



109 Acres m/l, Cedar County, IA Murrison Trust Farm

97.0 CSR2 - This farm is located 4 miles southwest of Bennett, Iowa

Date: Wed., Sept. 30, 2015

Time: 10:00 a.m.

Auction Site:

Durant Community Center

Address:

606 5th Street
Durant, IA 52747

Property Information

Location

From Bennett: 3½ miles south on Y14 and 1½ miles west on 280th Street. The farm is located on the north side of the road.

From the intersection of I-80 and Rose Ave: 2½ miles north on Rose Ave., 1 mile east on F44, 1 mile north on Spicer Avenue and is located at the corner of Spicer Avenue and 280th Street.

OPEN HOUSE

Wednesday, September 16, 2015
4 p.m. - 6 p.m.

Address

1831 280th Street, Tipton, IA 52772

Legal Description

The W½ of the SW¼ and the W½ of the SE¼ of the SW¼ except a cemetery all located in Section 31, Township 80 North, Range 1 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,048.00
Net Taxable Acres: 106 Acres
Tax per Net Taxable Acre: \$38.19

FSA Data

Farm Number 831, Tract 2252
Crop Acres: 104.7 Acres
Corn Base: 52.2 Acres
Corn PLC Yield: 175 Bu/Ac

Bean Base: 52.3 Acres
Bean PLC Yield: 47 Bu/Ac

Seller

Howard M. Murrison Trust & Eva Lu Murrison Estate, Hills Bank Trust & Wealth, Trustee and Executor.

Attorney for the Seller

David Marner, Jr.
Nazette, Marner, Nathanson & Shea L.L.P.
Cedar Rapids, IA

Soil Types/Productivity

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

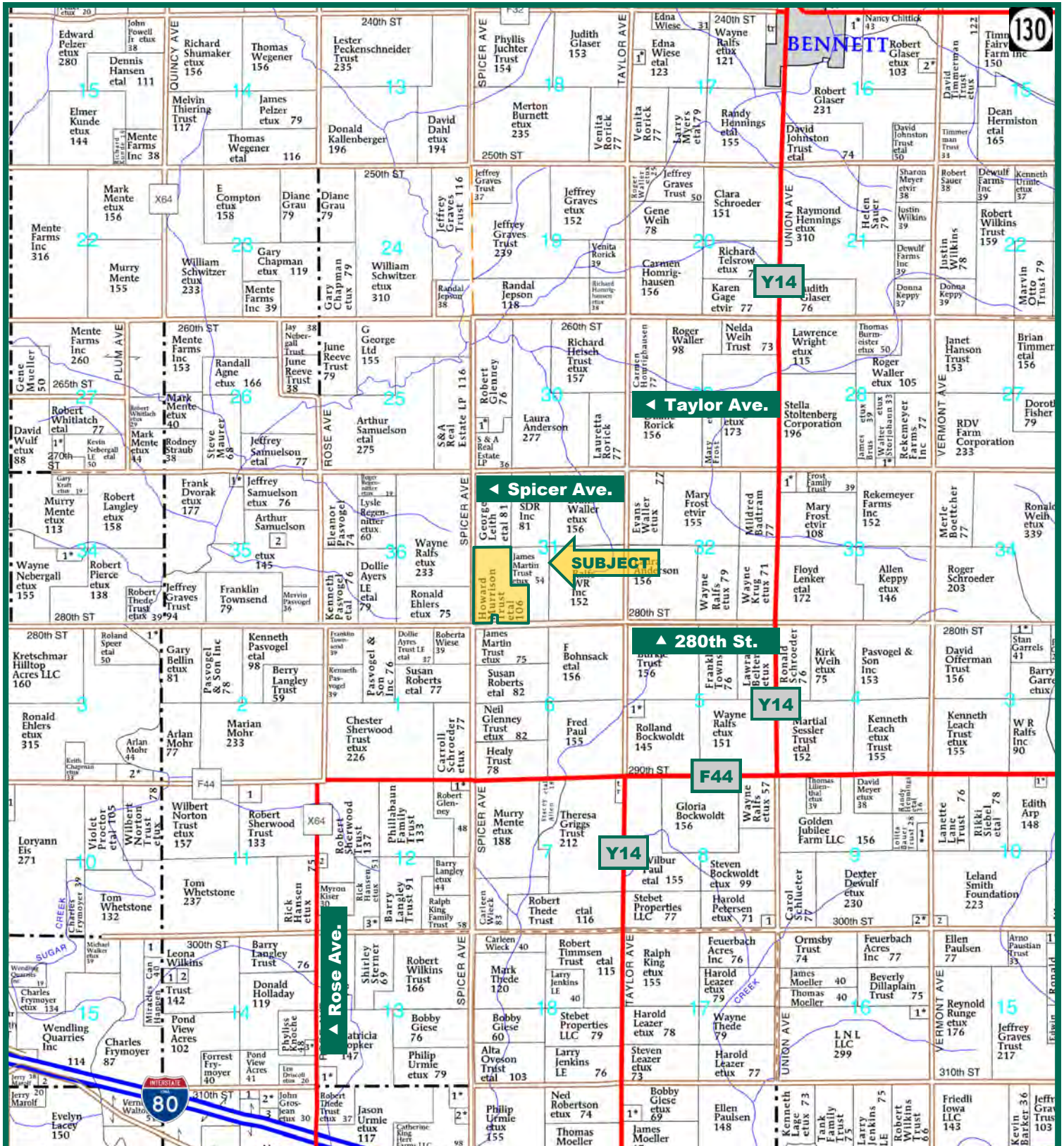
- **CSR2:** 97.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 97.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 97.31 per County Assessor, based on net taxable acres.

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

319-895-8858
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Plat Map



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Land Description

The farm is considered flat to gently rolling.

House

Includes a 3 bedroom 1½ bath country home consisting of 1,472 finished square feet that was built in the late 1800's.

Outbuildings

Outbuildings include a one stall garage, machine shed, corn crib and smaller grain bin.

Water & Well Information

The drilled well is located south of the machine shed. There is an older hand pump located east of the house.

Septic System

The septic system is located west of the house. With the Seller being a Trust/Estate, the Seller is exempt from the Time of Transfer Inspection and the septic is being sold "As Is Where Is."

Pipe Lines

There are pipelines crossing through this farm.

Reserved Items

The Tenant reserves personal property including the LP tank and water softener.

Comments

This is an excellent quality Cedar County farm located in a strong area!

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Agency

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

Terms of Possession

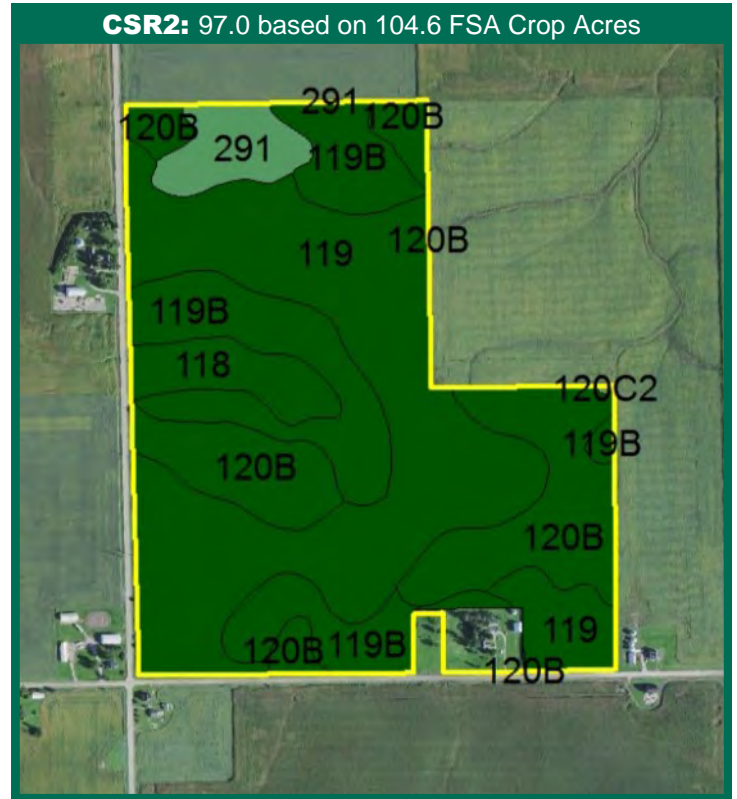
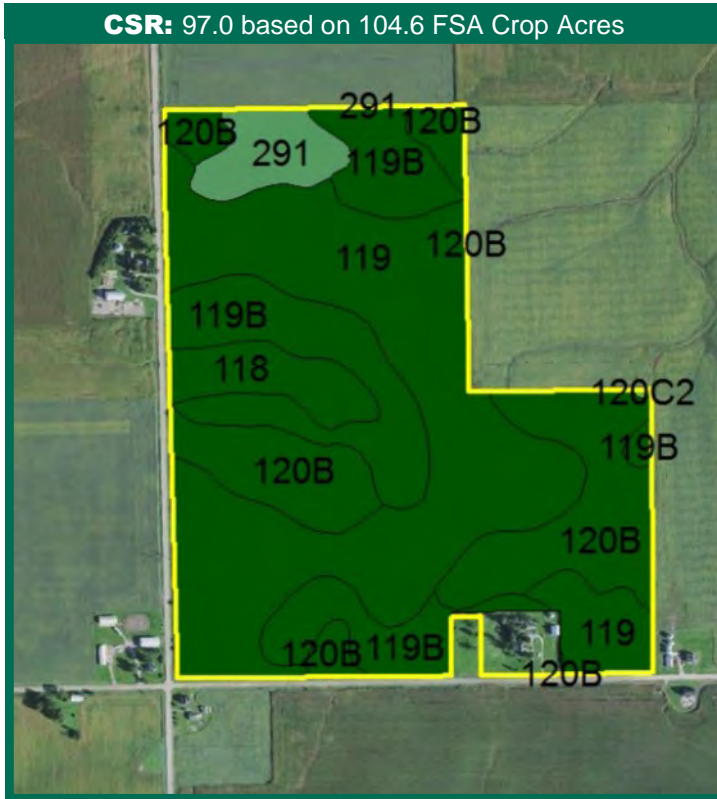
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must

be prepared for cash settlement of their purchase on or before November 13, 2015 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession of the house will be given at closing. Possession of the farmland will be given at closing subject to the existing lease, which expires December 1, 2015. Taxes will be prorated to closing.

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.

Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
104.6		97.0		97.0		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	95	94	5.0%	llw	5.20
119	Muscatine silty clay loam, 0 to 2	100	100	45.3%	lw	47.39
119B	Muscatine silty clay loam, 2 to 5	95	95	22.7%	lle	23.77
120B	Tama silty clay loam, 2 to 5 percent	95	95	22.3%	lle	23.38
120C2	Tama silty clay loam, 5 to 9 percent	78	87	0.0%	llle	0.05
291	Atterberry silt loam, 0 to 2 percent	90	90	4.6%	lw	4.85

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.

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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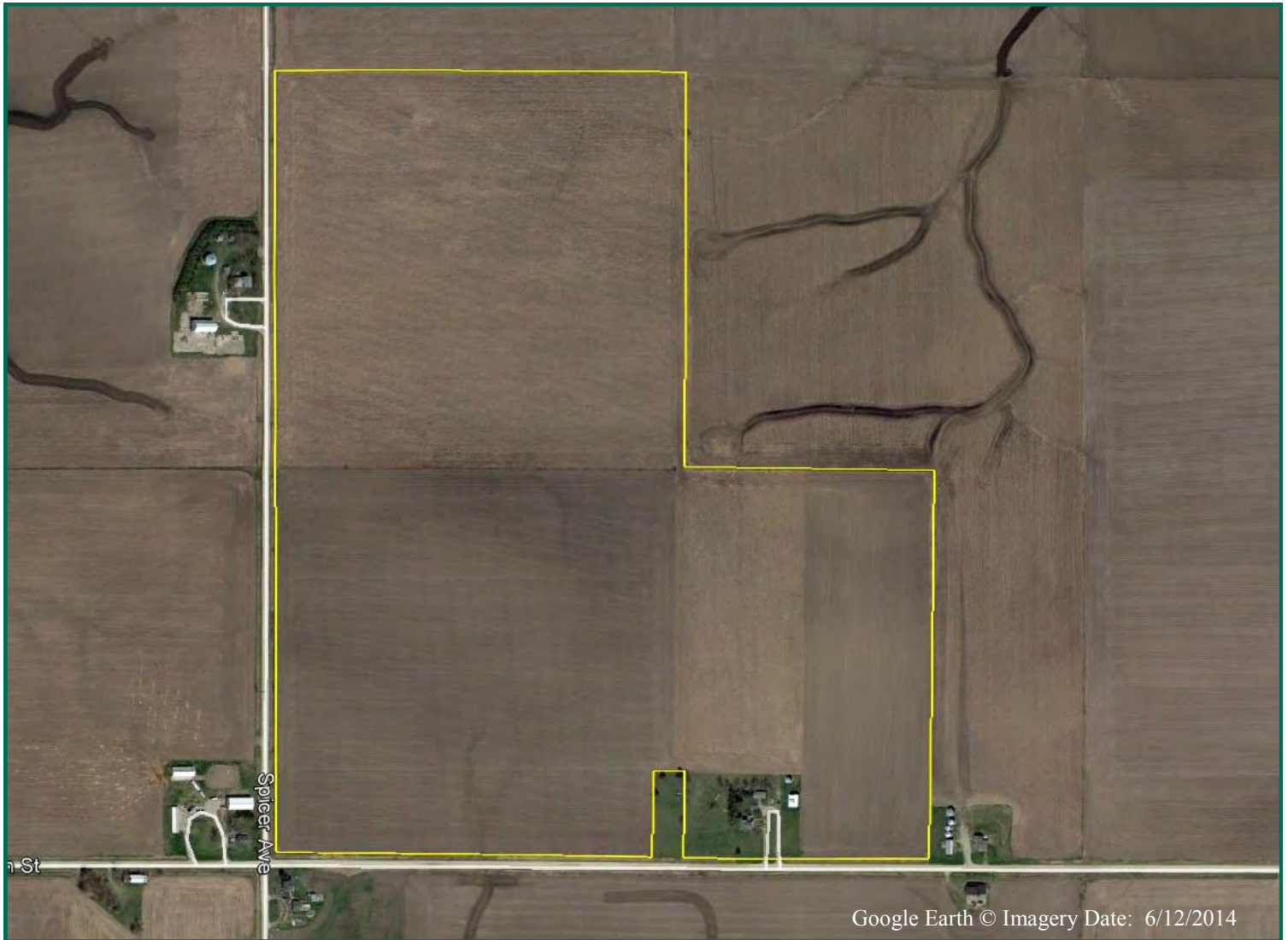
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