



183.51 Acres, m/l,
Marshall County, IA

Date: Wed. August 26, 2015

Time: 10:00 a.m.

Auction Site:

Consumer's Energy Building

Address:

2074 242nd St.

Marshalltown, IA 50158

(Intersection of Hwy. 330 & Hwy 30)

Property Information

Location

1.5 miles north of Melbourne on S62, then ½ mile west on 265th St. OR 2 miles east of State Center on Hwy. 30, then 2½ miles south on Gearhart Ave. 265th Street borders the south edge of the property and Gearhart Ave. the west.

Legal Description

SE¼ SW¼ Section 19 and NW¼ (Except the E. 232' of the South 325' in the SW¼ NW¼ and the West 304' of the South 325' in the SE¼ NW¼) Section 30, all in Township 83 North, Range 19 West of the 5th p.m. (Washington Twp.)

Real Estate Tax

Taxes Payable 2014-2015: \$4,256

Net Taxable Acres: 183.51

Tax per Net Tax. Ac.: \$23.19

FSA Data

Farm Number 2814, Tract 223

Crop Acres: 168.64 HEL

Corn Base: 115.74 Ac.

Corn PLC Yields: 163 Bu.

Bean Base: 52.9 Ac.

Bean PLC Yields: 46 Bu.

CRP Contracts

None

Soil Types / Productivity

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

• **CSR2:** 69.5 per 2015 AgriData Inc. based on FSA crop acres.

• **CSR:** 69.9 per 2015 AgriData Inc. based on FSA crop acres.

• **CSR:** 68.4 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep with terraces

Buildings/Improvements

None

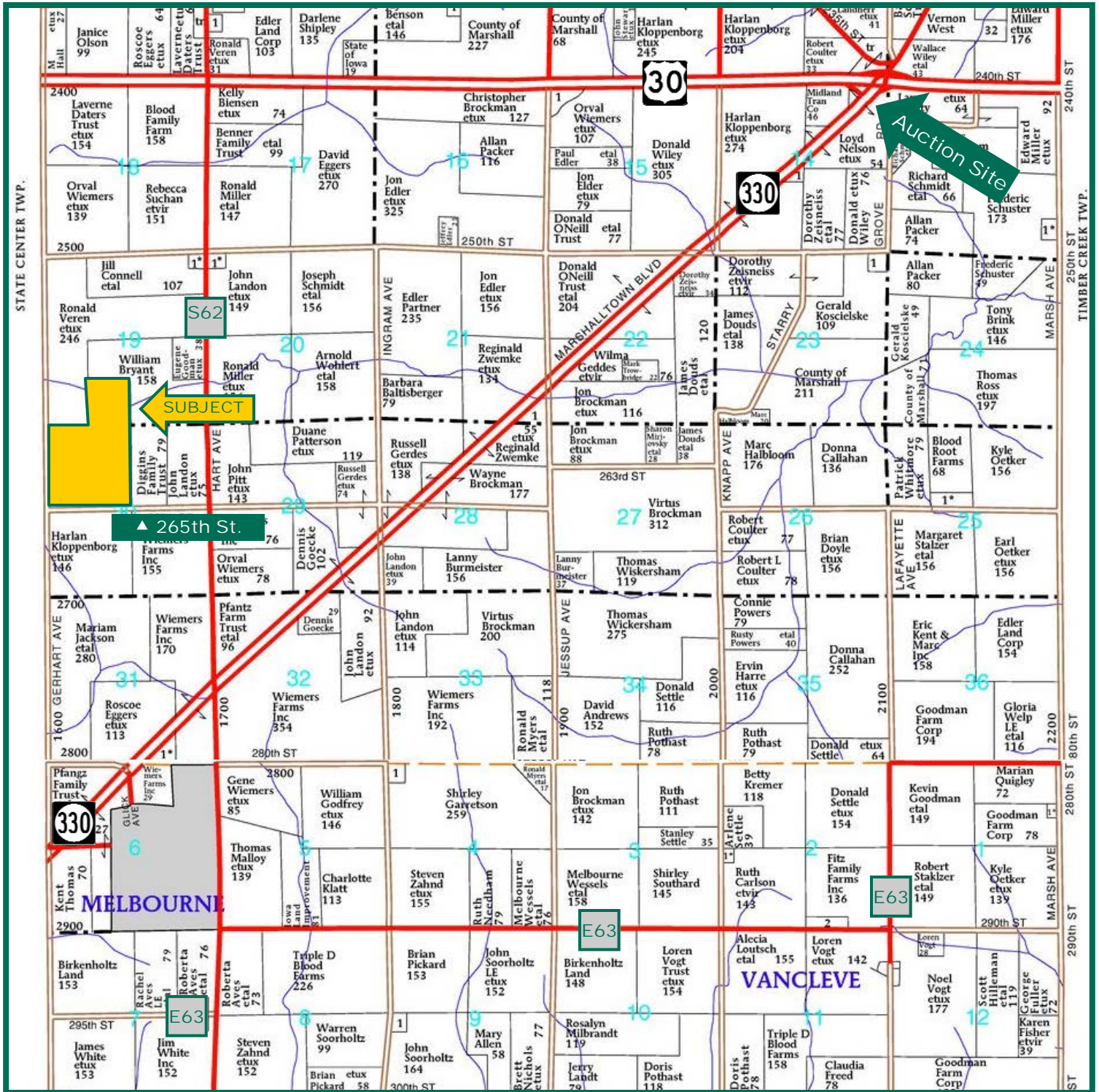
Drainage

Natural plus tile. Maps available - contact office.

Marv Huntrods, ALC
Licensed in IA, MN, NE & SD
MarvH@Hertz.ag

515-382-1500 or 800-593-5263
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Location Map



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

Marv Huntrods, ALC
 Licensed in IA, MN, NE & SD
 MarvH@Hertz.ag

515-382-1500 or 800-593-5263
 415 S. 11th St., PO Box 500
 Nevada, IA 50201-0500
www.Hertz.ag



Water & Well Information

None

Auction Information

Method of Sale

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

Seller

Teresa Highsmith, Susan Guffey, Ann Richardson and Dawn Ferguson.

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 October 23, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur October 23, 2015, subject to the existing lease which expires March 1, 2016. Taxes will be prorated to October 23, 2015.

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.

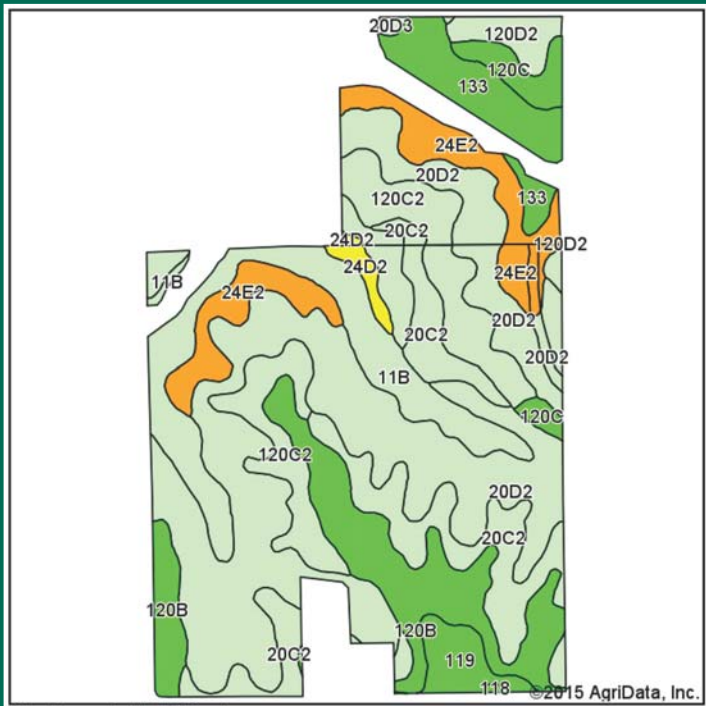
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Marv Huntrods, ALC
Licensed in IA, MN, NE & SD
MarvH@Hertz.ag

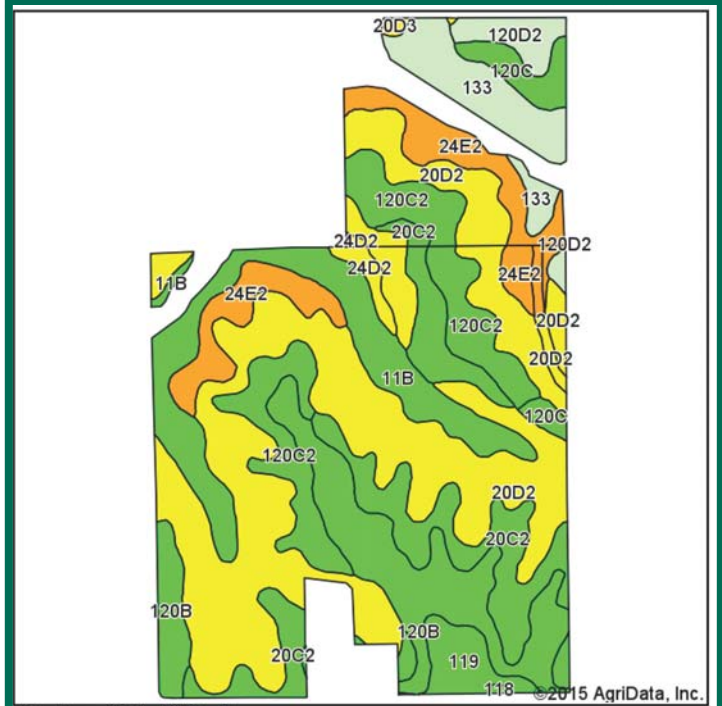
515-382-1500 or 800-593-5263
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Soil Maps

CSR: 69.9 based on 168.64 FSA Crop Acres



CSR2: 69.5 based on 168.64 FSA Crop Acres



Area Symbol: IA127, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	60.76	36.0%		IIIe	56	63
120B	Tama silty clay loam, 2 to 5 percent slopes	19.76	11.7%		Ile	95	95
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	19.69	11.7%		IIIe	81	73
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	16.78	10.0%		IIIe	81	78
11B	Colo-Ely complex, 2 to 5 percent slopes	16.46	9.8%		IIIe	82	68
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	13.73	8.1%		IVe	37	38
133	Colo silty clay loam, 0 to 2 percent slopes	8.66	5.1%		IIw	74	80
119	Muscatine silty clay loam, 1 to 3 percent slopes	3.79	2.2%		Iw	92	100
120C	Tama silty clay loam, 5 to 9 percent slopes	3.75	2.2%		IIIe	90	80
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	3.36	2.0%		IIIe	61	68
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	1.40	0.8%		IIIe	48	48
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	0.37	0.2%		IVe	51	60
118	Garwin silty clay loam, 0 to 2 percent slopes	0.13	0.1%		IIw	90	95
Weighted Average						69.5	69.9



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
MarvH@Hertz.ag

515-382-1500 or 800-593-5263
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag