

90.74 Acres, m/l, Union County, IA



Date: Thur. Sept. 8, 2016

Time: 10:00 a.m.

Auction Site:

Supertel Inn & Conference Center

Address:

800 Laurel St.

Creston, IA 50801

Parcel 'E' and Except Parcel 'F'; SW¼ NE¼ and the SE¼ NE¼ Except Parcel 'B', all in Section 10, Township 72 North, Range 31 West of the 5th p.m. (Douglas Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2016-2017: \$1,788.00

Est. Net Taxable Acres: 90.74

Est. Tax per Net Taxable Acre: \$19.70

CRP Contracts

None

Soil Types/Productivity

Primary soils are Adair-Shelby and Nira-Sharpsburg. See soil map for detail.

• **CSR2:** 73.7 per 2016 AgriData, Inc., based on est. FSA crop acres.

• **CSR:** 65.2 per 2016 AgriData, Inc., based on est. FSA crop acres.

Property Information

Location

1/2 mile west of Creston on 170th St., then 1/8 mile south on Dogwood Ave.

Property lies on the east side of Dogwood Ave.

Legal Description

NE¼ NE¼ Except the E 11.75 acres and Except Parcel 'F'; NW¼ NE¼ Except

FSA Data

Part of Farm Number 2349, Tract 203

Crop Acres: 81.9*

Corn Base: 41.27 Ac.*

Corn PLC Yield: 130 Bu.

Bean Base: 30.93 Ac.*

Bean PLC Yield: 38 Bu.

**Crop Acres and Bases are estimated.*

Final acres and bases will be determined by the local FSA office.

Land Description

Undulating to rolling.

Buildings/Improvements

None

Drainage

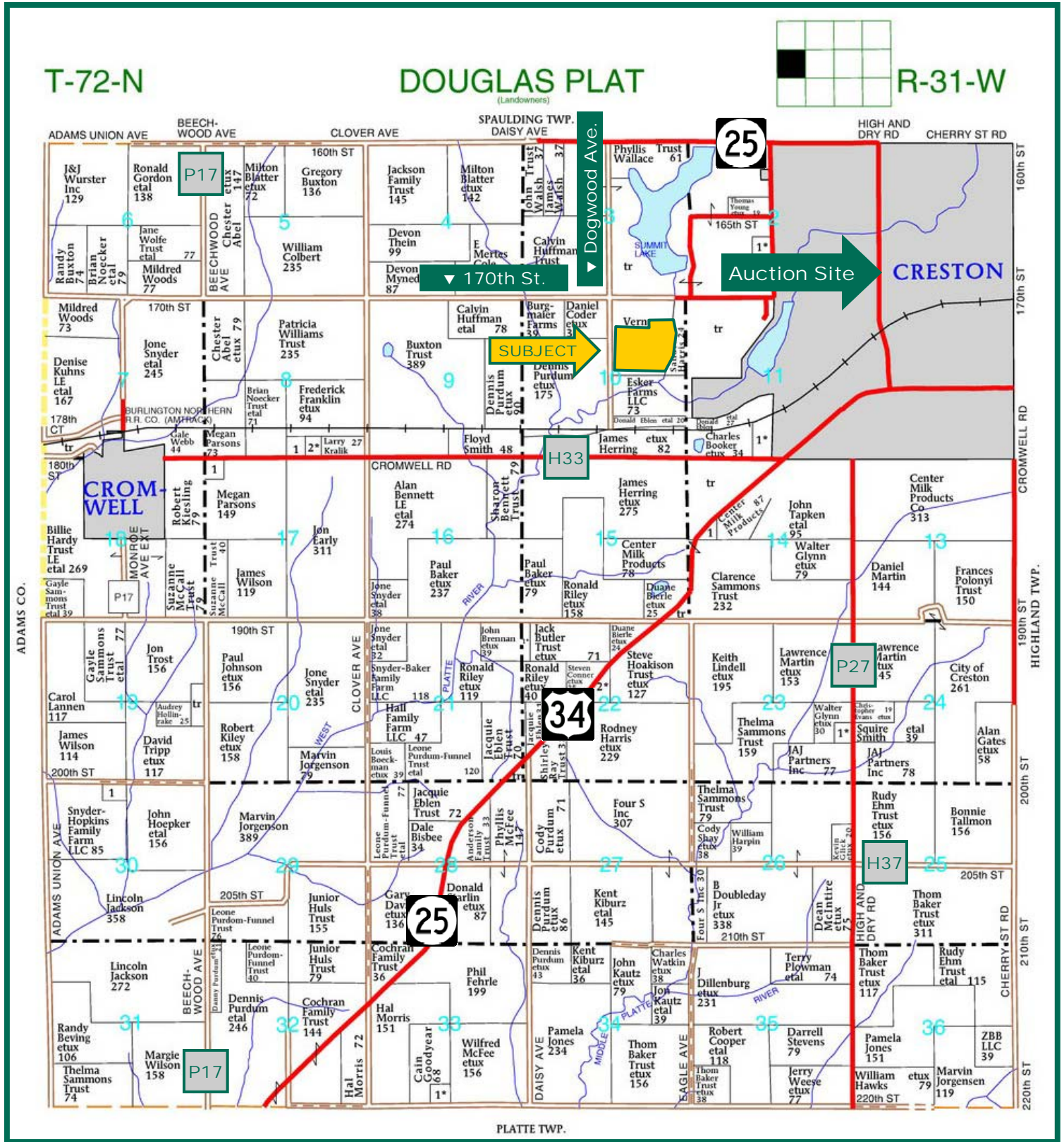
Natural, drains well to creek.

Water & Well Information

None

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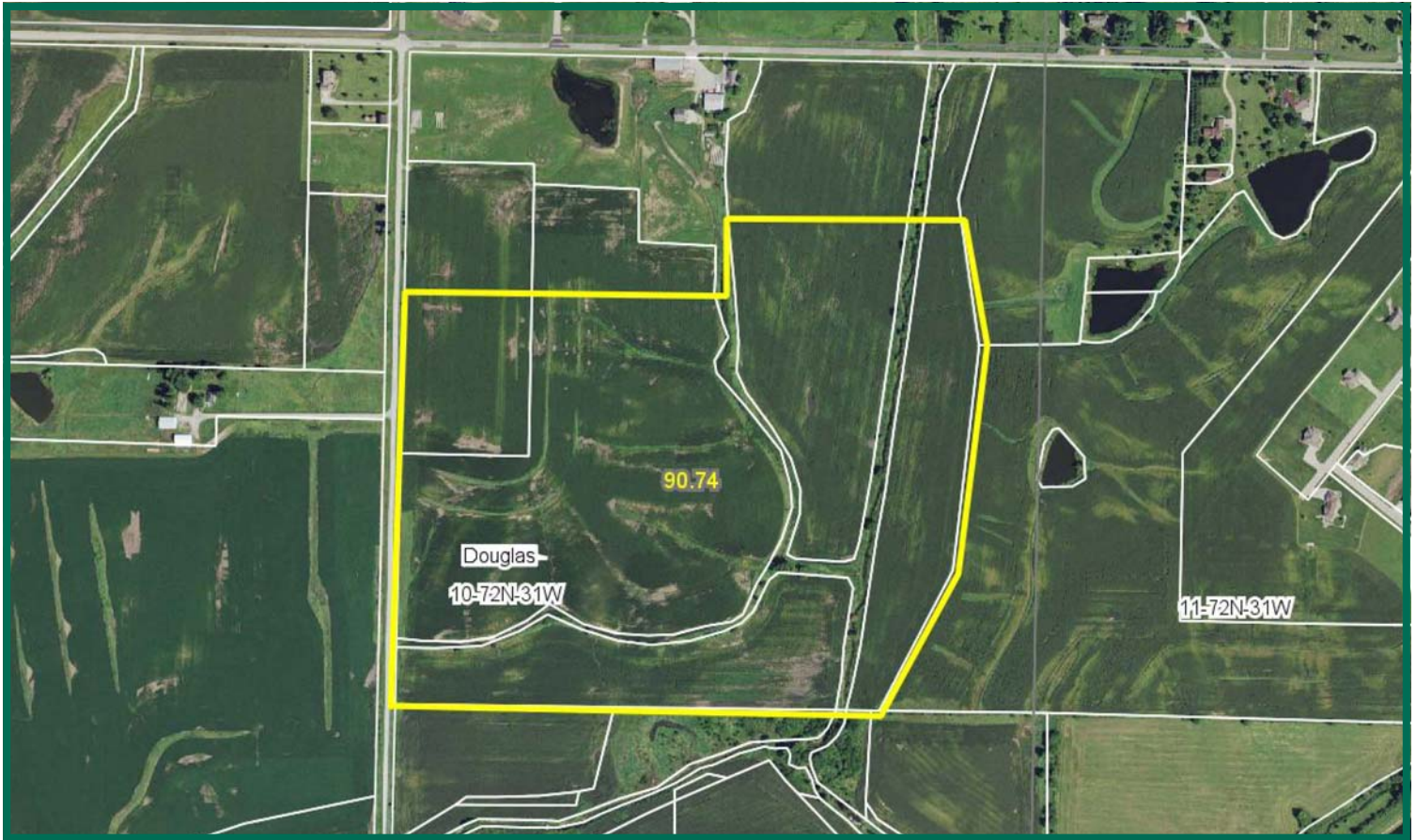
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Comments

High quality, well-maintained farm. CSR2 rating is substantially higher than county average.

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

Verna M. Bailey Revocable 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 October 20, 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 December 1, 2016. Taxes will be prorated to October 20, 2016.

Announcements

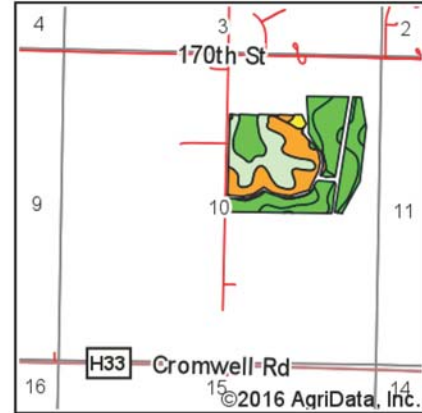
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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



State: Iowa
 County: Union
 Location: 10-72N-31W
 Township: Douglas
 Acres: 81.9
 Date: 7/8/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA175, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	17.13	20.9%		IVe	32	25
371C	Nira-Sharpsburg silty clay loams, 5 to 9 percent slopes	17.05	20.8%		IIIe	79	69
212	Kennebec silt loam, 0 to 2 percent slopes	16.75	20.5%		Iw	92	86
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	14.96	18.3%		IIe	82	68
8B	Judson silty clay loam, 2 to 5 percent slopes	7.27	8.9%		IIe	92	82
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	7.06	8.6%		IIe	90	87
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.10	1.3%		IIIe	46	48
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.58	0.7%		IVw	34	25
Weighted Average						73.7	65.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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