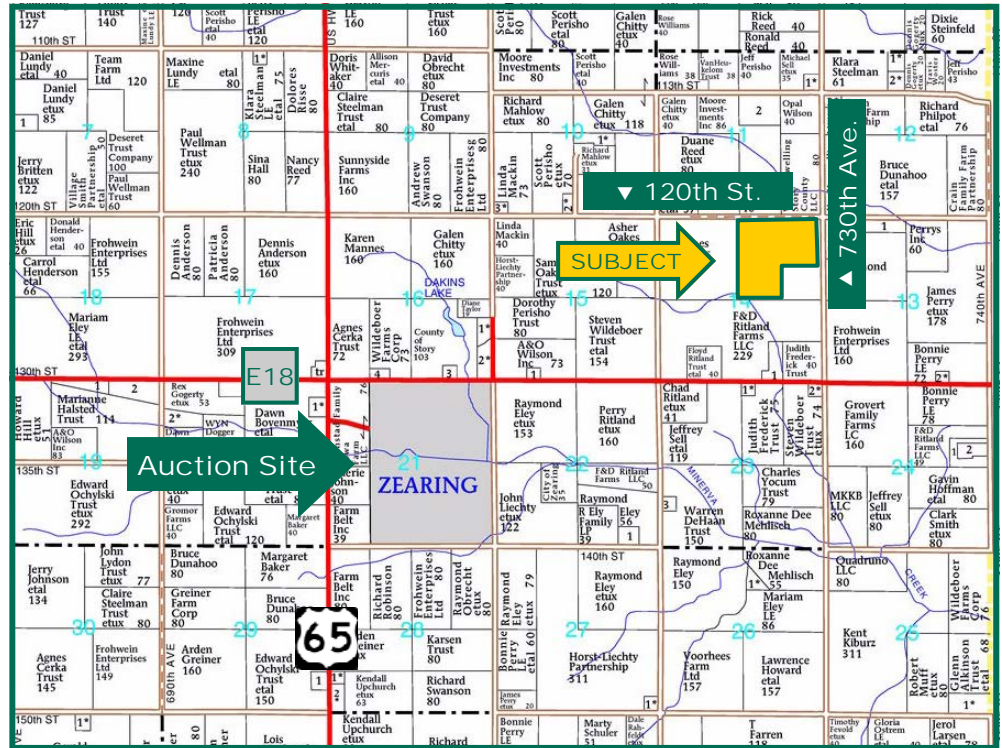


120 Acres, m/I,
Story County,
IA



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

Date: Tues., Nov. 22, 2016
Time: 10:00 a.m.
Auction Site:
 Dakins Community Center
Address:
 105 W. Main St.
 Zeoring, IA 50278

Property Information

Location

Property is located 2½ miles NE of Zeoring. From Zeoring go east on Co. Rd. E18. 2 miles to 730th Ave., then north to 120th St. Property lies SW of the intersection of 120th St. and 730th Ave.

Legal Description

N½ NE¼ and SW¼ NE¼ of Section 14,
 Township 85 North, Range 21 West of the
 5th p.m. (Lincoln Twp.)

Real Estate Tax

Taxes Payable : \$3,086
 Net Taxable Acres: 117
 Tax per Net Taxable Acre: \$26.38

FSA Data

Part of Farm Number 904, Tract 1192
 Crop Acres*: 116.4 NHEL
 Corn Base*: 84.75 Ac.
 Corn PLC Yield: 149 Bu.
 Bean Base*: 31.65 Bu.
 Bean PLC Yield: 52 Bu.
 Enrolled in ARC-CO

**Farm is part of a larger FSA Tract and will need to be split. Crop acres and bases are estimated. Local FSA office will determine final acres and bases.*

CRP Contracts

None

Soil Types/Productivity

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

- **CSR2:** 88.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 89.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 88.46 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None

Drainage

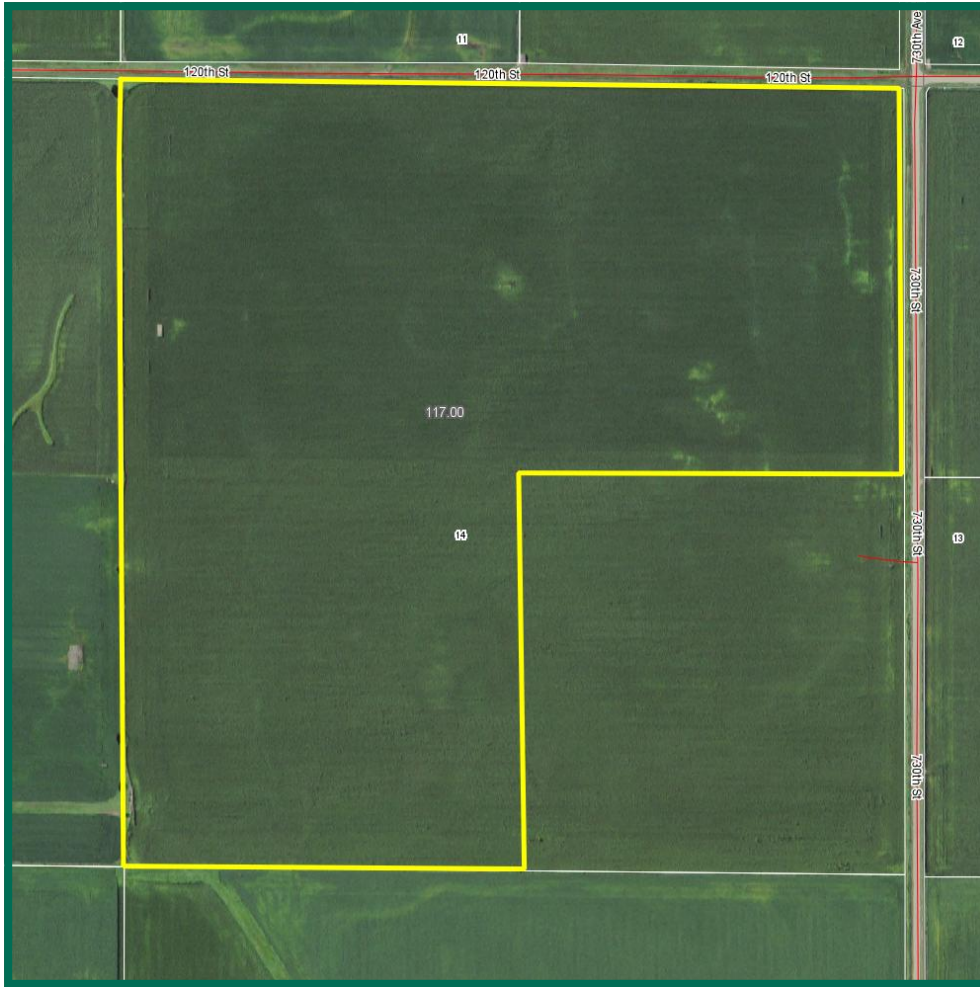
Natural plus tile. No maps currently.

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 Nevada, IA 50201-0500
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 ChrisS@Hertz.ag

Aerial Photo and Map



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 January 12, 2017 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 has been terminated and expires March 1, 2017. Taxes will be prorated to January 12, 2017.

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.

Water & Well Information

None known

Comments

Above average quality soils for the area.

Auction Information

Method of Sale

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

Seller

Delores Jones Estate

Agency

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

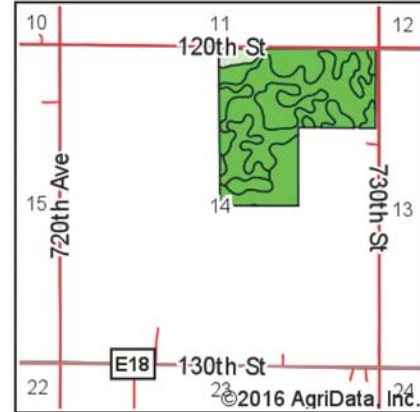
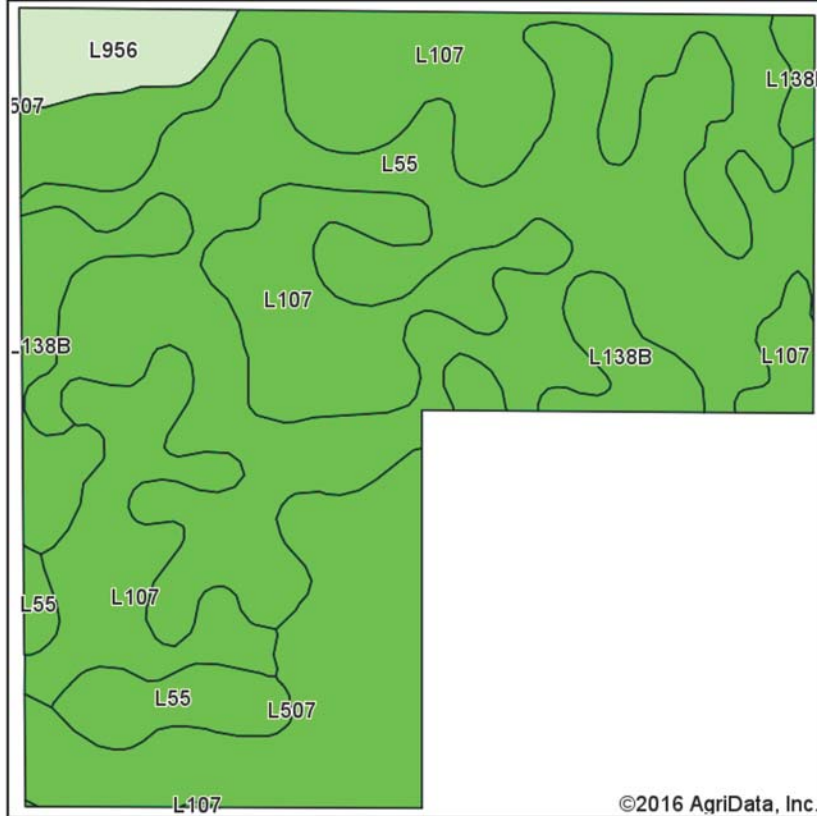
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Soil Map



State: Iowa
 County: Story
 Location: 14-85N-21W
 Township: Lincoln
 Acres: 116.4
 Date: 10/31/2016



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**
L55	Nicollet loam, 1 to 3 percent slopes	47.14	40.5%		le	91
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	40.13	34.5%		llw	88
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	16.20	13.9%		llw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.81	7.6%		lle	88
L956	Harp-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	4.12	3.5%		llw	69
Weighted Average						88.4

Area Symbol: IA169, Soil Area Version: 25

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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