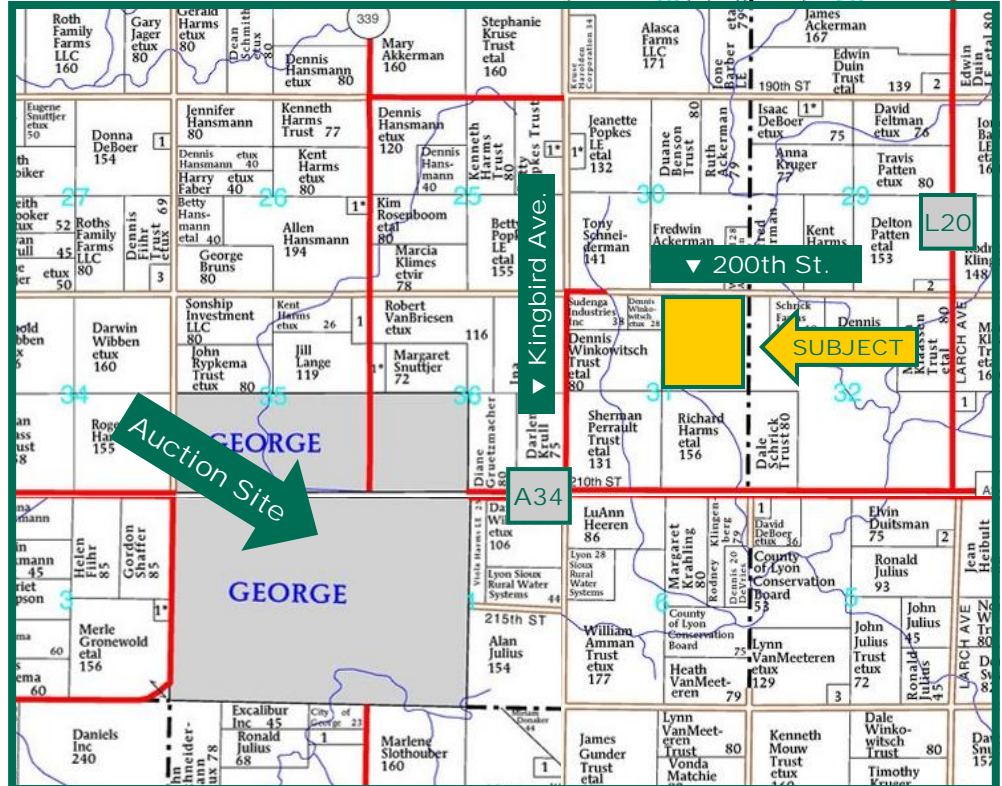


160 Acres, m/l,  
Lyon County,  
IA



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

**Date:** Thurs., Dec. 10, 2015

**Time:** 1:00 p.m.

**Auction Site:**

George Community Center

**Address:**

117 S. Main St.  
George, IA 51237

## Property Information

### Location

From George: Go east on Co. Rd. A34 to Kingbird Ave, then north 1 mile to 200th St. 1/2 mile east on 200th St. Property lies on the south side of 200th St.

### Legal Description

NE¼ Section 31, Township 99 North, Range 43 West of the 5th p.m. (Grant Twp.)

### Real Estate Tax

Taxes Payable 2015-2016: \$5,678.00

Net Taxable Acres: 158.00

Tax per Net Taxable Acre: \$35.94

### FSA Data

Farm Number 834, Tract 934

Crop Acres: 155.89

Corn Base: 77.70 Ac.

Corn PLC Yield: 183 Bu.

Bean Base: 77.70 Ac.

Bean PLC Yield: 54.0 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Galva, Primghar and Marcus. See soil maps for detail.

- **CSR2:** 96.4 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 71.1 per 2015 AgriData, Inc.,

based on FSA crop acres.

- **CSR2:** 96.35 per County Assessor, based on net taxable acres.

### Land Description

Level to gently sloping

### Drainage

Natural, plus tile (no maps available).

### Buildings/Improvements

There is an old acreage site with a few concrete foundations and old junk piles.

### Water & Well Information

All wells on the farm have been capped to best of Seller's knowledge. Locations and # unknown.

### Comments

Fantastic 160 acre farm with high quality soils.

Kyle J. Hansen, ALC-A  
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800-593-5263 or 515-382-1500  
415 S. 11th St.  
Nevada, IA 50201-0500  
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# Aerial Photo and Map



## Auction Information

### Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x gross 160 acres
- Seller reserves the right to refuse any and all bids.
- Property is selling "As Is, Where Is"

### Seller

Samuel D. Kruger, Katherine M. Kruger, Cheryl T. Kruger and Pete R. Kruger

### 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 January 29, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to January 29, 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.

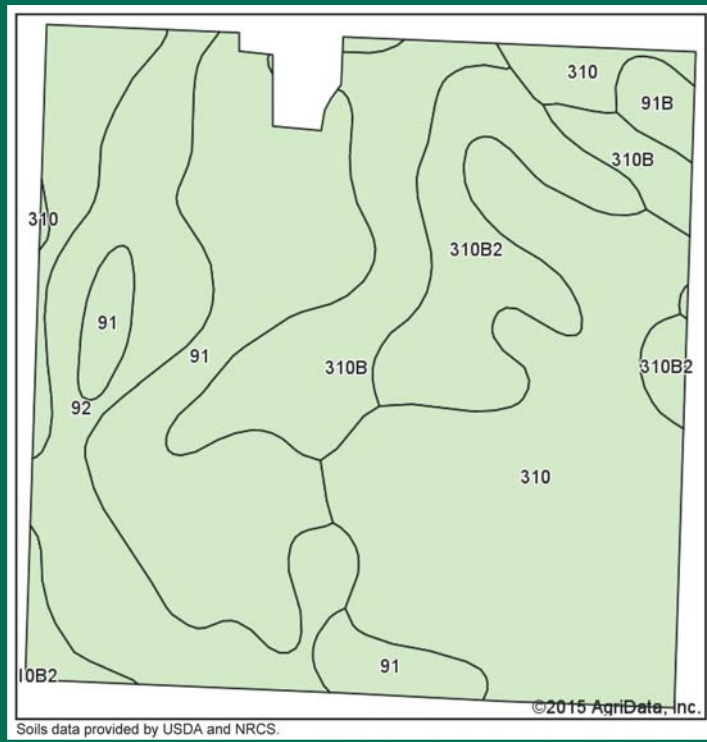
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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**KyleH@Hertz.ag**

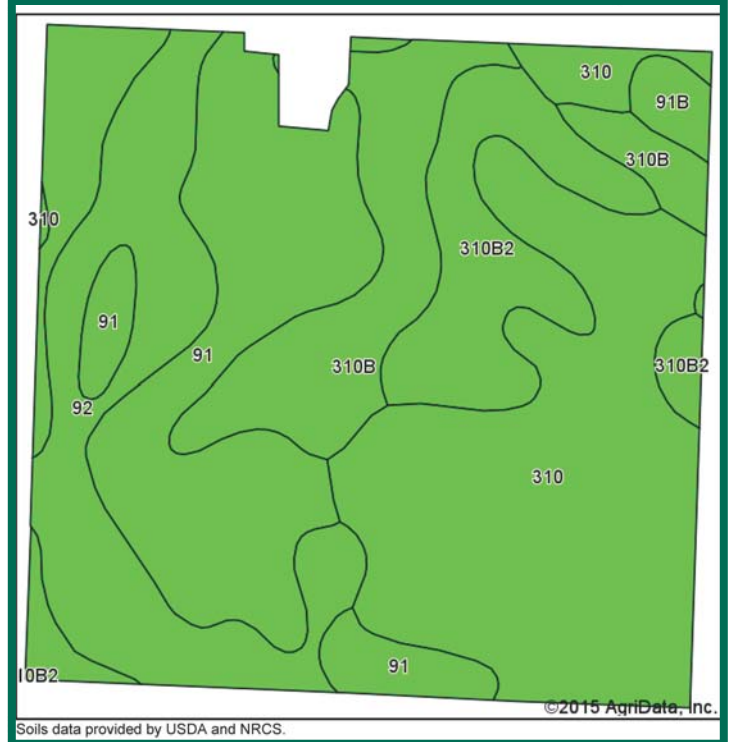
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# Soil Maps

CSR: 71.1 based on 155.89 FSA Crop Acres



CSR2: 96.4 based on 155.89 FSA Crop Acres



Area Symbol: IA119, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CS R
310	Galva silty clay loam, 0 to 2 percent slopes	48.68	31.2%		I	240	69.6	100	71
91	Primghar silty clay loam, 0 to 2 percent slopes	44.12	28.3%		Iw	240	69.6	98	76
92	Marcus silty clay loam, 0 to 2 percent slopes	25.66	16.5%		Ilw	230.4	66.8	92	71
310B	Galva silty clay loam, 2 to 5 percent slopes	18.66	12.0%		Ile	232	67.3	95	66
310B2	Galva silty clay loam, 2 to 5 percent slopes, moderately eroded	16.54	10.6%		Ile	227.2	65.9	90	64
91B	Primghar silty clay loam, 2 to 5 percent slopes	2.23	1.4%		Ile	232	67.3	93	74
<b>Weighted Average</b>						<b>236</b>	<b>68.4</b>	<b>96.4</b>	<b>71.1</b>

Area Symbol: IA119, Soil Area Version: 22

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

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.(Updated 8/6/2015)

\*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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