



151 Acres m/l, Linn County, IA Harrison Trust Farm

86.9 CSR2 - Located 2 miles Southwest of Central City

Date: Wed., Dec. 16, 2015

Time: 10:00 a.m.

Auction Site:

Central City American Legion

Address:

6 Central City Rd.

Central City, IA 52214

Property Information

Location

From Central City: 2 miles south on Hwy 13. Property is located on the west side of the road.

Legal Description

The E ½ of the W ½ of Section 21, Township 85 North, Range 6 West of the 5th P.M., Linn County, Iowa. Except the house and buildings known as Plat of Survey #1156.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,920.00

Net Taxable Acres: 148.92

Tax per Net Taxable Acre: \$33.04

FSA Data

Farm Number 3772, Tract 1146

Crop Acres: 151.25

Corn Base: 82.03

Corn PLC Yield: 148 Bu.

Bean Base: 69.17

Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Readlyn, Clyde and Franklin. See soil maps for detail.

• **CSR2:** 86.9 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 85.0 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 77.6 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

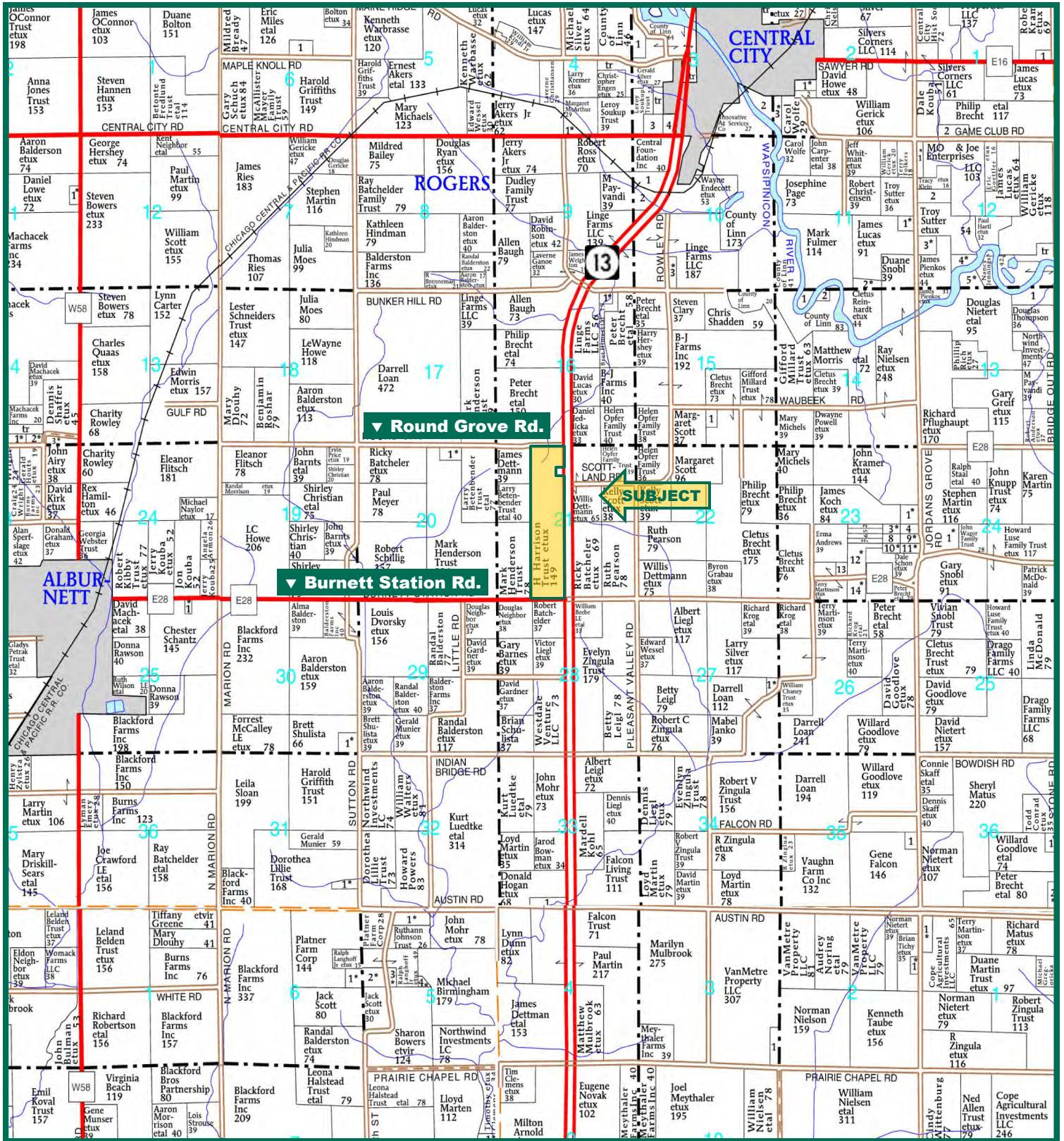
This is one of the most attractive farms in Linn County. It lays nice with mile long rows along Hwy 13.

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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Plat Map



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Aerial Photo

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.

Seller

Herschell R. and Madalene P. Harrison Trust.

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 27, 2016. Final settlement will require certified check or wire transfer. Possession will be given at settlement on January 27, 2016, subject to the 2016 Lease. Taxes will be prorated to date of closing.

Announcements

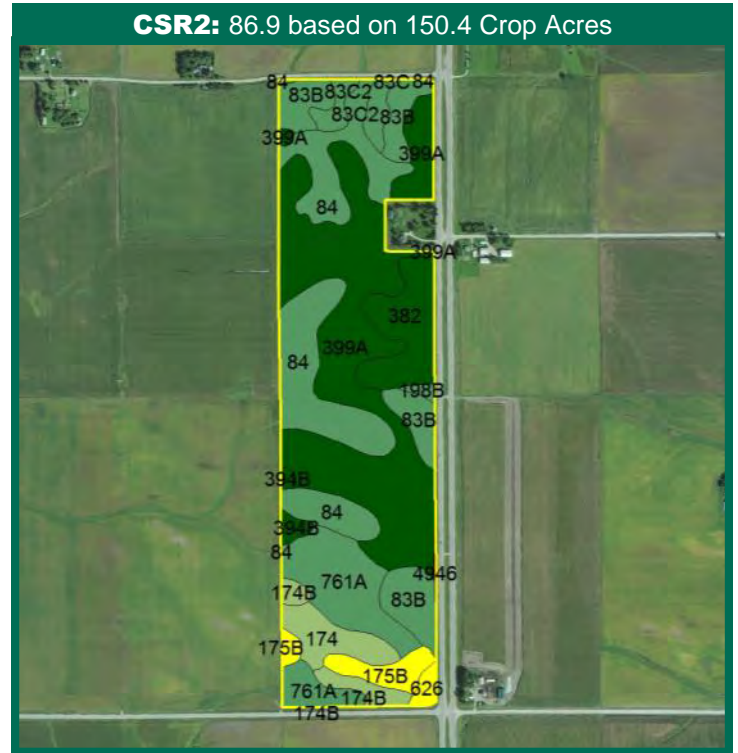
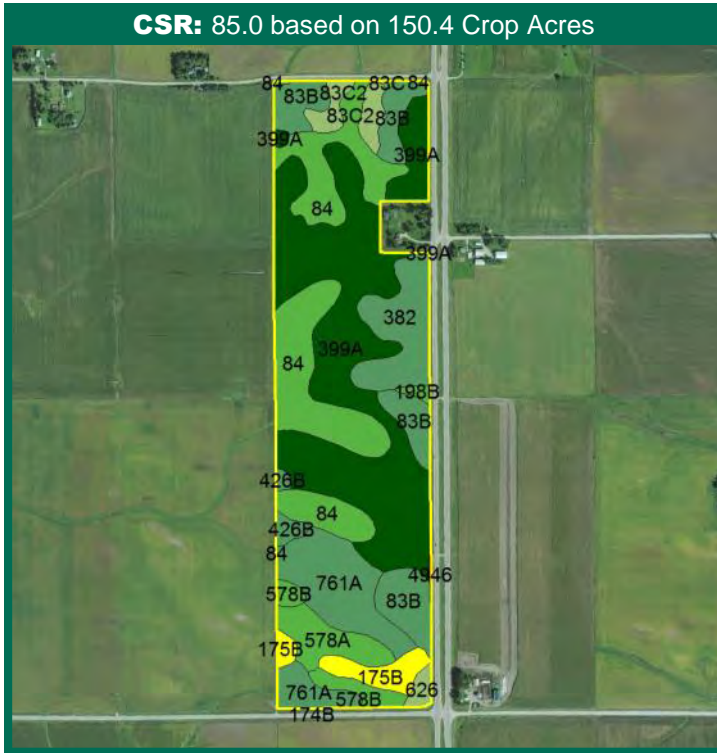
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.



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Soil Maps



Measured Tillable Acres		150.4	Avg. CSR *85.0		Avg. CSR2* 86.9	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
578A\174	Waukee/Bolan loam, 0 to 2 percent	79	70	4.2%	Ils	6.26
578B\174B	Waukee/Bolan loam, 2 to 5 percent	74	64	2.3%	Ils	3.52
175B	Dickinson fine sandy loam, 2 to 5	55	51	3.3%	Ille	4.96
198B	Floyd loam, 1 to 4 percent slopes	76	89	0.4%	Ilw	0.58
382	Maxfield silty clay loam	90	94	7.4%	Ilw	11.14
426B/394B	Aredale/Ostrander loam, 2 to 5	85	91	1.0%	Ile	1.56
399A	Readlyn loam, 1 to 3 percent slopes	92	91	36.0%	Iw	54.20
626	Hayfield loam, 0 to 2 percent slopes,	67	53	0.8%	Ils	1.2
761A	Franklin silt loam, 0 to 2 percent	90	90	11.2%	Iw	16.9
83B	Kenyon loam, 2 to 5 percent slopes	87	90	10.4%	Ile	15.6
83C	Kenyon loam, 5 to 9 percent slopes	72	85	0.2%	Ille	0.2
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	2.7%	Ille	4.0
84	Clyde silty clay loam, 0 to 3 percent	77	88	19.8%	Ilw	29.8

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 85.0.

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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