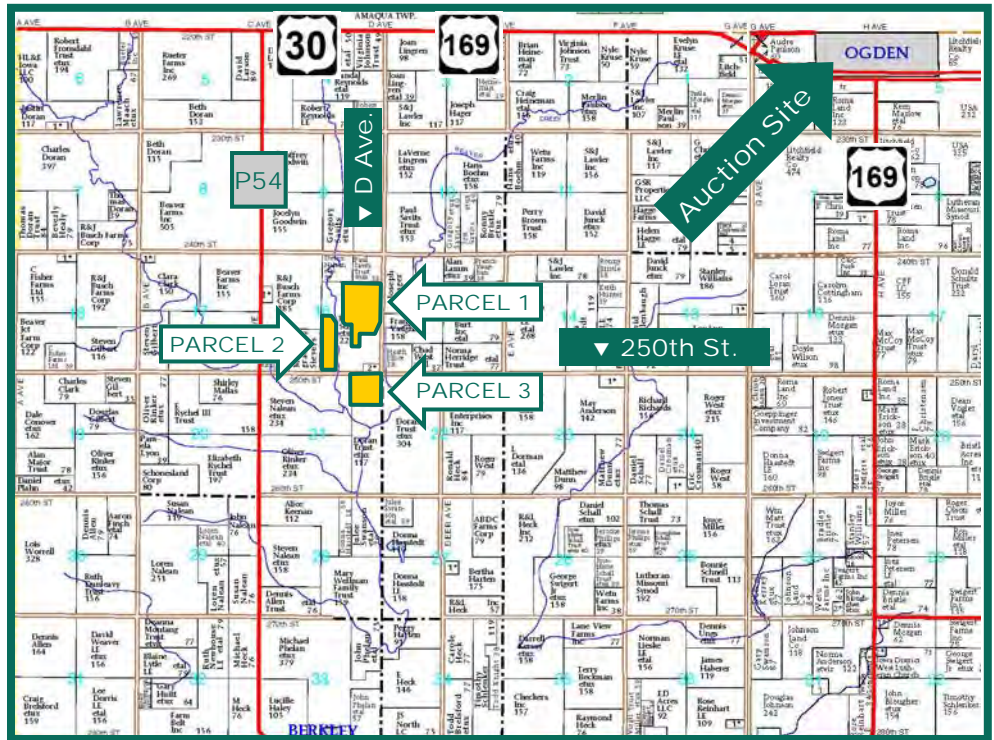


171.98 Acres
in 3 Parcels
Boone
County, IA



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

Date: Friday, Nov. 14, 2014
Time: 10:00 a.m.
Auction Site:
Leonard Good Community Center
Address:
114 SW 8th St.
Ogden, IA 50212

Auction Information Method of Sale

- Property will be offered as three separate parcels, and will not be combined.
- Bids will be by \$/acre.
- Seller reserves the right to refuse any and all bids.

Seller

Richard C. Schall Estate

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 cash settlement of their purchase on December 23, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 23, 2014, subject to the existing lease which expires March 1, 2015. Taxes will be prorated to January 1, 2015.

Announcements

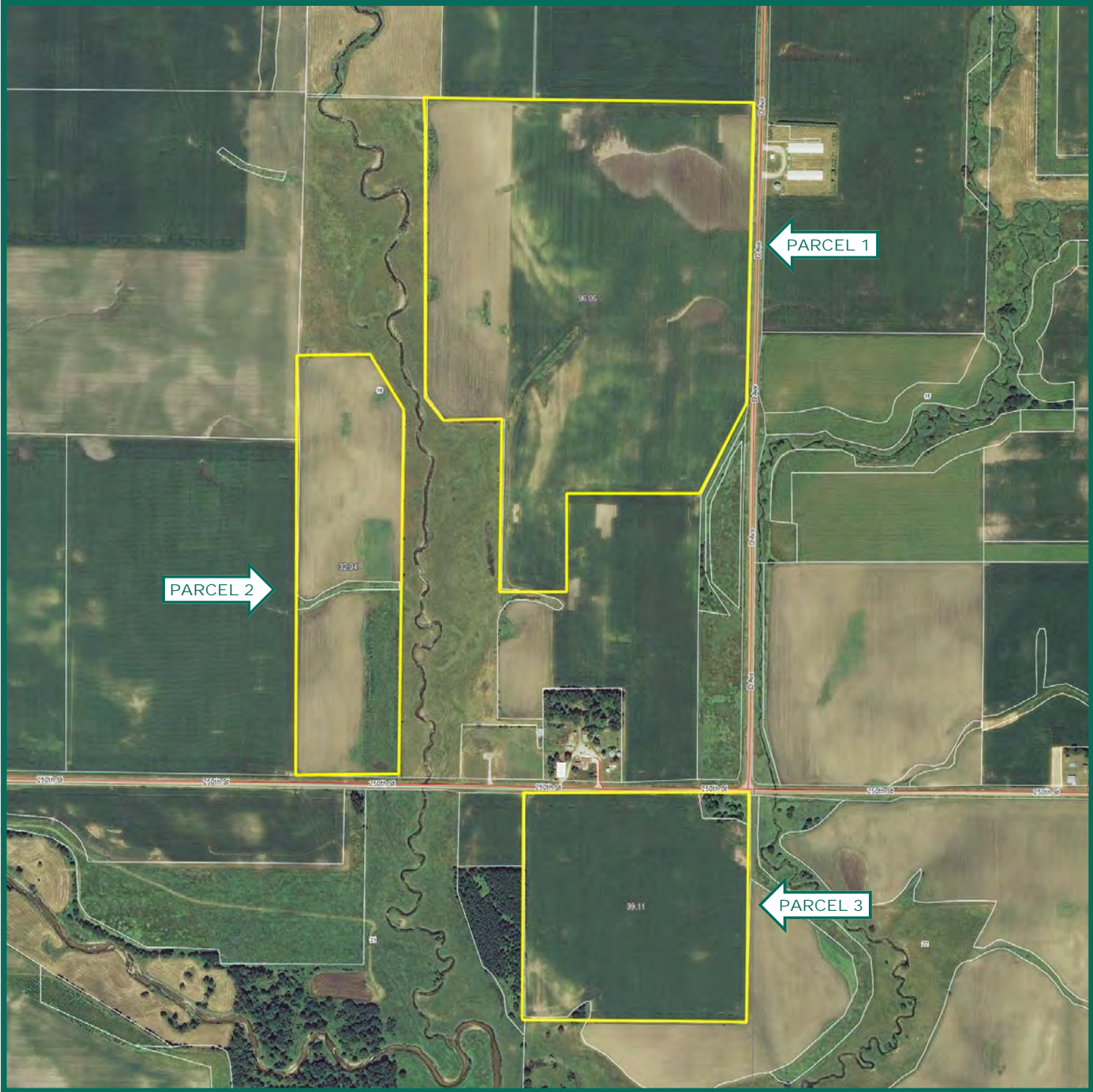
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

Jerry Lage
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
JerryL@Hertz.ag

www.Hertz.ag

Aerial Photo

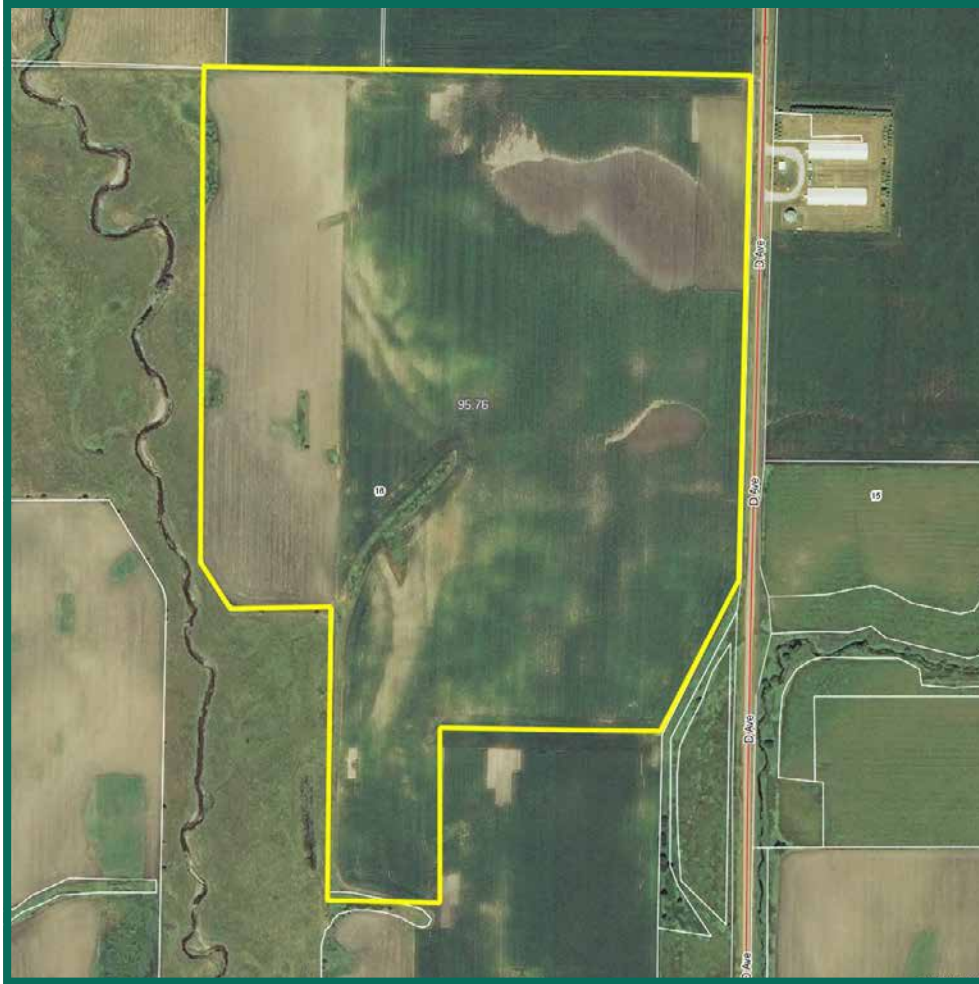


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Aerial Photo: Parcel 1



CRP Contracts

None

Soil Types / Productivity

Primary soils are Clarion, Dickman, Cainsteo, Harps & Okoboji. See soil maps for detail.

- **CSR2:** 61.9 per AgriData Inc. 2014, based on estimated FSA crop acres.
- **CSR:** 66.1 per AgriData Inc. 2014, based on estimated FSA crop acres.

Land Description

Undulating to medium rolling.

Buildings/Improvements

None

Drainage

Natural, plus some tile.

Water & Well Information

No wells. Xenia Rural Water on D Ave.

Comments

Nice tract of nearly all tillable land.

Property Information Parcel 1 - 97.53 Acres

Location

From Ogden, go 4 miles west on Hwy. 30, then 2½ miles south on D Ave.

From Berkley, go north 3 miles on Co. Rd. P54 (C Ave.) then west 1 mile on 250th St., then north 1/2 mile on D Ave. Farm is on the west side of D Ave.

Legal Description

Parcel 'F' in the E½ Section 16, Township 83 North, Range 28 West of the 5th p.m. (Beaver Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$1,924

Est. Net Taxable Acres: 96.17

Est. Tax per Net Tax. Ac.: \$20.00

FSA Data

Part of Farm Number 6131, Tract 5104

Crop Acres*: 96.0

Corn Base*: 51.1 Ac.

Corn Direct/CC Yields: 120/120 Bu.

Bean Base*: 44.9 Ac.

Bean Direct/CC Yields: 29/29 Bu.

**FSA Acres and Bases are estimated. The local FSA office will determine final Acres and Bases.*

Jerry Lage

Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

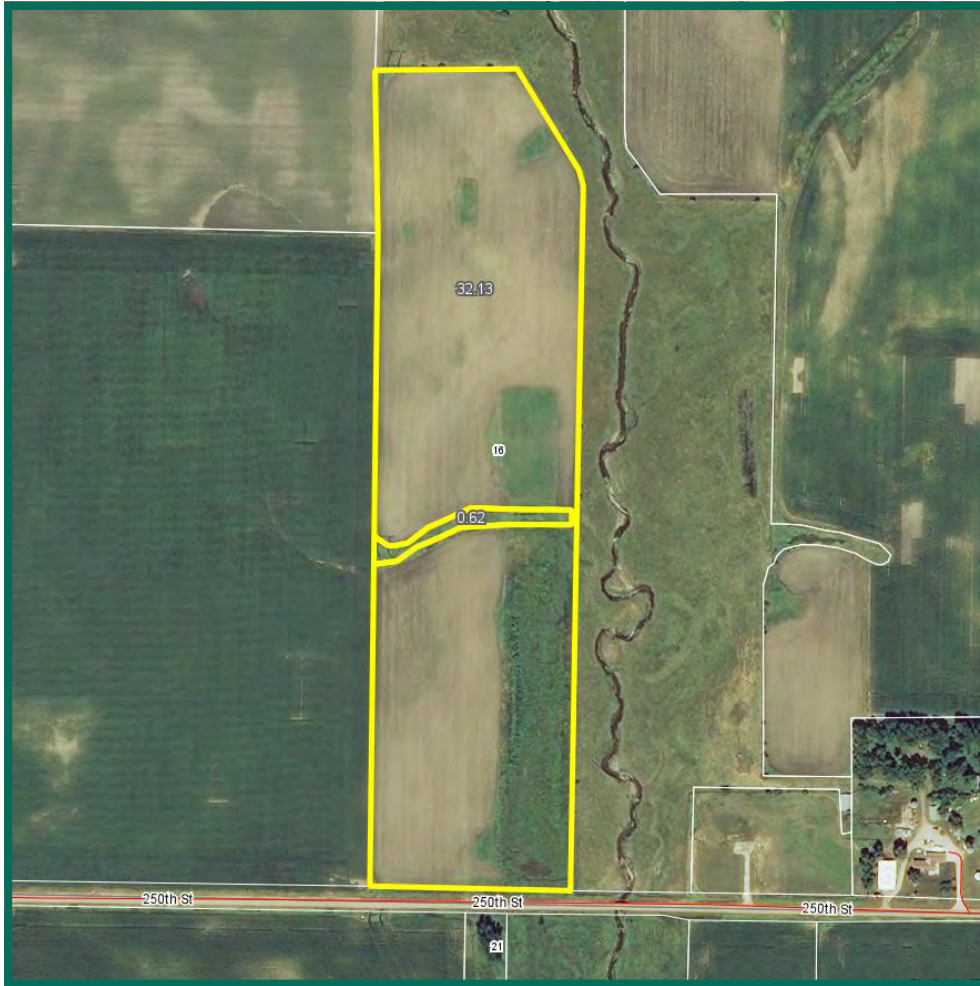
515-382-1500 or

800-593-5263

JerryL@Hertz.ag

www.Hertz.ag

Aerial Photo: Parcel 2



CRP Contracts

None

Soil Types / Productivity

Primary soils are Wadena and Clarion. See soil maps for detail.

- **CSR2:** 66.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.6 per AgriData Inc. 2014, based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural, with wet area of about 5 acres in southeast corner that is not farmed.

Water & Well Information

No wells. Xenia Rural Water on 250th St.

Comments

Smaller tract on west side of creek pasture. There is a power line easement that runs along the west side of property.

Property Information Parcel 2 - 33.65 Acres

Location

From Ogden, go 4 miles west on Hwy. 30, then 3 miles south on D Ave to 250th St., then 1/2 mile west on 250th St.

From Berkley, go north 3 miles on Co. Rd. P54 (C Ave.) then west 1/2 mile on 250th St. Farm is on the north side of 250th St.

Legal Description

Parcel 'C' in the W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 16, Township 83 North, Range 28 West of the 5th p.m. (Beaver Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$664.00

Est. Net Taxable Acres: 33.19

Est. Tax per Net Tax. Ac.: \$20.00

FSA Data

Part of Farm Number 6131, Tract 5104

Crop Acres: 32.0

Corn Base*: 17.0 Ac.

Corn Direct/CC Yields: 120/120 Bu.

Bean Base*: 15.0 Ac.

Bean Direct/CC Yields: 29/29 Bu.

**FSA Bases are estimated. The local FSA office will determine final Bases.*

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Aerial Photo: Parcel 3



Soil Types / Productivity

Primary soils are Talcot, Wadena and Cylinder. See soil maps for detail.

- **CSR2:** 53.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.38 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural

Water & Well Information

No wells. Xenia Rural Water on 250th St.

Comments

Square tract, and nearly all tillable.

Property Information Parcel 3 - 40.8 Acres

Location

From Ogden, go 4 miles west on Hwy. 30, then 3 miles south on D Ave. to 250th St.

From Berkley, go north 3 miles on Co. Rd. P54 (C Ave.) then west $\frac{3}{4}$ mile on 250th St. Farm is on the south side of 250th St.

Legal Description

N26.5' of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 21, Township 83 North, Range 28 West of the 5th p.m. (Beaver Twp.)

Real Estate Tax

Taxes Payable 2014-2015: \$846.00

Net Taxable Acres: 39

Tax per Net Tax. Ac.: \$21.26

FSA Data

Farm Number: 6131, Tract 5103

Crop Acres: 37.78

Corn Base: 22.8 Ac.

Corn Direct/CC Yields: 120/120 Bu.

Bean Base: 15.0 Ac.

Bean Direct/CC Yields: 33/33 Bu.

CRP Contracts

None

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.

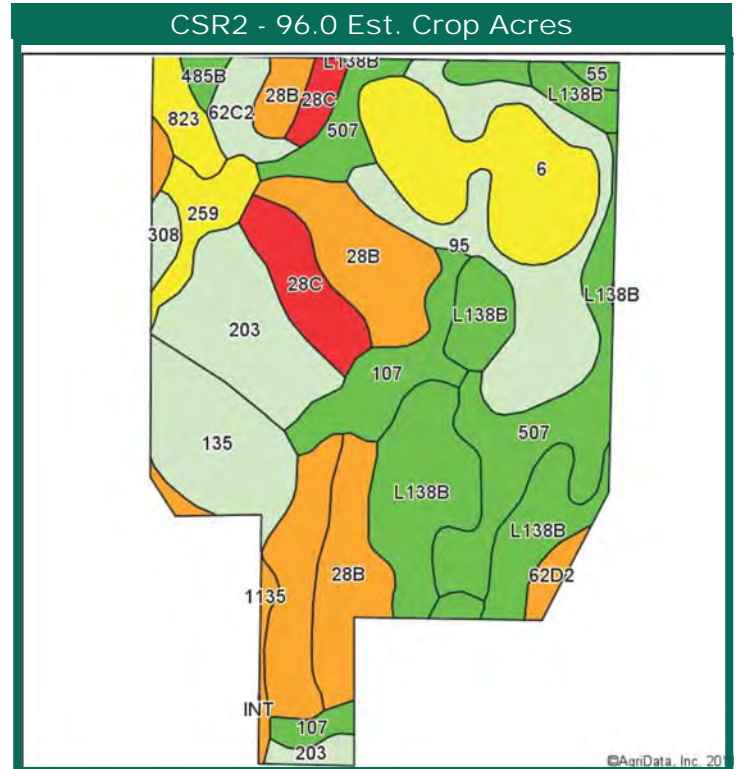
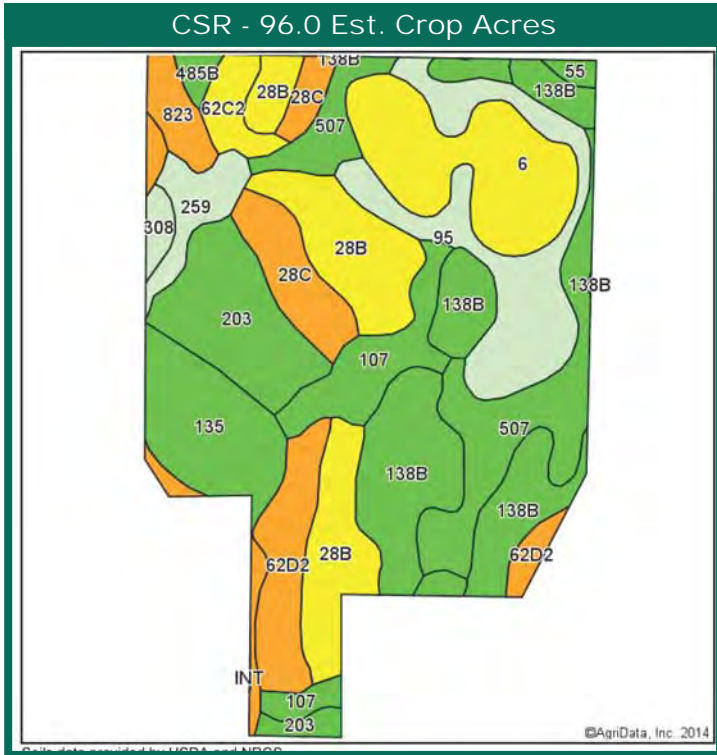
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Soil Maps: Parcel 1



Area Symbol: IA015, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.49	14.1%		Ile	88	
28B	Dickman fine sandy loam, 1 to 5 percent slopes	11.78	12.3%		IIle	22	46
507	Canisteo silty clay loam, 0 to 2 percent slopes	10.83	11.3%		IIw	88	82
95	Harps loam, 0 to 2 percent slopes	10.03	10.5%		IIw	73	64
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.59	10.0%		IIIw	56	58
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.85	8.2%		IIs	60	80
135	Coland clay loam, 0 to 2 percent slopes	6.66	7.0%		IIw	74	82
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	5.62	5.9%		IIIe	35	38
107	Webster silty clay loam, 0 to 2 percent slopes	5.59	5.8%		IIw	88	87
28C	Dickman fine sandy loam, 5 to 9 percent slopes	4.68	4.9%		IVe	17	31
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.57	2.7%		IIw	54	77
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	1.92	2.0%		IIIe	61	53
823	Ridgeport sandy loam, 0 to 2 percent slopes	1.87	2.0%		IIIs	56	38
1135	Coland clay loam, channeled, 0 to 2 percent slopes	1.48	1.5%		Vw	20	25
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.78	0.8%		IIs	60	73
485B	Spillville loam, 2 to 5 percent slopes	0.60	0.6%		Ile	90	87
55	Nicollet loam, 1 to 3 percent slopes	0.42	0.4%		I	89	92
Weighted Average						61.9	*-

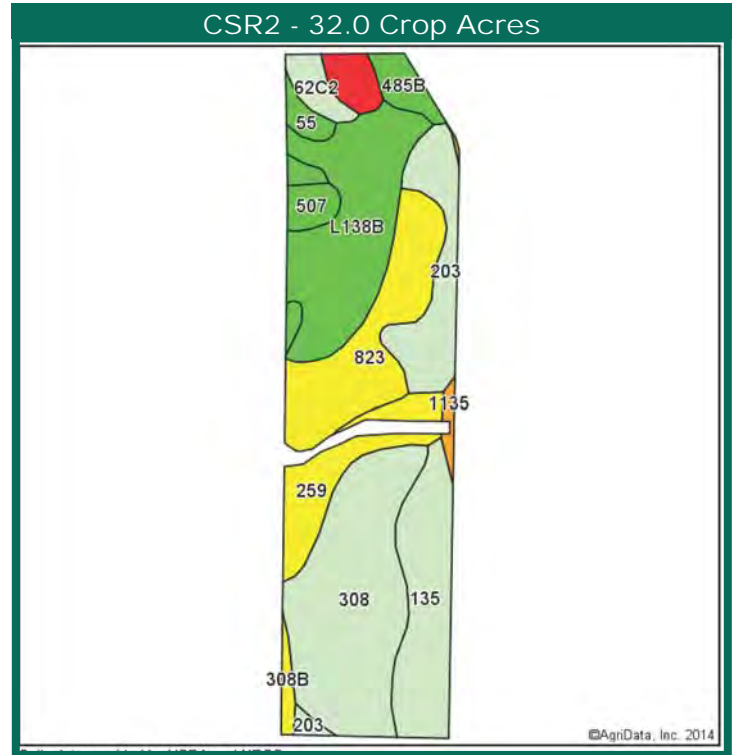
*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 66.1.

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 Nevada, IA 50201-0500

515-382-1500 or
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Soil Maps: Parcel 2



Area Symbol: IA015. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.80	24.3%		lls	60	73
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	5.98	18.6%		lle	88	
823	Ridgeport sandy loam, 0 to 2 percent slopes	4.54	14.1%		llls	56	38
135	Coland clay loam, 0 to 2 percent slopes	4.06	12.6%		llw	74	82
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.07	9.6%		lls	60	80
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.36	7.3%		llw	54	77
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.79	2.5%		llw	88	82
485B	Spillville loam, 2 to 5 percent slopes	0.77	2.4%		lle	90	87
73D	Salida gravelly sandy loam, 5 to 14 percent slopes	0.76	2.4%		IVs	6	5
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	0.72	2.2%		llle	61	53
55	Nicollet loam, 1 to 3 percent slopes	0.67	2.1%		I	89	92
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	0.34	1.1%		lle	55	68
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.27	0.8%		Vw	20	25
Weighted Average						66.3	*

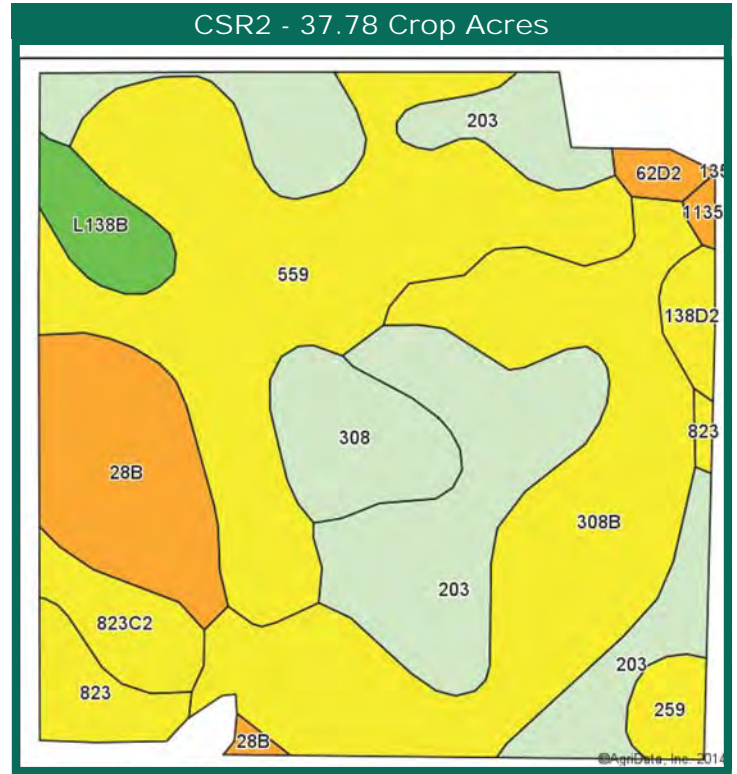
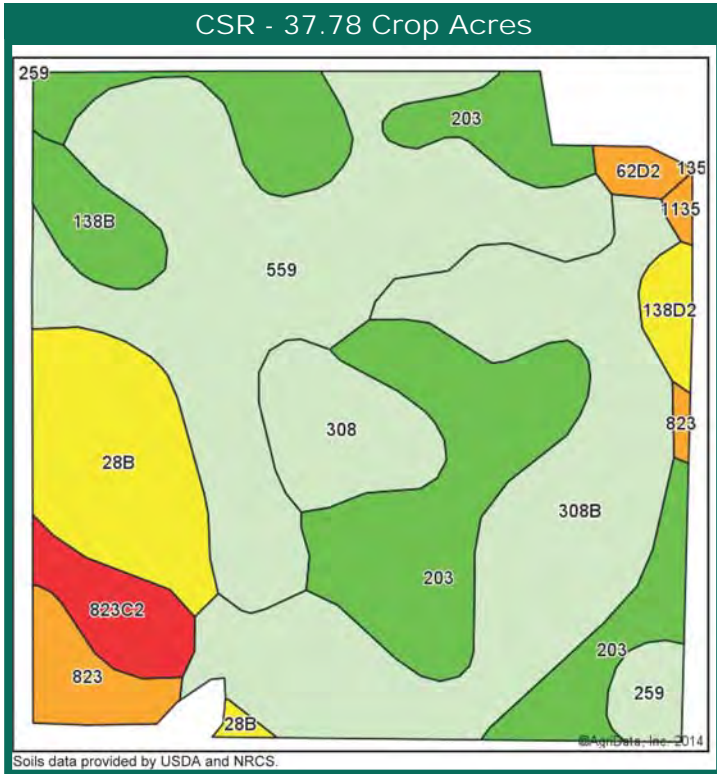
*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 70.6

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Soil Maps: Parcel 3



Area Symbol: IA015, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.01	26.5%		IIw	54	73
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	8.87	23.5%		IIE	55	68
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.60	22.8%		IIS	60	80
28B	Dickman fine sandy loam, 1 to 5 percent slopes	3.39	9.0%		IIIE	22	46
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.95	5.2%		IIS	60	73
823C2	Ridgeport sandy loam, 5 to 9 percent slopes, moderately eroded	1.19	3.1%		IIIE	43	13
823	Ridgeport sandy loam, 0 to 2 percent slopes	1.11	2.9%		IIIS	56	38
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.04	2.8%		IIE	88	
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.62	1.6%		IIw	54	77
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.53	1.4%		IIIE	56	56
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.34	0.9%		IIIE	35	38
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.13	0.3%		Vw	20	25
Weighted Average						53.4	*-

**CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 67.7.*

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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