



81.28 Acres m/l, Washington County, IA Allen/Eagles Farm

88.4 CSR - Located 6.5 miles northwest of Washington

Date: Wed, September 10, 2014

Time: 10:00 a.m.

Auction Site:

Washington County Fairgrounds

Address:

2223 250th Street

Washington, IA 52353

Property Information

Location

From Washington: 5 miles north on Hwy 1 and 1.5 miles west on 200th street.

Legal Description

The E 1/2 of the SW 1/4 of Section 23, Township 76 North, Range 8 West of the 5th P.M., Washington County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,042.00

Net Taxable Acres: 79.75 Acres

Tax per Net Tax. Ac.: \$38.15

FSA Data

Farm Number: 4054

Crop Acres: 79.0

Corn Base: 39.6

Corn Direct/CC Yields: 127/175

Bean Base: 39.4

Bean Direct/CC Yields: 41/50

*Part of a larger farm, subject to a reconstitution by the Washington County FSA.

Soil Types / Productivity

Primary soil is Taintor. See soil map for detail.

- **CSR2:** 86.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 88.4 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 88.0 per County Assessor, based on net taxable acres.

Land Description

This farm is level with great eye appeal.

Buildings / Improvements

None.

Drainage

Natural, plus tile.

Comments

This is a very high quality Washington County farm located in a strong area. This is available to be farmed for 2015!

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.

Matthew A. Clarahan, AFM

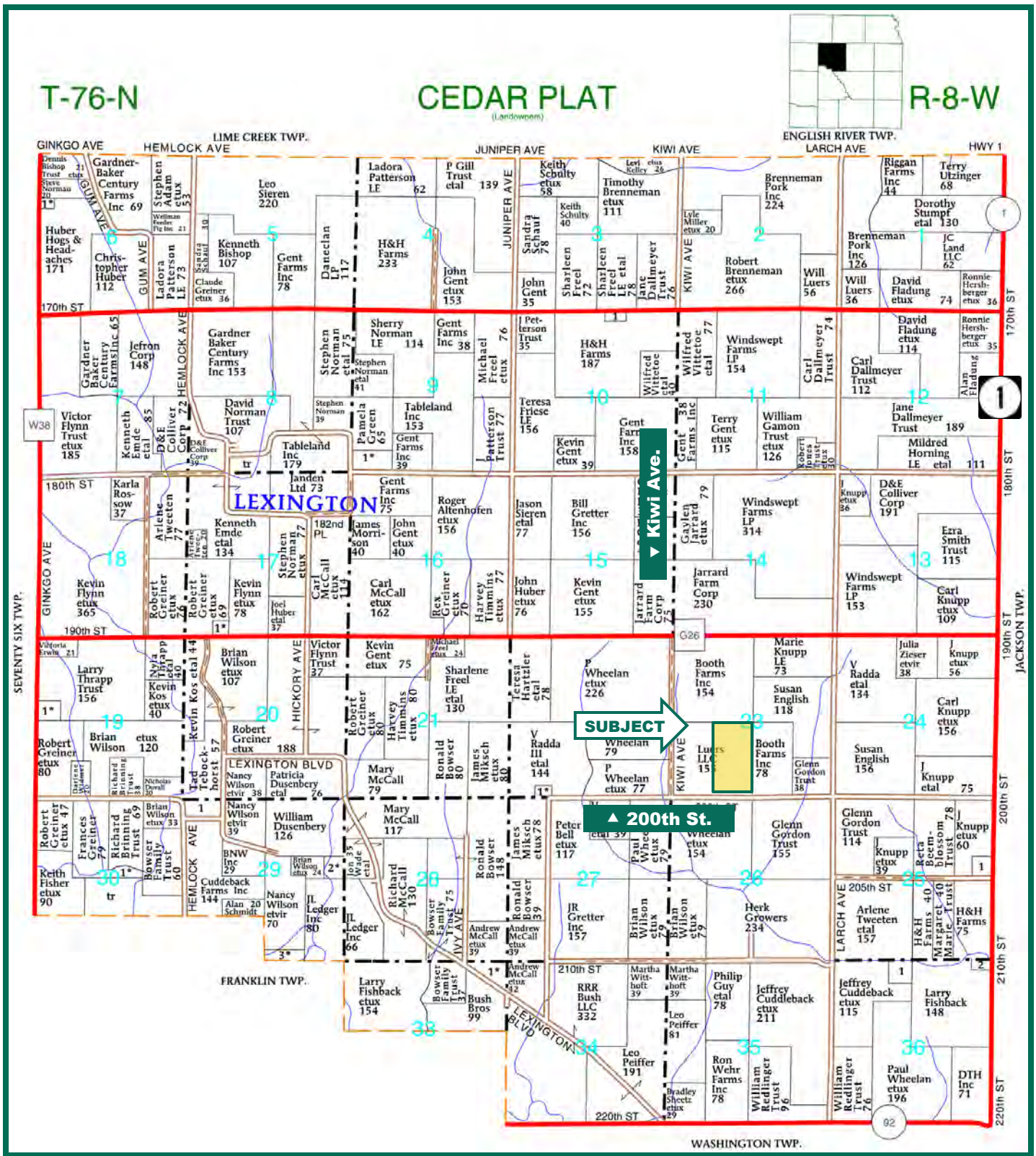
Licensed Real Estate Salesperson in Iowa
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858

MattC@Hertz.ag

www.Hertz.ag

Plat Map



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

Matthew A. Clarahan, AFM
 Licensed Real Estate Salesperson in Iowa
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 MattC@Hertz.ag

www.Hertz.ag

Aerial Photo



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 17, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur October 17, 2014. Subject to the 2014 Cash Rent Lease. Taxes will be prorated to 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.

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 81.28 acres. Subject to survey. The bids will be dollars per acre and will be multiplied by 81.28 acres to determine the total sales price.
- Seller reserves the right to refuse any and all bids.

Sellers

Douglas Philip Allen Revocable Living Trust and Deborah Allen Eagles

Agency

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

Matthew A. Clarahan, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
MattC@Hertz.ag

www.Hertz.ag

Soil Maps



Measured Tillable Acres 79.0 **Avg. CSR** 88.4 **Avg. CSR2*** 86.4

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
279	Taintor silty clay loam, 0 to 2 percent	88	86	94.9%	llw	74.98
280	Mahaska silty clay loam, 0 to 2	95	94	5.1%	I	4.02

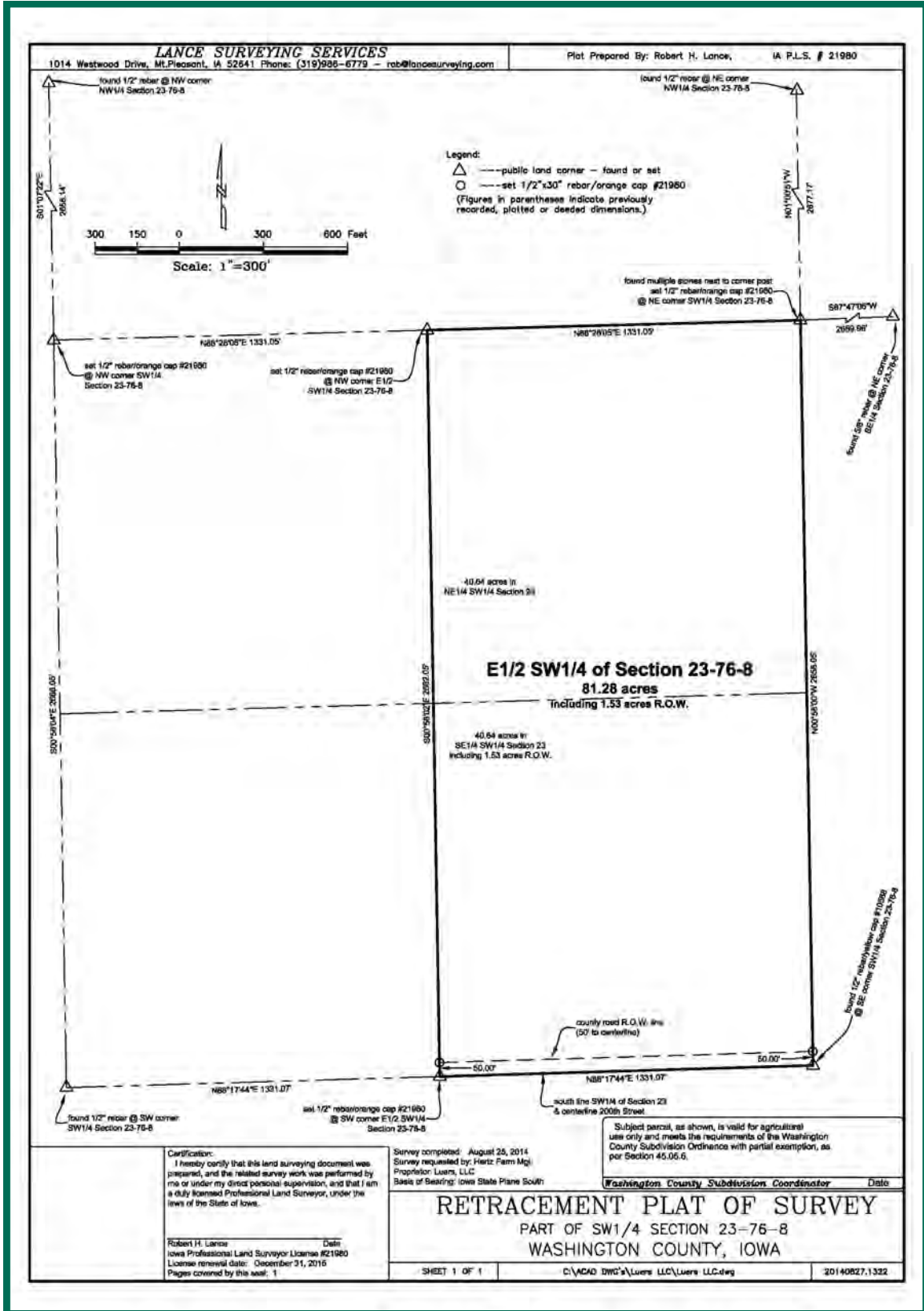
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

Matthew A. Clarahan, AFM
 Licensed Real Estate Salesperson in Iowa
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 MattC@Hertz.ag

www.Hertz.ag

Survey Map



Matthew A. Clarahan, AFM
 Licensed Real Estate Salesperson in Iowa
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
MattC@Hertz.ag

www.Hertz.ag

Google Image & Photo: 81.28 Acres m/l, Washington County, IA



Additional Contact:

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

Matthew A. Clarahan, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
MattC@Hertz.ag

www.Hertz.ag