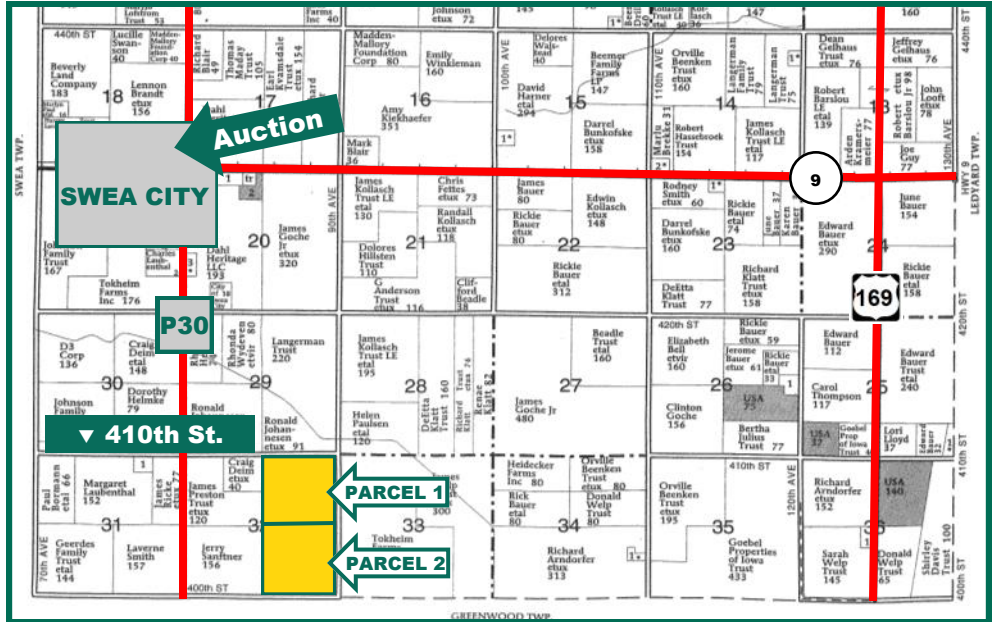




# LAND AUCTION

**320 Acres m/l,  
Kossuth  
County, Iowa**



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

**This property located 2 1/2 miles south and east of Swea City, Iowa - offered in 2 parcels.**

**Date: Fri., Sept. 5th, 2014**

**Time: 10:00 a.m.**

**Auction Site:**

Swea City Public Library

**Address:**

208 3rd Street North  
Swea City, IA 50590

## Auction Information

### Method of Sale

- Land will be offered by the **choice & 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 \$/Acre.
- Seller reserves the right to refuse any and all bids.

### Seller

Sharon L. Helmke Estate

### Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

### Terms of Possession

15% 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 December 10, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 10, 2014, subject to the existing lease which expires March 1, 2015. Taxes will be prorated to January 1, 2015.

### 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 Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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REID: 040-216

# Aerial Photo: Parcel 1



## Property Information Parcel 1 - 160 Acres

### Location

Property located 2 miles south and 1/2 mile east of Swea City, Iowa with county roads 410th Street and 400th Street bordering the north and south lines and 90th Avenue bordering the east line.

### Legal Description

The North-East Quarter (NE 1/4) of Section Thirty-Two (32) Township Ninety Nine North (99N), Range Twenty Nine West (29W) of the 5th P.M. Kossuth County, Iowa.

### Real Estate Tax

Taxes Payable 2013/2014: \$2,812.00  
Net Taxable Acres: 156 Acres  
Tax per Net Tax. Ac.: \$18.02/Acre

### FSA Data

Farm Number: 4193, Tract Number 10566  
Farmland Acres: 156 Acres  
Cropland Acres\*: 153  
Corn Base\*: 76.4  
Corn Direct/CC Yields: 129 Bu./129 Bu.  
Bean Base\*: 76.2 Acres  
Bean Direct/CC Yields: 33 Bu./33 Bu.  
*\*Crop and Base Acres are estimated.  
Should farm sell as two separate parcels,  
Acres and Bases would be determined by  
the local FSA office.*

### CRP Contracts

None.

### Soil Types / Productivity

Primary soils are Clarion, Harps & Okoboji. See soil maps for details.  
• **CSR2:** 78.3 per AgriData Inc. 2014,

based on FSA crop acres.

- **CSR:** 68.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR2:** 78.3 per County Assessor, based on 156 net taxable acres.

### Land Description

Level to slightly rolling.

### Buildings/Improvements

Wire corn crib.

### Drainage

Natural and tile. Property located in Drainage District 4. Outlet provided by 30" tile main.

### Water & Well Information

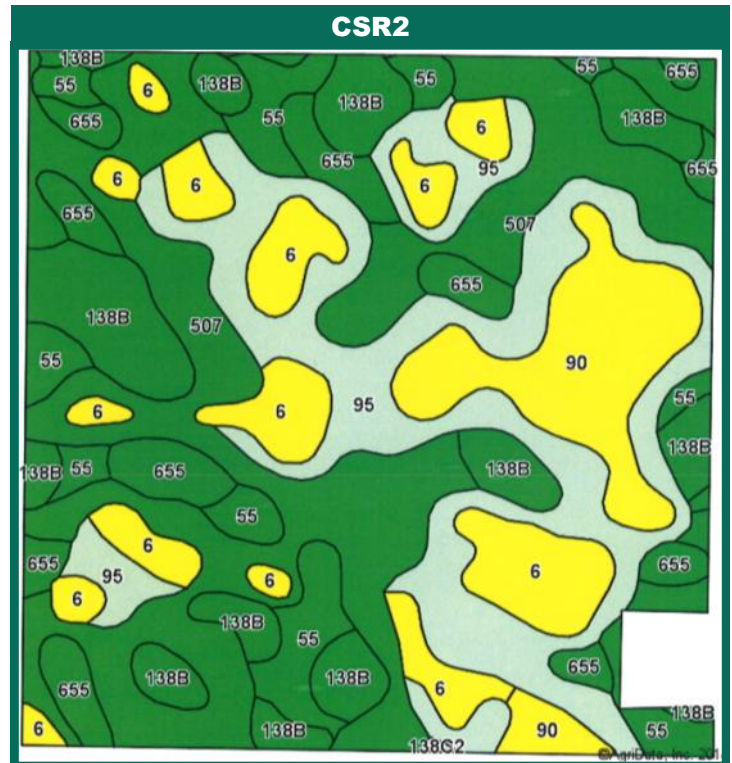
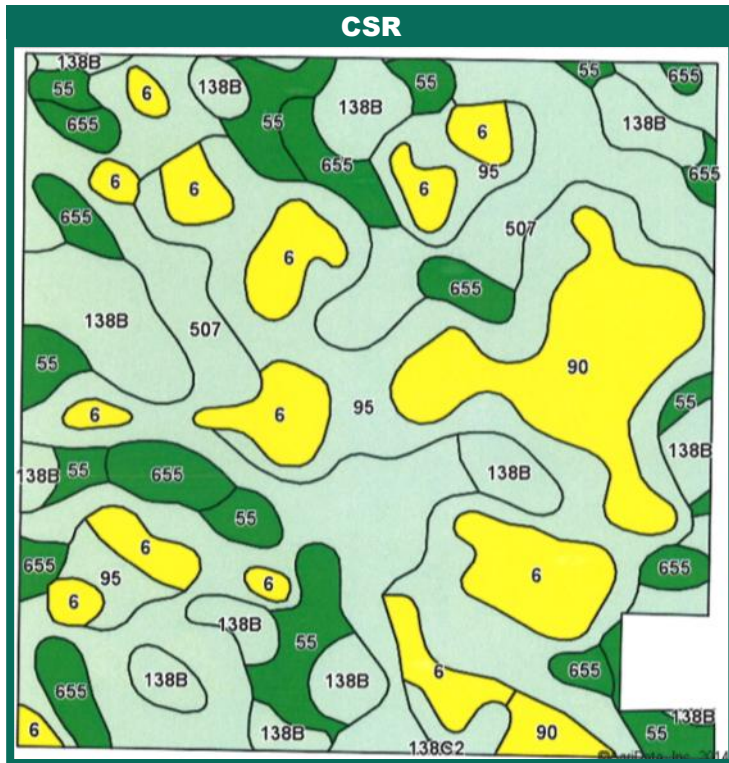
None.

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# Soil Maps: Parcel 1



Area Symbol: IA109, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	43.94	28.7%		llw	88	75
95	Harps clay loam, 0 to 2 percent slopes	33.39	21.8%		llw	73	60
138B	Clarion loam, 2 to 6 percent slopes	19.45	12.7%		lle	90	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.95	12.4%		lllw	56	54
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.55	8.9%		lllw	56	56
55	Nicollet loam, 1 to 3 percent slopes	12.00	7.8%		I	89	85
655	Crippin loam, 1 to 3 percent slopes	11.60	7.6%		I	89	80
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.11	0.1%		llle	74	62
<b>Weighted Average</b>						<b>78.3</b>	<b>68.9</b>

Area Symbol: IA109, Soil Area Version: 18

\*\*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.

**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 - 160 Acres

### Location

Property located 2 miles south and 1/2 mile east of Swea City, Iowa with county roads 410th Street and 400th Street bordering the north and south lines and 90th Avenue bordering the east line.

### Legal Description

The South-East Quarter (SE 1/4) of Section Thirty-Two (32) Township Ninety Nine North (99N), Range Twenty Nine West (29W) of the 5th P.M. Kossuth County, Iowa.

### Real Estate Tax

Taxes Payable 2013/2014: \$2,774.00  
Net Taxable Acres: 156 Acres  
Tax per Net Tax. Ac.: \$17.78/Acre.

### FSA Data

Farm Number: 4193 Tract Number: 10566  
Farmland Acres: 156 Acres  
Cropland Acres\*: 156  
Corn Base\*: 76.4  
Corn Direct/CC Yields: 129 Bu./129 Bu.  
Bean Base\*: 76.2 Acres  
Bean Direct/CC Yields: 33 Bu./33 Bu.  
*\*Crop and Base Acres are estimated.*

*Should farm sell as two separate parcels, Acres and Bases would be determined by the local FSA office.*

### CRP Contracts

None.

### Soil Types / Productivity

Primary soils are Clarion, Harps & Okoboji. See soil maps for details.

- **CSR2:** 76.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR2:** 76.9 per County Assessor, based on 156 net taxable acres.

### Land Description

Level to slightly rolling.

### Buildings/Improvements

None.

### Drainage

Natural and tile. Property located in Drainage District 4. Outlet provided by 30" tile main.

### Water & Well Information

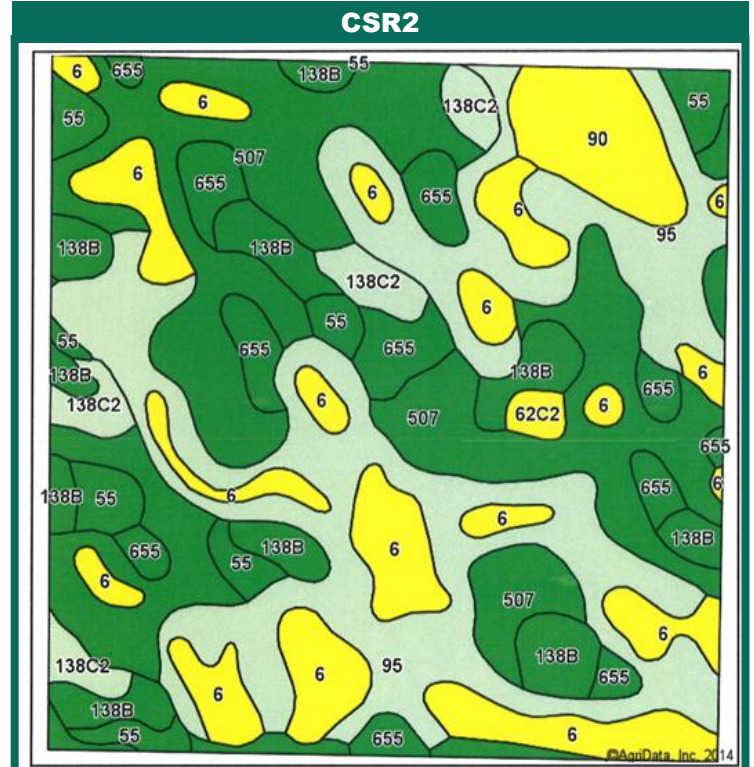
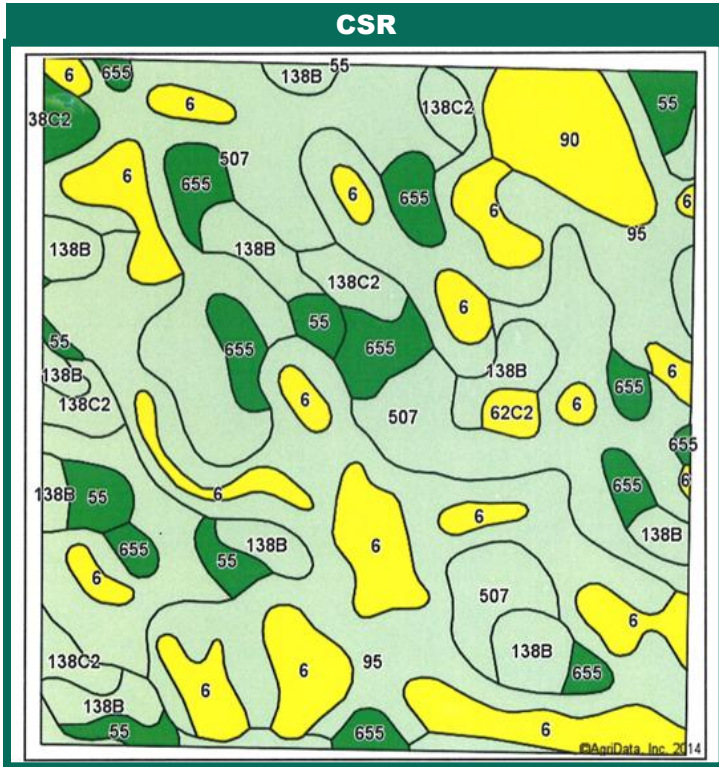
None.

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# Soil Maps: Parcel 2



Area Symbol: IA109, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	44.85	28.7%		llw	88	75
95	Harps clay loam, 0 to 2 percent slopes	44.05	28.2%		llw	73	60
6	Okoboji silty clay loam, 0 to 1 percent slopes	25.12	16.1%		lllw	56	54
138B	Clarion loam, 2 to 6 percent slopes	12.33	7.9%		lle	90	77
655	Crippin loam, 1 to 3 percent slopes	10.55	6.8%		l	89	80
55	Nicollet loam, 1 to 3 percent slopes	6.69	4.3%		l	89	85
90	Okoboji mucky silt loam, 0 to 1 percent slopes	6.36	4.1%		lllw	56	56
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	5.26	3.4%		llle	74	62
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	0.86	0.6%		llle	56	49
<b>Weighted Average</b>						<b>76.9</b>	<b>67</b>

Area Symbol: IA109, Soil Area Version: 18

\*\*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.

**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 3



## Property Information Parcel 3 - 320 Acres

### Legal Description

The East Half (E 1/2) of Section Thirty-Two (32) Township Ninety Nine North (99N), Range Twenty Nine West (29W) of the 5th P.M. Kossuth County, Iowa.

### Real Estate Tax

Taxes Payable 2013/2014: \$5,586.00  
Net Taxable Acres: 312.0 Acres  
Tax per Net Tax. Ac.: \$17.91/Acre

### FSA Data

Farm Number: 4193  
Tract Number: 10566  
Farmland Acres: 308.09 Acres  
Cropland Acres\*: 305.43  
Corn Base\*: 152.9  
Corn Direct/CC Yields: 129 Bu./129 Bu.

### CRP Contracts

None.

### Soil Types / Productivity

Primary soils are Clarion, Harps & Okoboji. See soil maps for details.

- **CSR2:** 77.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR2:** 77.4 per County Assessor, based on 312.0 net taxable acres.

### Land Description

Level to slightly rolling.

### Buildings/Improvements

Wire corn crib.

### Drainage

Natural and tile. Property located in Drainage District 4. Outlet provided by 30" tile main.

### Water & Well Information

None.

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