



**Date: Thursday, May 7, 2015**

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

**Auction Site:**

Denver Community Center

**Address:**

100 Washington St.  
Denver, IA 50622

**Property Information**

**Location**

1 1/2 miles north of Waterloo. West border is Highway 63.

**Legal Description**

NW SW Exc. Beg at pt 1,656.1 ft. N of SW cor SW 1/4 TH E 210 ft. TH S to S line NW SW TH W to SW cor NW SW TH N to pt of beg exc Hwy Section 24, Township 90 North, Range 13 West of the

5th P.M., Exc Hwy B 549 P 669 and NE SW Section 24, Township 90 North, Range 13 West of the 5th P.M. Mt. Vernon Township

**Real Estate Tax**

Taxes Payable 2014 - 2015: \$1,580  
Net Taxable Acres: 73.72  
Tax per Net Tax. Ac.: \$21.43

**FSA Data**

Farm Number: 1234  
Crop Acres: 65.2  
Corn Base: 47.3  
Corn PLC Yield: 141  
Soybean Base: 15.8  
Soybean PLC Yield: 37

**CRP Contracts**

None

**Soil Types / Productivity**

Primary soils are Marquis loam and Clyde-Floyd complex. See soil map for detail.

- **CSR2:** 88.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 82.5 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 63.17 per County Assessor, based on net taxable acres.

**Land Description**

NHEL cropland. Gently rolling timber in Northeast corner.

**Buildings/Improvements**

None

**Drainage**

Natural drainage. No tile maps available. Additional tile would improve drainage.

# Aerial Map



## Comments

High CSR farm with potential to improve. Potential building site with excellent location.

## Auction Information

### Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

## Seller

Mabel Parsons Estate

## Agency

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

## 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 May 7, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur June 30, 2015, subject to the existing lease which expires upon crop harvest. Taxes will be prorated to June 30, 2015. Sellers are willing to cooperate with a 1031 Tax Exchange Buyer on closing date.

## 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.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

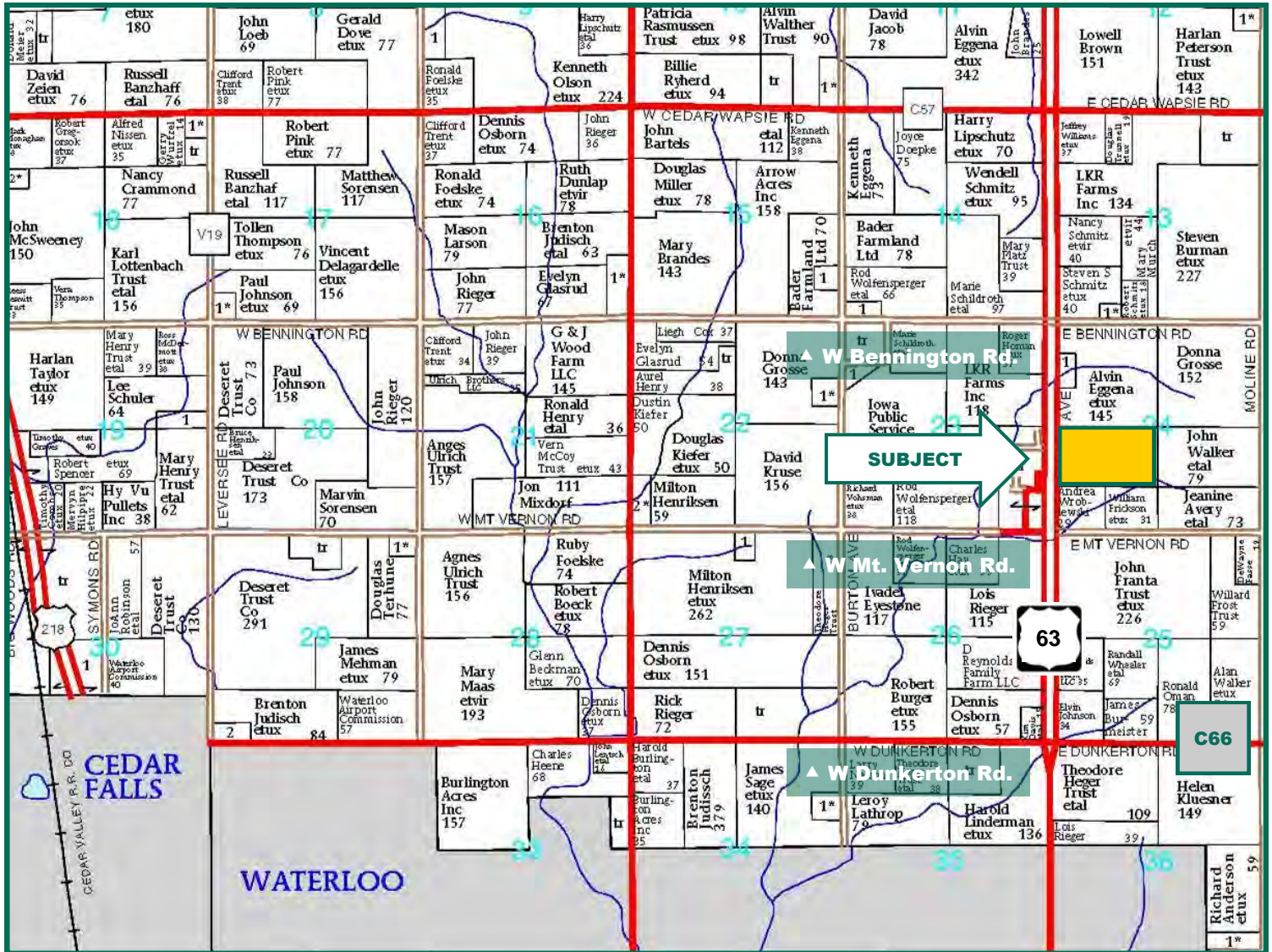
Cal E. Wilson  
Licensed Real Estate Salesperson - IA  
340 Tower Park Drive, P.O. Box 2396  
Waterloo, IA 50704

319.234.1949  
CalW@Hertz.ag

www.Hertz.ag



# Location Map



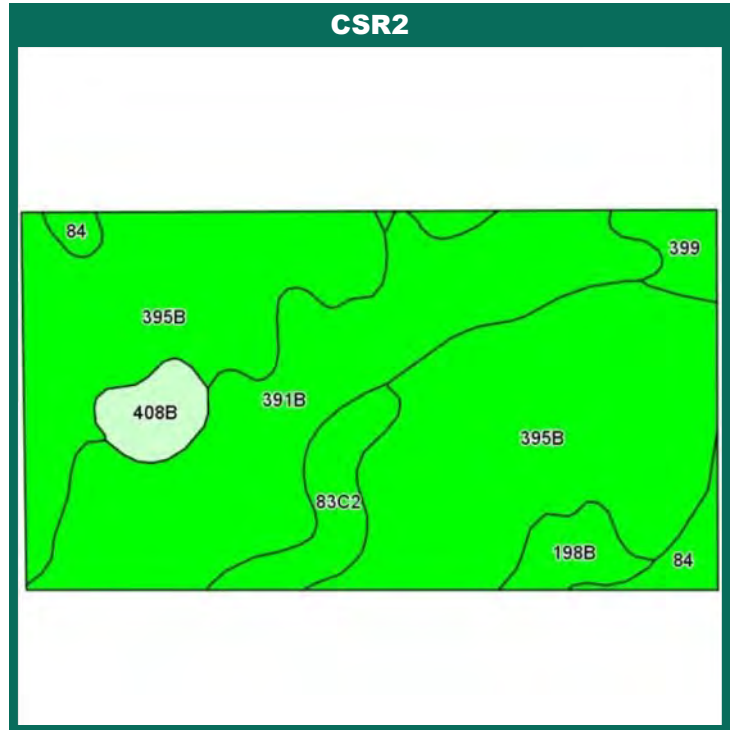
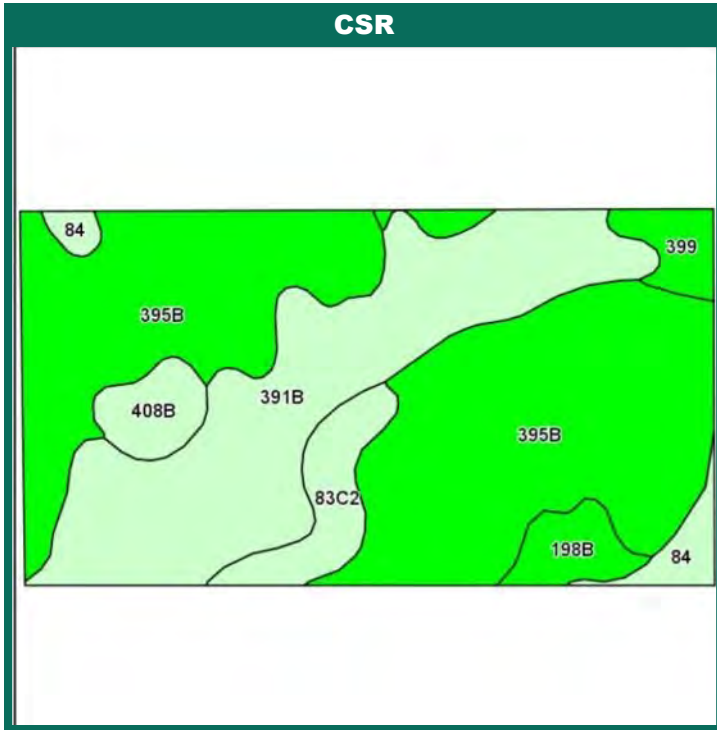
Map reproduced with permission of Farm & Home Publishers, Ltd.

Cal E. Wilson  
 Licensed Real Estate Salesperson - IA  
 340 Tower Park Drive, P.O. Box 2396  
 Waterloo, IA 50704

319.234.1949  
 CalW@Hertz.ag

www.Hertz.ag

# Soil Maps Entire Property



State: Iowa  
 County: Black Hawk  
 Location: 24-90N-13W  
 Township: Mount Vernon  
 Acres: 73.72  
 Date: 3/24/2015

Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	39.63	53.8%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.47	29.1%		IIw	87	72
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.72	5.0%		IIIe	84	69
399	Readlyn loam, 1 to 3 percent slopes	2.34	3.2%		I	91	91
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.31	3.1%		Ile	71	66
198B	Floyd loam, 1 to 4 percent slopes	2.22	3.0%		IIw	89	80
84	Clyde silty clay loam, 0 to 3 percent slopes	2.03	2.8%		IIw	88	76
<b>Weighted Average</b>						<b>88.7</b>	<b>81.8</b>

Area Symbol: IA013, Soil Area Version: 22

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

Soils data provided by USDA and NRCS.



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

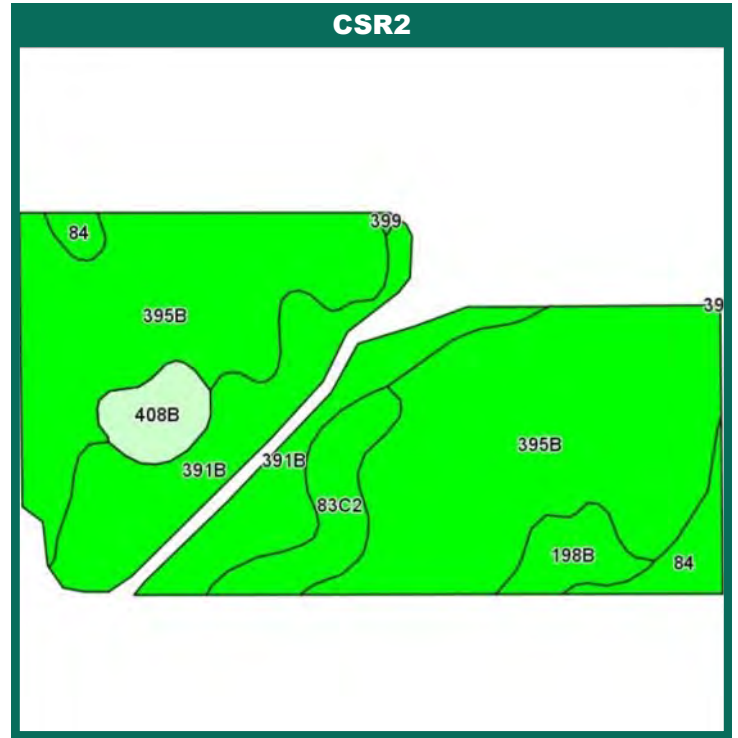
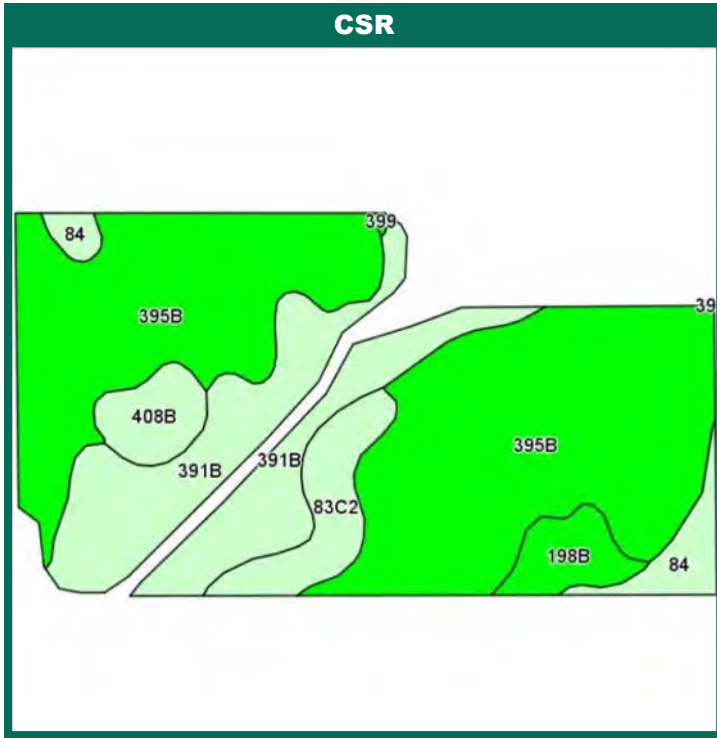
Cal E. Wilson  
 Licensed Real Estate Salesperson - IA  
 340 Tower Park Drive, P.O. Box 2396  
 Waterloo, IA 50704

319.234.1949  
 CalW@Hertz.ag

www.Hertz.ag



# Soil Maps Tillable Only



State: Iowa  
 County: Black Hawk  
 Location: 24-90N-13W  
 Township: Mount Vernon  
 Acres: 65.19  
 Date: 3/24/2015

Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	39.88	61.2%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.28	21.9%		IIw	87	72
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	3.85	5.9%		IIIe	84	69
84	Clyde silty clay loam, 0 to 3 percent slopes	2.49	3.8%		IIw	88	76
198B	Floyd loam, 1 to 4 percent slopes	2.31	3.5%		IIw	89	80
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.31	3.5%		Ile	71	66
399	Readlyn loam, 1 to 3 percent slopes	0.07	0.1%		I	91	91
Weighted Average						88.8	82.5

Area Symbol: IA013, Soil Area Version: 22

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

Soils data provided by USDA and NRCS.



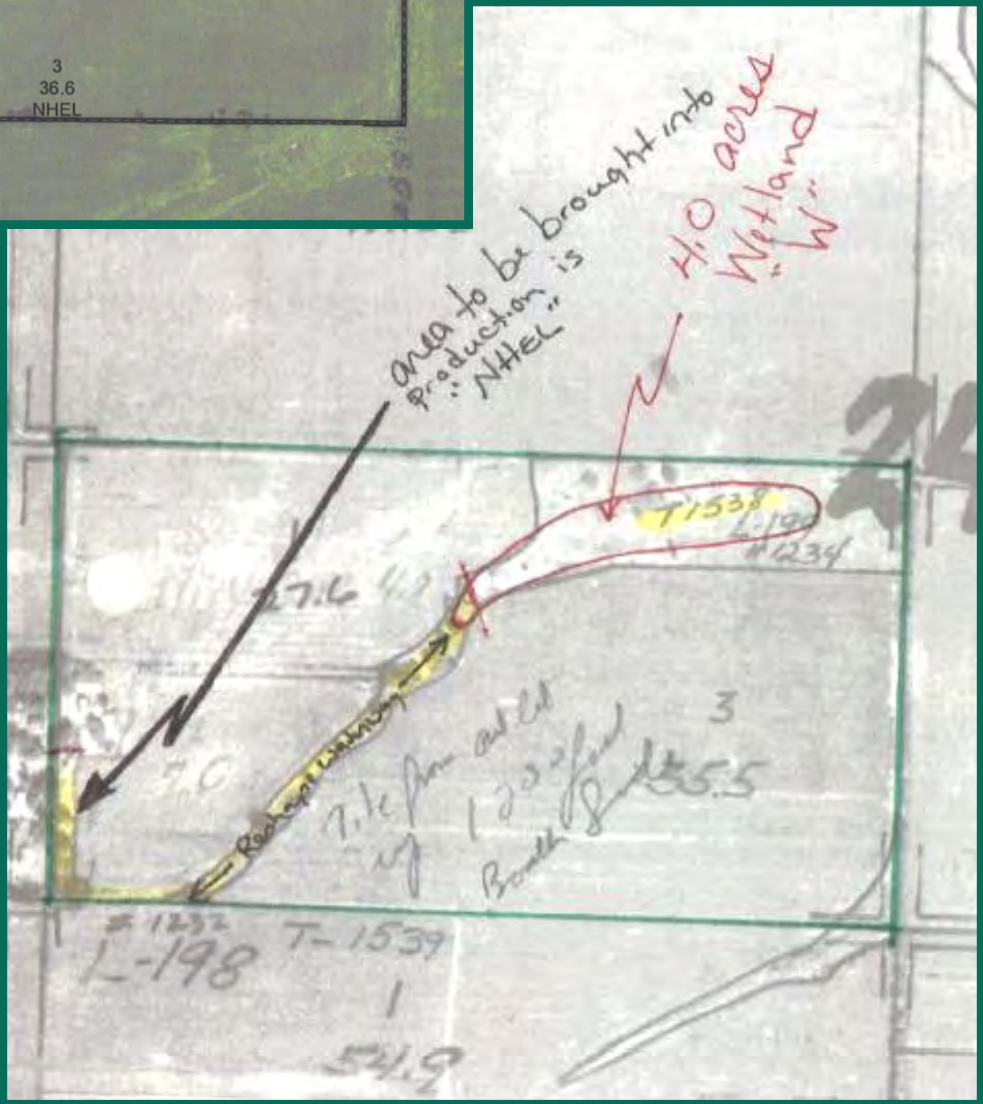
Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2014 www.AgriDataInc.com

Cal E. Wilson  
 Licensed Real Estate Salesperson - IA  
 340 Tower Park Drive, P.O. Box 2396  
 Waterloo, IA 50704

319.234.1949  
 CalW@Hertz.ag

www.Hertz.ag

# FSA and NRCS Maps

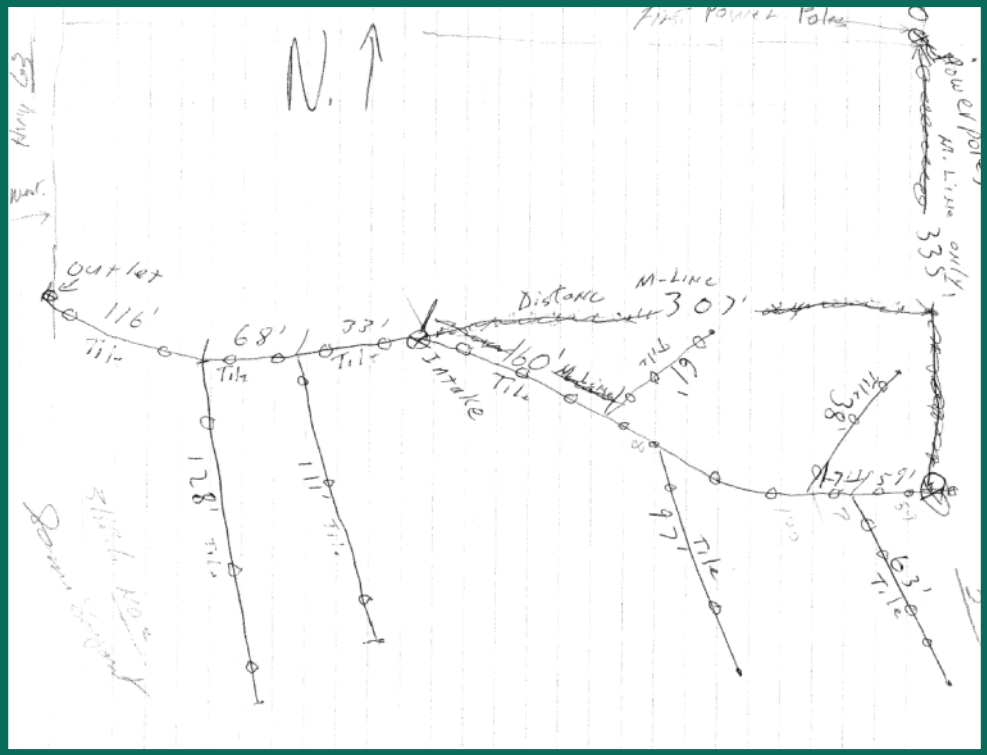
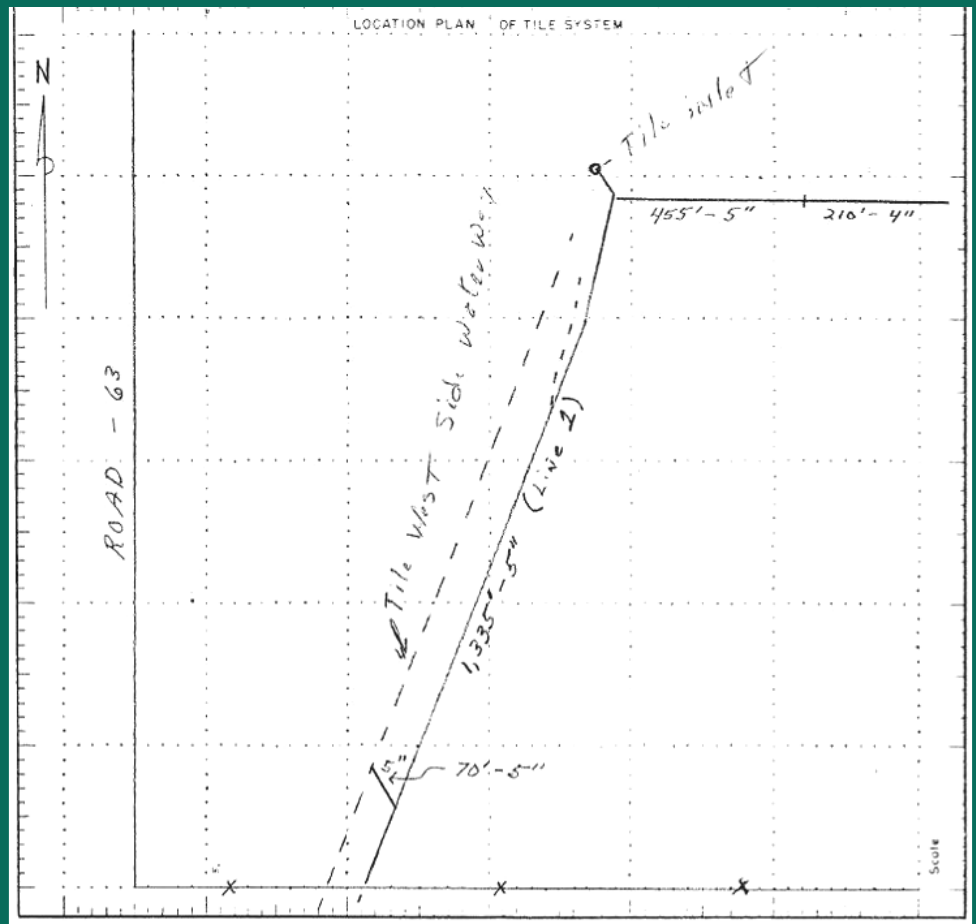


**Cal E. Wilson**  
 Licensed Real Estate Salesperson - IA  
 340 Tower Park Drive, P.O. Box 2396  
 Waterloo, IA 50704

319.234.1949  
 CalW@Hertz.ag

www.Hertz.ag

# Tile Map and Sketch



**Cal E. Wilson**  
 Licensed Real Estate Salesperson - IA  
 340 Tower Park Drive, P.O. Box 2396  
 Waterloo, IA 50704

319.234.1949  
 CalW@Hertz.ag

www.Hertz.ag