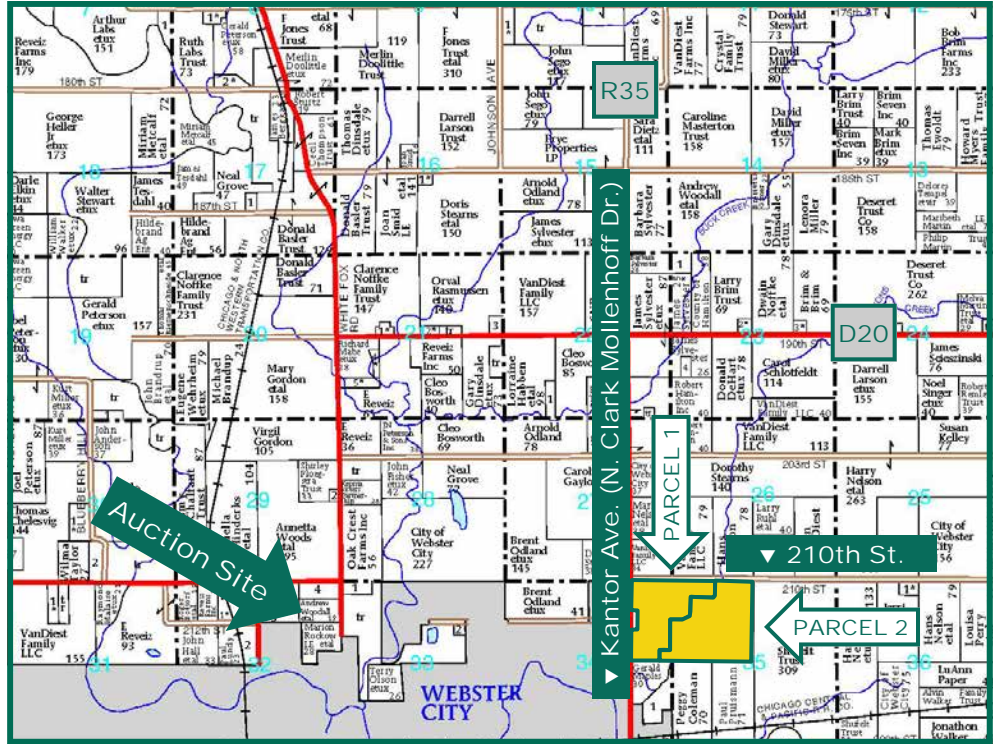


236 Acres m/l,  
Hamilton  
County, IA



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

## Date:

Thurs., November, 20, 2014

Time: 2:00 p.m.

## Auction Site:

The Bridge Community Center

## Address:

905 Des Moines St.

## Auction Information

### Method of Sale

- Parcels will be offered individually and will NOT be combined.
- Bids will be \$/Ac.
- Seller reserves the right to refuse any and all bids.

## Sellers

Elaine Loring, Brian Loring and Bryce Loring

## 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 19, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 19, 2014, subject to the existing lease which expires March 1, 2015. Taxes will be prorated to December 19, 2014.

## 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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# Aerial Photo: Parcel 1

Property Information  
Parcel 1 - 102 Acres, m/l  
**Property subject to survey of acreage site and survey to split from Parcel 2.**

## Location

1/2 mi. north of the intersection of 220th St. and Co. Rd. R35 (N. Clark Mollenhoff Dr./Kantor Ave.). Property is located on the east side of R35 and south side of 210th St.

## Legal Description

E½ NE¼, Except acreage site and Except small parcel in the Southeast corner of Section 34; and N½ NW¼ NW¼ and SW¼ NW¼ NW¼ all in Section 35; all in Township 89 North, Range 25 West of the 5th p.m. (Cass Twp.)

## Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$2,930  
Est. Net Taxable Acres: 98.5  
Est. Tax per Net Tax. Ac.: \$29.75  
*Due to survey, future taxes are estimated and will be determined by Hamilton County.*

## FSA Data

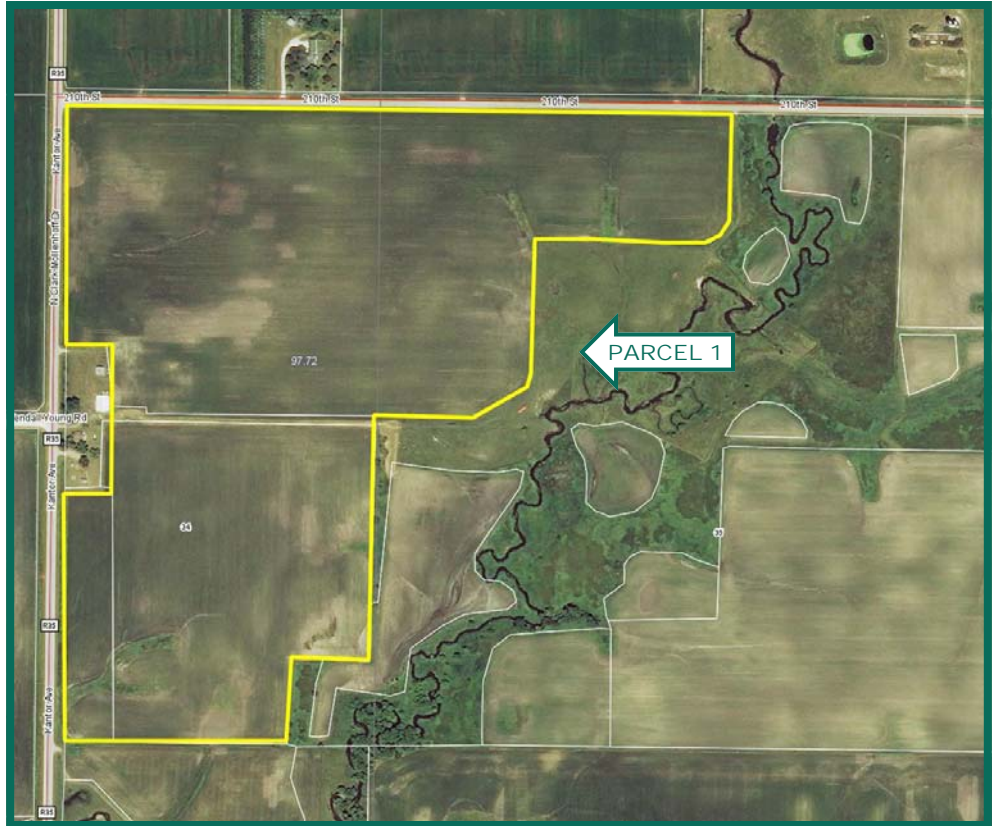
Farm Number 4981, Tract 2360  
Crop Acres\*: 97.71 NHEL  
Corn Base\*: 54.55 Ac.  
Corn Direct/CC Yields: 125/125 Bu.  
Bean Base\*: 43.66 Ac.  
Bean Direct/CC Yields: 28/28 Bu.  
*\*Acres and Bases are estimated. Local FSA office will make final determination on Acres and Bases.*

## CRP Contracts

None

## Soil Types / Productivity

Primary soils are Bode, Ottosen and Brownton. See soil map for detail.  
• **CSR2:** 86.3 per AgriData Inc. 2014, based on FSA crop acres.  
• **CSR:** 79.1 per AgriData Inc. 2014 based on FSA crop acres.



## Land Description

Level to moderately sloping

## Buildings/Improvements

None

## Drainage

Natural

## Water & Well Information

None known

## Comments

Good, high-quality farmland on paved road near Webster City.

Property Information  
Parcel 2 - 134 Acres, m/l  
**Property subject to survey to split from Parcel 1.**

## Location

1/2 mile north of the intersection of 220th St. and Co. Rd. R35 (N. Clark Mollenhoff Dr./Kantor Ave.). Property is located on the side of 210th St.

## Legal Description

E½ NW¼, SE¼ NW¼ NW¼ and SW¼ NW¼ Section 35; and Parcel in SE¼ SE¼ NE¼ Section 34; all in Township 89 North, Range 25 West of the 5th p.m. (Cass Twp.)

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# Aerial Photo: Parcel 2

## Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$2,960  
Est. Net Taxable Acres: 131.47  
Est. Tax per Net Tax. Ac.: \$22.51  
*Due to survey, future taxes are estimated and will be determined by Hamilton County.*

## FSA Data

Farm Number 4981, Tract 2360  
Crop Acres\*: 74.56 NHEL  
Corn Base\*: 41.15 Ac.  
Corn Direct/CC Yields: 125/125 Bu.  
Bean Base\*: 32.94 Ac.  
Bean Direct/CC Yields: 28/28 Bu.  
*\*Acres and Bases are estimated. Local FSA office will make final determination on Acres and Bases.*

## CRP Contracts

None

## Soil Types / Productivity

Primary soils are Bode, Ottosen and Spillville-Coland. See soil map for detail.

- **CSR2:** 76.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 68.6 per AgriData Inc. 2014 based on FSA crop acres.

## Land Description

Level to moderately sloping. Creek bottom pastureland. Creek runs north to south through pasture acres.

## Buildings/Improvements

None

## Drainage

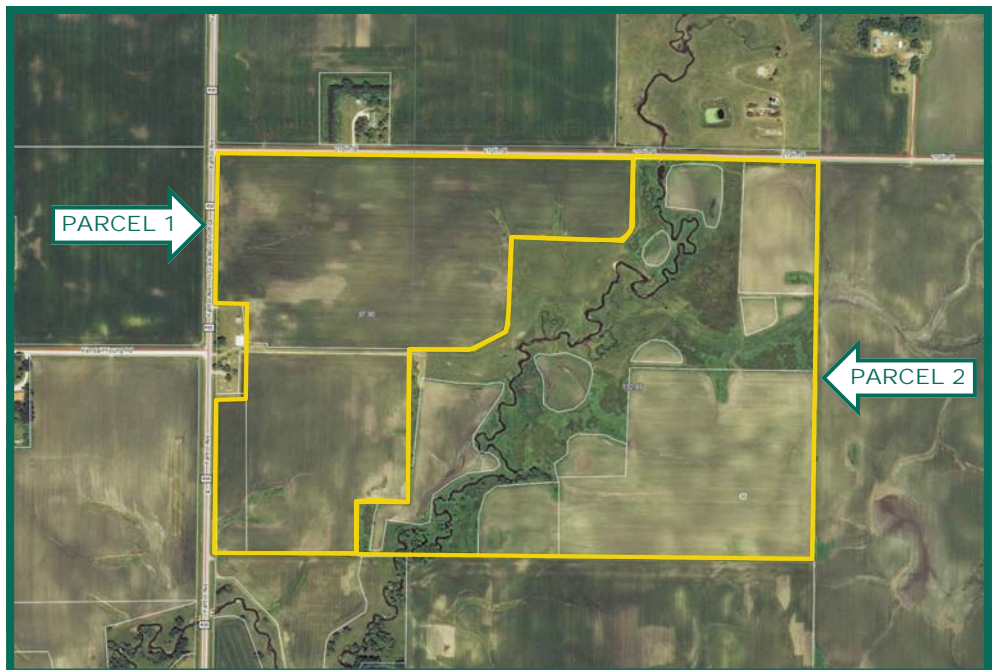
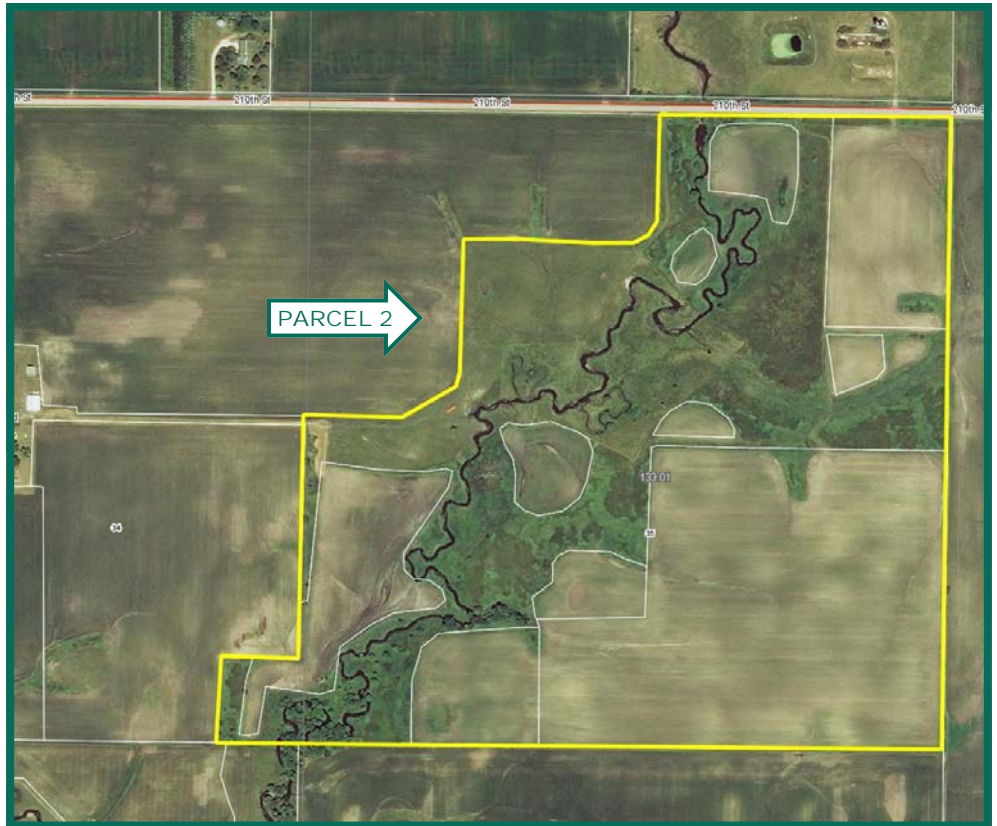
Natural drainage to creek through farm

## Water & Well Information

None known

## Comments

Mixed-use farm consisting of high and lower quality cropland and pasture acres.



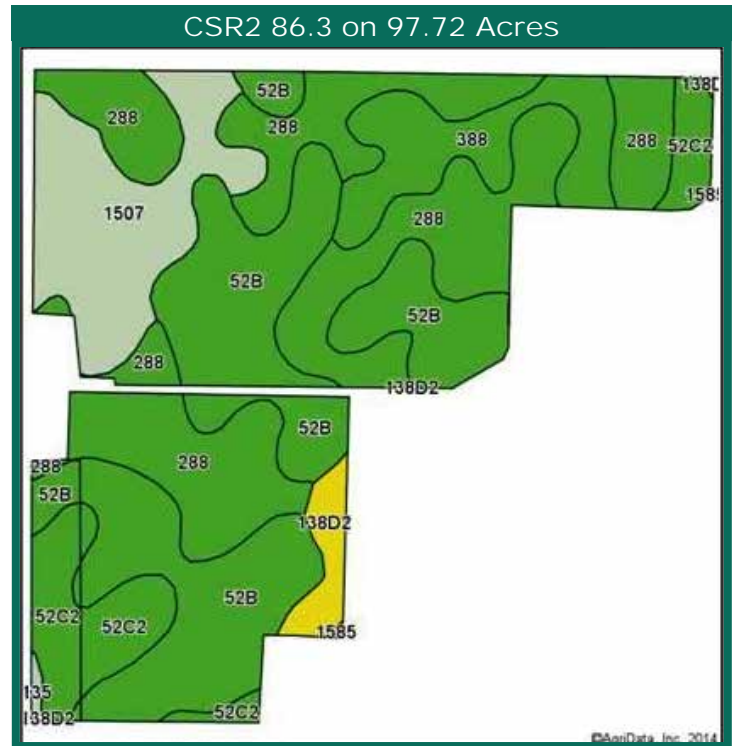
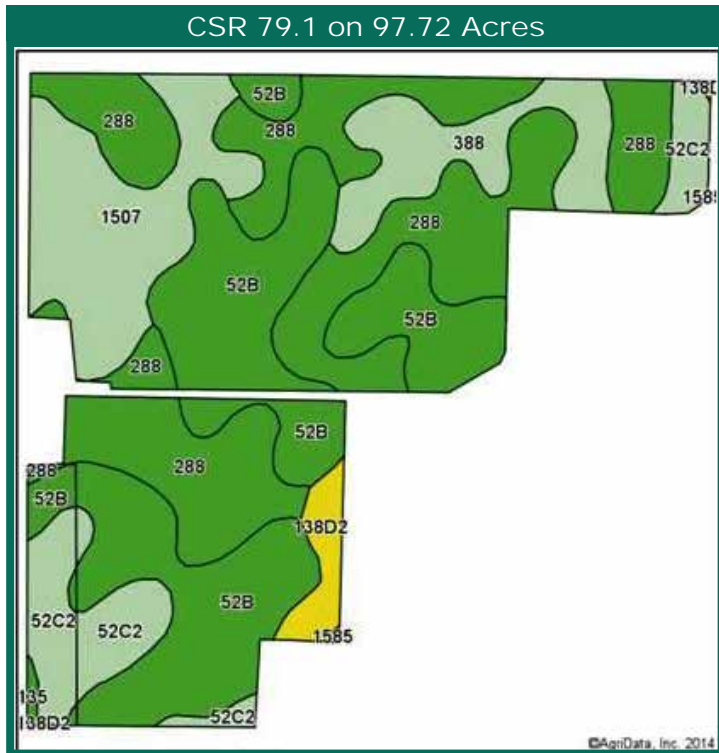
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Soil Maps: Parcel 1



Soils data provided by USDA and NRCS.

Area Symbol: IA079, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
288	Ottosen clay loam, 1 to 3 percent slopes	32.98	33.7%		I	91	86
52B	Bode clay loam, 2 to 5 percent slopes	32.45	33.2%		Ile	91	80
1507	Brownton silty clay loam, 0 to 2 percent slopes	13.09	13.4%		Ilw	70	75
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	8.63	8.8%		Ille	82	63
388	Kossuth silty clay loam, 0 to 2 percent slopes	7.97	8.2%		Ilw	88	79
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.30	2.4%		Ille	57	55
135	Coland clay loam, 0 to 2 percent slopes	0.23	0.2%		Ilw	74	80
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.07	0.1%		Vw	30	25
<b>Weighted Average</b>						<b>86.3</b>	<b>79.1</b>

Area Symbol: IA079, Soil Area Version: 16

\*\*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.



Maps provided by:



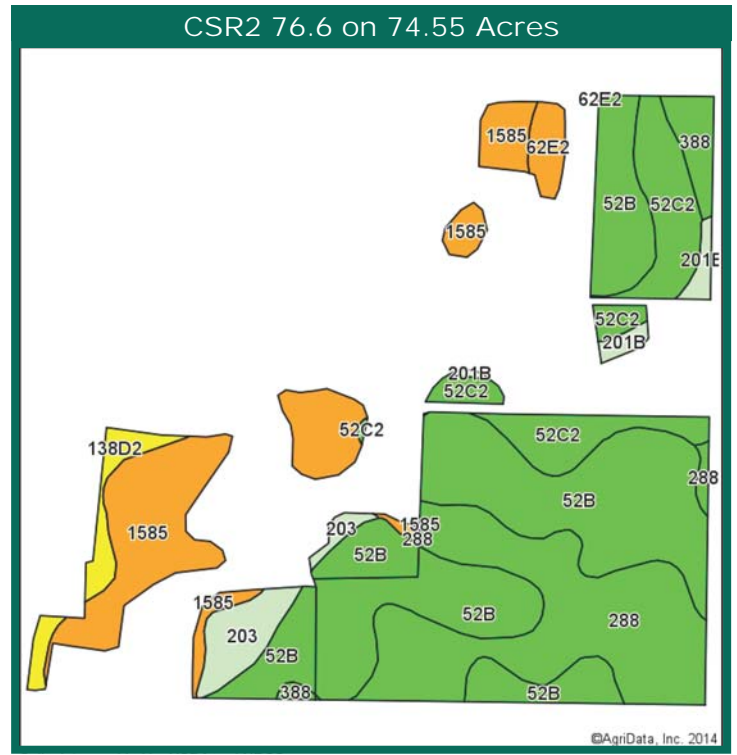
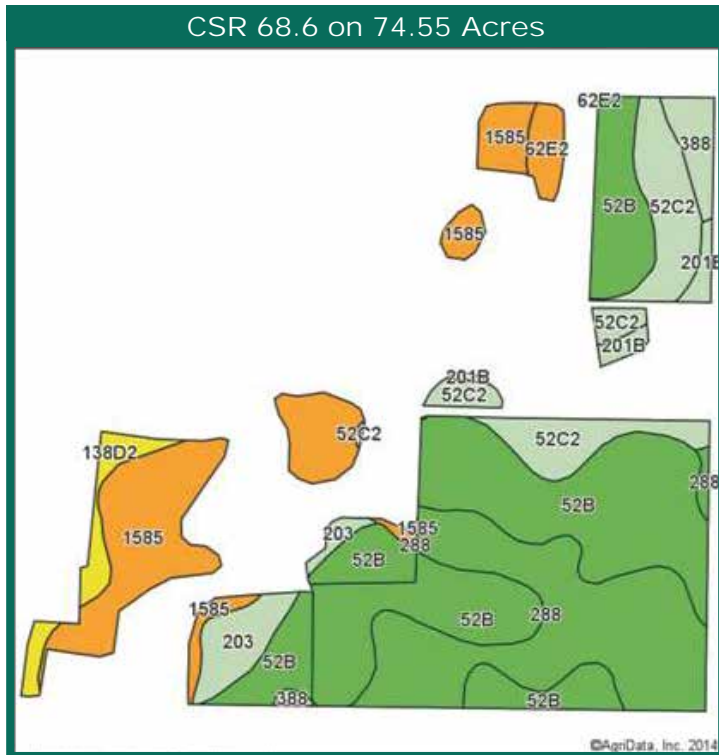
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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# Soil Maps: Parcel 2



Area Symbol: IA079. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
52B	Bode clay loam, 2 to 5 percent slopes	29.63	39.7%		Ile	91	80
288	Ottosen clay loam, 1 to 3 percent slopes	15.73	21.1%		I	91	86
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	12.17	16.3%		Vw	30	25
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	8.07	10.8%		IIle	82	63
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.80	3.8%		IIs	60	78
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.05	2.7%		IIle	57	55
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.79	2.4%		IIw	88	79
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	1.24	1.7%		IVe	25	32
201B	Coland-Terril complex, 1 to 5 percent slopes	1.07	1.4%		Ile	78	64
<b>Weighted Average</b>						<b>76.6</b>	<b>68.6</b>

Area Symbol: IA079, Soil Area Version: 16

\*\*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.



Maps provided by:



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United States Department of Agriculture Farm Service Agency



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