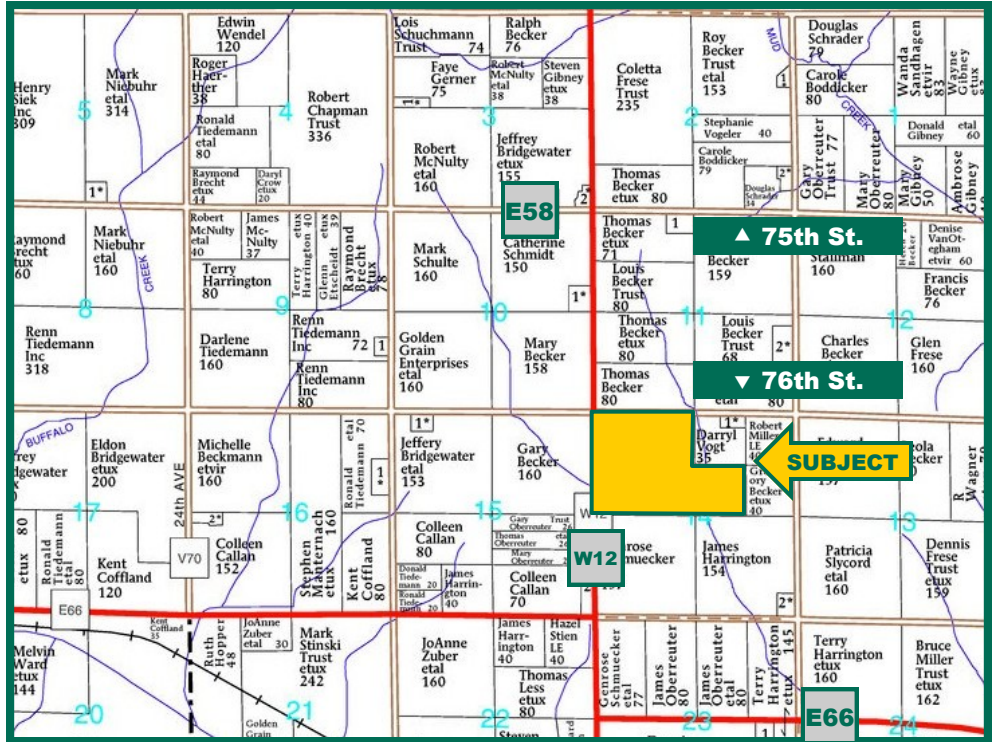


**196 Acres,  
m/l,  
Benton  
County, IA**



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

**Date: Thurs., Jan. 21, 2016**

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

**Auction Site:**

Atkins Memorial Hall

**Address:**

89 Main Avenue  
Atkins, IA 52206

## Property Information

### Location

Located 2 miles north of Watkins.

### Legal Description

NW ¼ and SW ¼ of NE ¼ Section 14,  
Township 82 North, Range 10 West of the  
5<sup>th</sup> P.M. located in St. Clair Township,  
Benton County, IA

### Real Estate Tax

Taxes Payable 2015-2016: \$5,108

Net Taxable Acres: 191.52

Tax per Net Taxable Acre: \$26.67

### FSA Data

Farm Number 4723, Tract# 2020

Crop Acres: 187.4

Corn Base: 91.4 Acres

Corn PLC Yield: 156 Bu.

Bean Base: 91.4 Acres

Bean PLC Yield: 50 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Colo-Ely and Tama. See soil maps for detail.

- **CSR2:** 83.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 82.8 per County Assessor, based on net taxable acres.

### Buildings/Improvements

27x18 Grain Bin

42x15 Grain Bin

### Drainage

Tile maps provided upon request.

### Water & Well Information

None

Lawain J. Biermann, AFM  
Licensed Salesperson - IA, MN  
319.234.1949  
LawainB@Hertz.ag

340 Tower Park Drive  
P.O. Box 2396  
Waterloo, IA 50704  
www.Hertz.ag

Troy R. Louwagie, ALC  
Licensed Broker in IA, IL  
319-895-8858  
TroyL@Hertz.ag

# Aerial Photo

## Comments

High quality farm located on hard surface road.

## 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

Anne Beeson Purdy, LLC

### Agency

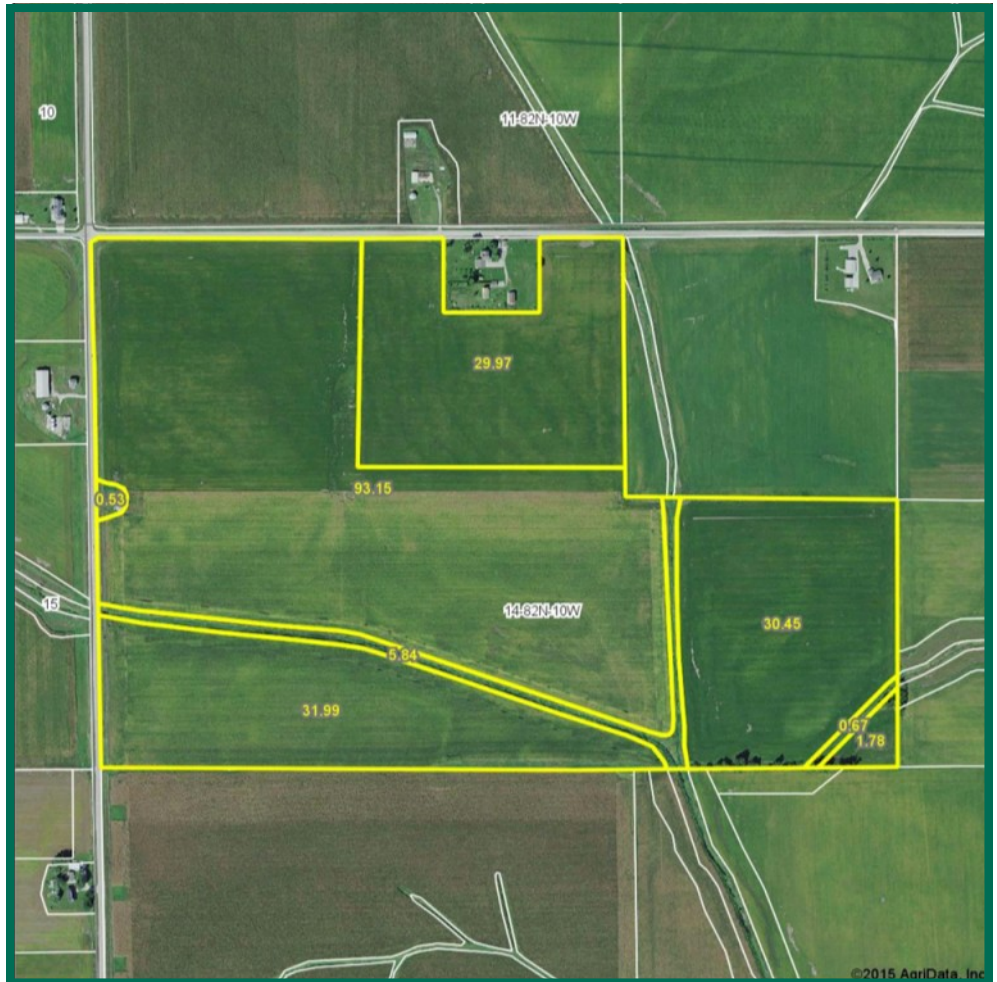
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

### 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 February 24, 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 subject to the existing lease which expires March 1, 2016. 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.



*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.*

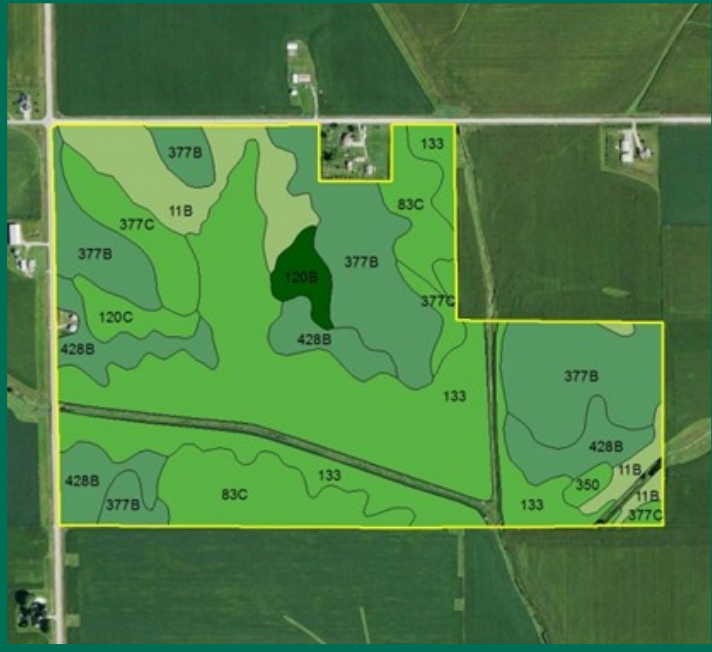
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Licensed Salesperson - IA, MN  
319.234.1949  
[LawainB@Hertz.ag](mailto:LawainB@Hertz.ag)

340 Tower Park Drive  
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Waterloo, IA 50704  
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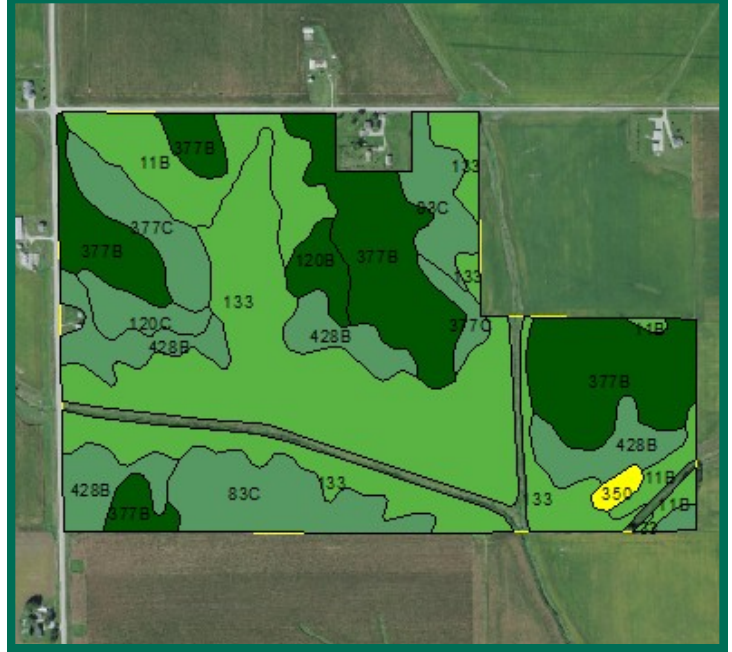
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# Soil Maps

**CSR: 81.4 based on 187.4 Crop Acres**



**CSR2: 83.1 based on 187.4 Crop Acres**



Measured Tillable Acres		187.4	Avg. CSR		81.4	Avg. CSR2*		83.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	68	73	9.4%	llw	17.61		
120B	Tama silty clay loam, 2 to 5 percent	95	95	1.8%	lle	3.44		
120C	Tama silty clay loam, 5 to 9 percent	80	90	2.1%	llle	3.85		
133	Colo silty clay loam, 0 to 2 percent	80	74	34.7%	llw	65.04		
350	Waukegan silt loam, 0 to 2 percent	73	60	0.6%	lls	1.21		
377B	Dinsdale silty clay loam, 2 to 5	90	95	24.4%	lle	45.74		
377C	Dinsdale silty clay loam, 5 to 9	75	90	5.5%	llle	10.27		
428B	Ely silt loam, 2 to 5 percent slopes	88	87	11.3%	lle	21.09		
83C	Kenyon loam, 5 to 9 percent slopes	72	85	10.2%	llle	19.10		

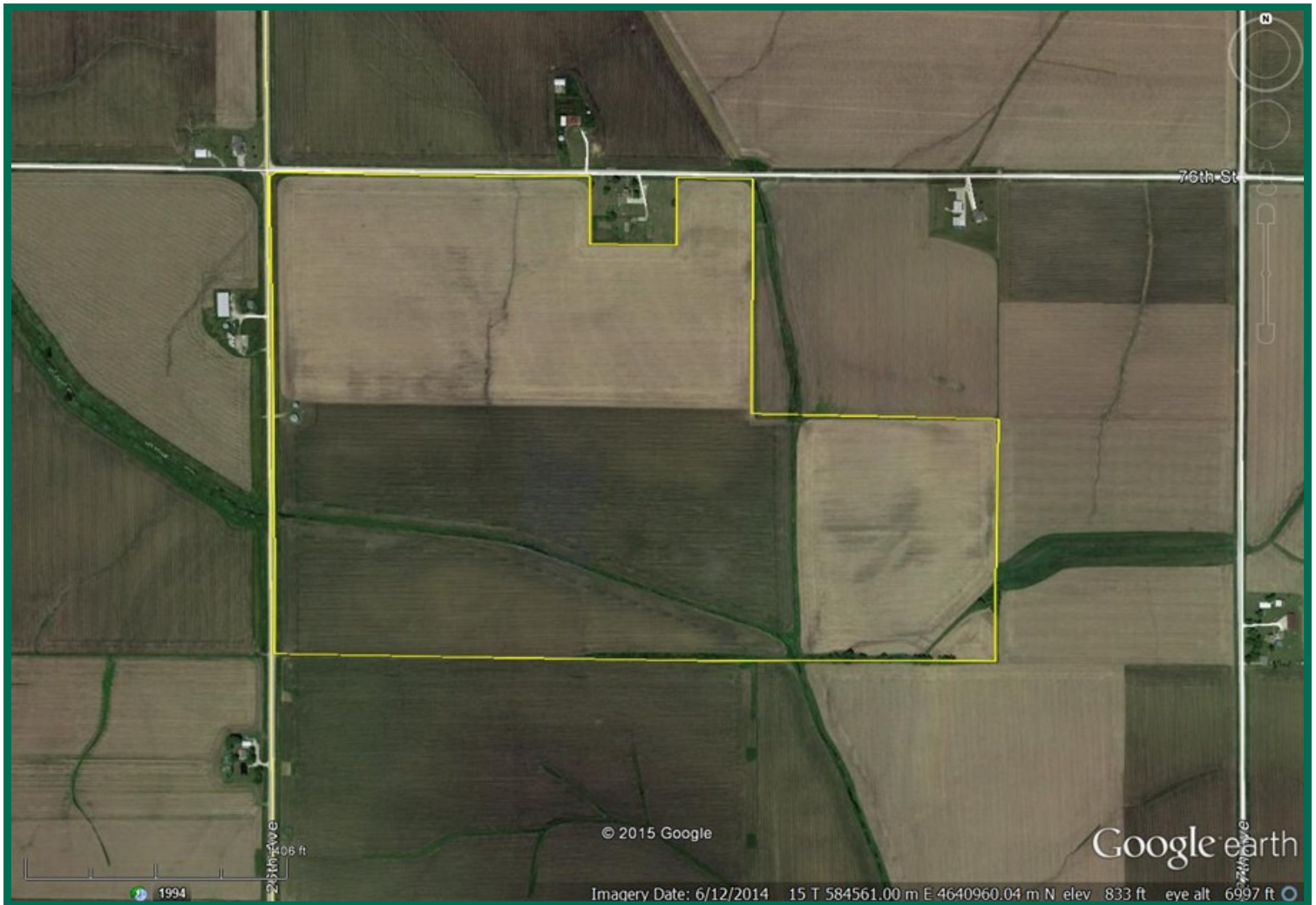
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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# Google Earth Map



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