

119 Acres, m/l, in 2 Parcels
Jasper County, IA

Date: Wed., Oct. 19, 2016

Time: 10:00 a.m.

Auction Site:

Boulders Inn & Suites

Address:

4222 S. 22nd Ave. E.
Newton, IA 50208

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Bidding will be \$/Acre
- Seller reserves the right to refuse any and all bids.
- If parcels are sold to separate buyers, a survey will be conducted and the final sale price will be based on actual surveyed net taxable acres.

Seller

Caylor-Campbell Farm Trust

Agency

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

Terms of Possession

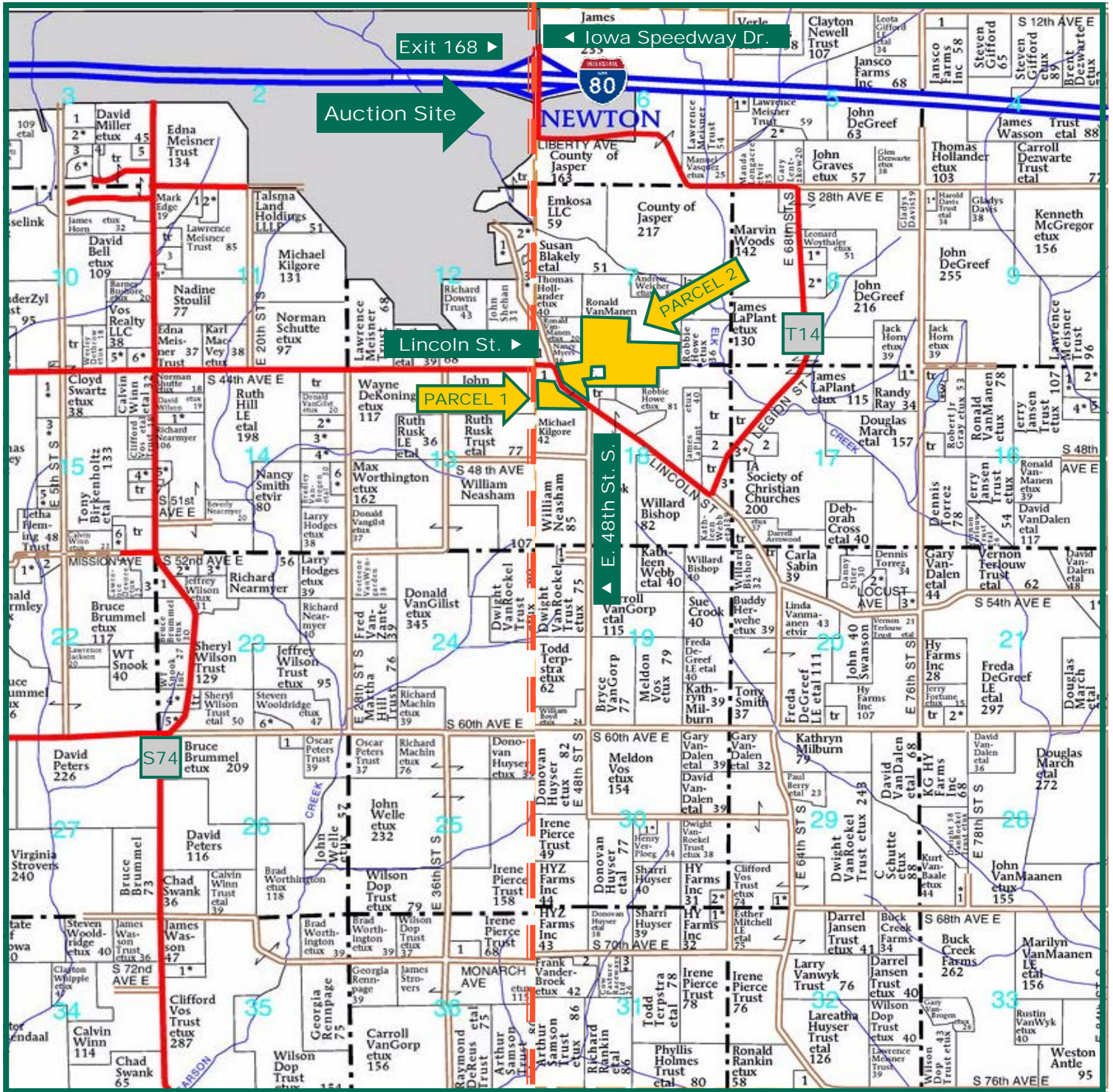
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 30, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be given at settlement subject to the existing lease which expires February 28, 2017. Taxes will be prorated to November 30, 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.

Plat Map: Buena Vista & Palo Alto Townships



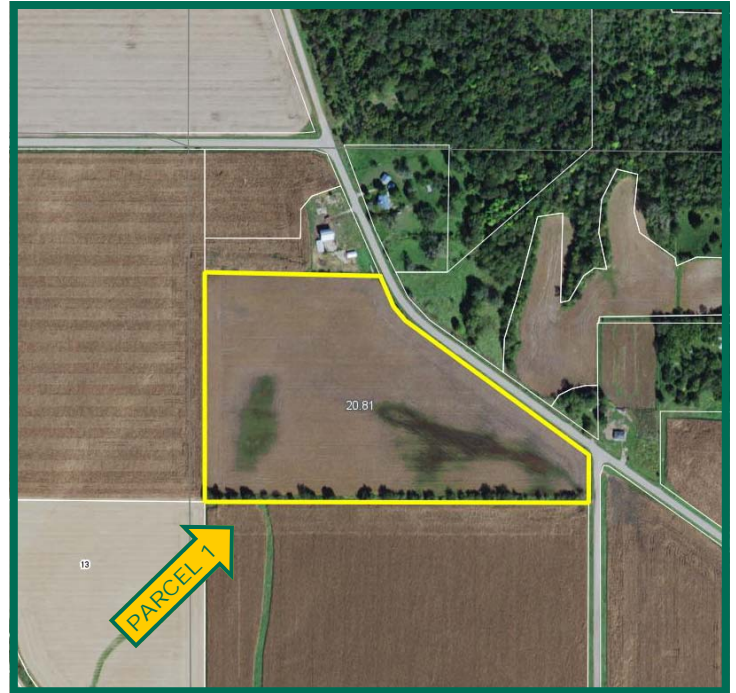
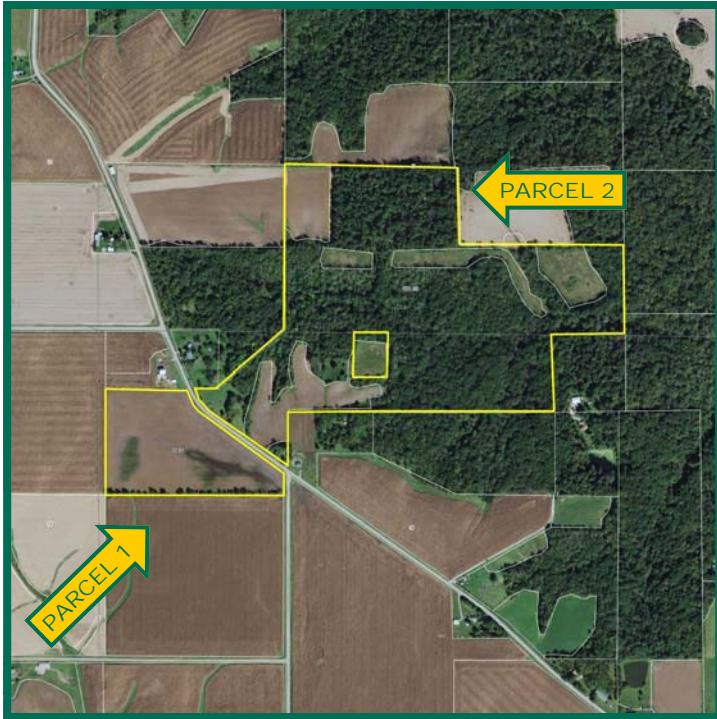
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Aerial Photo: Parcel 1



Property Information

Parcel 1 - 20.81 Acres, m/l

Location

Take I-80 Exit 168, east of Newton, and proceed south one mile on Iowa Speedway Dr. to Lincoln St., then follow Lincoln St. East and south one mile to E. 48th St. S.

Legal Description

Part of Lot 2 in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 79 North, Range 18 West lying west of Lincoln St. (Buena Vista Twp.)

Estimated Real Estate Tax

Taxes Payable 2016-2017: \$697.00*

Net Taxable Acres: 20.81

Tax per Net Taxable Acre: \$33.49*

**Parcel is part of a larger tax parcel.*

Taxes have been estimated. County Assessor/Treasurer will determine final Real Estate Taxes.

FSA Data

Part of Farm Number 4948, Tract 3375

Crop Acres: 21.8*

Corn Base: 12.12 Ac.*

Corn PLC Yield: 137 Bu.

Bean Base: 9.68 Ac.*

Bean PLC Yield: 43 Bu.

Enrolled in ARC-CO

**Parcel is part of a larger FSA farm.*

Crop and base acres are estimated. Final crop and base acres will be determined by local FSA office.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Garwin, Muscatine and Tama. See soil map for detail.

- **CSR2:** 94.1 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 94.6 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 86.06 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Water & Well Information

None known

Survey

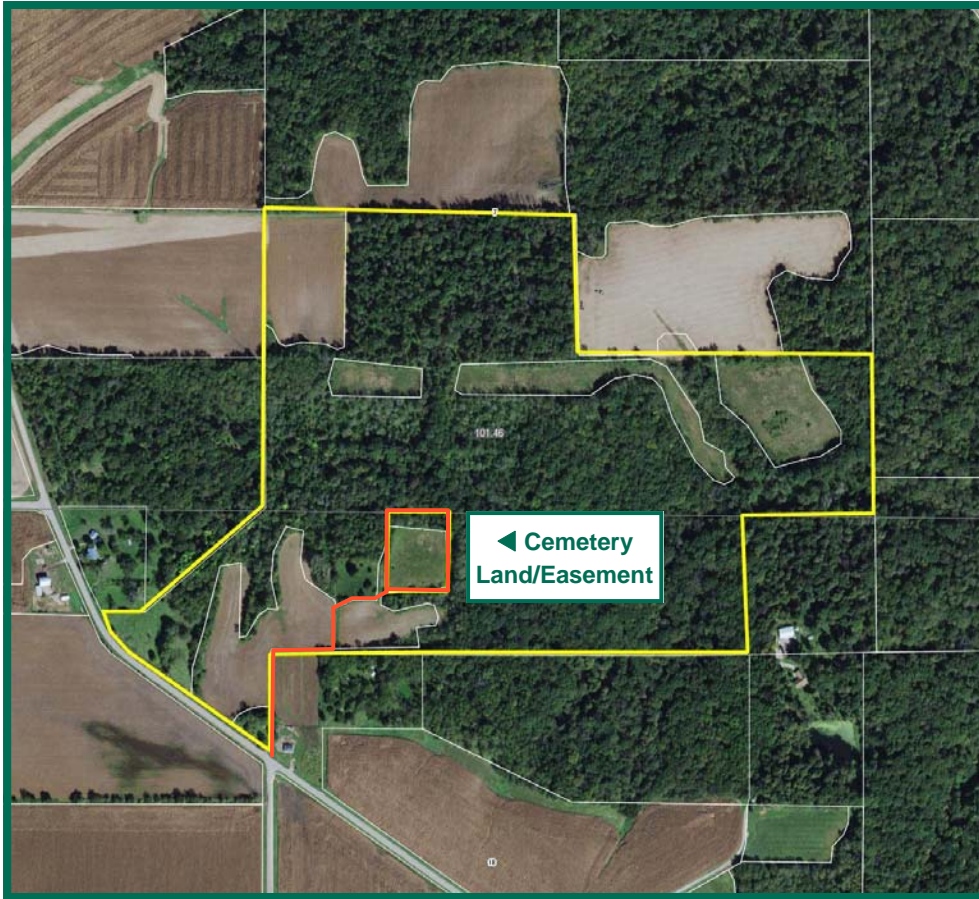
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Aerial Photo: Parcel 2



CRP Contracts

None

Soil Types/Productivity

Primary soils are Downs, Killduff and Gara. See soil map for detail.

- **CSR2:** 67.5 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 65.7 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 49.85 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep

Buildings/Improvements

None

Water & Well Information

None known

Survey

If parcels are sold to separate buyers, a survey will be conducted and the final sale price will be based on actual surveyed net taxable acres.

Comments

Farm has an estimated 24.01 crop acres with remaining acres in timber. There is an easement for access to the cemetery on the southern portion of this property.

Property Information Parcel 2 - 98.19 Acres, m/l Location

Take I-80 Exit 168, east of Newton, and proceed south one mile on Iowa Speedway Dr. to Lincoln St., then follow Lincoln St. East and south one mile to E. 48th St. S.

Legal Description

Part of Lot 2 in the NW Fr. 1/4 NW1/4 lying east of Lincoln St.; Lot 2 in the NW1/4 NE1/4 and the N1/2 NE1/4 NW1/4 EXCEPT Lot 7 (Cemetery) all in Section 18, Township 79 North, Range 18 West of the 5th p.m. AND SE1/4 SW1/4, S1/2 SW1/4 SE1/4 all in Section 7, Township 79 North, Range 18 West of the 5th p.m. (Buena Vista Twp.)

Estimated Real Estate Tax

Taxes Payable 2016-2017: \$1,905.00*
Net Taxable Acres: 98.19

Tax per Net Taxable Acre: \$19.40*

**Parcel is part of a larger tax parcel. Taxes have been estimated. County Assessor/Treasurer will determine final Real Estate Taxes.*

FSA Data

Part of Farm Number 4948, Tract 3375

Crop Acres: 21.13*

Corn Base: 11.74 Ac.*

Corn PLC Yield: 137 Bu.

Bean Base: 9.39 Ac.*

Bean PLC Yield: 43 Bu.

Enrolled in ARC-CO

**Parcel is part of a larger FSA farm.*

Crop and base acres are estimated. Final crop and base acres will be determined by local FSA office.

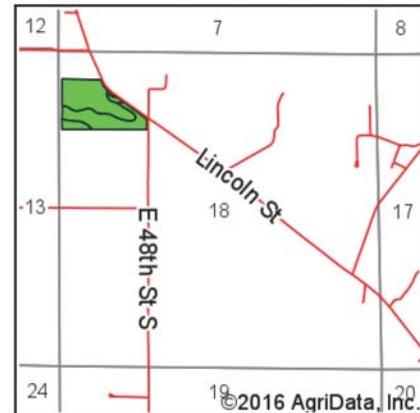
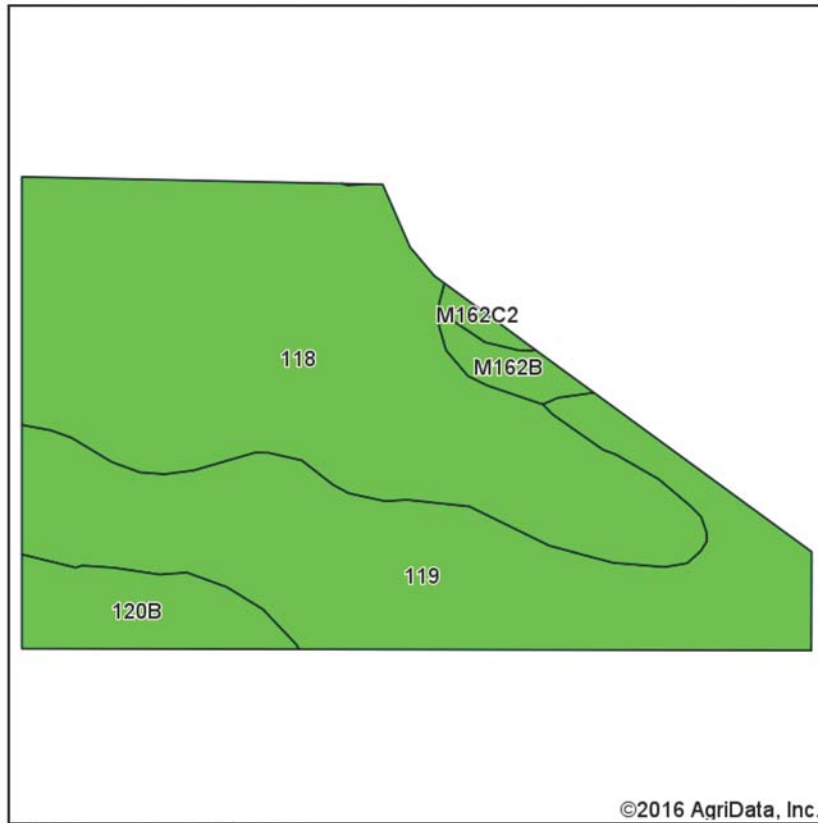
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Soil Map: Parcel 1



State: Iowa
 County: Jasper
 Location: 18-79N-18W
 Township: Buena Vista
 Acres: 20.81
 Date: 9/8/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
118	Garwin silty clay loam, 0 to 2 percent slopes	10.93	52.5%		IIw	90	93
119	Muscatine silty clay loam, 0 to 2 percent slopes	7.91	38.0%		Iw	100	98
120B	Tama silty clay loam, 2 to 5 percent slopes	1.40	6.7%		IIe	95	93
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.41	2.0%		IIe	90	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.16	0.8%		IIIe	82	
Weighted Average						94.1	*-

Area Symbol: IA099, Soil Area Version: 20

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

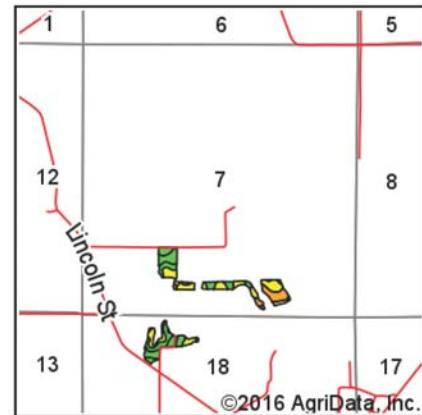
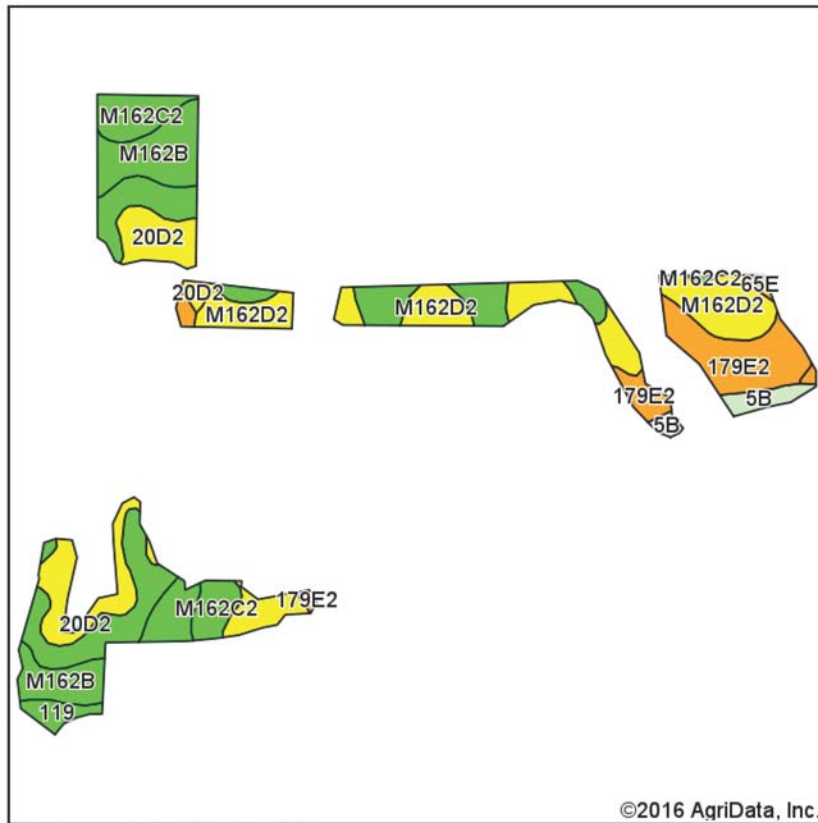
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Soil Map: Parcel 2



State: Iowa
 County: Jasper
 Location: 18-79N-18W
 Township: Buena Vista
 Acres: 21.13
 Date: 9/12/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	6.34	30.0%		IIIe	82	
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	4.18	19.8%		IVe	57	
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	3.38	16.0%		IIIe	55	63
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.36	15.9%		Ile	90	
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	2.70	12.8%		VIe	32	33
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.58	2.7%		IIw	79	68
119	Muscataine silty clay loam, 0 to 2 percent slopes	0.43	2.0%		Iw	100	98
65E	Lindley loam, 14 to 18 percent slopes	0.16	0.8%		VIe	29	30
Weighted Average						67.5	*-

Area Symbol: IA099, Soil Area Version: 20

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*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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