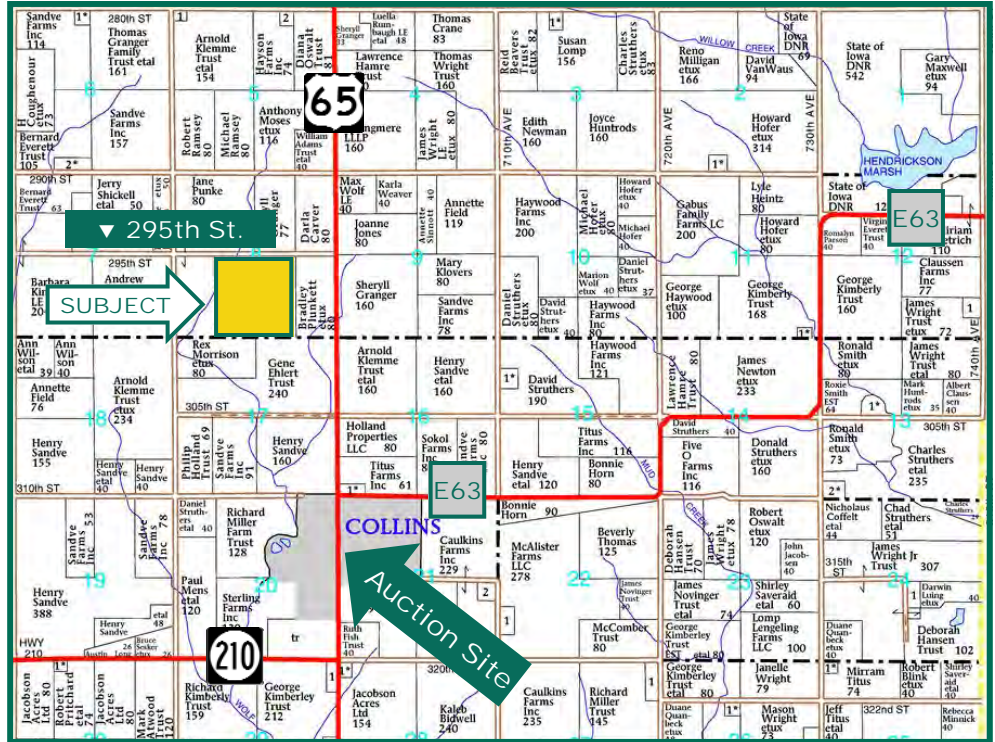


160 Acres, m/l,
Story County,
IA



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

Date: Friday, Sept. 4, 2015
Time: 10:00 a.m.
Auction Site:
 Collins Community Center
Address:
 219 Main Street
 Collins, IA 50055

Property Information Location

1½ miles north of Collins on Hwy. 65, then west ¼ mile on 295th St. Property lies on the south side of 295th St.

Legal Description

W½ SE¼ and E½ SW¼ all in Section 8, Township 82 North, Range 21 West of the 5th p.m. (Collins Twp.)

Real Estate Tax

Taxes Payable 2015-2016: \$4,562
 Net Taxable Acres: 158
 Tax per Net Tax. Ac.: \$28.87

FSA Data

Farm Number 44, Tract 43
 Crop Acres: 156.2 NHEL
 Corn Base: 77.9 Ac.
 Corn PLC Yield: 160 Bu.
 Bean Base: 77.9 Ac.
 Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Nicollet, Webster & Clarion. See soil maps for detail.

- **CSR2:** 89.0 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 89.0 per 2015 AgriData Inc., based on FSA crop acres.

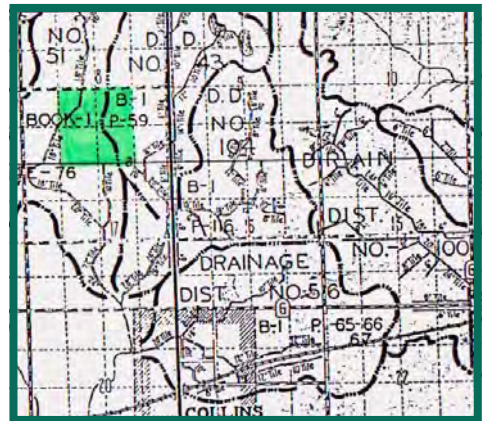
- **CSR:** 88.65 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping

Drainage

Natural plus tile. Tile maps available. Located in Collins Drainage District #51 and #43 (18" tile).



Marv Huntrods, ALC
 Licensed in IA, MN, NE & SD
 415 S. 11th St., PO Box 500
 Nevada, IA 50201-0500

515-382-1500 or
 800-593-5263
 MarvH@Hertz.ag

www.Hertz.ag

Aerial Photo



Water & Well Information

None known

Buildings/Improvements

- 28' x 56' pole shed
- 6 grain bins

Comments

Buyer has right to perform fall tillage or fertilization upon completion of 2015 harvest, subject to an existing Stewardship Agreement for a 2015 Soybean Seed contract that may require the west 80 be planted to corn with required weed control used for 2016 crop. Contact Broker for details. Seller & Tenant reserve ingress/ egress to bins and bin storage until August 1, 2016.

Auction Information

Method of Sale

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

Seller

Sokol Family Bypass Trust,
Arvest Bank, Trustee

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 10, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur November 10, 2015, subject to the existing lease which expires March 1, 2016. Taxes will be prorated to 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.

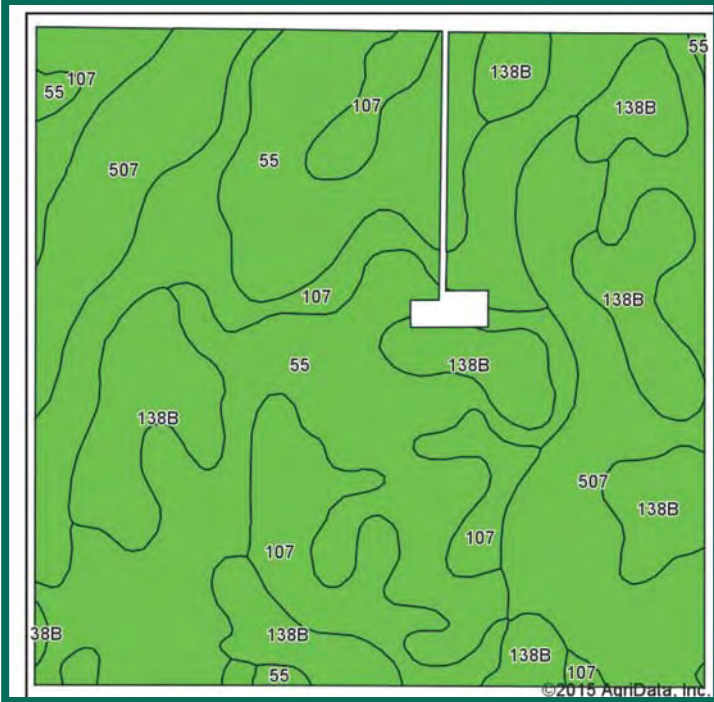
Marv Huntrods, ALC
Licensed in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

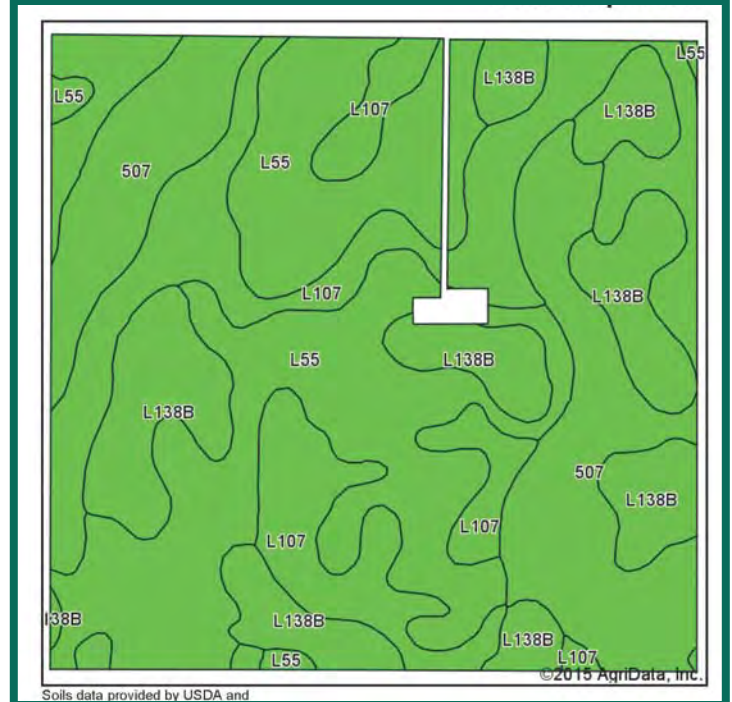
www.Hertz.ag

Soil Maps

CSR - 89.0 on 156.22 Acres



CSR2 - 89.0 on 156.22 Acres



Area Symbol: IA169, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	50.06	32.0%		le	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	44.04	28.2%		llw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	32.07	20.5%		lle	88	
507	Canisteo clay loam, 0 to 2 percent slopes	30.05	19.2%		llw	88	84
Weighted Average						89	*-

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 89.0



Maps provided by:



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.

Marv Huntrods, ALC
 Licensed in IA, MN, NE & SD
 415 S. 11th St., PO Box 500
 Nevada, IA 50201-0500

515-382-1500 or
 800-593-5263
 MarvH@Hertz.ag

www.Hertz.ag



Make the Most of Your Farmland Investment

- ◆ Real Estate Sales and Auctions
- ◆ Professional Buyer Representation
- ◆ Professional Farm Management
- ◆ Certified Farm Appraisals

Marv Huntrods, ALC
Licensed in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

www.Hertz.ag