

69 Acres, m/I, in Two Parcels Lucas County, IA



Date: Thurs. August 21, 2014

Time: 2:00 p.m.

Auction Site:

Chariton Community Center

Address:

502 N. Main St.

Chariton, IA 50049

Seller

Kimber Anderson

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 September 25, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur closing. Taxes will be prorated to September 25, 2014.

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.

Auction Information

Method of Sale

- Parcels will be offered individually, and will not be combined.
- Bids on Parcel 1 will be based on \$/Ac.
- Bids on Parcel 2 will be based on Total Dollars
- Seller reserves the right to refuse any and all bids.



Chris Smith

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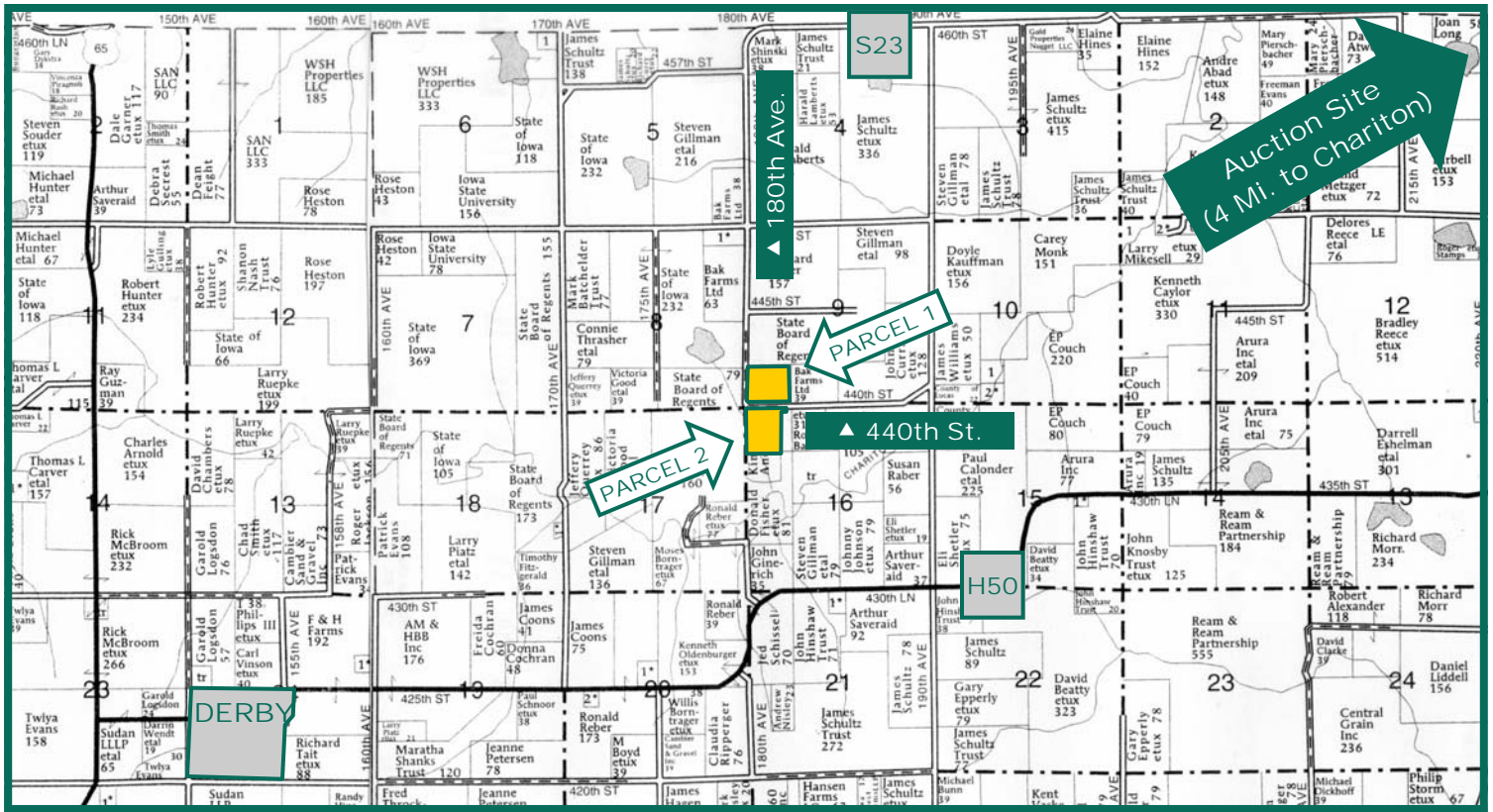
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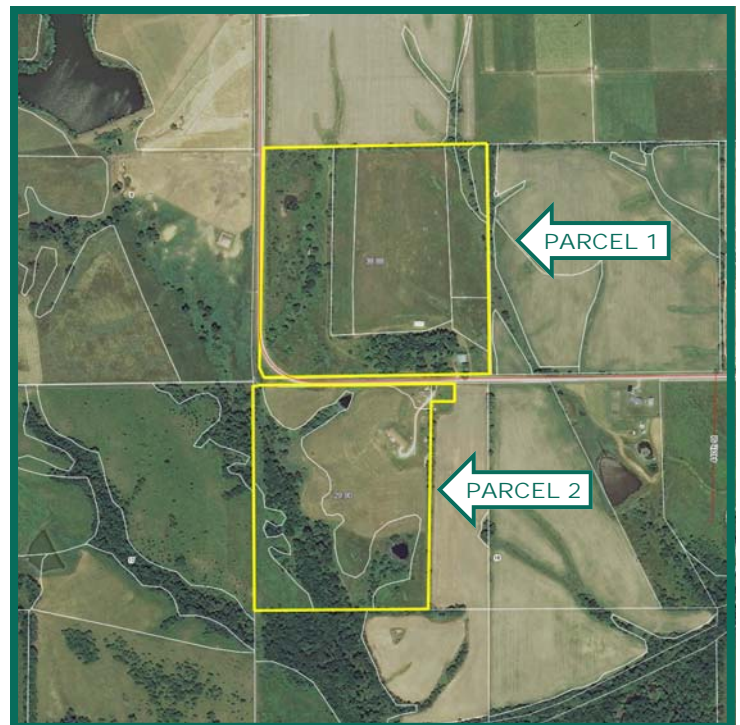
Plat Map and Aerial Photo



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

Location

Approximately 2½ miles NE of Derby or approx. 4 miles SW of Chariton. From Chariton take Hwy. 34 west to Co. Rd. S23. Follow S23 south and west to 180th Ave., then take 180th Ave. south 1¾ mile. To 440th St. Parcel 1 lies on the north side of 440th St. Parcel 2 lies on the south side of 440th St.



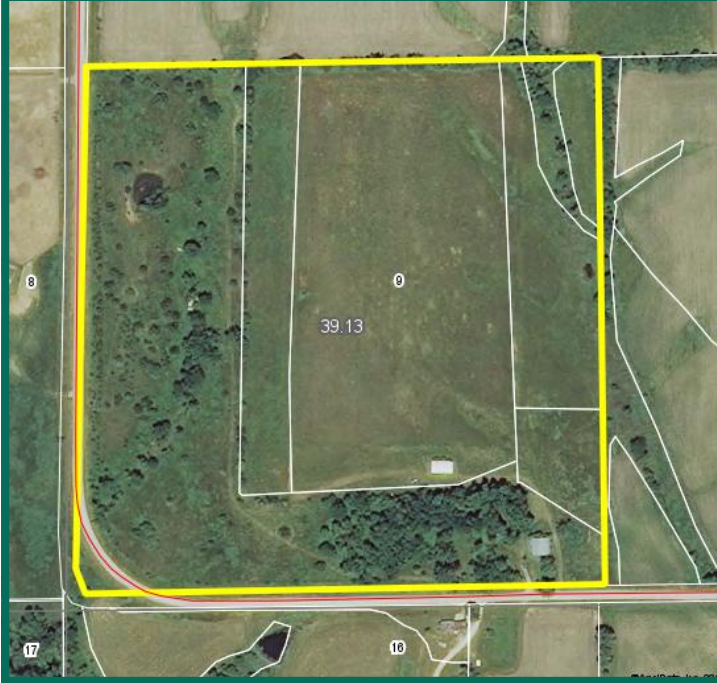
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Aerial Photos: Parcels 1 & 2

Parcel 1 (North of 440th St.)



Parcel 2 (South of 440th St.)



Property Information Parcel 1 - 39 Acres

Legal Description

SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 9, Township 71 North, Range 22 West of the 5th p.m. (Warren Twp.)

Real Estate Tax

Taxes Payable 2014 - 2015: \$408.00
Net Taxable Acres: 38.228
Tax per Net Tax. Ac.: \$10.67

FSA Data*

Part of Farm Number 4568, Tract 6566
Crop Acres: 21.45*
Corn Base: 13.8 Ac.*
Corn Direct/CC Yields: 87/89 Bu.
Bean Base: 13.2 Ac.*
Bean Direct/CC Yields: 25/30 Bu.

**Estimated Data. Final Crop Acres and Bases will be determined by local Farm Service Agency office.*

CRP Contracts

None

Soil Types / Productivity

Primary soils are Arispe, Clarinda and Grundy. See soil map for detail.

- **CSR2:** 44.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 39.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 38.2 per County Assessor, based on net taxable acres.

Land Description

Rolling. Mixture of pasture and meadow that can be easily converted back to row crop.

Buildings/Improvements

Pole barn, older wooden barn and miscellaneous outbuildings

Drainage

Natural

Water & Well Information

Well near barn.

Comments

No current lease on crop acres.

Property Information Parcel 2 - House & 30 Acres

Legal Description

NW $\frac{1}{4}$ NW $\frac{1}{4}$, Except Parcel 'B', and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ north of the railroad, all in Section 16, Township 71 North, Range 22 West of the 5th p.m. (Warren Twp.)

Address

18192 440th St., Chariton, IA 50049

OPEN HOUSE

Sunday, August 17 from 1-4 p.m.

Buildings/Improvements

- Single-story, 3,024 SF Berm house with 3 BR, 3 BA and single car attached garage. House built in 2010, and has radiant floor heating and a backup generator
- 24' x 30' Machine Shed with concrete floor
- Small livestock shed

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Photos: Parcels 1 & 2

Real Estate Tax

Taxes Payable 2013-2014: \$2,710.00
Net Taxable Acres: 30.0

FSA Data*

Part of Farm Number 4568, Tract 6566
Crop Acres: 19.01*
Corn Base: 13.8 Ac.*
Corn Direct/CC Yields: 87/89
Bean Base: 13.2 Ac.*
Bean Direct/CC Yields: 25/30

**Estimated Data. Final Crop Acres and Bases will be determined by local Farm Service Agency office.*

CRP Contracts

None

Soil Types / Productivity

Primary soils are Gara, Zook-Olmitz-Vesser and Adair. See soil map for detail.

- **CSR2:** 34.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 35.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 38.2 per County Assessor, based on net taxable acres.

Land Description

Rolling. Mixture of pasture and meadow that can be easily converted back to row crop. Includes two ponds.

Drainage

Natural

Water & Well Information

Well located near pond. House is on rural water and has private septic system.

Comments

Great country living in beautiful, newer home with great view overlooking meadow and pond.

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.



Parcel 1 - Pole Barn



Parcel 1 - Older Barn



Parcel 2- Berm House



Parcel 2 - Machine Shed (Overhead Door)



Parcel 2 - Machine Shed - Sliding Doors



Parcel 2- Livestock Shed

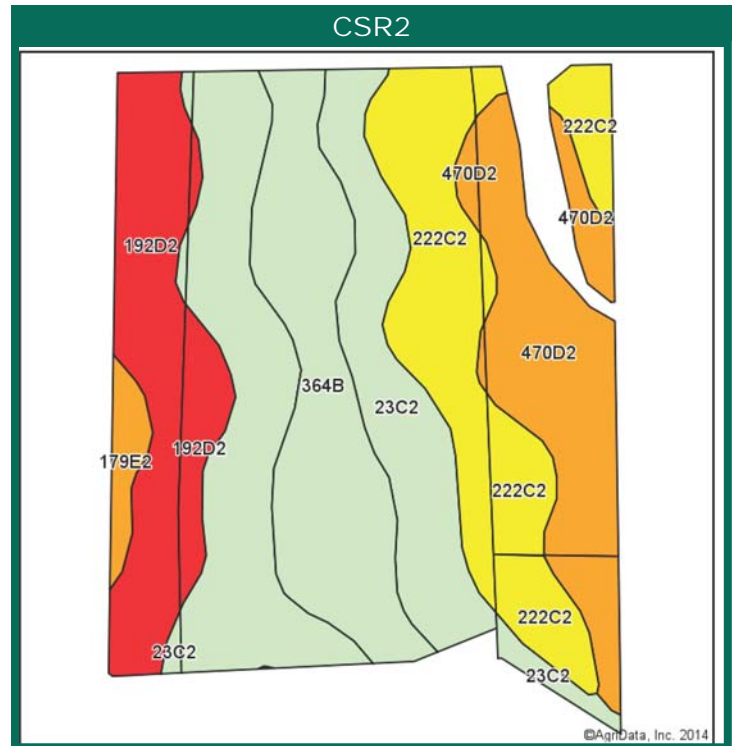
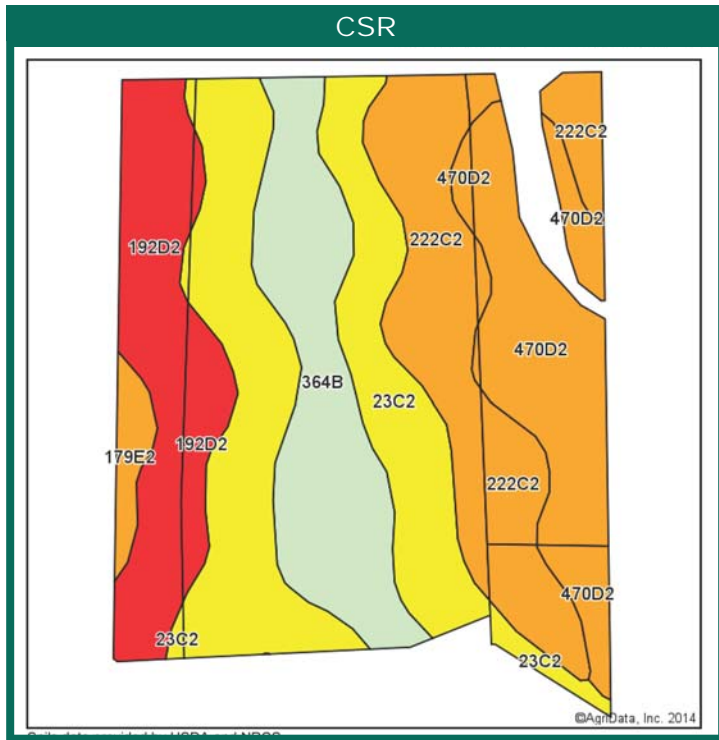
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Soil Maps: Parcel 1



Area Symbol: IA117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	6.42	29.9%		Ille	60	50
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.25	19.8%		IVw	43	25
364B	Grundy silty clay loam, 2 to 5 percent slopes	3.61	16.8%		Ile	75	75
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	3.45	16.1%		IVe	23	25
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.32	15.5%		IVe	10	15
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.40	1.9%		Vle	23	33
Weighted Average						44.8	39.5

Area Symbol: IA117, Soil Area Version: 20

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps provided by:



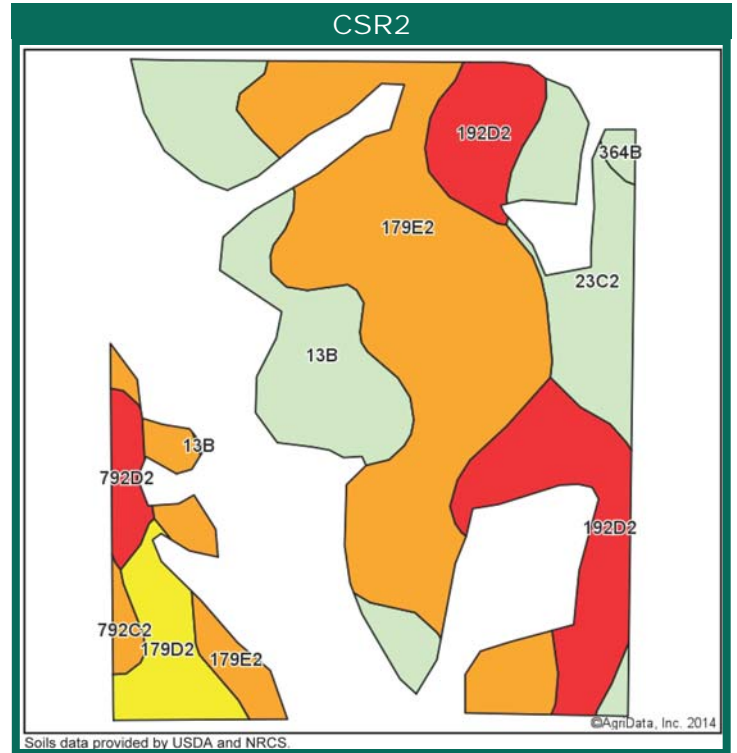
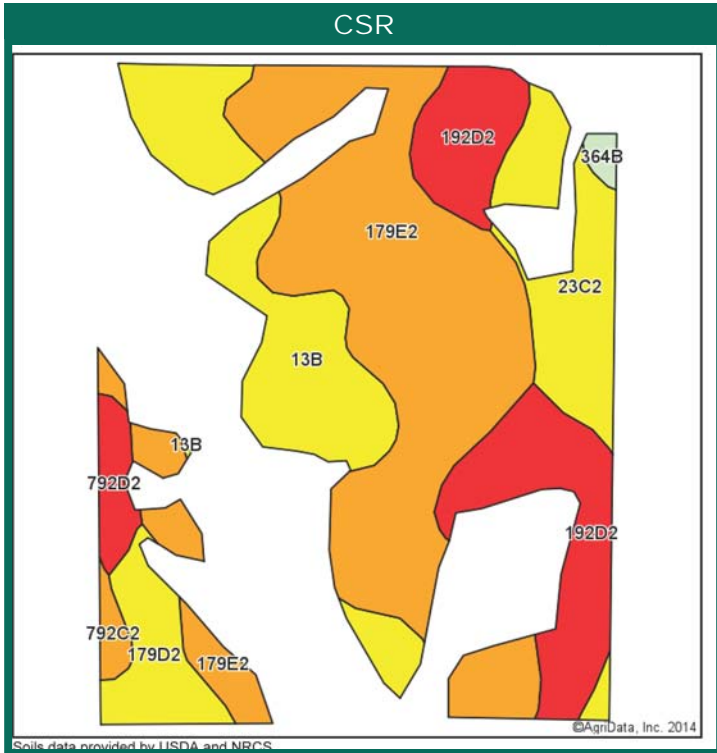
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Soil Maps: Parcel 2



Area Symbol: IA117, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	8.33	43.8%		Vle	23	33
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	3.48	18.3%		Ile	70	53
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	3.26	17.1%		IVe	10	15
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	2.07	10.9%		IIIe	60	50
179D2	Gara clay loam, 9 to 14 percent slopes, moderately eroded	1.10	5.8%		IVe	45	43
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	0.45	2.4%		IVe	5	13
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.20	1.1%		Vle	24	27
364B	Grundy silty clay loam, 2 to 5 percent slopes	0.12	0.6%		Ile	75	75
Weighted Average						34.6	35.7

Area Symbol: IA117, Soil Area Version: 20

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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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