

75.4 Acres, m/I, Marshall County, IA



Date: Wed., Sept. 9, 2015

Time: 10:00 a.m.

Auction Site:

Lincoln Valley Golf Course

Address:

1538 - 235th St.

State Center, IA 50247

Property Information

Location

From State Center: Take New Hwy. 30 west 1¼ mile. Property lies on the north side of highway.

Legal Description

SW¼ SW¼ except Hwy and SW¼ NW¼ and NW¼ SW¼ south of RR Right of Way in Section 8, Township 83 North, Range 20 West of the 5th p.m. (State Center Twp.)

Real Estate Tax

Taxes Payable 2015-2016: \$1,986.00

Net Taxable Acres: 75.4

Tax per Net Taxable Acre: \$26.34

FSA Data

Farm Number 6223, Tract 9758

Crop Acres: 71.48 HEL

Corn Base: 71.3 Ac.

Corn PLC Yield: 151 Bu.

Farm is enrolled in the ARC-CO program.

Soil Types/Productivity

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

• **CSR2:** 80.6 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 75.7 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 74.7 per County Assessor, based on net taxable acres.

Land Description

Level to strongly sloping.

Buildings/Improvements

None

Drainage

Natural plus tile. No maps currently available.

Comments

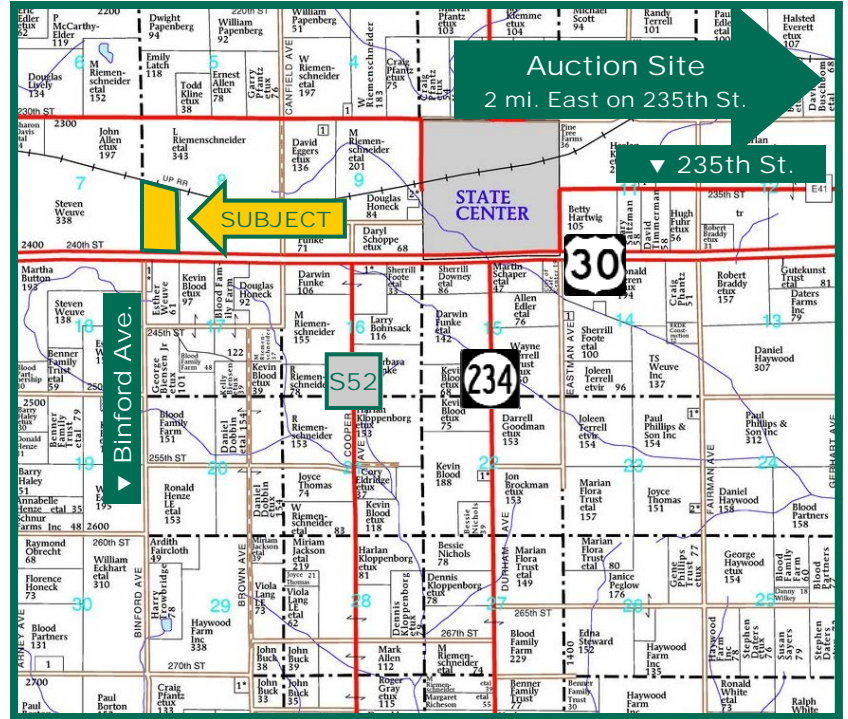
Tract does not contain a wetland per FSA 156EZ.

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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415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Aerial Photo and Map



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

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 75.4 acres
- Seller reserves the right to refuse any and all bids.

Seller

Cora C. Laird Estate

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 29, 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 29, 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.

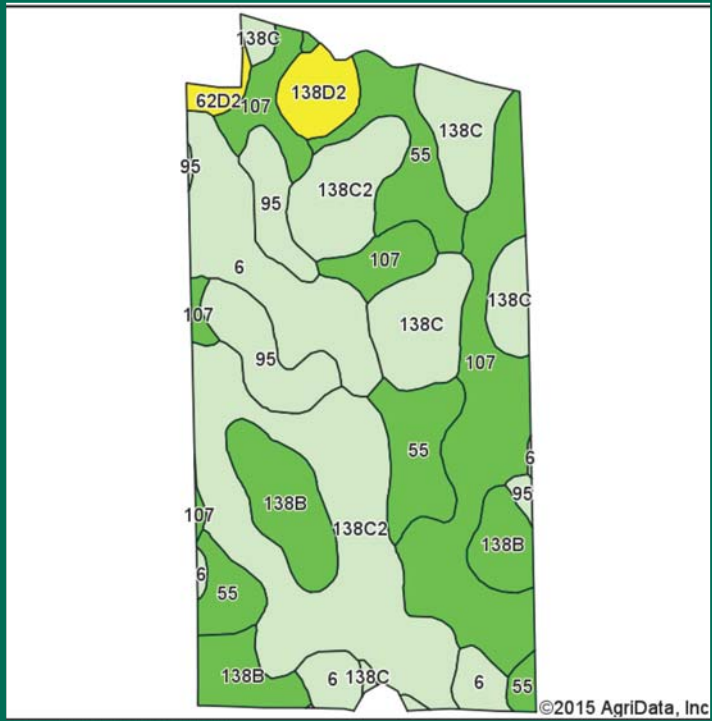


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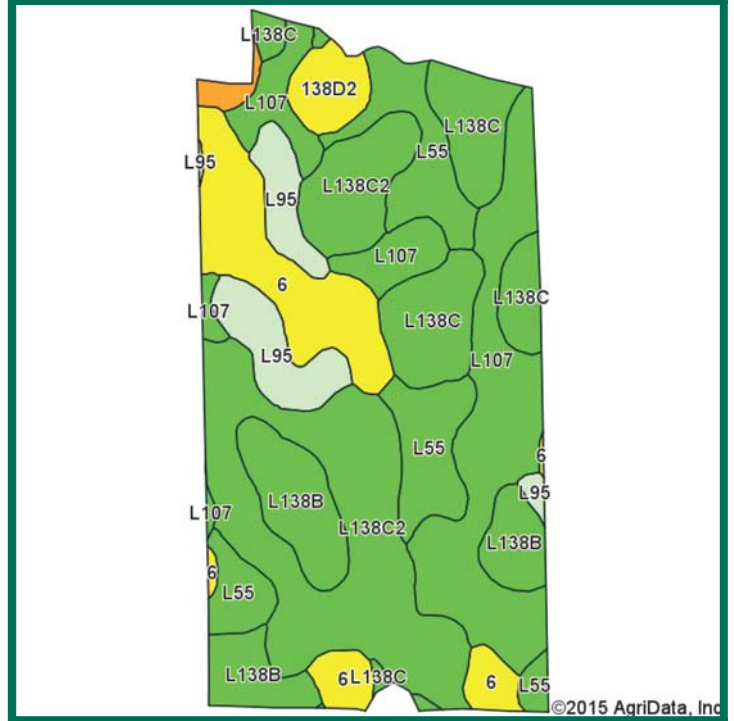
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Soil Maps

CSR: 75.7 based on 71.3 FSA Crop Acres



CSR2: 80.6 based on 71.3 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
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	17.47	24.5%		Ille	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.18	19.9%		Ilw	88	
L55	Nicollet loam, 1 to 3 percent slopes	8.66	12.2%		Ie	91	
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.58	12.0%		Illw	56	61
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	8.04	11.3%		Ille	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.09	10.0%		Ile	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.82	6.8%		Ilw	73	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.87	2.6%		Ille	56	58
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.53	0.7%		Ille	35	42
Weighted Average						80.6	*.

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

***CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 75.7**

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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