

## 78.64 Acres, m/I, Webster County, IA



**Date:** Mon., Oct. 19, 2015

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

**Auction Site:**

Best Western Starlite Village

**Address:**

1815 3rd Ave. NW

Fort Dodge, IA 50501

### Property Information

#### Location

Located on south side of 170th St.  
between P56 and Paragon Ave.

#### Legal Description

W½ NW¼ of Section 9, Township 89  
North, Range 28 West of the 5th p.m.  
(Cooper Twp.)

#### Real Estate Tax

Taxes Payable 2015 - 2016: \$2,060

Net Taxable Acres: 78.64

Tax per Net Taxable Acre: \$26.20

#### FSA Data

Farm Number 5538, Tract 10668

Crop Acres: 75.26 NHEL

Corn Base: 37.5 Ac.

Corn PLC Yield: 171 Bu.

Bean Base: 37.5 Ac.

Bean PLC Yield: 45 Bu.

#### CRP Contracts

There are 3 CRP contracts covering 2.4  
acres:

- 0.6 acre contract pays \$103.20 annually  
and expires 9/30/17
- 0.4 acre contract pays \$68.80 annually  
and expires 9/30/18
- 1.4 acre contract pays \$305.20 annually  
and expires 9/30/20

#### Soil Types/Productivity

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

- **CSR2:** 86.4 per 2015 AgriData, Inc.,  
based on FSA crop acres.
- **CSR:** 80.9 per 2015 AgriData, Inc.,  
based on FSA crop acres.
- **CSR:** 86.9 per County Assessor, based  
on net taxable acres.

#### Land Description

Undulating to gently rolling.

#### Buildings/Improvements

None

#### Drainage

Natural

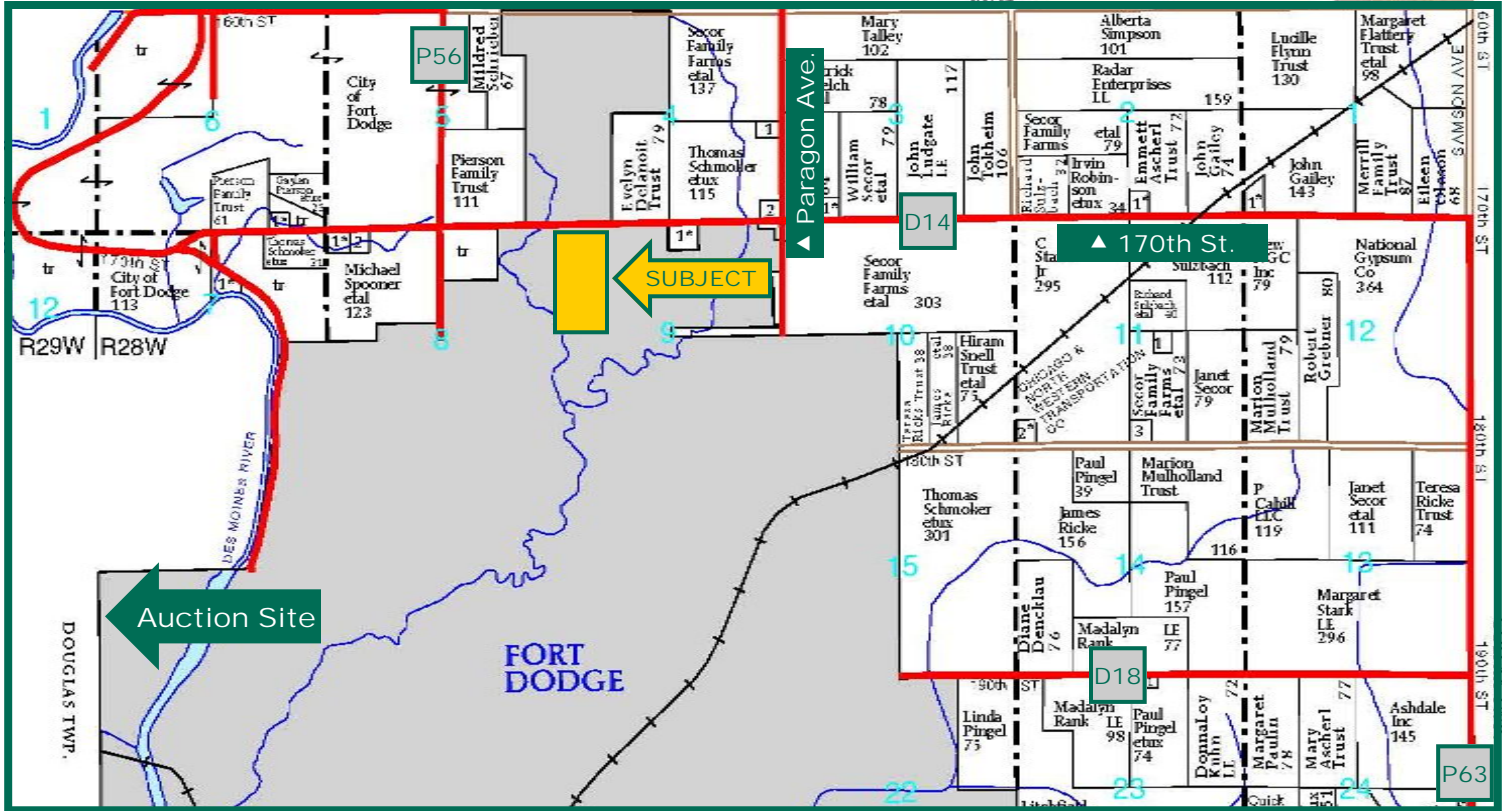
#### Water & Well Information

None known

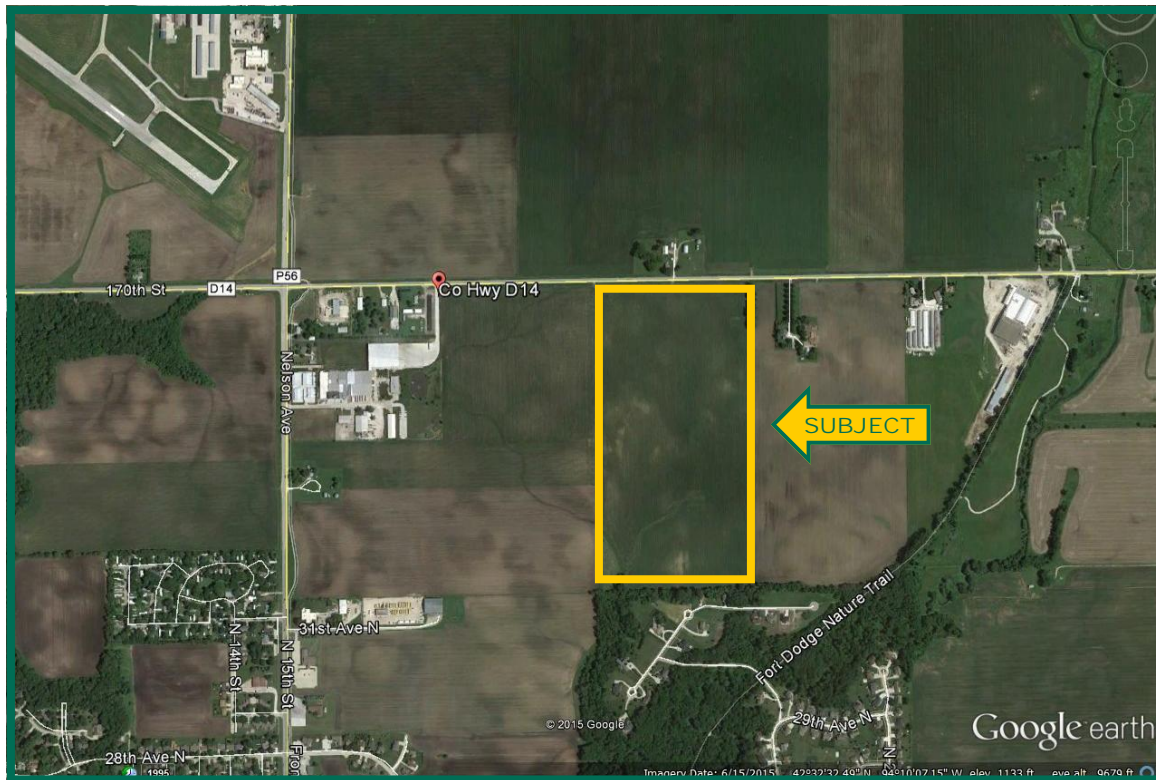
**Chris Smith, ALC**  
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415 S. 11th St., PO Box 500  
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# Plat Map & Google Earth Aerial



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### Comments

High quality farm with good natural drainage located within corporate limits of Fort Dodge. Future development potential possible.

### Auction Information

#### Method of Sale

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

### Seller

Dorothy R. Brooks Trust - Wells Fargo Bank, N.A., Trustee

### 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 23, 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 February 28, 2016. Taxes will be prorated to November 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.

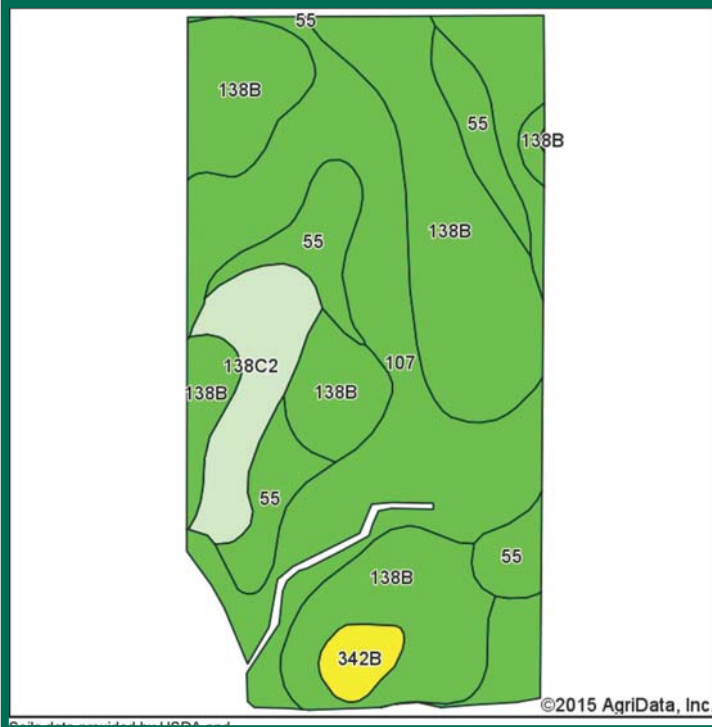
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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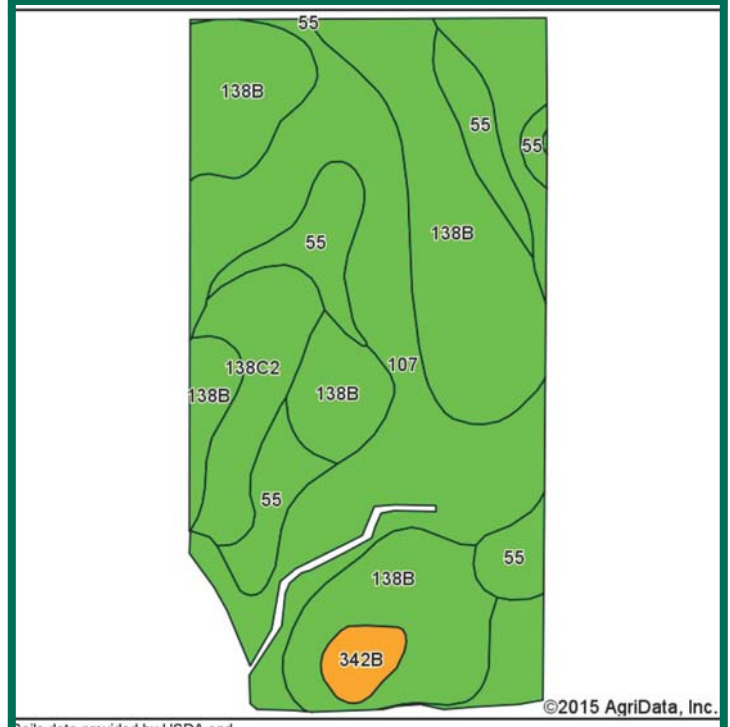
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# Soil Maps

CSR: 80.9 based on 75.26 FSA Crop Acres



CSR2: 86.4 based on 75.26 FSA Crop Acres



Area Symbol: IA187, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	30.44	40.4%		Ile	90	82
107	Webster clay loam, 0 to 2 percent slopes	27.76	36.9%		IIw	86	82
55	Nicollet clay loam, 1 to 3 percent slopes	9.79	13.0%		Iw	88	90
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.73	7.6%		IIIe	83	65
342B	Estherville sandy loam, loamy substratum, 2 to 5 percent slopes	1.54	2.0%		IIIs	23	42
<b>Weighted Average</b>						<b>86.4</b>	<b>80.9</b>

Area Symbol: IA187, Soil Area Version: 28

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**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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