



## The Farms are Located West of Cascade, Iowa

**Date:** Tues., Aug. 04, 2015

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

**Auction Site:**

Cascade Knights of Columbus Hall

**Address:**

1405 Columbus Avenue

Cascade, IA 52033

### Auction Information

#### Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

#### 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 November 3, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur November 3, 2015, subject to the completion of the 2015 harvest. Taxes will be prorated to closing.

#### 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.

Property Information  
Parcel 1 - 87 Acres m/l  
Jones County, IA

#### Location

From Cascade: Go 4 miles west on Highway 151. The farm is located on the south side of the road.

#### Seller

Norbert R. & Monica A. Recker

#### Legal Description

The W ½ of the NW ¼ of Section 8 and that part of the SW ¼ of the SW ¼ lying south of Highway 151 in Section 5, Township 86 North, Range 2 West of the 5th P.M., Jones County, Iowa except the hog building and approximately 1.5 acres.

**Troy R. Louwagie, ALC**

Licensed Real Estate Broker in IA & IL

102 Palisades Road & Hwy. 1, PO Box 50

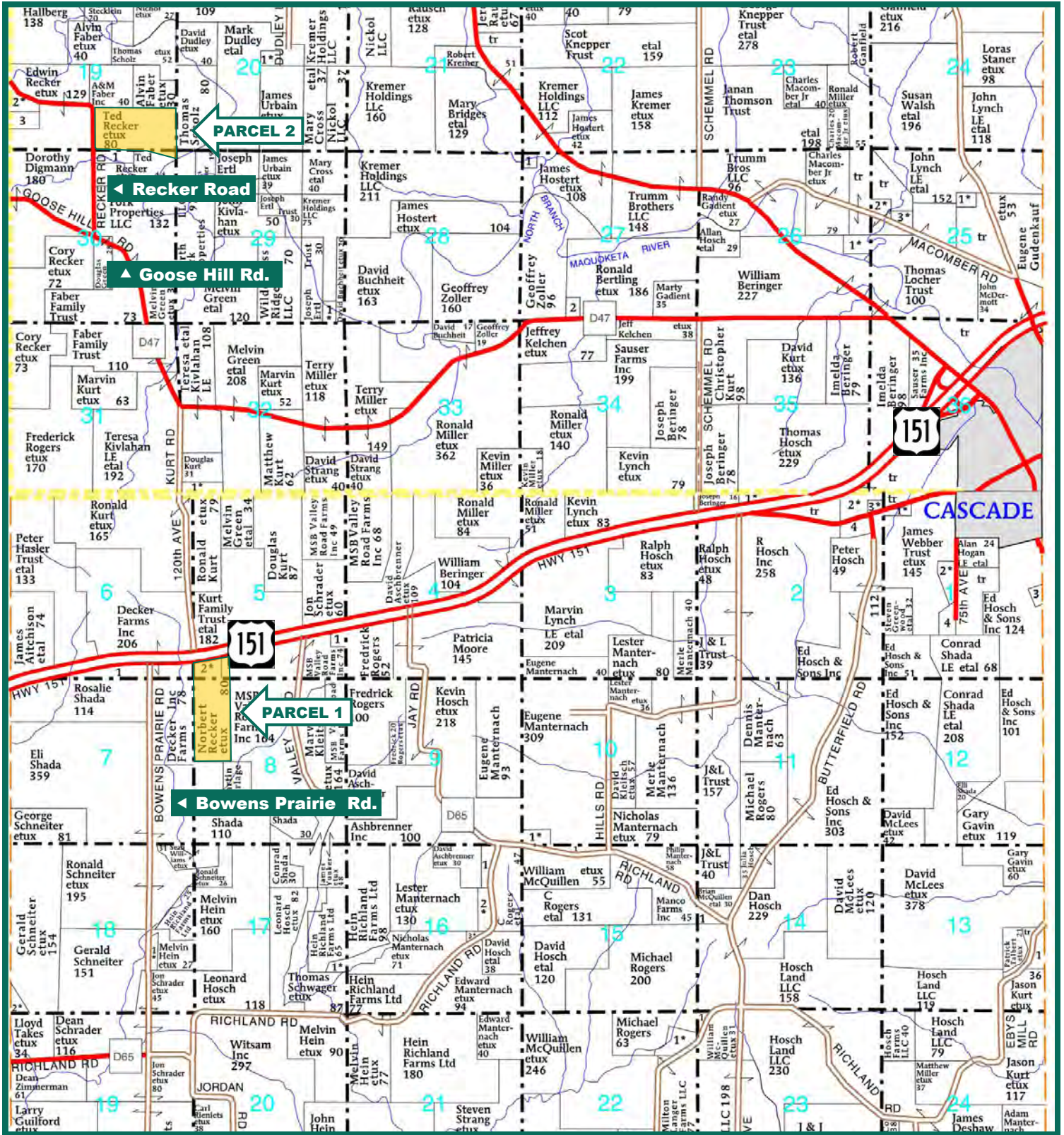
Mount Vernon, IA 52314

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# Plat Map: Jones/Dubuque Counties



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

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# Aerial Photo: Parcel 1



## Real Estate Tax

Taxes Payable 2014 - 2015: \$1,866  
Net Taxable Acres: 91.87 Acres  
Tax per Net Tax. Ac.: \$20.31

We believe the taxable acres as provided by the Jones County Assessor are wrong. For the purpose of the auction, we will be marketing this parcel as 87 acres m/l.

## FSA Data

Farm Number: 5472 Tract Number: 23  
Crop Acres: 78.96 Acres\*  
Corn Base: 70.42 Acres  
Corn Direct/CC Yields: 142/142 Bu/Ac.  
Oat Base: .29 Acres  
Oat Direct/CC Yields: 60/60 Bu/Ac.

\*Some of the cropland acres are currently being certified as grass/hay.

## Soil Types / Productivity

Primary soils are Fayette and Tama. See soil maps for detail.

- **CSR2:** 58.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 59.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 56.4 per County Assessor, based on net taxable acres.

## Buildings

There is a 44' x 60' machine shed and corn crib located on this farm.

## Easement

The owner of the hog building has an easement on the driveway for ingress/egress to the hog building.

## Tile Maps

Tile maps available upon request.

## Comments

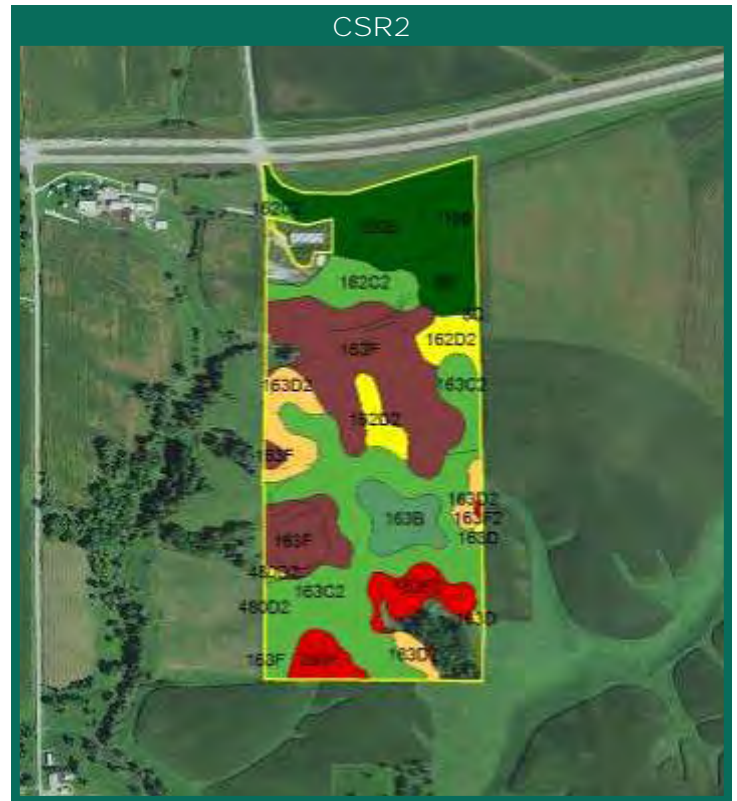
This is a good quality Jones County farm located in a strong livestock area with good soils.

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# Soil Maps: Parcel 1



Measured Tillable Acres		79.0	Avg. CSR		59.7	Avg. CSR2*		58.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119B	Muscatine silt loam, 1 to 4 percent	95	95	2.7%	Ile	2.21		
120B	Tama silt loam, 2 to 5 percent slopes	95	95	11.1%	Ile	8.90		
162C2	Downs silt loam, 5 to 9 percent	73	80	5.5%	IIle	4.43		
162D2	Downs silt loam, 9 to 14 percent	63	54	4.6%	IIIle	3.73		
163B	Fayette silt loam, 2 to 5 percent	85	84	4.5%	Ile	3.61		
163C2	Fayette silt loam, 5 to 9 percent	68	76	28.5%	IIle	22.91		
163D	Fayette silt loam, 9 to 14 percent	60	51	0.2%	IIIle	0.18		
163D2	Fayette silt loam, 9 to 14 percent	58	48	6.3%	IIIle	5.1		
163F	Fayette silt loam, 18 to 25 percent	30	21	25.5%	VIle	20.5		
163F2	Fayette silt loam, 18 to 25 percent	28	19	4.3%	VIle	3.4		
293F	Chelsea-Lamont-Fayette complex, 14	11	14	2.7%	VIIle	2.2		
480D2	Orwood silt loam, 9 to 14 percent	53	52	0.2%	IIIle	0.2		

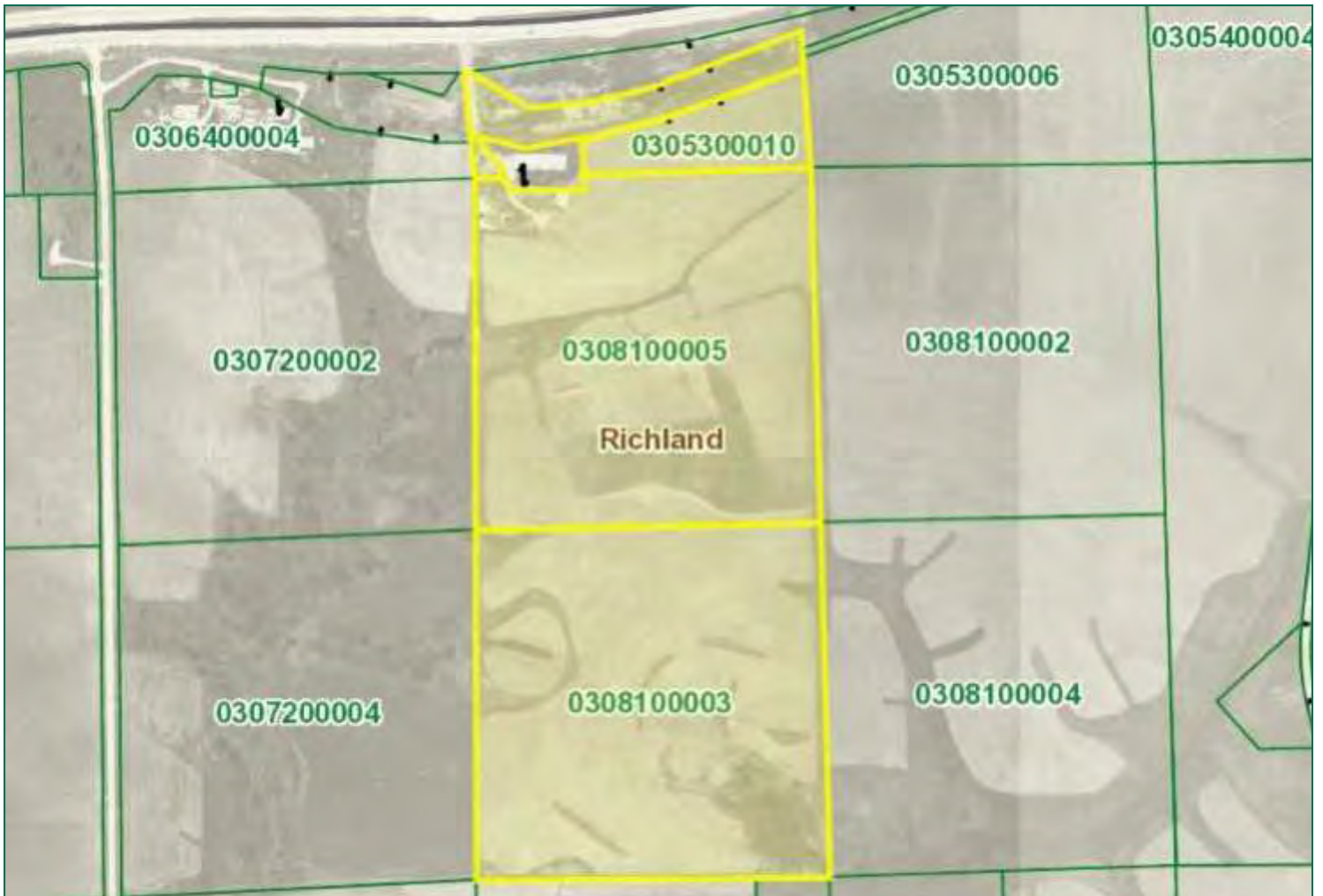
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

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# Assessor Aerial/Photo: Parcel 1



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# Aerial Photo: Parcel 2



## Property Information Parcel 2 - 70 Acres m/l Dubuque County, IA

### Location

From Cascade: 4 miles west on Highway 151, 1 1/2 miles north on 120th Avenue, 1 mile northwest on Goose Hill Road, and 1/2 mile north on Recker Road. The farm is located on the east side of the road.

### Seller

Ted G. & Molly J. Recker

### Legal Description

That part of the S 1/2 of Section 19, Township 87 North, Range 2 West of the 5<sup>th</sup> P.M., Dubuque County, Iowa, the exact legal description and acres will be determined by a survey.

### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,380  
Net Taxable Acres: 69 Acres  
Tax per Net Tax. Ac.: \$20.00

### FSA Data

Farm Number: 5472 Tract Number: 11148  
Crop Acres: 69 Acres  
Corn Base: 61 Acres  
Corn Direct/CC Yields: 142/142 Bu/Ac.

### Soil Types / Productivity

Primary soils are Bassett, Orwood and Lamont. See soil maps for detail.

- **CSR2:** 55.5 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 49.2 per AgriData Inc. 2015, based on FSA crop acres.

### Land Description

This farm is considered level to gently rolling.

### Survey

This farm is in the process of being surveyed. The exact acres will be adjusted once the survey has been completed.

### Fence

The west 1/2 of the south boundary currently does not have a fence. The Buyer and Seller agree to install a fence along the west 1/2 of the south boundary. The cost of this fence to be split 50/50 between the Buyer and Seller.

### Comments

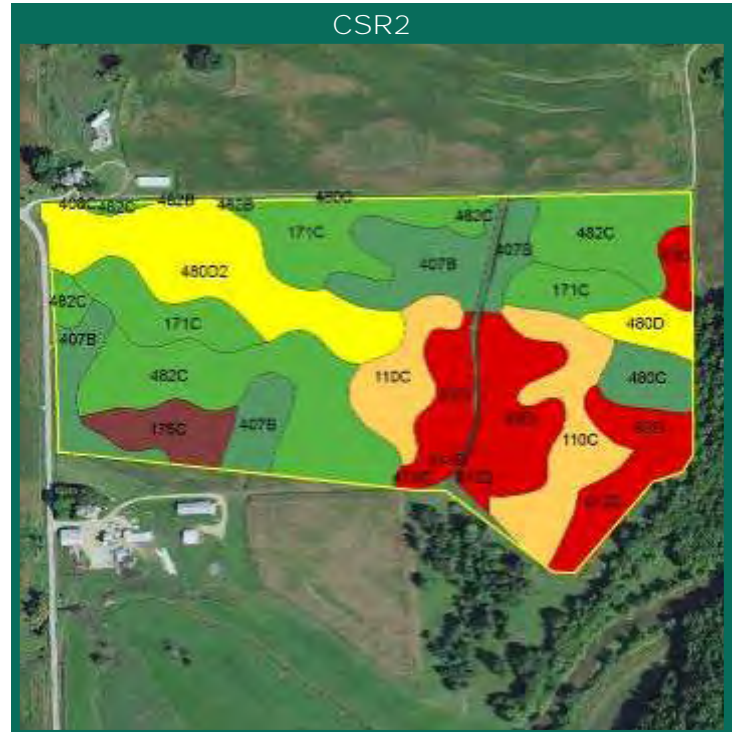
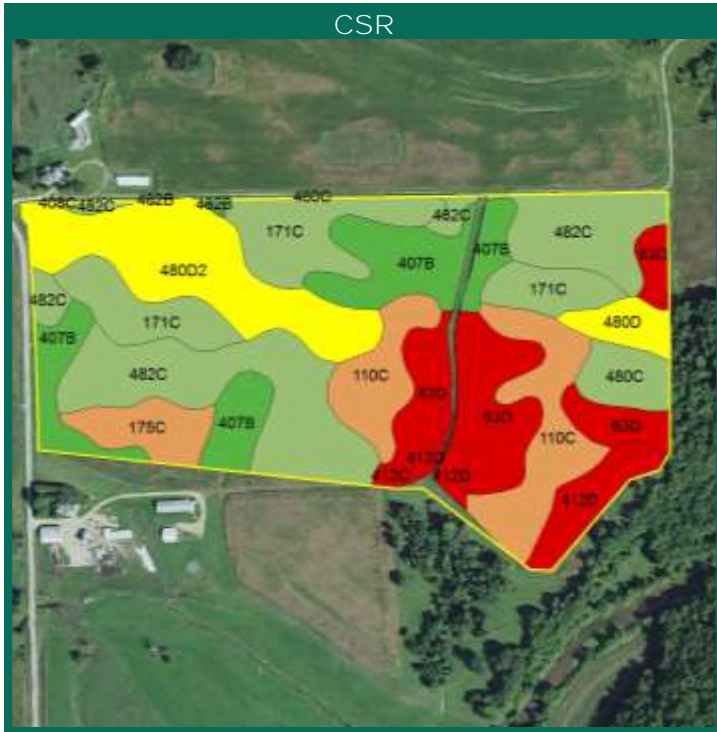
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# Soil Maps: Parcel 2



Measured Tillable Acres		69.0	Avg. CSR		49.2	Avg. CSR2*		55.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
110C	Lamont fine sandy loam, 5 to 9	32	47	12.4%	IIIe	8.60		
171C	Bassett loam, 5 to 9 percent slopes	66	80	13.8%	IIIe	9.59		
175C	Dickinson fine sandy loam, 5 to 12	37	29	3.6%	IIIe	2.50		
407B	Schley loam, 1 to 4 percent slopes	71	81	13.1%	IIw	9.11		
408C	Olin fine sandy loam, 5 to 9 percent	53	66	0.0%	IIIe	0.02		
412C	Sogn loam, 2 to 9 percent slopes	20	5	0.4%	IVs	0.28		
412D	Sogn loam, 9 to 18 percent slopes	5	5	4.5%	VIc	3.14		
480C	Orwood silt loam, 5 to 9 percent	65	81	2.8%	IIIe	2.0		
480D	Orwood silt loam, 9 to 14 percent	55	55	2.2%	IIIe	1.5		
480D2	Orwood silt loam, 9 to 14 percent	53	52	13.1%	IIIe	9.1		
482B	Racine loam, 2 to 5 percent slopes	81	80	0.3%	Ile	0.2		
482C	Racine loam, 5 to 9 percent slopes	66	75	20.7%	IIIe	14.4		

**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.

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