



169 Acres m/l, Jones County, IA

Panek Estate Farms

These farms are located 3 miles south of Martelle, IA - Offered in two parcels

Date: Fri., August 29, 2014

Time: 10:00 a.m.

Auction Site:

Regal Crown Receptions

Address:

1003 North Washington
Lisbon, IA 52253

Auction Information

Method of Sale

• Land will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Agency

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

Seller

Mary E. Panek Estate.

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 October 29, 2014. Final settlement will require certified check or wire transfer. Closing will occur October 29, 2014. Possession is at closing subject to the 2014 Cash Rent Lease. Full possession will be March 1, 2015. Taxes will be prorated to date of 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.

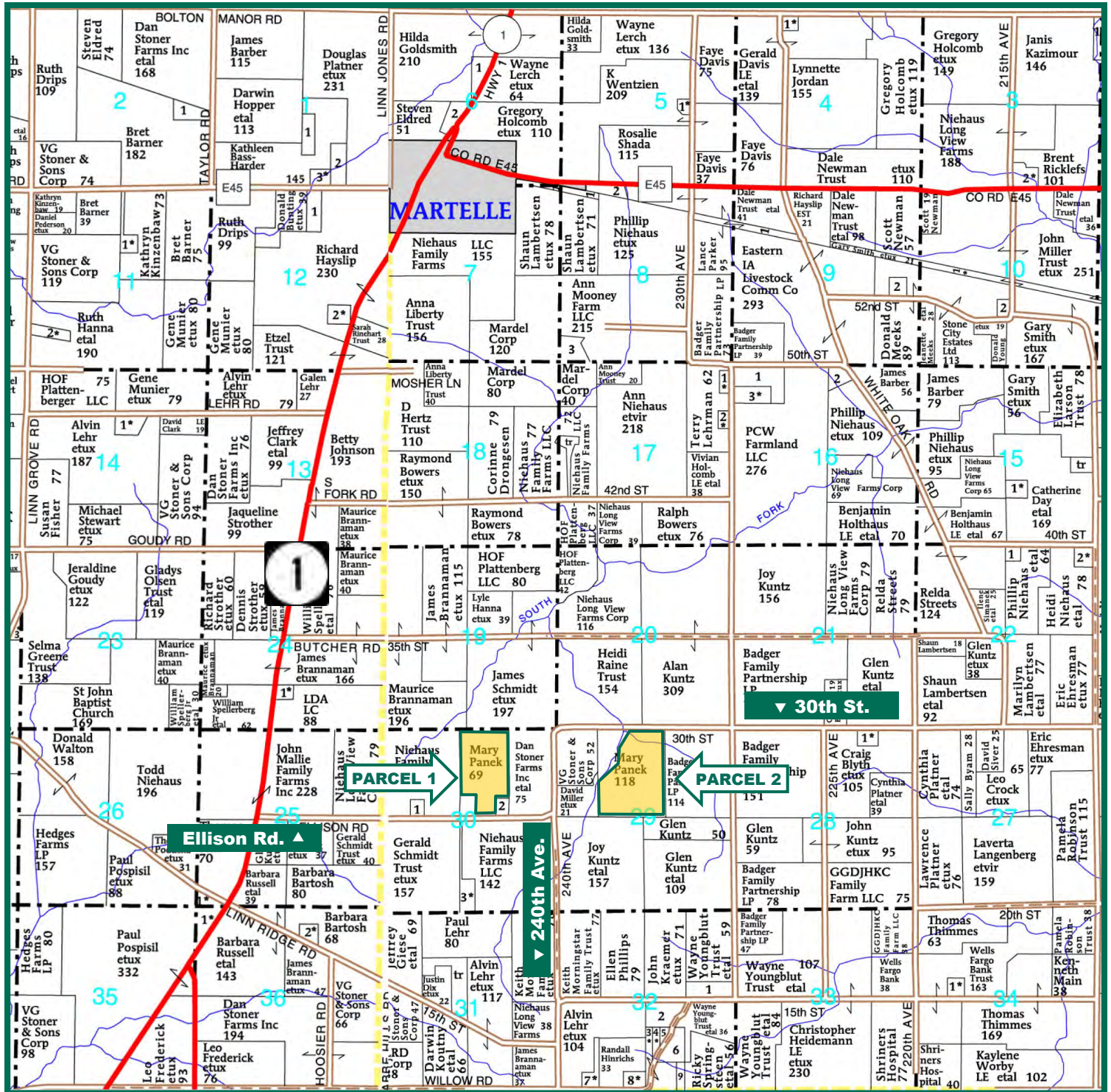
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 69.0 Acres

Location

This farm is located 3 miles south of Martelle, Iowa.

Legal Description

The W ½ of the NE ¼ except two houses located in Section 30, Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,280.00
Net Taxable Acres: 68.9 Acres
Tax per Net Tax. Ac.: \$33.09

FSA Data

Farm Number: 482
Tract Number: 1064
Crop Acres: 68.5 Acres
Corn Base: 41.3 Acres
Corn Direct/CC Yields: 129/129
Bean Base: 25.5
Bean Direct/CC Yields: 41/41

Soil Types / Productivity

Primary soils are Klinger, Waubeek, and Sawmill. See soil map for detail.

- **CSR2:** 88.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 84.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 83.73 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings / Improvements

None.

Comments

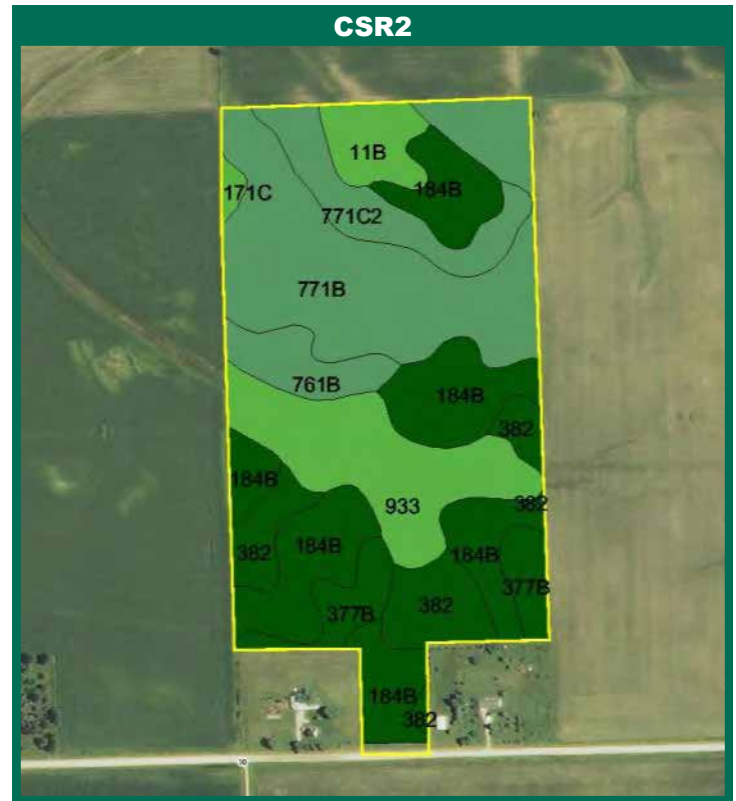
This is a high quality Jones County farm with good soils. There is a power line crossing through this farm.

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Soil Maps: Parcel 1



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
68.5		84.3		88.6		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely silty clay loams, 2 to 5 percent	68	77	4.2%	Ile	2.88
171C	Bassett loam, 5 to 9 percent slopes	65	80	0.6%	IIle	0.42
184B	Klinger silt loam, 1 to 4 percent slopes	90	95	27.1%	Ile	18.54
377B	Dinsdale silt loam, 2 to 5 percent slopes	90	95	5.8%	Ile	3.96
382	Maxfield silty clay loam, 0 to 2 percent	90	94	9.2%	IIw	6.33
761B	Franklin silt loam, 1 to 4 percent slopes	85	85	4.4%	Ile	3.00
771B	Waubeek silt loam, 2 to 5 percent slopes	85	90	26.8%	Ile	18.38
771C2	Waubeek silt loam, 5 to 9 percent slopes,	68.0	82	7.2%	IIle	5.0
933	Sawmill silty clay loam, 0 to 2 percent	80.0	76	14.6%	IIw	10.0

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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Aerial Photo: Parcel 2



Property Information Parcel 2 - 100.0 Acres Location

This farm is located 3 miles south of Martelle, Iowa.

Legal Description

The E ½ of the NW ¼ except the house and pasture and the W ½ of the W ½ of the NE ¼ of Section 29, all located in Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa

Real Estate Tax – Estimated

Taxes Payable 2013 - 2014: \$3,267.00
Net Taxable Acres: 99 Acres
Tax per Net Tax. Ac.: \$33.00

FSA Data

Farm Number: 482
Tract Number: 1065
Crop Acres: 99.7*
Corn Base: 63.8
Corn Direct/CC Yields: 129/129
Bean Base: 38.1
Bean Direct/CC Yields: 41/41
*There are 2 acres of cropland currently being certified as grass waterway.

Soil Types / Productivity

Primary soils are Klinger, Dinsdale, Maxfield and Sawmill. See soil map for detail.

- **CSR2:** 91.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 87.8 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 85.64 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings / Improvements

None.

Comments

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Soil Maps: Parcel 2



Measured Tillable Acres		98.1	Avg. CSR		87.8	Avg. CSR2*		91.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
171B	Bassett loam, 2 to 5 percent slopes	80	85	2.2%	Ile	2.13		
175B	Dickinson fine sandy loam, 2 to 5	55	51	0.2%	IIle	0.19		
184B	Klinger silt loam, 1 to 4 percent	90	95	31.5%	Ile	30.85		
377B	Dinsdale silt loam, 2 to 5 percent	90	95	22.7%	Ile	22.22		
381B	Klinger-Maxfield complex, 1 to 4	90	93	2.8%	IIw	2.78		
382	Maxfield silty clay loam, 0 to 2	90	94	14.6%	IIw	14.35		
761B	Franklin silt loam, 1 to 4 percent	85	85	2.0%	Ile	1.94		
771B	Waubeek silt loam, 2 to 5 percent	85.0	90	11.5%	Ile	11.3		
933	Sawmill silty clay loam, 0 to 2	80.0	76	12.5%	IIw	12.3		

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Photos: 169 Acres m/l, Jones County, IA



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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