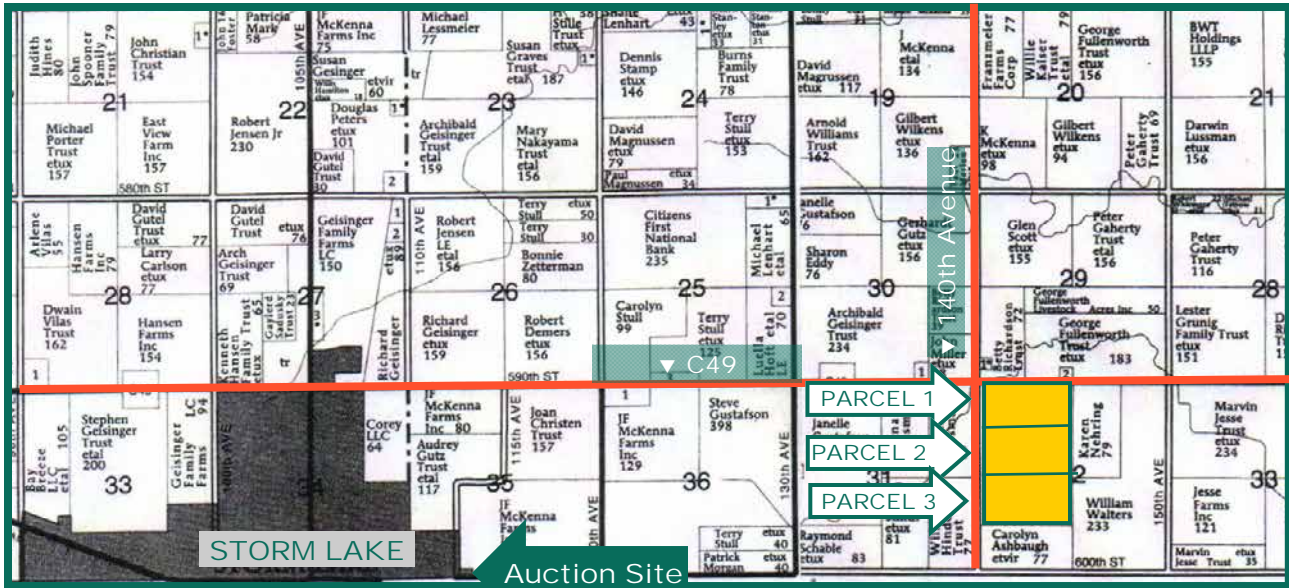


## 240 Acres m/l, Buena Vista County, Iowa



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

This property is located 3 miles east of Storm Lake, Iowa - offered in 3 parcels

**Date:** Friday, Nov. 14, 2014

**Time:** 10:00 A.M.

**Auction Site:**

King's Pointe Resort

**Address:**

1520 E. Lakeshore Drive  
Storm Lake, IA 50588

### Auction Information

#### Method of Sale

- Land will be offered by choice with buyer's privilege to high bidder to take one, two or three parcels. Should the high bidder not select all parcels the remaining parcels will be offered with additional rounds of bidding.
- Bids will be \$/Acre.
- Seller reserves the right to refuse any and all bids.

#### Seller

Robert A. Wilcox Trust

#### Agency

Hertz Farm Management, 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 December 19, 2014. Final settlement will require a wire transfer. Closing will occur December 19, 2014. Buyers will be allowed to complete fall tillage and fertilization. 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.*

**Thomas J. Carlson, AFM**  
Licensed Real Estate Salesperson In Iowa  
1101 13th St. No., Suite 2, PO Box 503  
Humboldt, IA 50548

(515) 332-1406  
TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Aerial Photo: Parcel 1



## Property Information Parcel 1 - 80 Acres

### Location

Property located 3 miles east of Storm Lake, Iowa with County Road C49 and 140th Avenue bordering the north and west lines.

### Legal Description

The North Half Northwest Quarter (N1/2 NW 1/4) of Section Thirty-Two (32) Township Ninety One North (91N), Range Thirty-six West (36W) of the 5th P.M. Buena Vista County, Iowa.

### Real Estate Tax

Taxes Payable 2014/2015: \$2,246.00  
Net Taxable Acres: 76.58 Acres  
Tax per Net Tax. Ac.: \$29.33/Acre

### FSA Data

Farm Number: 767, Tract Number 2663  
Cropland Acres-\*77.29  
Corn Base - \*38.7  
Corn Direct/CC Yields: 126 Bu./146 Bu.  
Bean Base\*: 38.7 Acres  
Bean Direct/CC Yields: 34 Bu./41 Bu.  
*\*Crop and Base Acres are estimated.  
Should farm sell as separate parcels,  
acres and Bases would be determined by  
the local FSA office.*

### CRP Contracts

None.

### Drainage

Natural and tile  
2.4 acres farmable wetland is located  
along north boundary

### Soil Types / Productivity

Primary soils are Webster, Nicollet and Clarion. See soil maps for details.

- **CSR2:** 88.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.0 per County Assessor, based on 76.58 net taxable acres.

### Land Description

Level to slightly rolling.

### Buildings/Improvements

None

### Comments

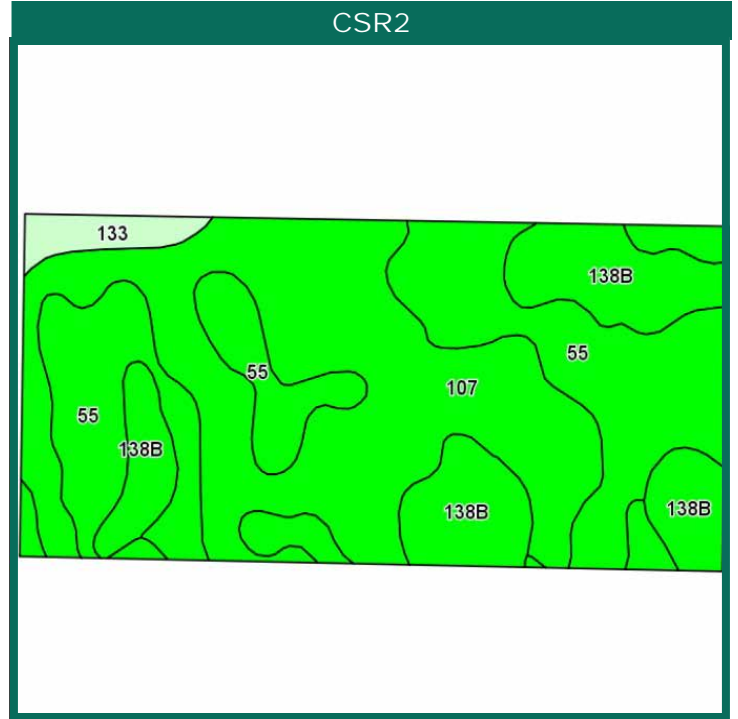
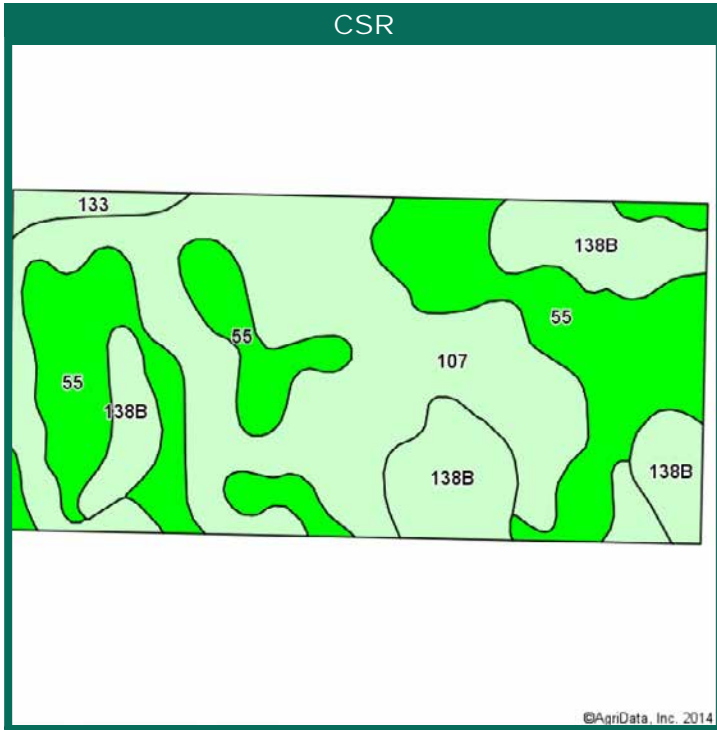
Dakota Access Pipeline is proposing running an oil pipeline across the property. Please call for proposed map.

**Thomas J. Carlson, AFM**  
Licensed Real Estate Salesperson In Iowa  
PO Box 503  
Humboldt, IA 50548

(515) 332-1406  
TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Soil Maps: Parcel 1



Area Symbol: IA021. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
107	Webster silty clay loam, 0 to 2 percent slopes	32.63	42.2%		Ilw	87	79
55	Nicollet loam, 1 to 3 percent slopes	27.97	36.2%		I	89	84
138B	Clarion loam, 2 to 6 percent slopes	14.71	19.0%		Ile	90	76
133	Colo silty clay loam, 0 to 2 percent slopes	1.98	2.6%		Ilw	74	76
<b>Weighted Average</b>						<b>88</b>	<b>80.2</b>

**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.

**Thomas J. Carlson, AFM**  
 Licensed Real Estate Salesperson In Iowa  
 PO Box 503  
 Humboldt, IA 50548

(515) 332-1406  
 TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Aerial Photo: Parcel 2



## Property Information Parcel 2 - 80 Acres

### Location

Property located 3 miles east of Storm Lake, Iowa with County Road 140th Avenue bordering the west line.

### Legal Description

The South Half Northwest Quarter (S 1/2 NW 1/4) of Section Thirty-Two (32) Township Ninety One North (91N), Range Thirty six West (36W) of the 5th P.M. Buena Vista County, Iowa.

### Real Estate Tax

Taxes Payable 2014/2015: \$2,328.00  
Net Taxable Acres: 79.0 Acres  
Tax per Net Tax. Ac.: \$29.47/Acre.

### FSA Data

Farm Number: 767 Tract Number: 2663  
Cropland Acres\*: 79.37  
Corn Base\*: 39.7  
Corn Direct/CC Yields: 126 Bu./146 Bu.  
Bean Base\*: 39.7 Acres  
Bean Direct/CC Yields: 34 Bu./41 Bu.  
*\*Crop and Base Acres are estimated.  
Should farm sell as separate parcels,  
Acres and Bases would be determined by  
the local FSA office.*

### CRP Contracts

None.

### Drainage

Natural and tile - small farmable wetland located along west boundary

### Soil Types / Productivity

Primary soils are Nicollet, Webster & Clarion. See soil maps for details.

- **CSR2:** 88.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.3 per County Assessor, based on 79 net taxable acres.

### Land Description

Level to slightly rolling.

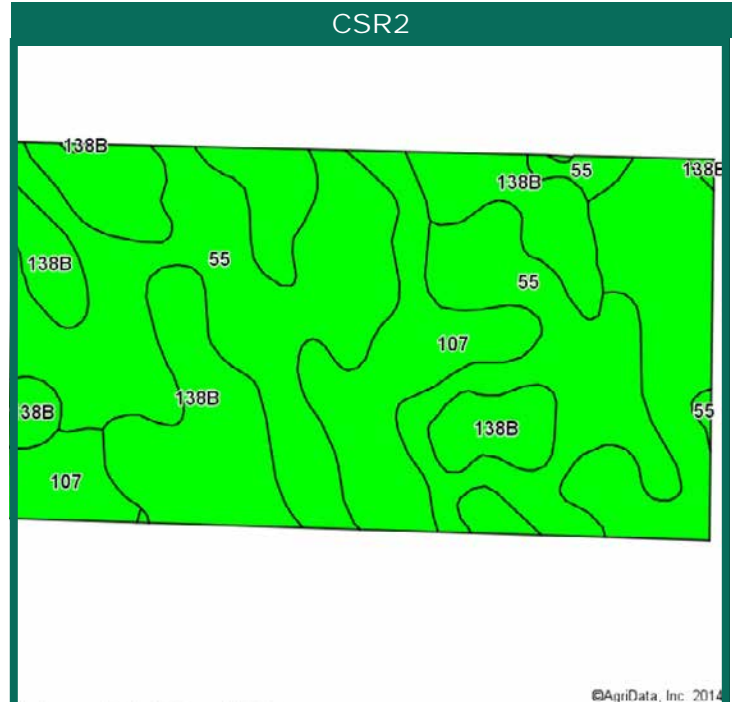
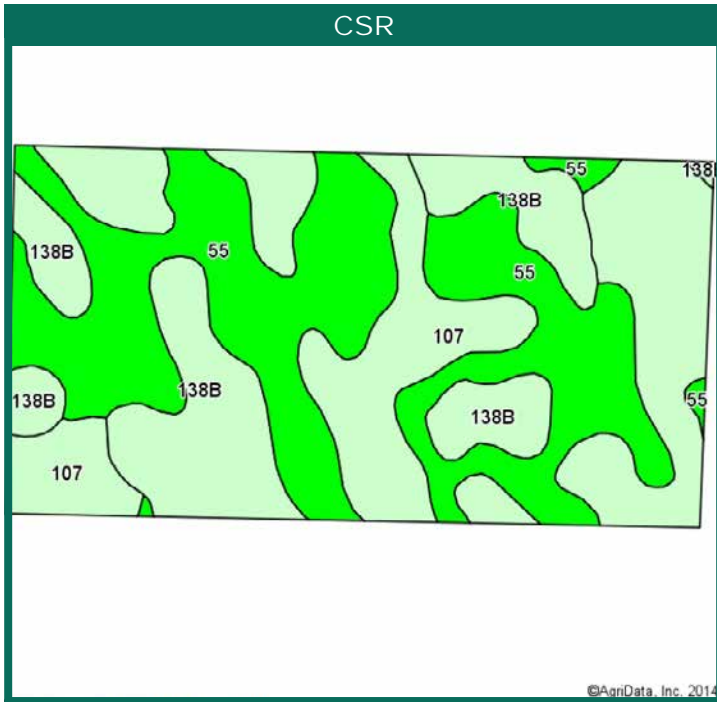
### Buildings/Improvements

None

### Comments

Dakota Access Pipeline is proposing running an oil pipeline across the northeast corner.

# Soil Maps: Parcel 2



Area Symbol: IA021, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	33.41	42.1%		I	89	84
107	Webster silty clay loam, 0 to 2 percent slopes	28.35	35.7%		IIw	87	79
138B	Clarion loam, 2 to 6 percent slopes	17.61	22.2%		Ile	90	76
<b>Weighted Average</b>						<b>88.5</b>	<b>80.4</b>

**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.

**Thomas J. Carlson, AFM**  
 Licensed Real Estate Salesperson In Iowa  
 PO Box 503  
 Humboldt, IA 50548

(515) 332-1406  
 TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Aerial Photo: Parcel 3



## Property Information Parcel 3 - 80 Acres

### Location

Property located 3 miles east of Storm Lake, Iowa with County Road 140th Avenue bordering the west line.

### Legal Description

The North Half Southwest Quarter (N1/2 SW 1/4) of Section Thirty-Two (32) Township Ninety One North (91N), Range Thirty six West (36W) of the 5th P.M. Buena Vista County, Iowa.

### Real Estate Tax

Taxes Payable 2014/2015: \$2,248.00  
Net Taxable Acres: 79.0 Acres  
Tax per Net Tax. Ac.: \$28.46/Acre

### FSA Data

Farm Number: 767  
Tract Number: 2663  
Cropland Acres\*: 78.49  
Corn Base\*: 37.5  
Corn Direct/CC Yields: 126 Bu./146 Bu.  
Bean Base\*: 37.5 Acres  
Bean Direct/CC Yields: 34 Bu./41 Bu.  
*\*Crop and Base Acres are estimated.  
Should farm sell as separate parcels,  
Acres and Bases would be determined by  
the local FSA office.*

### Land Description

Level to slightly rolling.

### Buildings/Improvements

None

### Drainage

Natural & tile - small farmable wetland located along west boundary

### CRP Contracts

None.

### Comments

Great soils on a bare 80

### Soil Types / Productivity

Primary soils are Webster, Nicollet & Clarion. See soil maps for details.

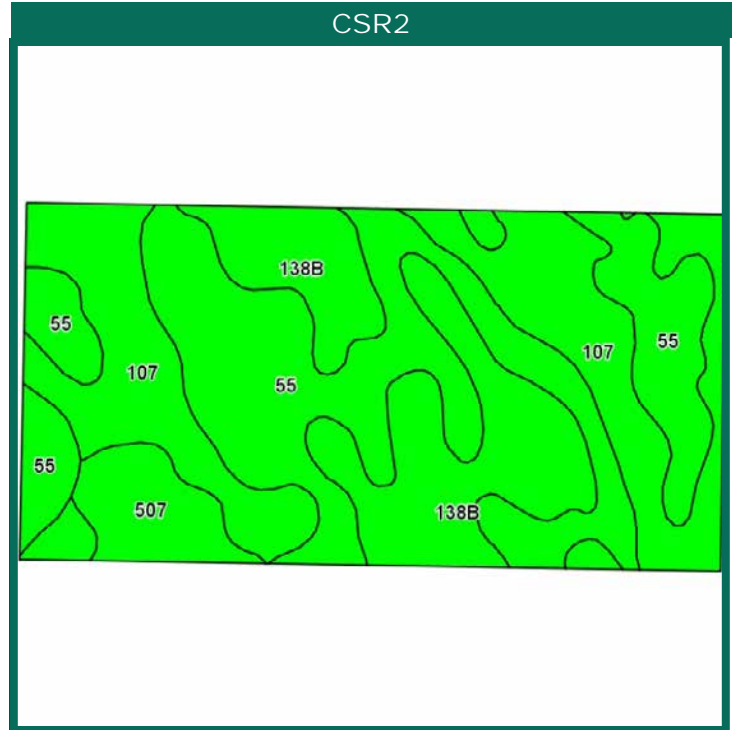
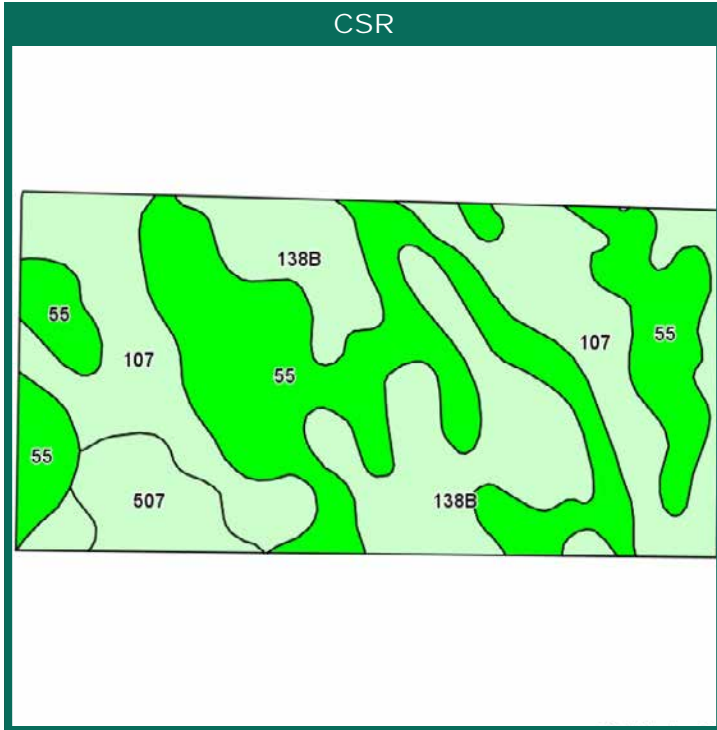
- **CSR2:** 88.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.63 per County Assessor, based on 79 net taxable acres.

**Thomas J. Carlson, AFM**  
Licensed Real Estate Salesperson In Iowa  
PO Box 503  
Humboldt, IA 50548

(515) 332-1406  
TomC@Hertz.ag

www.Hertz.ag

# Soil Maps: Parcel 3



Area Symbol: IA021, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
55	Nicollet loam, 1 to 3 percent slopes	32.77	41.8%		I	89	84	
107	Webster silty clay loam, 0 to 2 percent slopes	23.60	30.1%		IIw	87	79	
138B	Clarion loam, 2 to 6 percent slopes	17.57	22.4%		IIe	90	76	
507	Canisteo silty clay loam, 0 to 2 percent slopes	4.55	5.8%		IIw	88	74	
<b>Weighted Average</b>						<b>88.6</b>	<b>80.1</b>	

**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.

**Thomas J. Carlson, AFM**  
 Licensed Real Estate Salesperson In Iowa  
 PO Box 503  
 Humboldt, IA 50548

(515) 332-1406  
 TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

# Aerial Photo: Combined Parcels



## Legal Description

The Northwest Quarter (NW 1/4) and the North Half (N 1/2) Southwest Quarter (SW 1/4) of Section Thirty-Two (32) Township Ninety One North (91N), Range Thirty six West (36W) of the 5th P.M. Buena Vista County, Iowa.

## Real Estate Tax

Taxes Payable 2014/2015: \$6,822.00  
Net Taxable Acres: 234.58 Acres  
Tax per Net Tax. Ac.: \$29.08/Acre

## Drainage

Natural & tile. There is a 2.4 acre farmable wetland located along the north boundary and a 7.2 acre farmable wetland along the west boundary

## FSA Data

Farm Number: 767  
Tract Number: 2663  
Cropland Acres - 235.2  
Corn Base -115.9  
Corn Direct/CC Yields: 126 Bu./146 Bu.  
Bean Base: 115.9 Acres  
Bean Direct/CC Yields: 34 Bu./41 Bu.

## Soil Types / Productivity

Primary soils are Webster, Nicollet & Clarion. See soil maps for details.

- **CSR2:** 88.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR2:** 79.3 per County Assessor, based on 234.58 net taxable acres.

## Land Description

Level to slightly rolling.

## Buildings/Improvements

None

## CRP Contracts

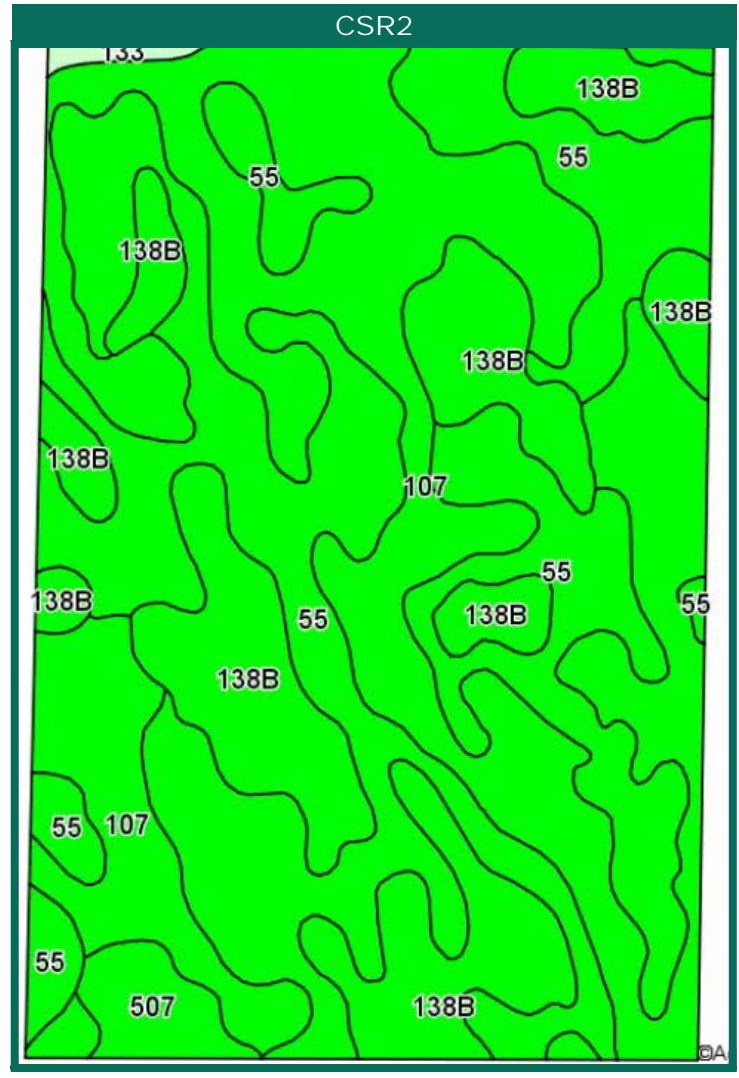
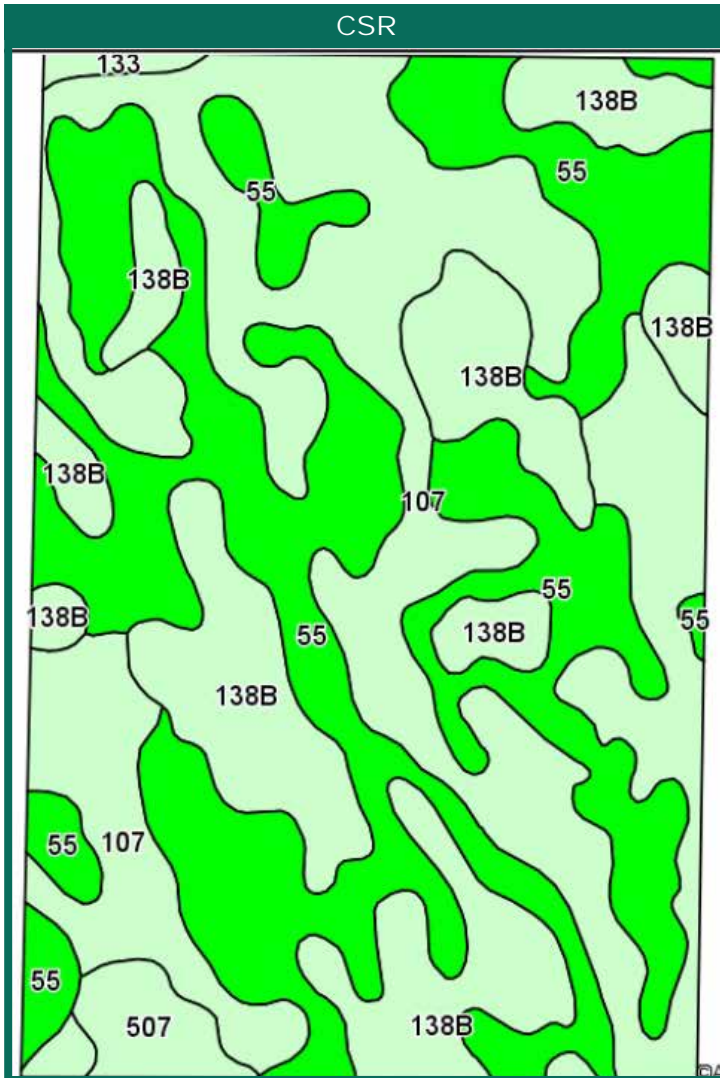
None

## Comments

Rare opportunity to buy one of the best soiled farms in Northwest Iowa, Dakota Access Pipeline is proposing an oil pipeline across the north 80 and corner of the center 80



# Soil Maps: Combined Parcels



Area Symbol: IA021. Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	93.70	39.8%		I	89	84
107	Webster silty clay loam, 0 to 2 percent slopes	85.63	36.4%		IIw	87	79
138B	Clarion loam, 2 to 6 percent slopes	49.98	21.2%		IIe	90	76
507	Canisteo silty clay loam, 0 to 2 percent slopes	4.72	2.0%		IIw	88	74
133	Colo silty clay loam, 0 to 2 percent slopes	1.17	0.5%		IIw	74	76
<b>Weighted Average</b>						<b>88.4</b>	<b>80.2</b>

**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.

**Thomas J. Carlson, AFM**  
 Licensed Real Estate Salesperson In Iowa  
 PO Box 503  
 Humboldt, IA 50548

(515) 332-1406  
 TomC@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)