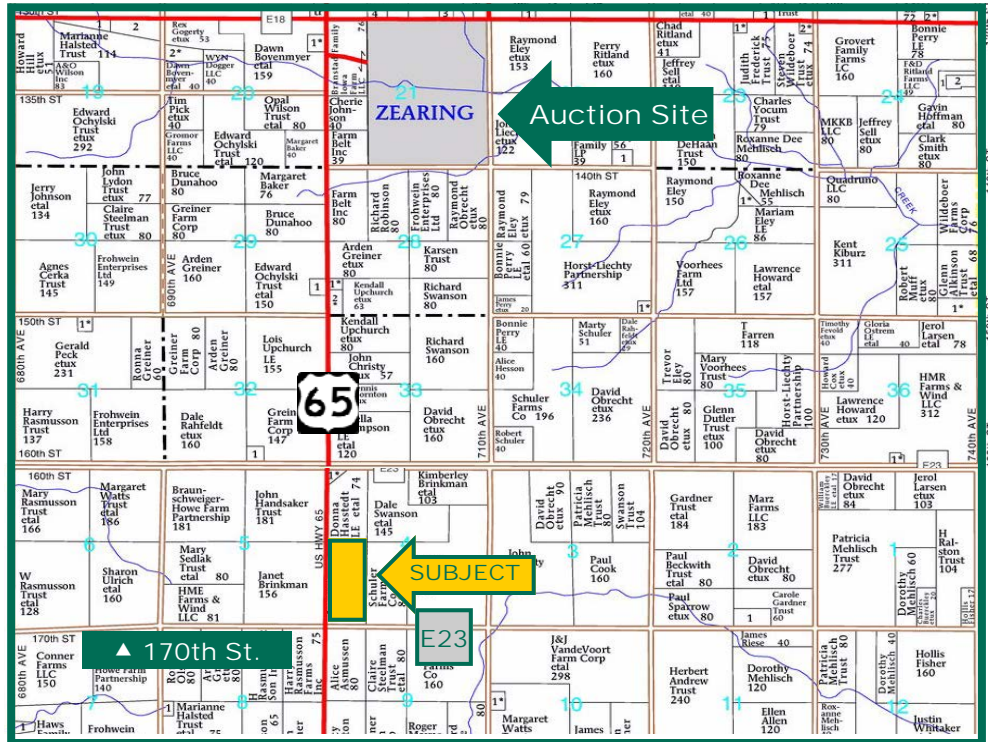


80 Acres, m/I,
Story County,
IA



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

Date: Tues., March 21, 2017

Time: 2:00 p.m.

Auction Site:

Dakins Community Center

Address:

105 W. Main St.

Zearing, IA 50278

Property Information

Location

From Zearing: Go 2 miles south on Hwy. 65 to the intersection of 170th St. (Co. Rd. E23). Property lies on the NE corner of intersection.

Legal Description

W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 4, T-84-N, R-21-W of the 5th p.m. (Sherman Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,964

Net Taxable Acres: 76.02

Tax per Net Taxable Acre: \$25.84

FSA Data

Farm Number 1859, Tract 2284

Crop Acres: 75.68

Corn Base: 75.1 Ac.

Corn PLC Yield: 175 Bu.

Program Election: ARC-Co.

No CRP Contracts.

Soil Types/Productivity

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

- **CSR2:** 85.2 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 83.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.5 per County Assessor, based on net taxable acres.

Yield History

10-year yield averages (per farm management records)

Corn - 194.8 Bu./Ac.

Beans - 59.2 Bu./Ac.

Lease

Open lease for 2017. Buyer to reimburse Seller at closing for dry fertilizer and custom application completed in October 2016 in the amount of \$3,239.05.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Natural and tile. No tile maps available. Farm lies in Drainage District #36.

Dick Pringnitz, AFM
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DickP@Hertz.ag

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Nevada, IA 50201-0500
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Aerial Photo



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Soil & Drainage District Maps

Water & Well Information

None.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be taken based on \$/Ac. x 80 Ac.
- Seller reserves the right to refuse any and all bids.

Seller

Loretta A. Williams

Agency

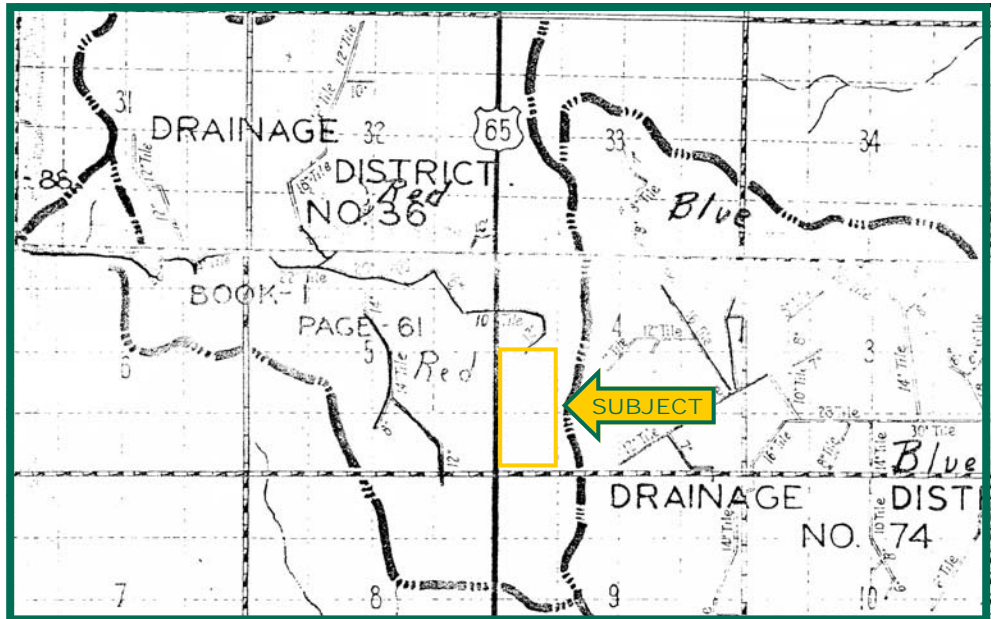
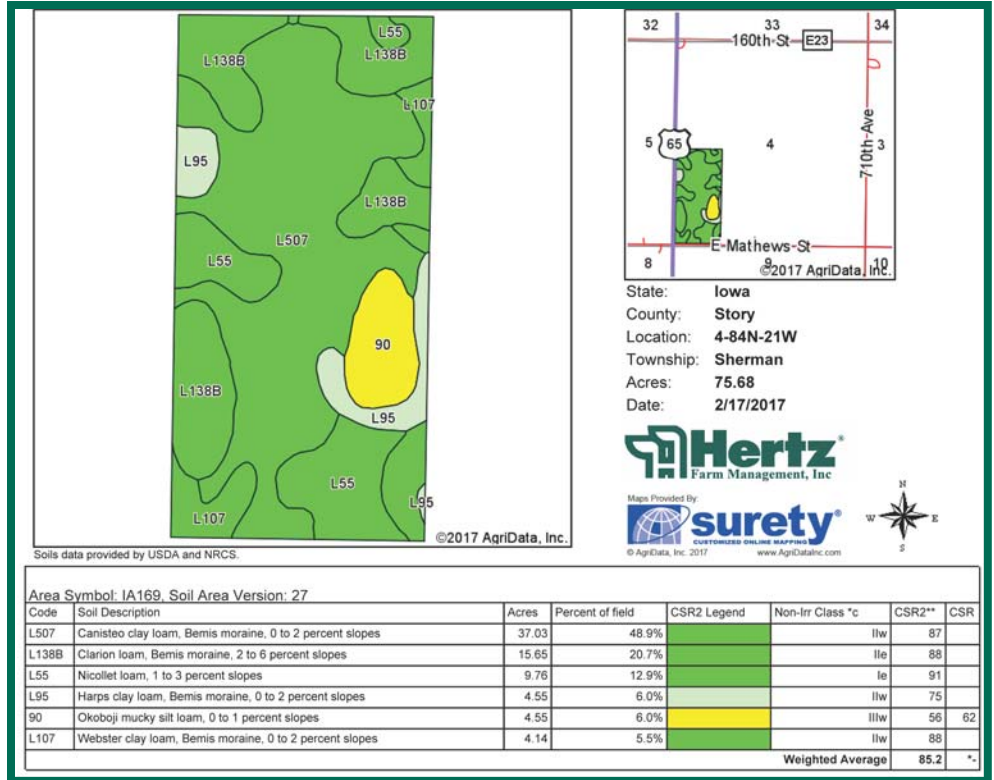
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

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 April 21, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given on March 24, 2017. Buyer shall be responsible for any and all costs incurred for field inputs, fertilization and improvements between possession and closing should terms of Sales Agreement fail to be fulfilled.

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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