



77 Acres, m/l, Story County, IA

Date: Fri., November 4, 2016

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

80 S. 4th St.

McCallsburg, IA 50154

Property Information

Location

3 miles south of McCallsburg on Co. Rd. S27 (660th Ave.), then east 2 miles on 160th St. Property lies on the north side of 160th St. and the west side of 680th Ave.)

Legal Description

E½ SE¼ Except Parcel 'A' all in Section 36, Township 85 North, Range 22 West of the 5th p.m. (Warren Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,964.00

Net Taxable Acres: 74.32

Tax per Net Taxable Acre: \$26.43

FSA Data

Farm Number 1782, Tract 2524

Crop Acres: 73.3 Ac., classified NHEL

Corn Base: 38.0 Ac.

Corn PLC Yield: 170 Bu.

Bean Base: 35.3 Ac.

Bean PLC Yield: 44 Bu.

Farm enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. See soil map for detail.

• **CSR2:** 87.1 per 2016 AgriData, Inc., based on FSA crop acres.

• **CSR:** 85.8 per 2016 AgriData, Inc., based on FSA crop acres.

• **CSR:** 86.68 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

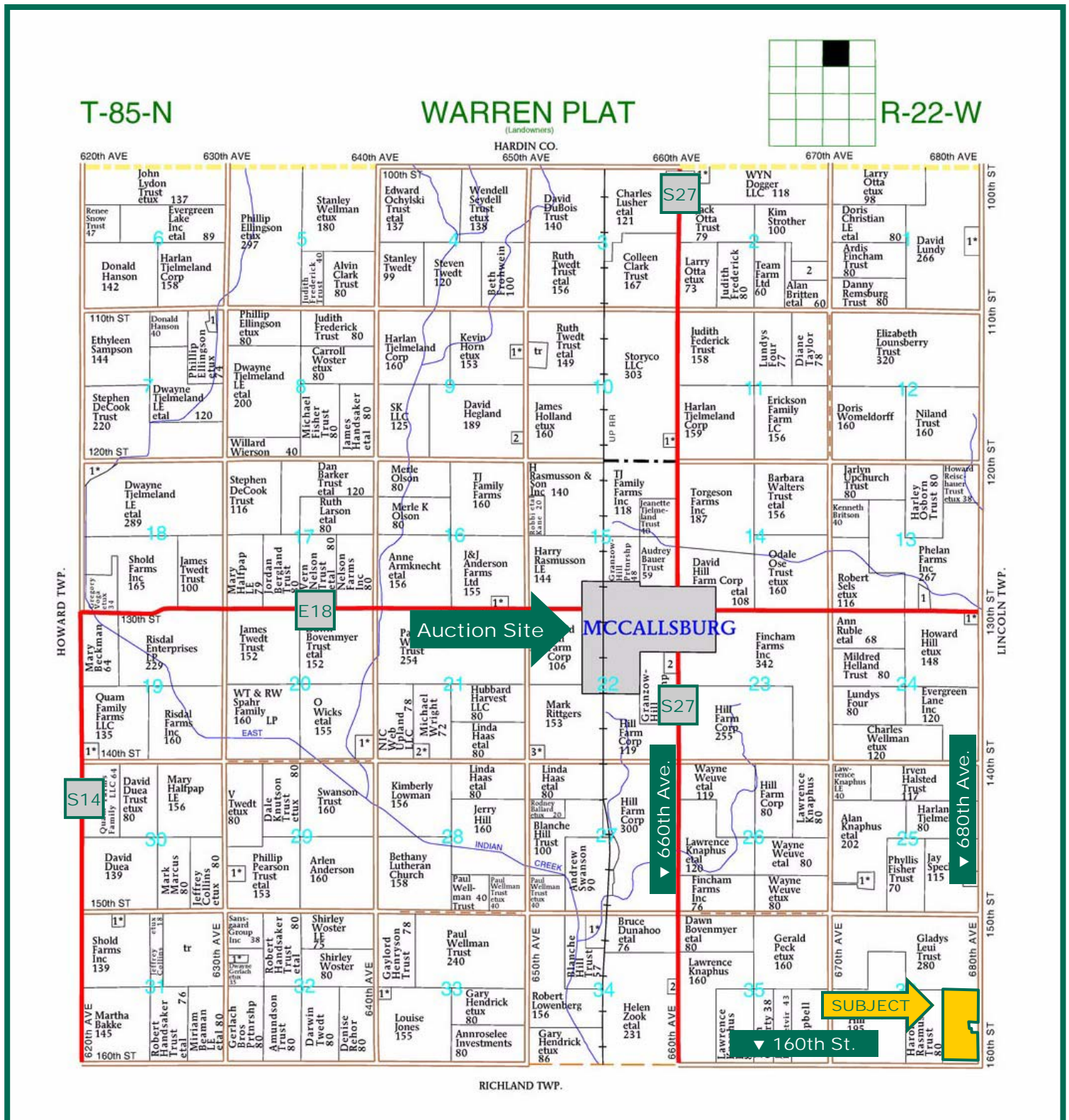
Buildings/Improvements

30' Grain Bin and 18' Grain Bin

Drainage

Natural plus tile. Farm is located in Drainage District Warren #60.

Plat Map

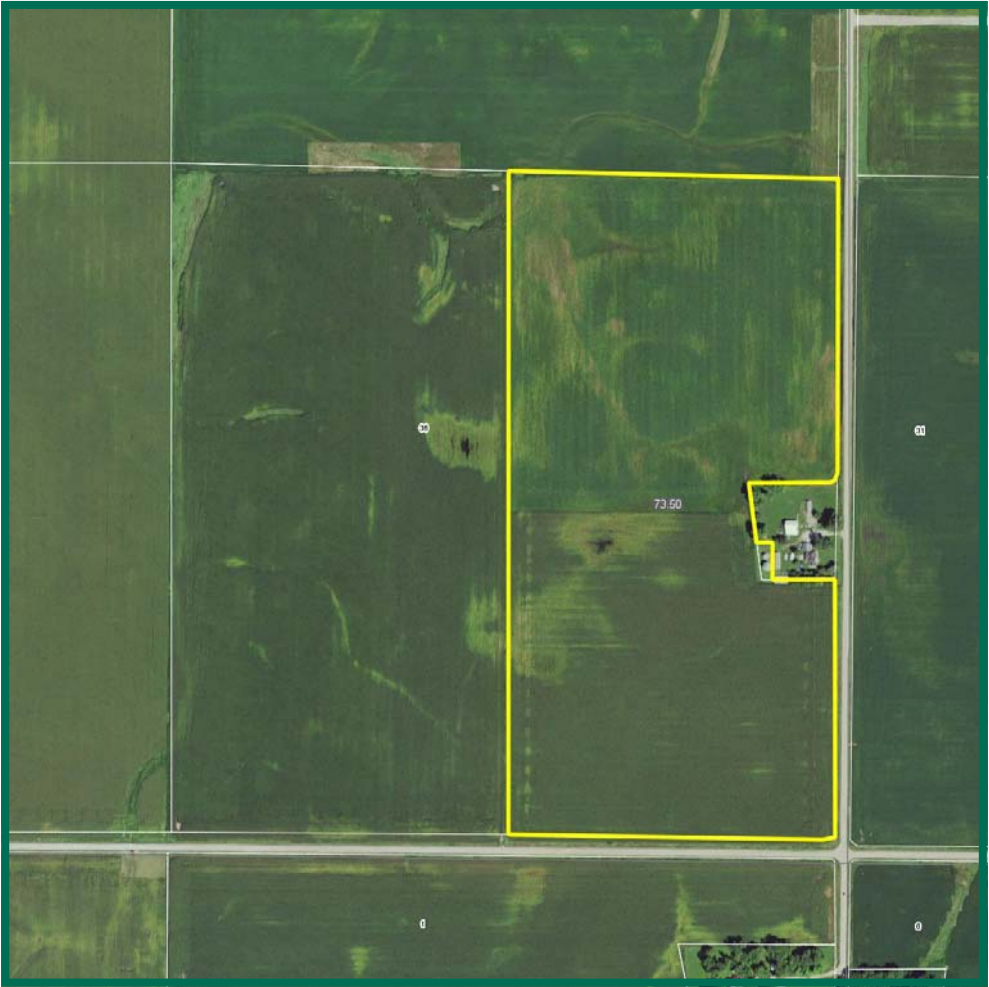


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Marv Huntroa, ALC
Licensed in IA, NE, MN & SD
MarvH@Hertz.ag

800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Aerial Photo



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will \$/acre x 77 gross acres.
- Seller reserves the right to refuse any and all bids.

Seller

Bernetta Woster

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 December 15, 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 upon completion of 2016 harvest. Taxes will be prorated to December 15, 2016.

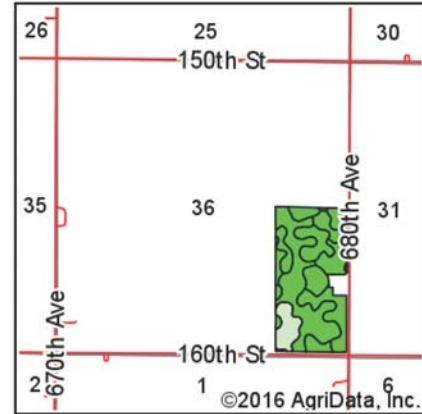
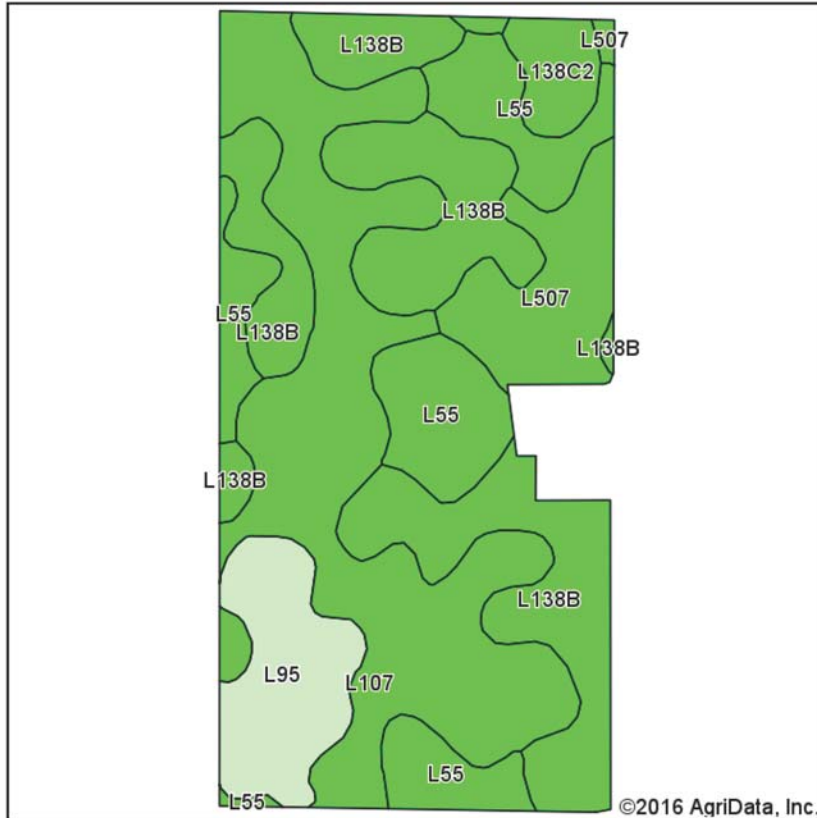
Announcements

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: Story
 Location: 36-85N-22W
 Township: Warren
 Acres: 73.5
 Date: 10/4/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	24.55	33.4%		IIw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	21.77	29.6%		IIe	88
L55	Nicollet loam, 1 to 3 percent slopes	11.99	16.3%		Ie	91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.77	9.2%		IIw	75
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.26	8.5%		IIw	87
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.16	2.9%		IIIe	83
Weighted Average						87.1

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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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