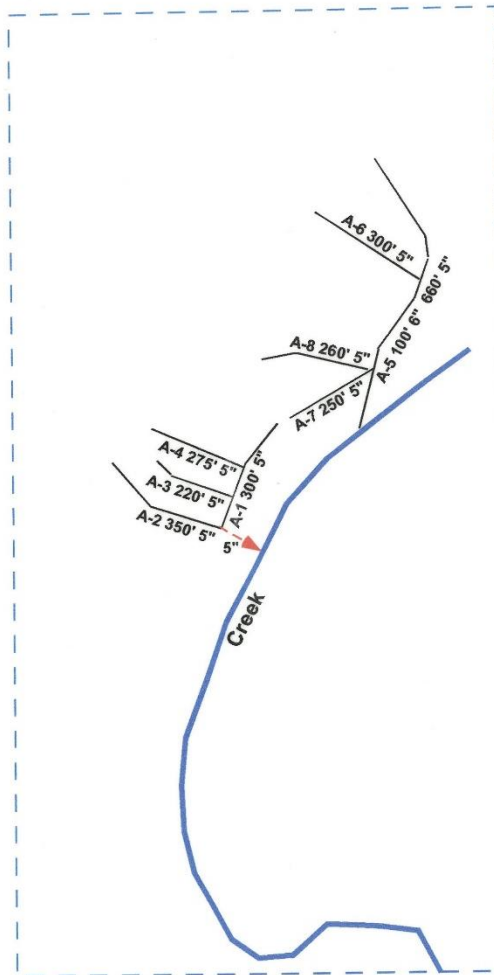
TRACT 2



Manske Farm Drainage

DICK MANSKE

103 Sunset Dr.
Algona, Iowa 50511
(515) 295-7675



Name: *Walter Hinz*
Address: *RR*
City: *Luverne*
Township: *Sherman #24*
County: *Kossuth*

Date Tile Installed: 11-15-2002

Scale 350' = 1"

Fenceline ———
Existing Tile - - -



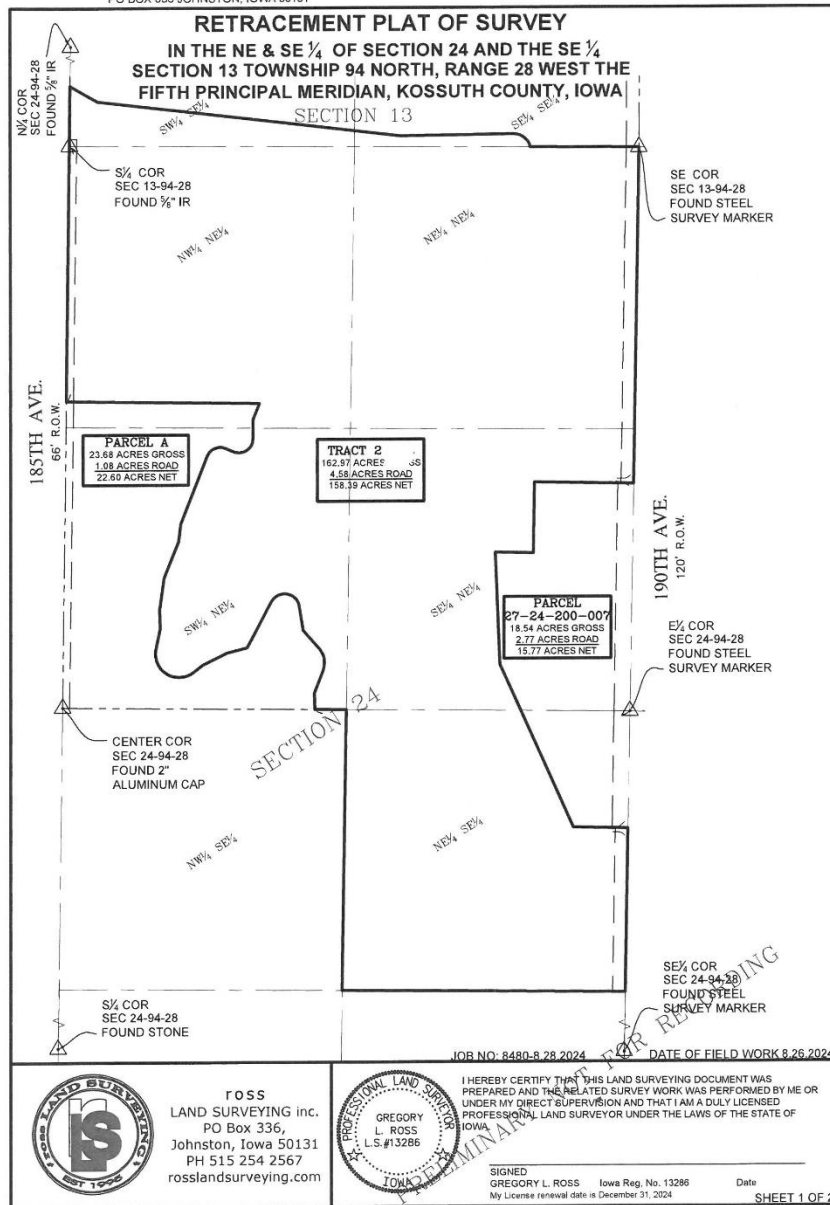
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SURVEY MAP

TRACT 2

INDEX LEGEND

LOCATION DESCRIPTION: SEC 24 T94N, R28W, NE & SE - SEC 13 SE
 KOSSUTH COUNTY
 REQUESTOR: LEROY HOFFMAN
 PROPRIETOR: HINZ, NORMAN - 1/2 INT HINZ, WALTER & NORMAN LE - 1/2 INT
 SURVEYOR: GREGORY L. ROSS, PLS
 SURVEYOR COMPANY: ROSS LAND SURVEYING, INC
 PO BOX 336, JOHNSTON, IOWA 50131
 INFO@ROSSLANDSURVEYING.COM
 RETURN TO: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131

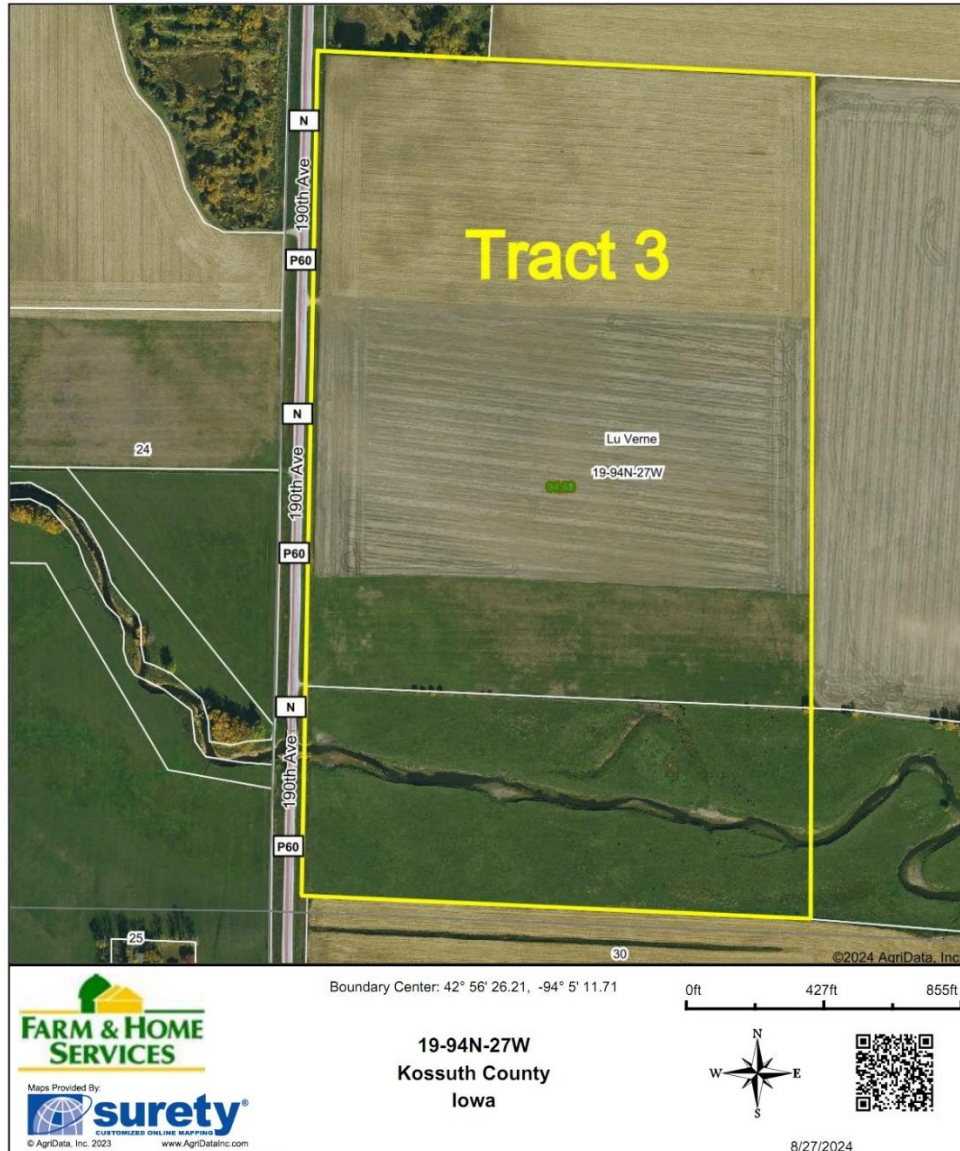


AERIAL MAP

TRACT 3

NW1/4 of SW ¼, part of NE ¼ of SW ¼, part of Sw1/4 of SW ¼, part of SE ¼ of SW ¼, Sec 19, T 94-N,
R- 27-W, Luverne Twp. Kossuth County IA
96.85 Acres M/L, 93.24 net acres 70.69 tillable, 23.84 pasture / hay acres
CSR-2 on tillable 72.3

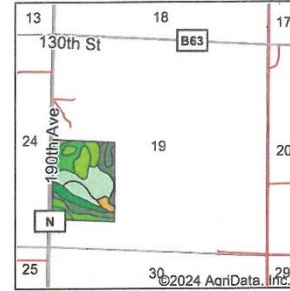
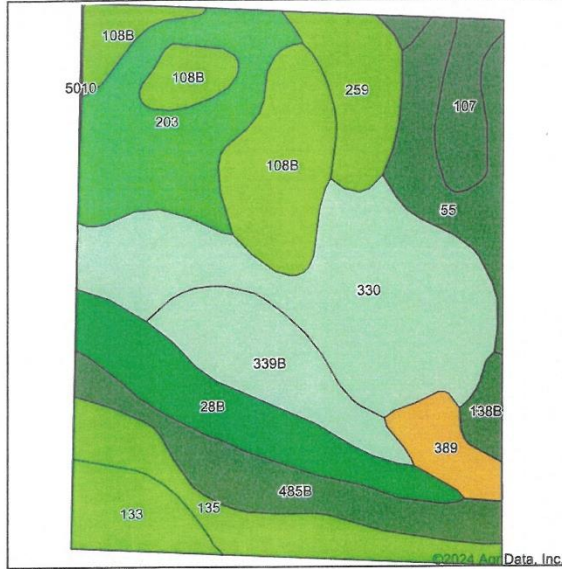
Aerial Map



SOIL MAP

TRACT 3

Soils Map



State: **Iowa**
 County: **Kossuth**
 Location: **19-94N-27W**
 Township: **Lu Verne**
 Acres: **70.69**
 Date: **8/28/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA109, Soil Area Version: 30												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*j Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans	
330	Kingston silty clay loam, 1 to 3 percent slopes	14.68	20.9%		lw	240.0	6.2	69.6	95	81	91	
108B	Wadena loam, 2 to 6 percent slopes	8.35	11.8%		lle	80.0	2.2	23.2	52	46	50	
203	Cylinder loam, 0 to 2 percent slopes	8.29	11.7%		lls	80.0	2.1	23.2	58	74	65	
28B	Dickman sandy loam, 2 to 6 percent slopes	6.19	8.8%		llle	80.0	2.2	23.2	20	34	35	
485B	Spillville loam, 2 to 5 percent slopes	5.52	7.8%		lle	200.0	5.2	58.0	88	77	87	
339B	Truman silt loam, 2 to 6 percent slopes	5.37	7.6%		lle	232.0	6.5	67.3	95	76	89	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	5.08	7.2%		llw	198.4	4.2	57.5	76	75	83	
55	Nicollet clay loam, 1 to 3 percent slopes	4.82	6.8%		lw	233.6	6.1	67.7	89	85	81	
259	Biscay clay loam, 0 to 2 percent slopes	3.77	5.3%		llw	80.0	1.7	23.2	52	73	66	
133	Colo silty clay loam, 0 to 2 percent slopes	2.96	4.2%		llw	204.8	4.3	59.4	74	75	79	
107	Webster clay loam, 0 to 2 percent slopes	2.57	3.6%		llw	224.0	4.7	65.0	86	80	82	
389	Waldorf silty clay loam, 0 to 2 percent slopes	2.07	2.9%		llw	193.6	4.1	56.1	69	66	68	
138B	Clarion loam, 2 to 6 percent slopes	0.95	1.3%		lle	225.6	6.3	65.4	89	77	83	
5010	Pits, gravel	0.07	0.1%			0.0	0.0	0.0	0	0		
Weighted Average						*.	168.8	4.3	48.9	72.3	69.8	*n 73.4

**IA has updated the CSR values for each county to CSR2.
 *i 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
 *. Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

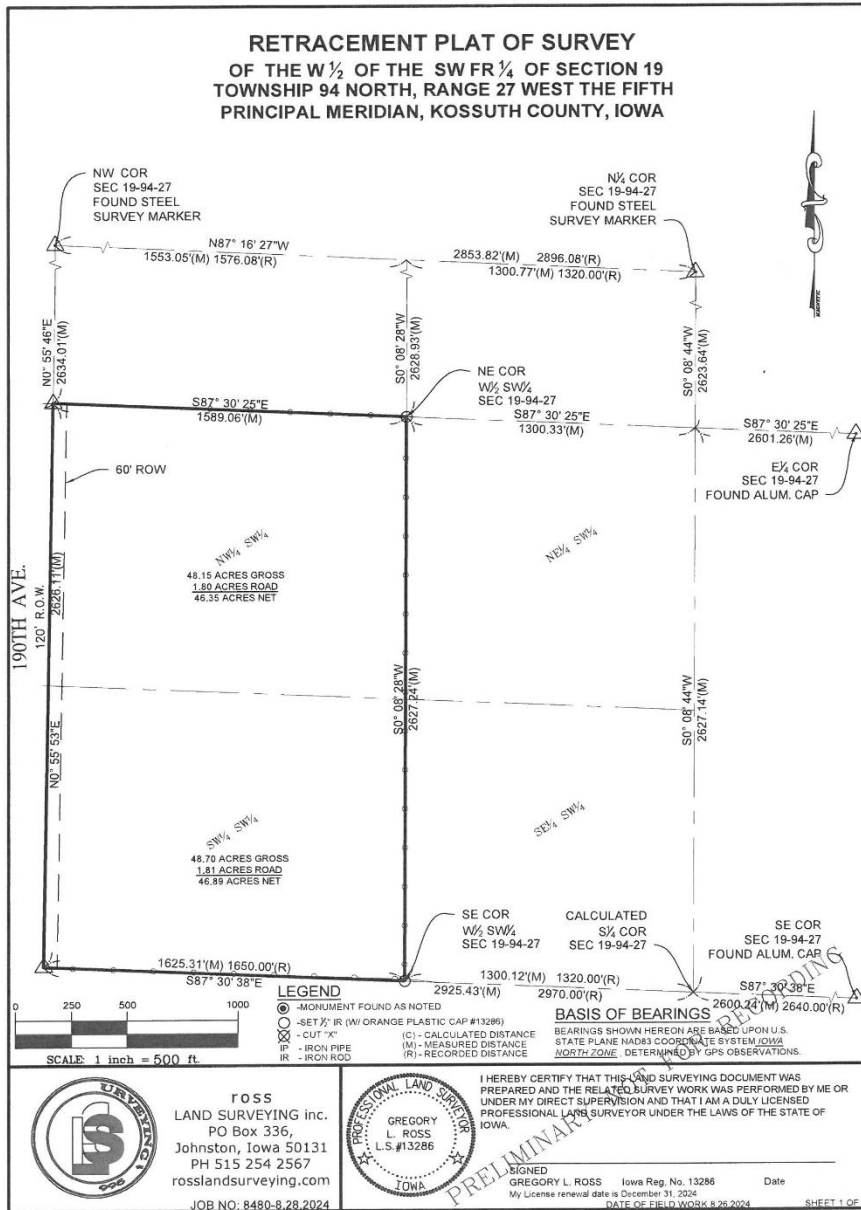


SURVEY MAP

TRACT 3

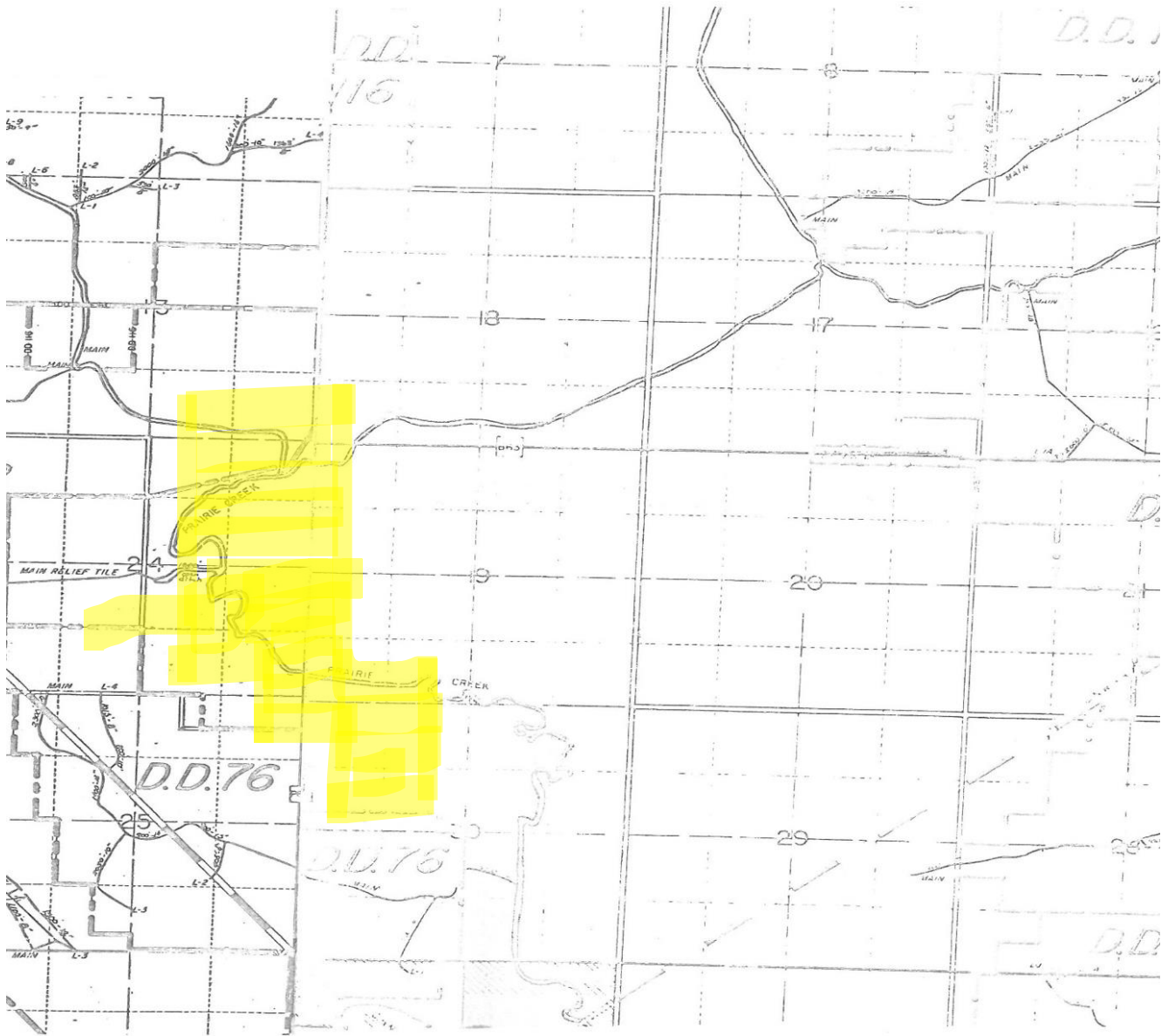
INDEX LEGEND

LOCATION DESCRIPTION: SEC 19 T94N, R27W, SW
 KOSSUTH COUNTY
 REQUESTOR: LEROY HOFFMAN
 PROPRIETOR: HINZ, NORMAN - 1/2 INT HINZ, WALTER & NORMAN LE - 1/2 INT
 SURVEYOR: GREGORY L. ROSS, PLS
 COMPANY: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131
 INFO@ROSSLANDSURVEYING.COM
 RETURN TO: ROSS LAND SURVEYING, INC
 PO BOX 336 JOHNSTON, IOWA 50131



DRAINAGE MAP

D




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TERMS

10% down day of sale. Buyers shall sign a Real Estate Purchase Agreement on the day of the sale. Balance due, possession, and closing on or about Dec. 18, 2024.

Taxes to be prorated to day of closing.

Boundaries subject to the surveys.

Taxes based off completed surveys.

Any announcement made on the day of the sale takes precedence over printed information.

CONDITIONS: This sale is subject to all easements, covenants, restrictions of record and leases. Each bidder is responsible for conducting their own inspections concerning the property. All property is sold on an “AS IS-WHERE IS” basis with no warranties or guarantees by either the Seller or Auction Company.

Disclaimer: All information has been taken from sources deemed to be reliable and accurate, however, no guarantee is made, or implied by Owner, Broker, or Auctioneer.

Buyers are advised to make their own inspections and research the property.

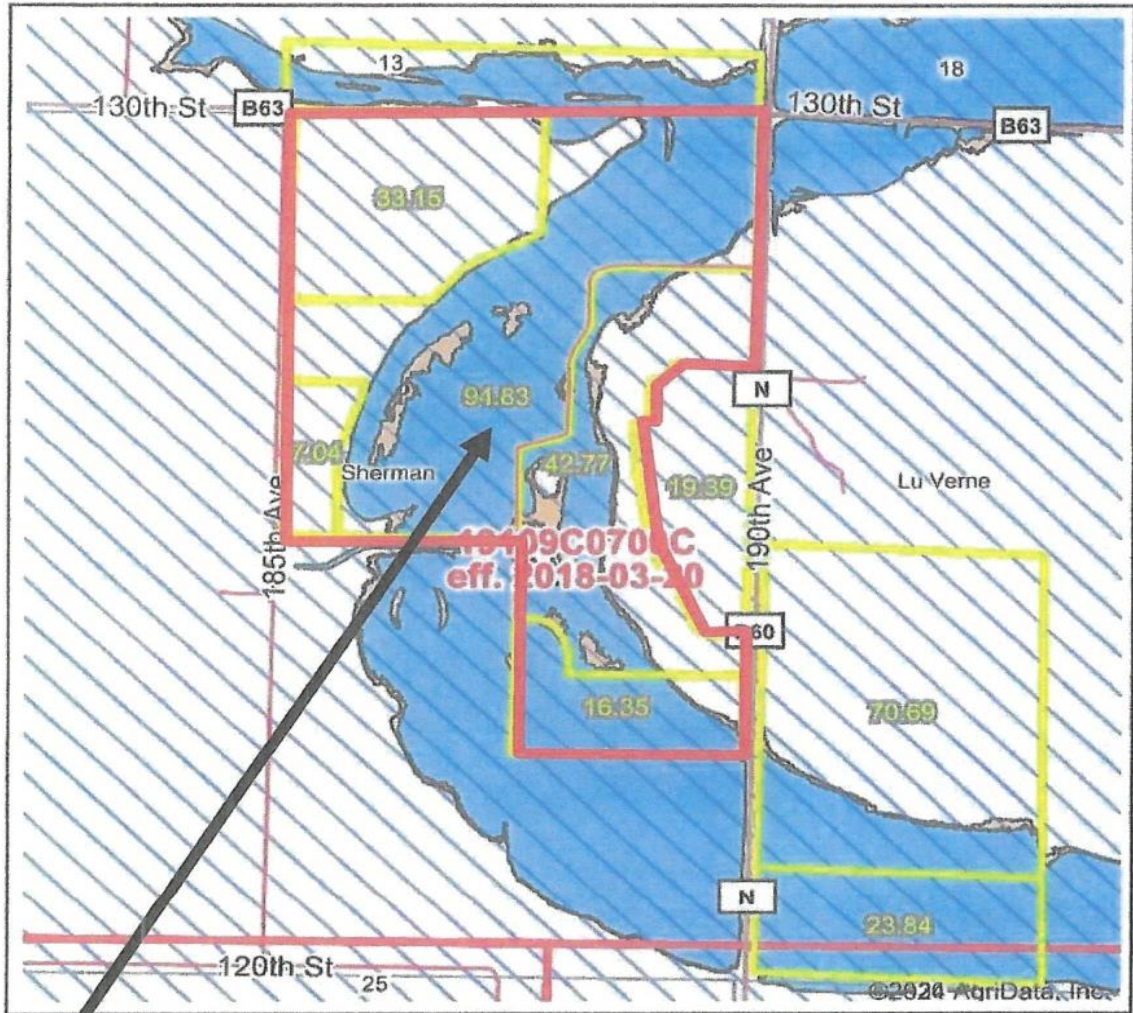
DISCLOSURE: Farm and Home Services is representing the seller.

Attorneys Paul Doster and Thomas Lipps represent the Sellers.



FEMA Flood Prone

FEMA Report



ZONE A-BLUE FLOOD PRONE




**FARM & HOME
SERVICES**
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FARMLAND IS OUR SPECIALTY

Farm & Home Services has been a leader in farmland sales in north central Iowa for over 60 years providing listings, sales, auctions, and brokerage on farm real estate. We understand most land sales are a once in a lifetime event and know the importance of this to you and your family. Farmland is our specialty.

Joshua Manske is part of the farm team at Farm & Home. He specializes in farming, farm management, organic farming practices and crop insurance. Joshua farms himself and understands different soil types, and farm practices to optimize farm land potential. He serves on the board of Farmers Union advocating for farmers and rural communities. Joshua is also an auctioneer and has a passion for agriculture.

Leroy Hoffman and Hoffman Auctions has held a real estate license and has been a principal real estate auctioneer since 1996 with Farm & Home Services. Leroy has performed hundreds of farmland auctions consisting of thousands of acres throughout the state of Iowa and is a current partner and farm department manager with Farm & Home Services.

Leland Metzger has been one of the founders and leading farm real estate professionals in northern Iowa since the early 1980's. Leland has sold and facilitated thousands of acres of farmland throughout Iowa over his career and continues mentoring the next generation in ag real estate.



Joshua Manske
Farm Sales Agent
515-707-1774



Leroy Hoffman
Farm Department Manager
515-341-0874

www.farmhomeservices.com

