

149.18 Acres,
m/l, Grundy
County, IA



Date: Wed, Sept. 14, 2016

Time: 10:00 a.m.

Auction Site:

Reinbeck Memorial Building

Address:

208 Broad. St.

Reinbeck, IA 50669

Property Information

Location

Property is 4 miles north of Reinbeck, or 4 miles south of Dike. From Dike take U Ave. (Co. Rd. T55) south 4 miles to 215th St. (Co. Rd. D35). Property lies on the SW side of the intersection of U Ave. and 215th St..

Legal Description

SE $\frac{1}{4}$, Except Parcel 577A, in Section 31, Township 88 North, Range 15 West of the 5th p.m. (Grant Township).

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,960

Net Taxable Acres: 149.18

Tax per Net Taxable Acre: \$26.55

FSA Data

Farm Number 5103, Tract 8361

Crop Acres: 147.06 NHEL

Corn Base: 73.0 Ac.

Corn PLC Yield: 161 Bu.

Bean Base: 73.1 Ac.

Bean PLC Yield: 54 Bu.

Farm enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama and Sawmill-Garwin. See soil map for detail.

• **CSR2:** 88.1 per 2016 AgriData, Inc., based on FSA crop acres.

• **CSR:** 89.9 per 2016 AgriData, Inc., based on FSA crop acres.

• **CSR:** 89.89 per County Assessor, based on net taxable acres.

Land Description

Gently to moderately sloping

Buildings/Improvements

None

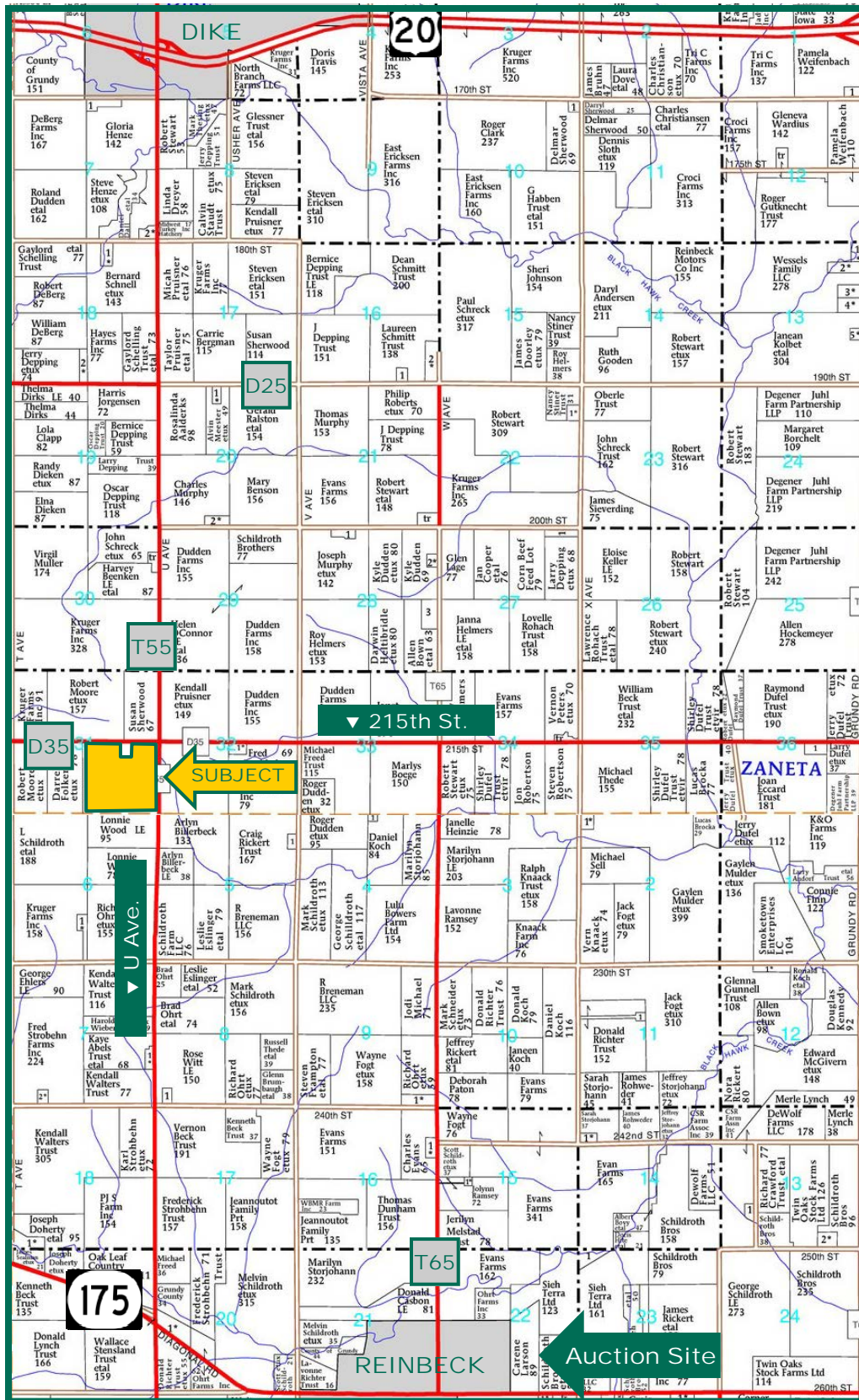
Drainage

Natural, plus tile. No maps available

Water & Well Information

None known.

Plat Map: Black Hawk & Grant Townships



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

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800-593-5263 or 515-382-1500

415 S. 11th St.

Nevada, IA 50201-0500

www.Hertz.ag

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 149.18 Acres
- Seller reserves the right to refuse any and all bids.

Seller

Debora & Steven Fitzgerald; Bruce Thede & JohnnyMcGee

Agency

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

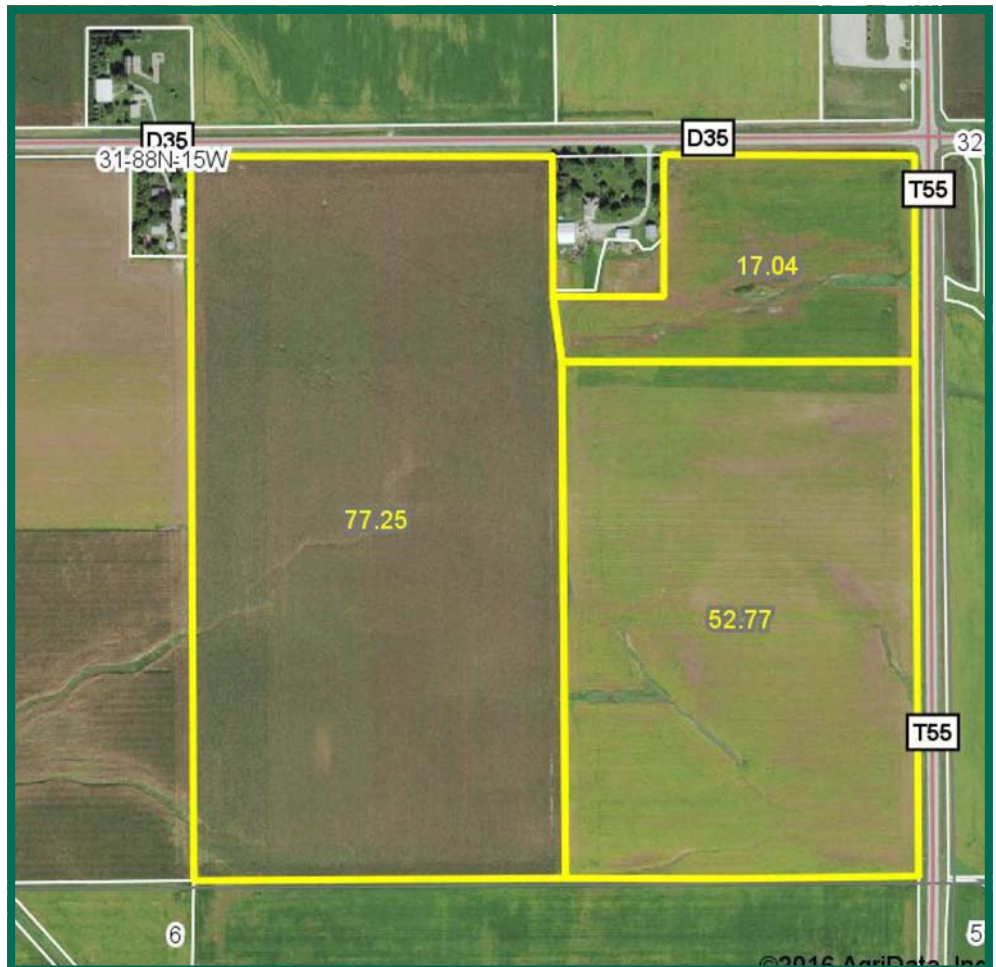
Terms of Possession

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 28, 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, 2017. Taxes will be prorated to October 28, 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.

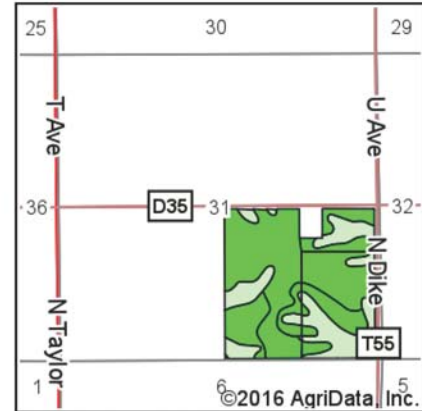
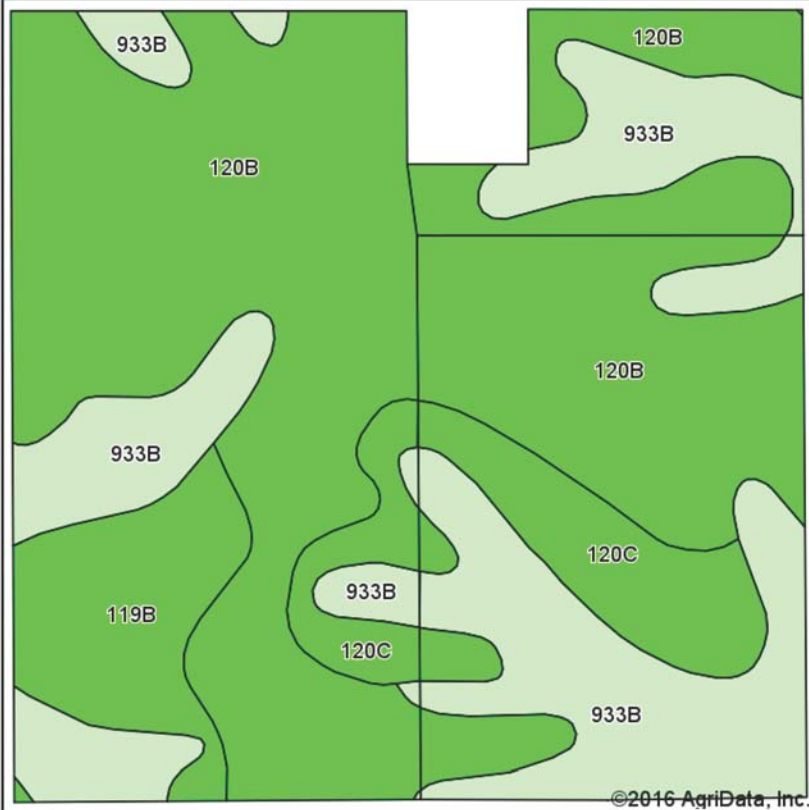
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Soil Map



State: Iowa
 County: Grundy
 Location: 31-88N-15W
 Township: Grant
 Acres: 147.06
 Date: 8/5/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA075, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	81.73	55.6%			Ile	95 95
933B	Sawmill-Garwin silty clay loams, 1 to 4 percent slopes	39.96	27.2%			IIw	78 75
120C	Tama silty clay loam, 5 to 9 percent slopes	14.07	9.6%			IIIe	90 80
119B	Muscatine silty clay loam, 2 to 5 percent slopes	11.30	7.7%			Ile	95 95
Weighted Average							89.9 88.1

Area Symbol: IA075, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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