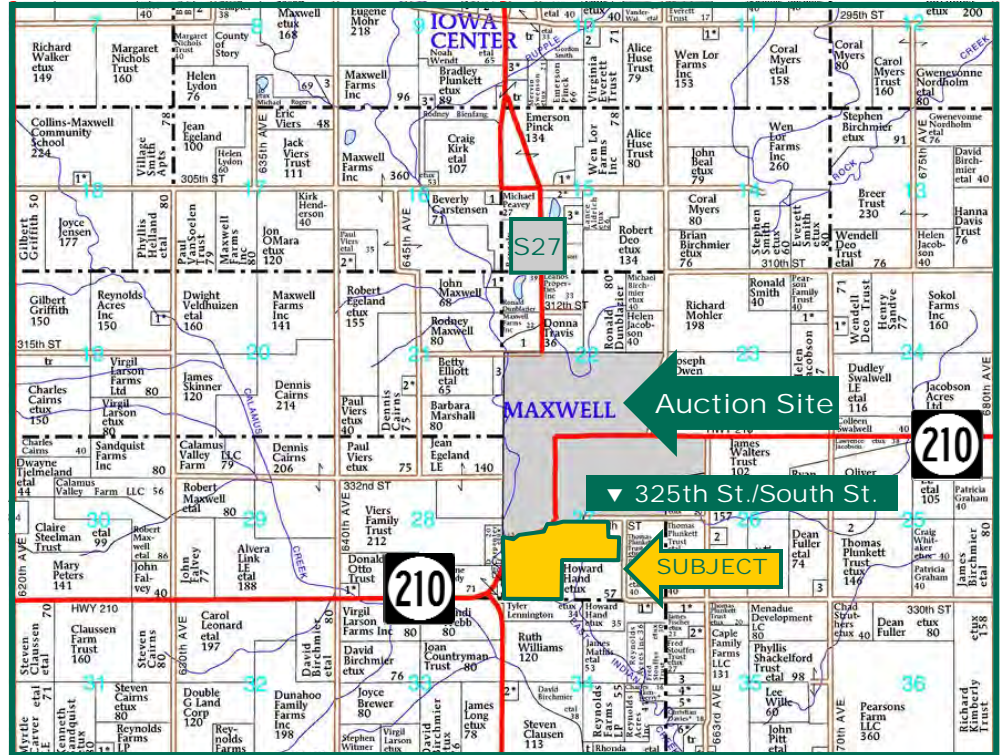


154.76 Acres,  
m/I, Story  
County, IA



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

**Date:** Fri., Sept. 11, 2015

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

**Auction Site:**

Maxwell Community Center

**Address:**

84 Main St.

Maxwell, IA 50161

**Property Information**

**Address**

65700 325th St. • Maxwell, IA 50161

**Location**

Property lies on the south edge of Maxwell. Hwy 210 runs through the western edge of property and it is bordered by South St. (325th St.) on the north and 657th Ave. on the east.

### Legal Description

SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; W $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; NW $\frac{1}{4}$  SE $\frac{1}{4}$  Except acreage site; NE $\frac{1}{4}$  SW $\frac{1}{4}$ ; and S $\frac{3}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  all in Section 27, Township 82 North, Range 22 West of the 5th p.m. (Indian Creek Twp.)

### Real Estate Tax

Taxes Payable 2015-2016: \$3,492.00

Net Taxable Acres: 139.44

### FSA Data

Farm Number 625, Tract 806

Crop Acres: 112.72 NHEL

Corn Base: 69.7 Ac.

Corn PLC Yield: 138 Bu.

Bean Base: 38.2 Ac.

Bean PLC Yield: 41 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Spillville, Coland and Zook. See soil maps for detail.

- **CSR2:** 72.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 68.5 per County Assessor, based on net taxable acres.

### Land Description

Level to sloping

### Drainage

Part of farm lies in designated flood plain.

### Water & Well Information

Property is on City water.

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Licensed Real Estate Broker in Iowa  
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515-382-1500 or 800-593-5263  
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Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

## Buildings/Improvements

- House - 3 BR, 1¼ BA, 1,156 SF Ranch house built in 1890.
- Several outbuildings, including grain bins, and a hog farrow building with two 6' x 40' x 8' pits.

House and buildings are being sold "AS IS/WHERE IS".

## Comments

Buyer responsible for septic upgrade.

## Auction Information

### Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 154.76 acres
- Seller reserves the right to refuse any and all bids.

## Seller

Estate of Loren Eatwell

## Agency

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

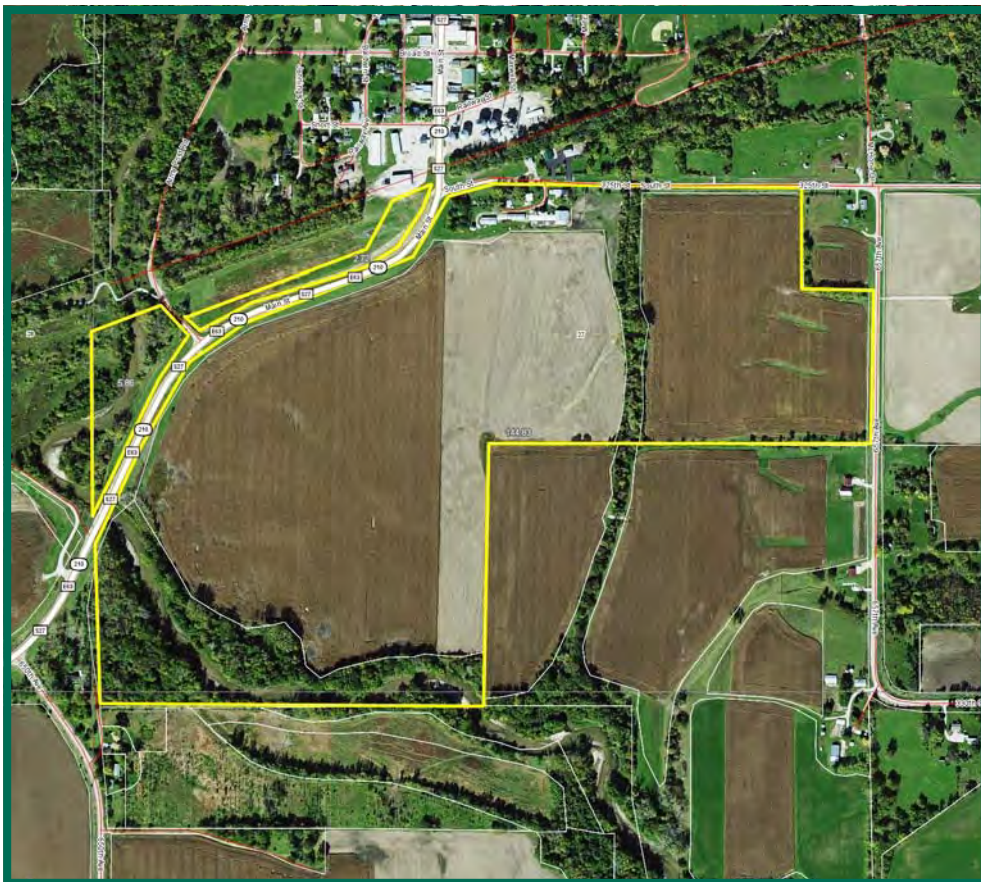
## Terms of Possession

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 15, 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 15, 2015. Tenant reserves right to use the grain bins until August 1, 2016.

## 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.*

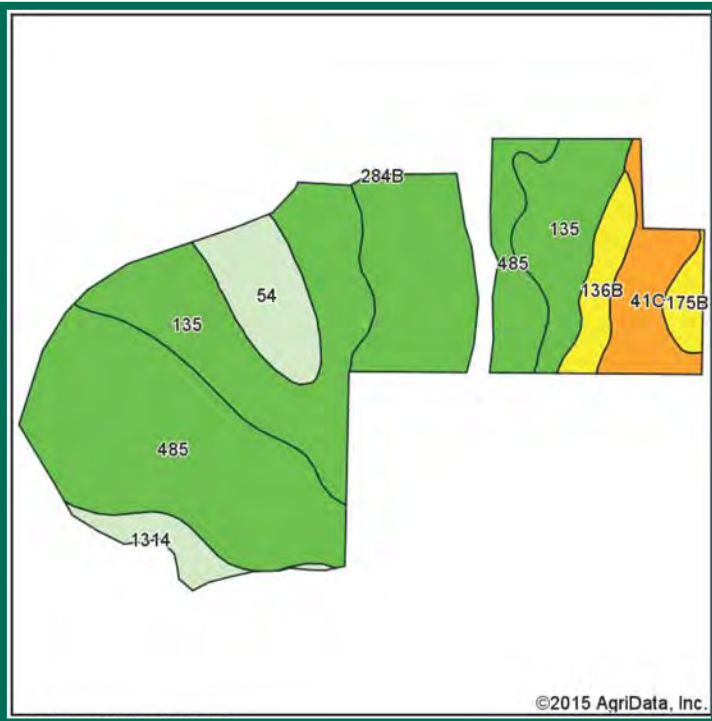


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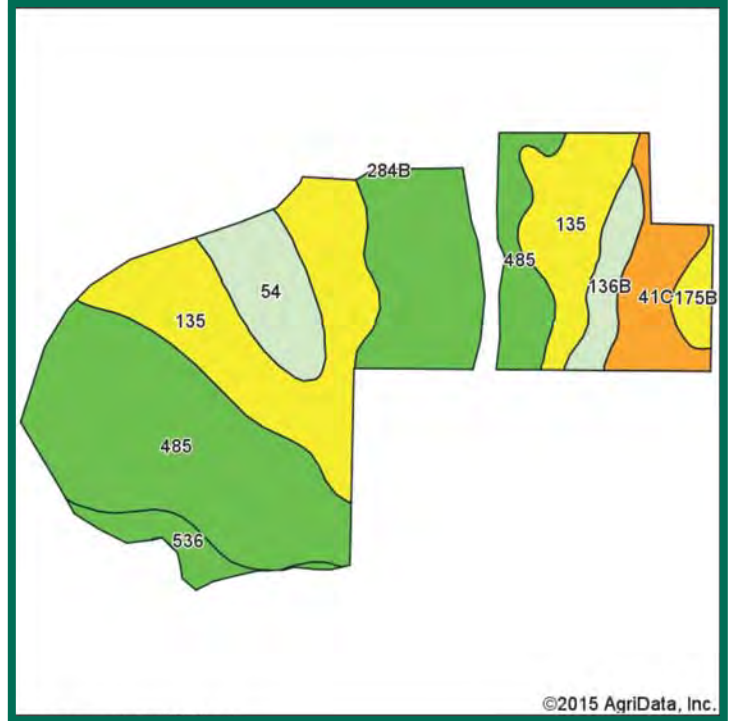
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# Soil Maps

CSR: 81.3 based on 112.72 FSA Crop Acres



CSR2: 72.5 based on 112.72 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
485	Spillville loam, 0 to 2 percent slopes	53.67	47.6%		IIw	89	92
135	Coland clay loam, 0 to 2 percent slopes	33.37	29.6%		IIw	57	84
54	Zook silty clay loam, 0 to 2 percent slopes	8.13	7.2%		IIw	66	73
41C	Sparta loamy fine sand, 5 to 9 percent slopes	7.43	6.6%		IVs	33	26
136B	Ankeny fine sandy loam, 2 to 5 percent slopes	4.22	3.7%		IIIe	72	58
536	Hanlon fine sandy loam, 0 to 2 percent slopes	3.62	3.2%		IIIs	82	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.19	1.9%		IIe	51	58
284B	Flagler sandy loam, 2 to 5 percent slopes	0.09	0.1%		IIe	51	47
Weighted Average						72.5	81.3

Area Symbol: IA169, Soil Area Version: 24

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

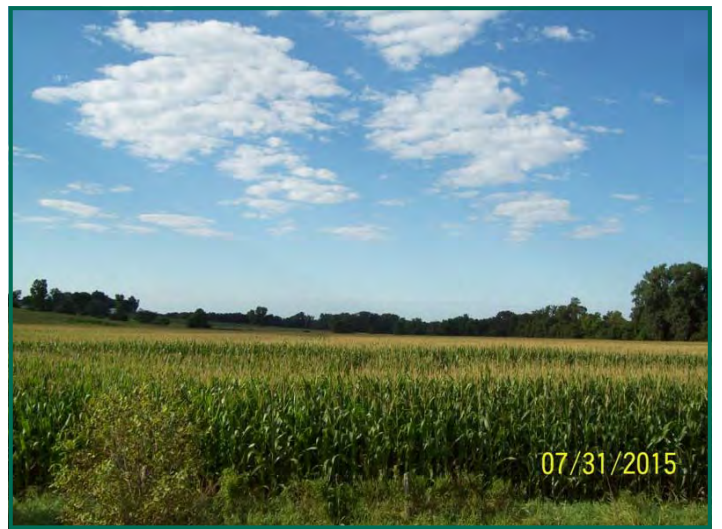


**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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Photos: 154.76 Acres, m/l, Story County, IA



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