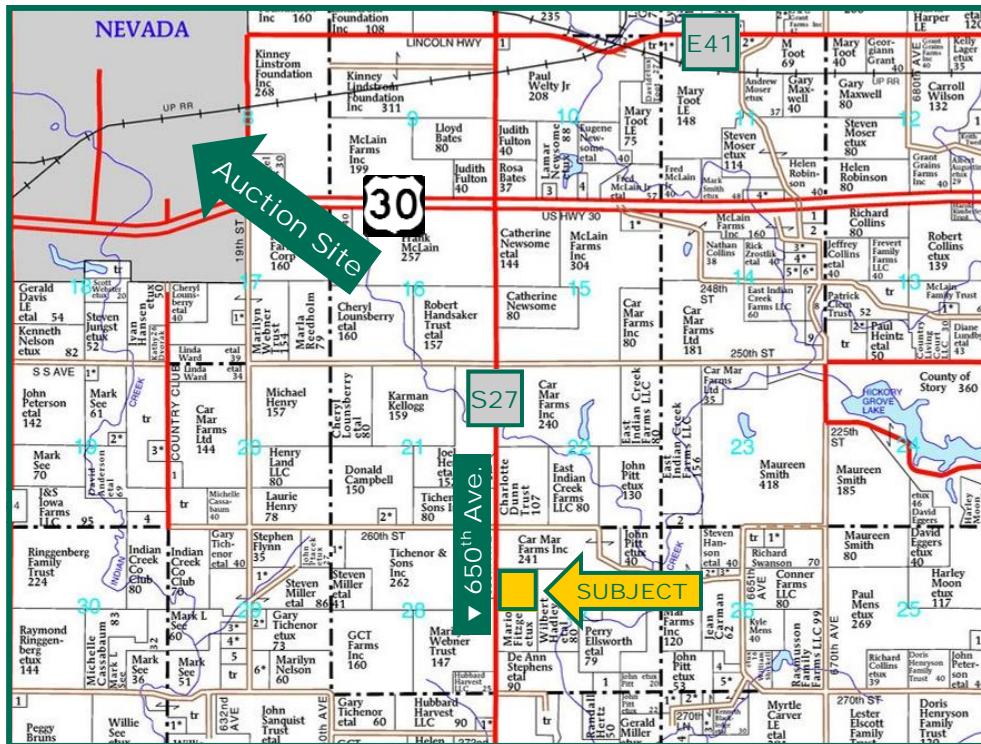


40 Acres, m/I,  
Story County,  
IA



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

**Date:** Thurs., Sept. 10, 2015  
**Time:** 10:00 a.m.  
**Auction Site:**  
 Gates Memorial Hall  
**Address:**  
 825 15th St.  
 Nevada, IA 50201

## Property Information

### Location

1½ miles east of Nevada on Hwy. 30, then south 2¼ miles on S27 (650th Ave.)

### Legal Description

SW¼ NW¼ Section 27, Township 83 North, Range 22 West of the 5th p.m. (Nevada Twp.)

## Real Estate Tax

Taxes Payable 2015-2016: \$1,006.00  
 Gross Taxable Acres 38.64  
 Net Taxable Acres: 34.84 (3.8 ac. in Forest Reserve)  
 Tax per Net Taxable Acre: \$28.87

## FSA Data

Farm Number 4969, Tract 10480  
 Crop Acres\*: 35.02 NHEL  
 Corn Base\*: 26.16 ac.  
 Corn PLC Yield: 126 Bu.  
 Bean Base\*: 8.66 ac.  
 Bean PLC Yield: 52 Bu.

\*Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Webster, Nicollet and Lester. See soil maps for detail.

- **CSR2:** 88.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 87.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 85.23 per County Assessor, based on gross taxable acres.

## Land Description

Level to gently sloping on crop acres.  
 Level to steep on timber.

## Buildings/Improvements

None

## Drainage

Natural plus tile. Additional tile would be beneficial.

## Water & Well Information

No known wells.

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# Aerial Photo

## 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.



## Auction Information

### Method of Sale

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

### Seller

Marion L. and Julie A. Fitzgerald

### 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 or before October 16, 2015 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be given at settlement subject to the existing lease which expires . March 1, 2016. Taxes will be prorated to October 16, 2015.

*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.*

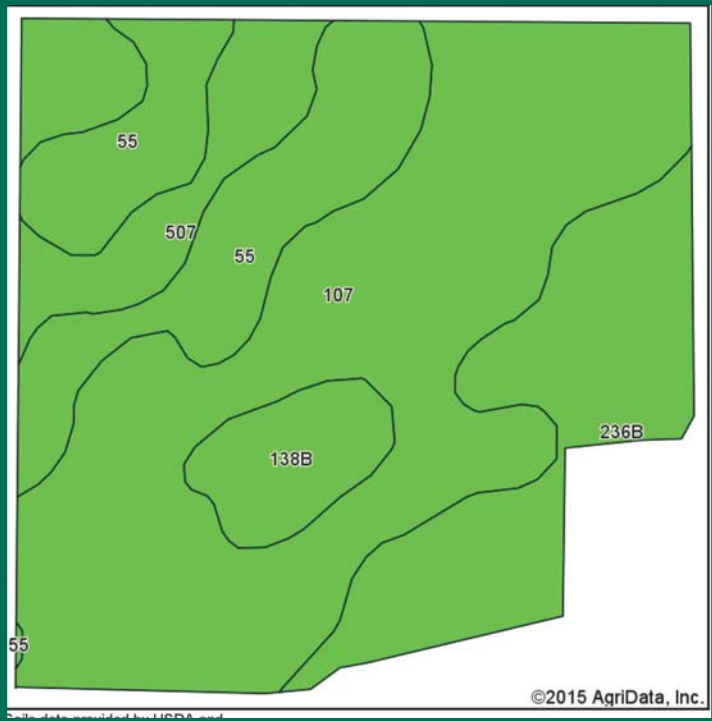
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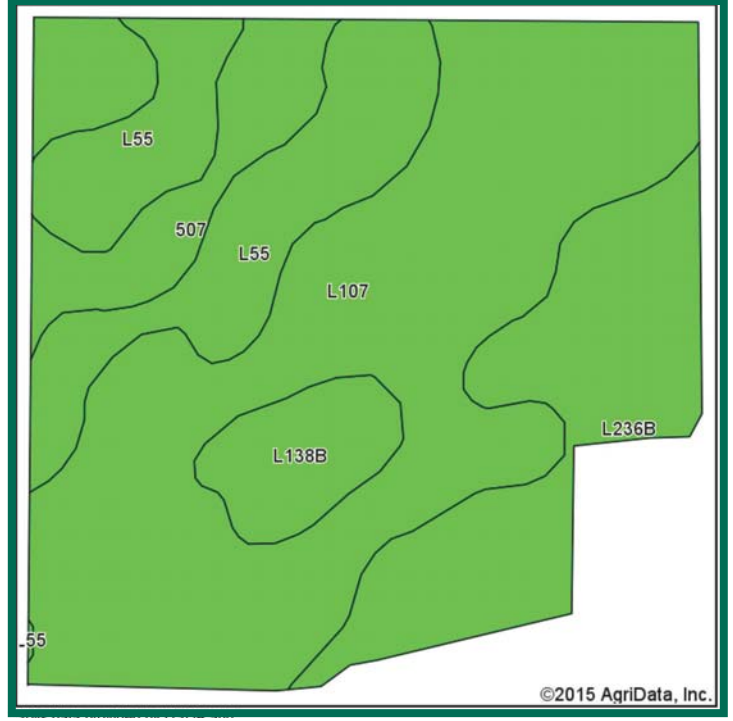


# Soil Maps

CSR: 87.9 based on 35.02 FSA Crop Acres



CSR2: 88.0 based on 35.02 FSA Crop Acres



Area Symbol: IA169, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.68	47.6%		llw	88	
L55	Nicollet loam, 1 to 3 percent slopes	6.48	18.5%		le	91	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	6.36	18.2%		lle	85	
507	Canisteo clay loam, 0 to 2 percent slopes	3.55	10.1%		llw	88	84
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.95	5.6%		lle	88	
<b>Weighted Average</b>						<b>88</b>	<b>*-</b>

\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 87.9.



**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.

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