

138.26 Acres, m/l, Dickinson County, IA



87.8 CSR2-High quality farm located southeast of Spirit Lake, Iowa

Date: Thur., Dec. 8, 2016

Time: 10:00 a.m.

Auction Site:

Community Room
Dickinson County Fairgrounds

Address:

1602 15th Street
Spirit Lake, IA 51360

Property Information

Location

From junction of Hwy 9 & 280th Ave. east of Spirit Lake, go 3.5 miles south, farm is on the east side of the road.

From intersection of Hwy 71 & A34 in Milford, go 5.5 east miles to 280th Ave. then 3 miles north, farm is on the northeast corner.

Legal Description

138.26 acres, m/l, located in the SW 1/4 of Section 19, T99N, R35W of the 5th p.m., Richland Twp, Dickinson County, Iowa.

Real Estate Tax

Taxes Payable 2016-2017: \$2,158.00
Net Taxable Acres: 132.06
Tax per Net Taxable Acre: \$16.34

FSA Data

Farm Number 4720, Tract 4492
Crop Acres: 130.23 ac.
Corn Base: 66.1 ac.
Corn PLC Yield: 156 bu.
Bean Base: 63.5 ac.
Bean PLC Yield: 50 bu.

CRP Contracts

None.

Soil Types/Productivity

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

- **CSR2:** 87.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 71.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 87.6 per County Assessor, based on net taxable acres.

Yield History

The average yields for 2004 through 2014 based on figures from MPCI:

Corn: 178 bu./acre
Soybeans: 54 bu./acre

Land Description

Level to gently rolling.

Buildings/Improvements

None.

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Aerial Map

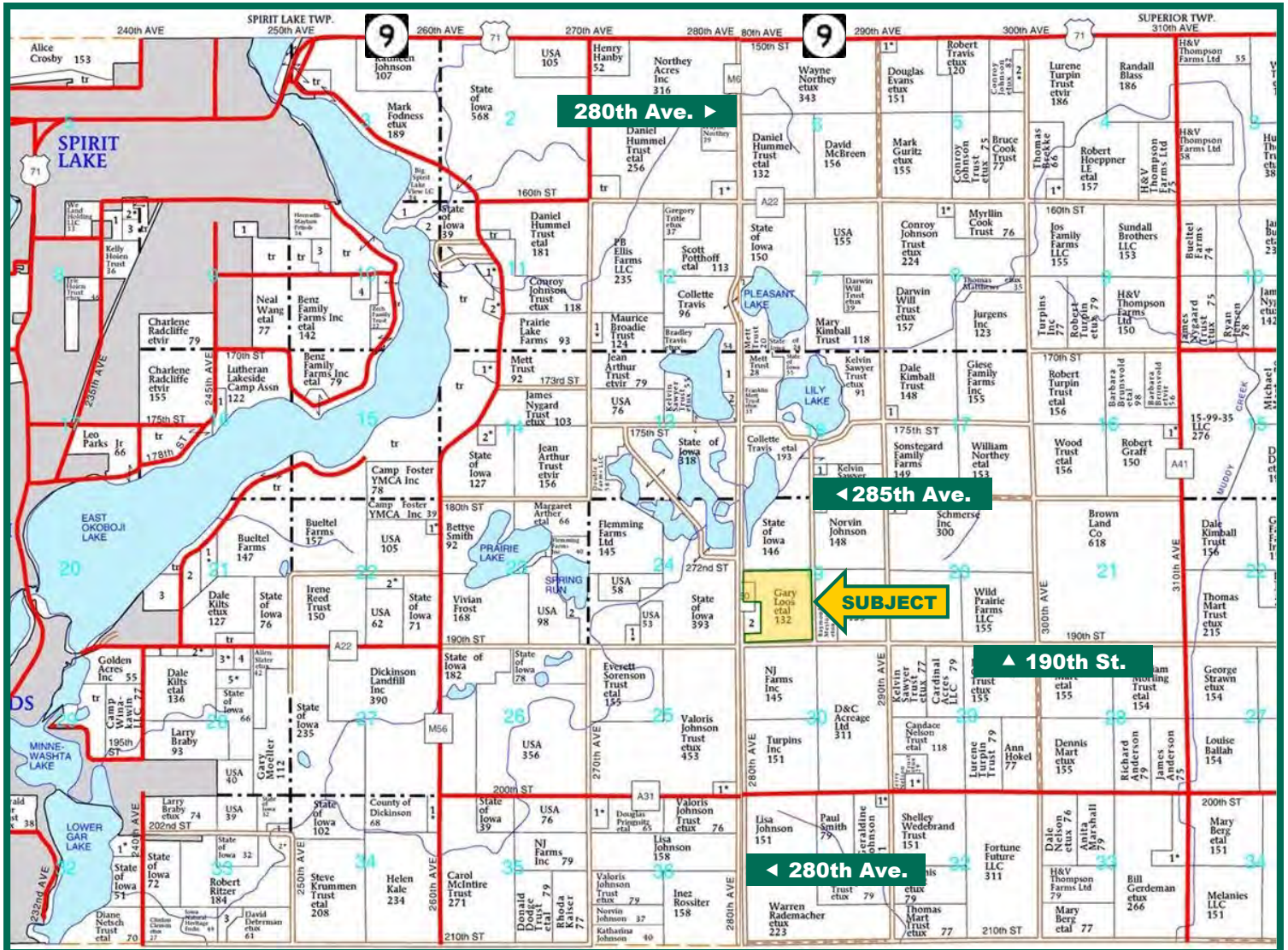


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Location Map



Map reproduced with permission of Farm & Home Publishers.

Drainage

Natural drainage and tile. No tile maps available. Farm lies in Drainage Districts #5 and #28.

Water & Well Information

None.

Comments

This is a high quality farm in strong farming area. Northern Natural Gas pipeline passes through the property in a NW to SE direction. There is a natural gas line from the pipeline to the building site on the west side of this property.

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

The Loos Family.

Agency

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

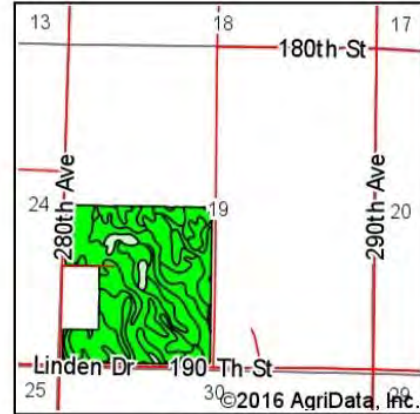
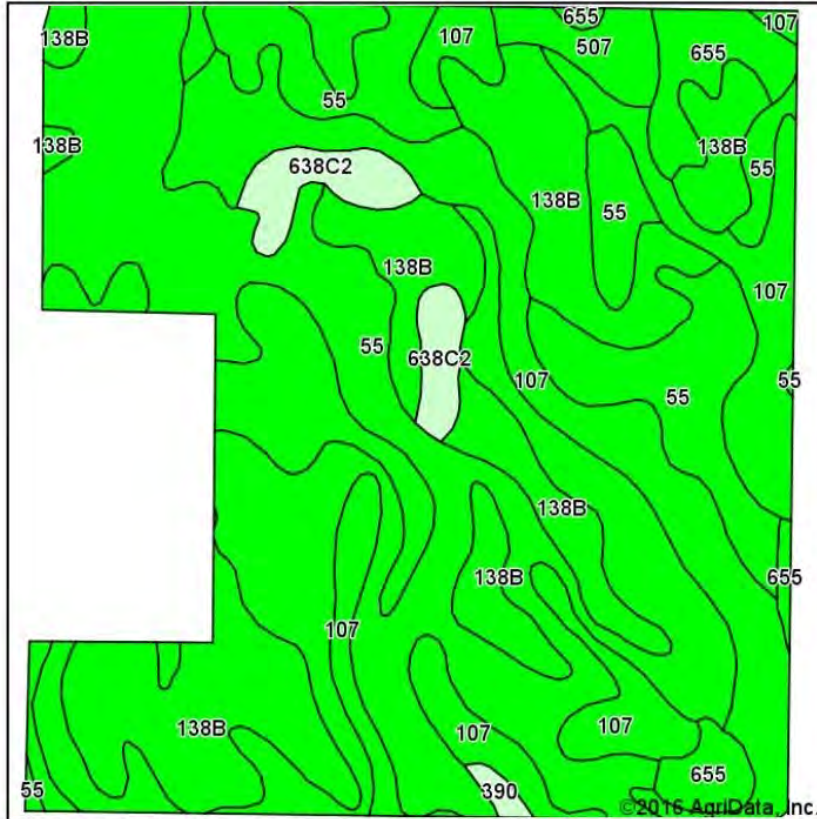
Terms of Possession

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 about January 17, 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 expires March 1, 2017. Taxes will be prorated to December 31, 2016.

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Soil Map



State: Iowa
 County: Dickinson
 Location: 19-99N-35W
 Township: Richland
 Acres: 130.23
 Date: 11/2/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	56.11	43.1%		Iw	89	73
138B	Clarion loam, 2 to 6 percent slopes	34.51	26.5%		Ile	89	73
107	Webster clay loam, 0 to 2 percent slopes	28.30	21.7%		Iiw	86	70
655	Crippin loam, 1 to 3 percent slopes	4.99	3.8%		Iw	89	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.70	2.8%		IIIe	75	52
507	Canisteo clay loam, 0 to 2 percent slopes	2.24	1.7%		Iiw	84	71
390	Waldorf silty clay loam, 0 to 2 percent slopes	0.38	0.3%		Iiw	69	59
Weighted Average						87.8	71.6

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**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.

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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