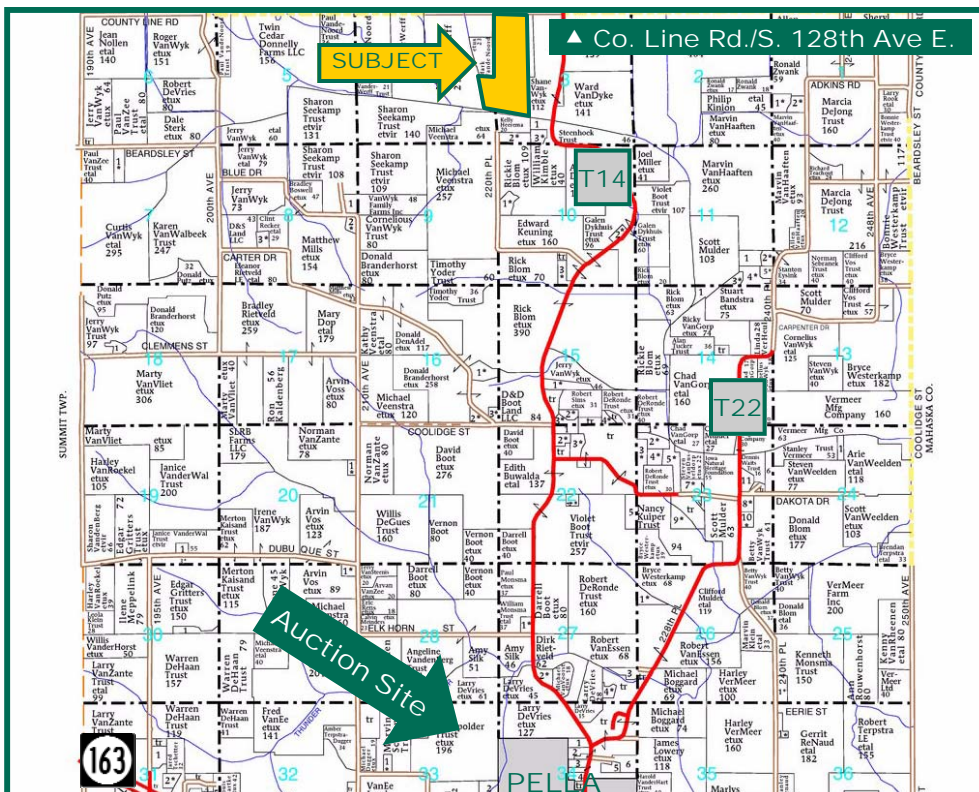


133.55 Acres,  
m/I, Marion  
County, IA



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

**Date:** Tuesday, May 9, 2017  
**Time:** 10:00 a.m.

**Auction Site:**  
AmericInn Hotel & Suites  
**Address:**  
910 W. 16th St.  
Pella, IA 50219

## Property Information

### Location

From Pella: Go north on T14 to County Line Rd (S. 128th Ave E.), then west ¼ mile. Farm is on the south side of road.

### Legal Description

W½ NW¼ and NW¼ SW¼ lying north of the river all in Section 3; and the E½ NE¼ SE¼ lying north of the river and east of

drainage ditch, all in Section 4; all in Township 77 North, Range 18 West of the 5th p.m. (Lake Prairie N Twp.)

### Real Estate Tax

Taxes Payable 2016 - 2017: \$3,500  
Net Taxable Acres: 125.3, plus an additional 7.1 exempt acres in Forest Reserve  
Tax per Net Taxable Acre: \$27.93

### FSA Data

Part of Farm Number 6345, Tract 5988  
Crop Acres: 124.06\* (including 12.6 acres in CRP, 2.85 acres in levee and 5.48 acres in timber); all acres considered NHLE  
Corn Base: 54.14 Ac.\*  
Corn PLC Yield: 134 Bu.  
Bean Base: 48.81 Ac.\*  
Bean PLC Yield: 47 Bu.

\*All crop acres and bases are estimated.  
FSA will have the final determination on

crop acres and bases.

### CRP Contracts

There are 12.6 acres enrolled in a CRP contract that pays \$2,911 annually and expires 9/30/2030.

### Soil Types/Productivity

Primary soils are Bremer, Huntsville and Zook. See soil map for detail.

- **CSR2:** 81.8 per 2017 AgriData, Inc., based on 103.13 tillable, non-CRP crop acres.
- **CSR:** 83.4 per 2017 AgriData, Inc., based on 103.13 tillable, non-CRP crop acres.
- **CSR2:** 77.61 per County Assessor, based on net taxable acres.

### Land Description

Level bottomland

Kyle J. Hansen, ALC  
Licensed Broker in IA, MO  
KyleH@Hertz.ag

800-593-5263/515-382-1500  
415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500  
[www.Hertz.ag](http://www.Hertz.ag)

Aerial Photo



**Kyle J. Hansen, ALC**  
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# Soil Map

## Drainage

Open drainage ditch to west. Natural drainage plus lift pump. Maintenance and Electrical Bill Agreement between neighbors will be assumed by Buyer.

## Water & Well Information

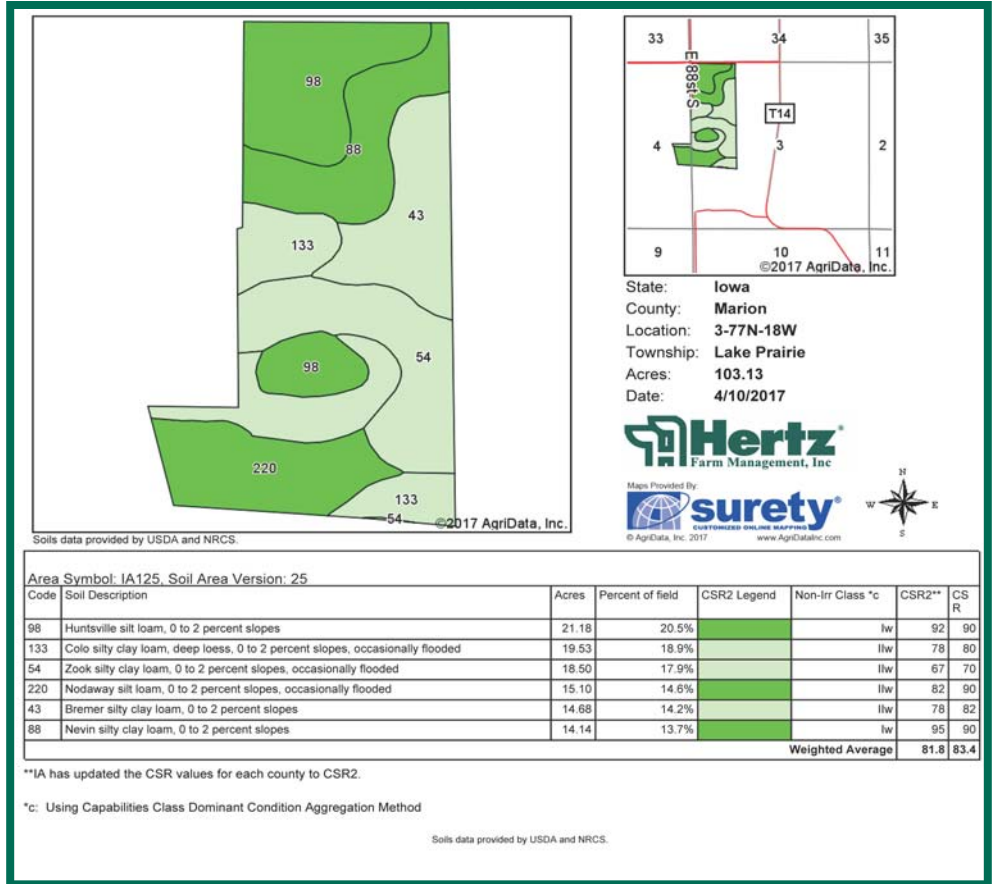
No known wells.

## Survey

Property will be surveyed to determine east border.

## Comments

Great bottomland farm protected by levee.



## Auction Information

### Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 133.55 gross acres
- Seller reserves the right to refuse any and all bids.

### Seller

Vermeer Farms, Inc.

### 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 1 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, 2018. Taxes will be prorated to November 1, 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.

*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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