



160 Acres, m/l, Greene County, IA

Date: Tues., July 18, 2017

Time: 10:00 a.m.

Auction Site:

St. Joseph Parish Center

Address:

501 N. Locust St.

Jefferson, IA 50129

Property Information

Location

From Bagley: Take P18 two miles north to E63 (330th St.), then west three miles to H Ave. Property is on the north side of E63 (330th St.) and the west side of H Ave.

Legal Description

SE¼ Sec. 30, Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$4,258.00

Net Taxable Acres: 154.98

Tax per Net Taxable Acre: \$27.47

FSA Data

Farm Number 1772, Tract 485

Crop Acres: 153.76

Corn Base: 76.47 Ac.

Corn PLC Yield: 176 Bu.

Bean Base: 76.53 Ac.

Bean PLC Yield: 41 Bu.

CRP Contracts

None

Soil Types/Productivity

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

• **CSR2:** 87.8 per 2017 AgriData, Inc., based on FSA crop acres.

• **CSR:** 85.2 per 2017 AgriData, Inc.,

based on FSA crop acres.

• **CSR:** 87.76 per County Assessor, based on net taxable acres.

Yield History

Corn 181.8 Bu. 10-year average

Beans 50.6 Bu. 10-year average

Source: Tenant of 33 years

Land Description

Gently rolling to undulating soils

Buildings/Improvements

None

Drainage

Tile and natural drainage. County Tile - farm lies in Drainage Districts 104 and 128. Call for maps.

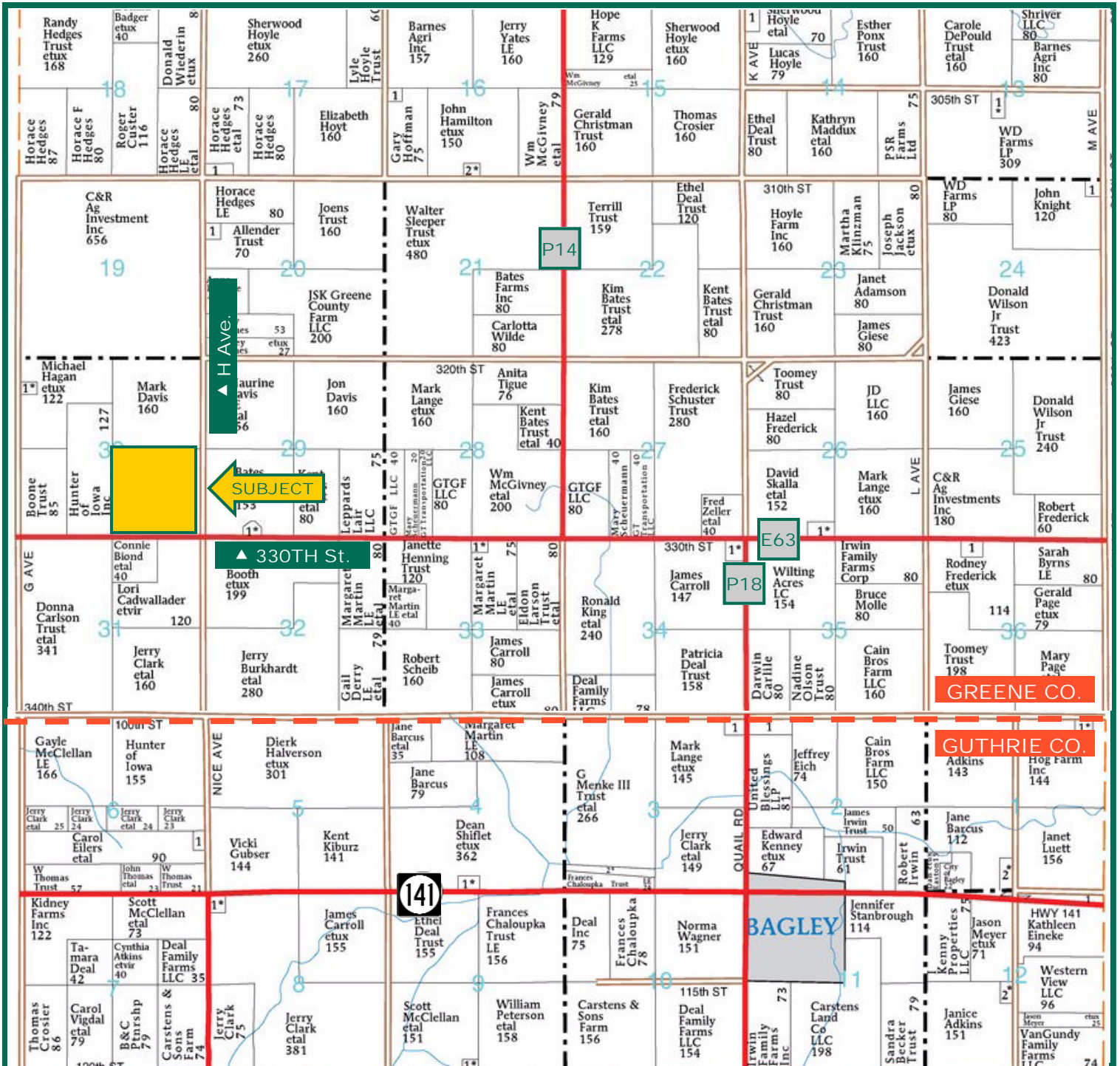
Water & Well Information

None known

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415 S. 11th St., PO Box 500
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Plat Map



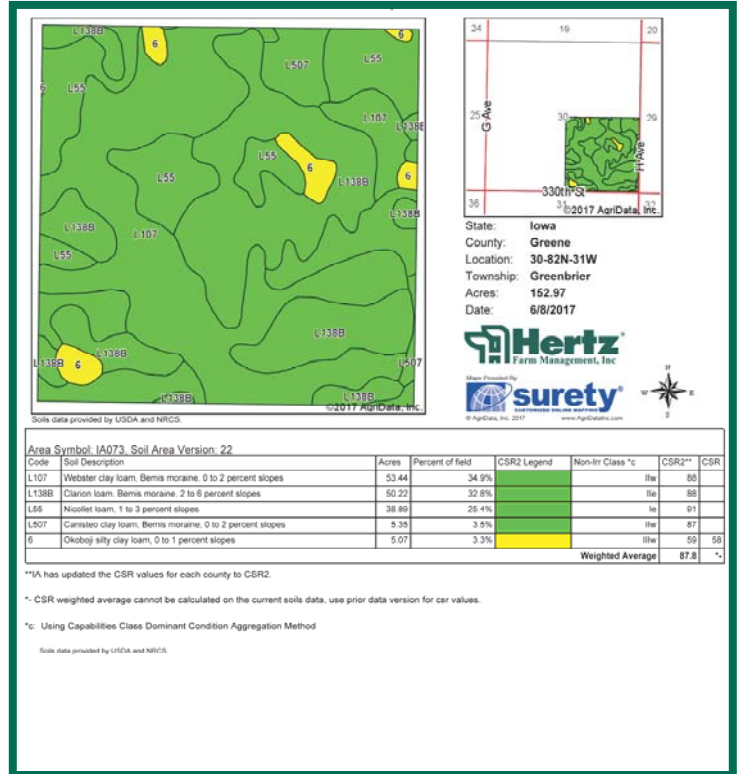
Map reproduced with permission of Farm & Home Publishers, Ltd.

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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Aerial Photo & Soil Map



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

J. Merrill McKeon Trust and Winnifred E. McKeon Trust FBO Charles O'Brien

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 August 31, 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 February 28, 2018. Taxes will be prorated to August 31, 2017. Second-half cash rent will be credited to Buyer at closing.

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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