



82 Acres m/l, Muscatine County, IA Lunde Trust Farm

6 miles southwest of West Liberty, IA

Date: Thurs, September 25, 2014

Time: 10:00 a.m.

Auction Site:

West Liberty Community Center

Address:

1204 N Calhoun Street

West Liberty, IA 52776

Property Information

Location

From West Liberty: 2 miles west on Hwy 6, 2 miles south on County Road X34, 1 mile west on 130th Street, then 1 ½ miles south on Birkett Avenue.

Legal Description

The N ½ of the SE ¼ of Section 29, Township 78 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$2,214.00

Net Taxable Acres: 80.99

Tax per Net Tax. Ac.: \$27.34

FSA Data

Farm Number: 1225

Tract Number: 55

Crop Acres: 77.3

Corn Base: 58.2

Corn Direct/CC Yields: 133/133

Bean Base: 19.1

Bean Direct/CC Yields: 37/37

Soil Types / Productivity

Primary soils are Tama, Downs and Newvienna. See soil map for detail.

• **CSR2:** 81.8 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 78.1 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 81.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Closing

Closing is subject to the 2015 Cash Rent Lease. Buyer to receive 100% of the 2015 Cash Rent.

Comments

Well cared for Muscatine County Farm with Tama, Muscatine and Downs soils.

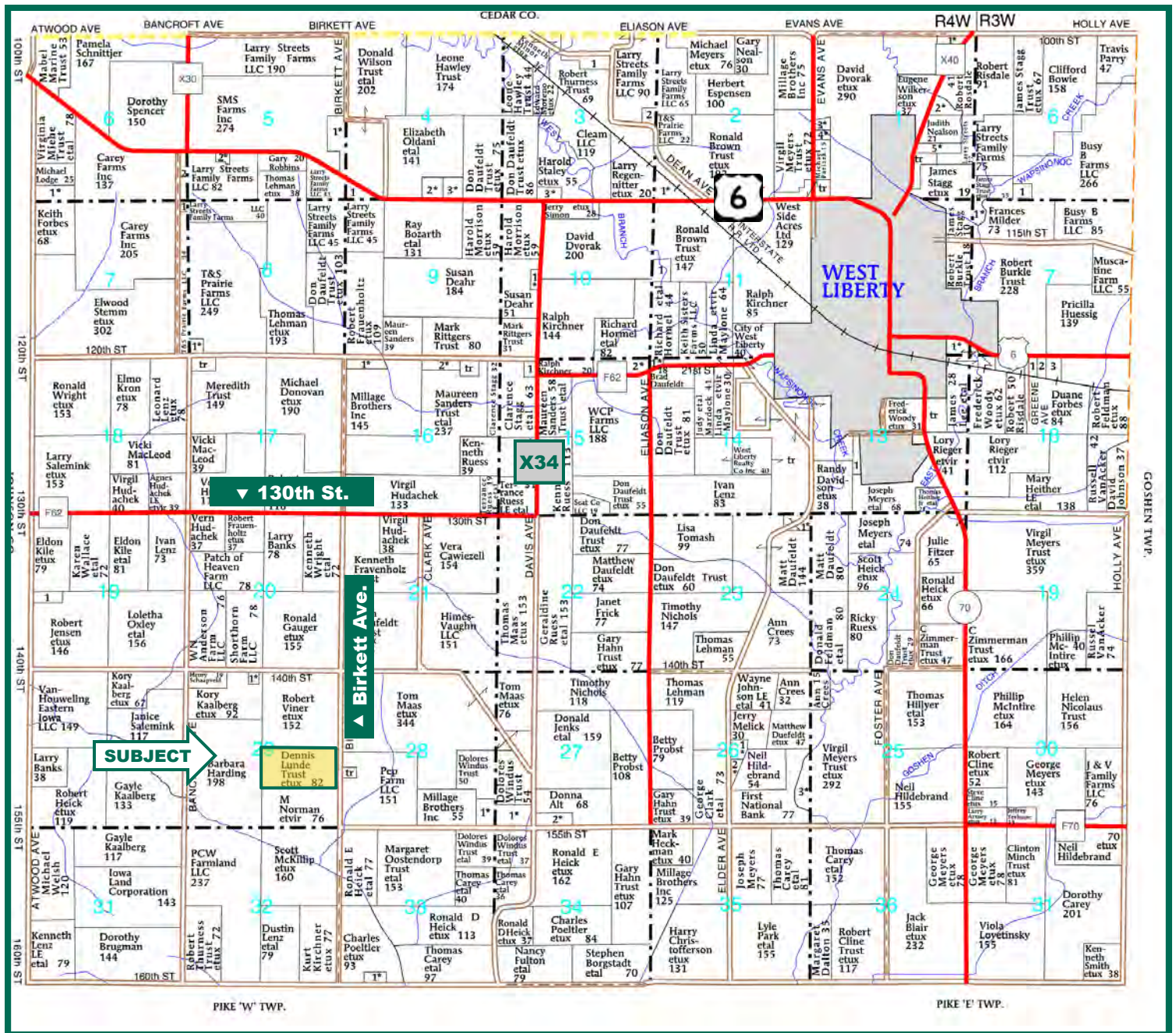
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Lunde Living Trust.

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 a cash settlement of their purchase on October 28, 2014. Final settlement will require certified check or wire transfer. Closing will occur October 28, 2014. Taxes will be prorated to closing. Full possession will be March 1, 2016.

Announcements

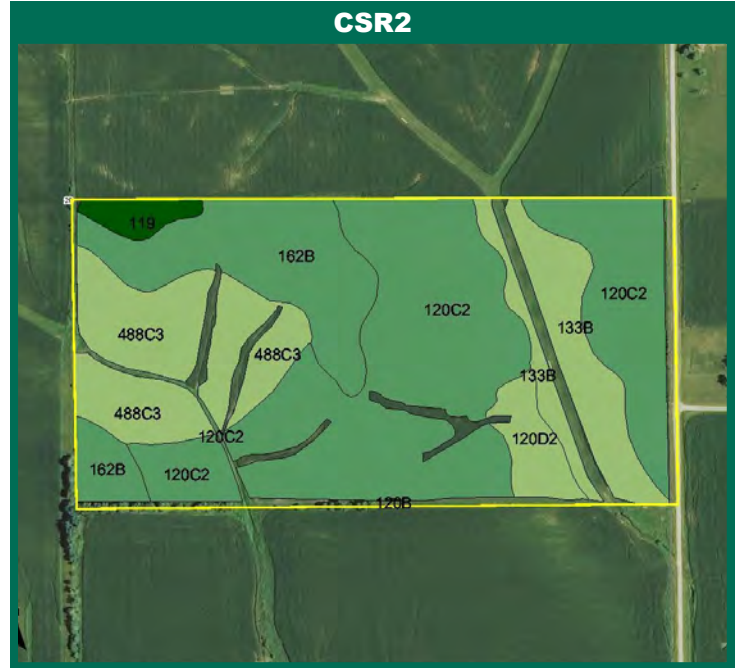
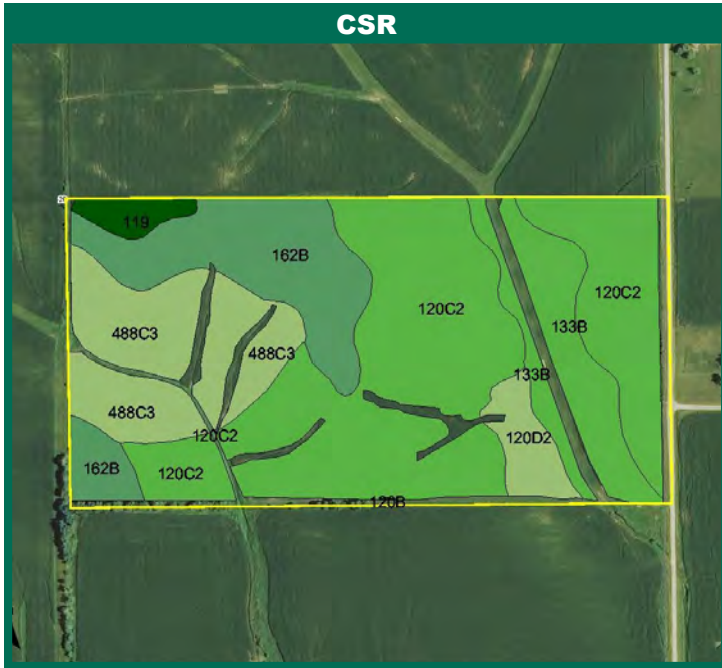
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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Soil Maps



Measured Tillable Acres		72.8	Avg. CSR		78.1	Avg. CSR2*		81.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	96	2.0%	I	1.49		
120B	Tama silt loam, 2 to 5 percent slopes	95	95	0.0%	Ile	0.01		
120C2	Tama silt loam, 5 to 9 percent	78	87	48.2%	IIle	35.06		
120D2	Tama silt loam, 9 to 14 percent	68	61	3.8%	IIIle	2.73		
133B	Colo silty clay loam, 2 to 5 percent	75	69	11.2%	IIw	8.13		
162B	Downs silt loam, 2 to 5 percent	90	90	17.5%	Ile	12.71		
488C3	Newienna silty clay loam, 5 to 9	68	70	17.4%	IVe	12.64		

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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