



111 Acres m/l, Scott County, IA Schwarz Farm

Date: Fri, November 21, 2014

Time: 10:00 a.m.

Auction Site:

Walcott American Legion

Address:

121 Bryant Street

Walcott, IA 52773

Property Information

Location

From Blue Grass: 1 mile north on Y40 and 1¼ miles east on 160th Street (W Locust Street).

From Intersection of Interstate 280 and W Locust Street: 2½ miles west on 160th Street (W Locust Street).

Legal Description

NE ¼ NW ¼ and N ½ NE ¼ except

73.1 CSR2 - Pattern Tiled

Farmstead in Section 28, Township 78 North, Range 2 East of the 5th P.M., Scott County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$2,808.00

Net Taxable Acres: 108.13

Tax per Net Tax. Ac.: \$25.97

FSA Data

Farm Number: 5180

Tract Number: 1041

Crop Acres: 105.5

Corn Base: 104.9

Corn Direct/CC Yields: 136/136

Soil Types / Productivity

Primary soils are Tama, Muscatine and Shelby. See soil map for detail.

• **CSR2:** 73.1 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 73.4 per AgriData Inc. 2014, based on FSA crop acres.

• **CSR:** 87.9 per County Assessor, based on net taxable acres.

Land Description

Good soils in a strong area.

Drainage

The majority of this farm was pattern tiled in the spring of 2014. A tile map is included in this brochure.

Comments

This is a high quality Scott County farm located in a strong area. Extensive tile was installed last year and also cleanup along the ditch. This farm is located on a hard surface road.

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.

Mike C. Downey

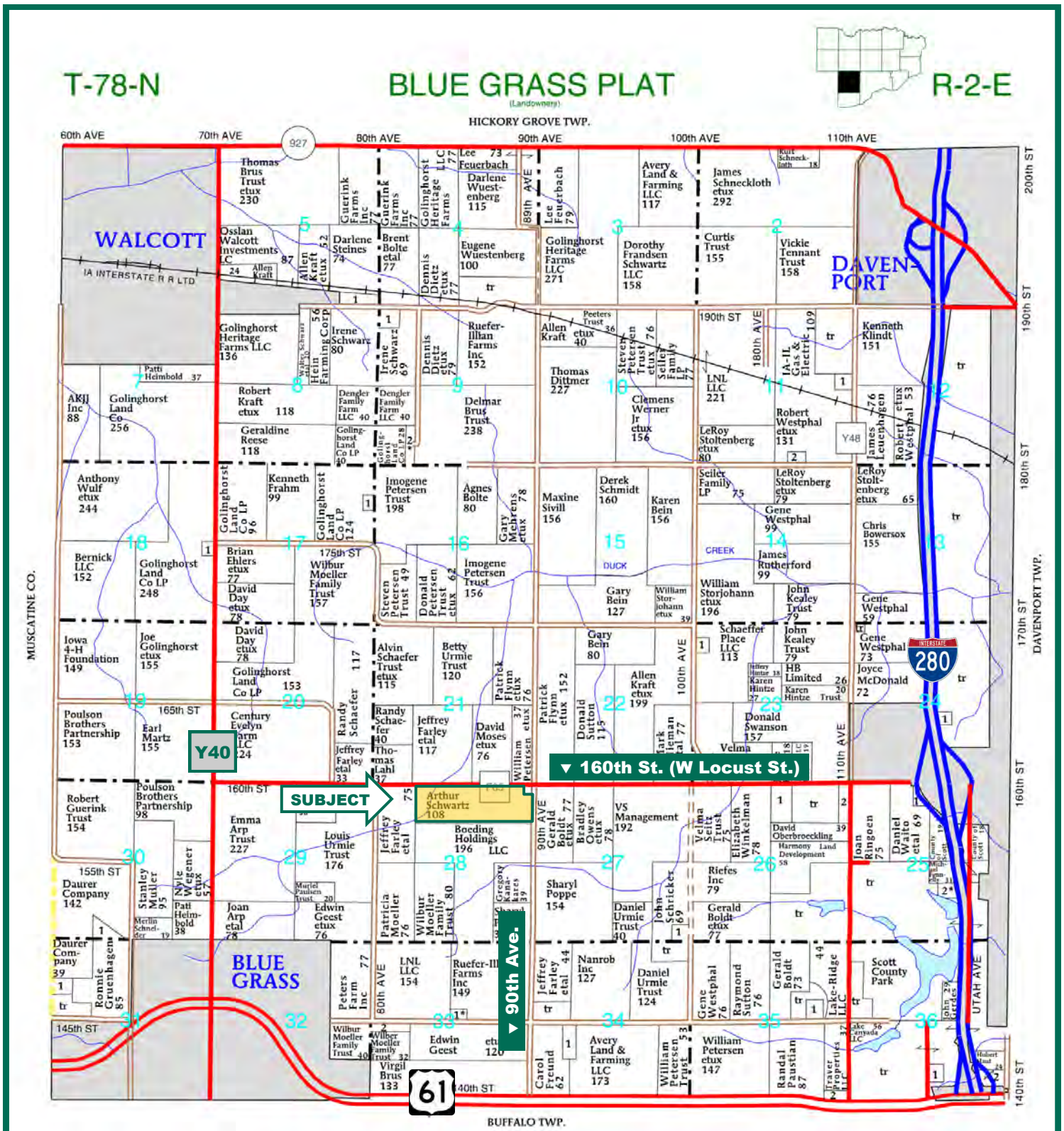
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Plat Map

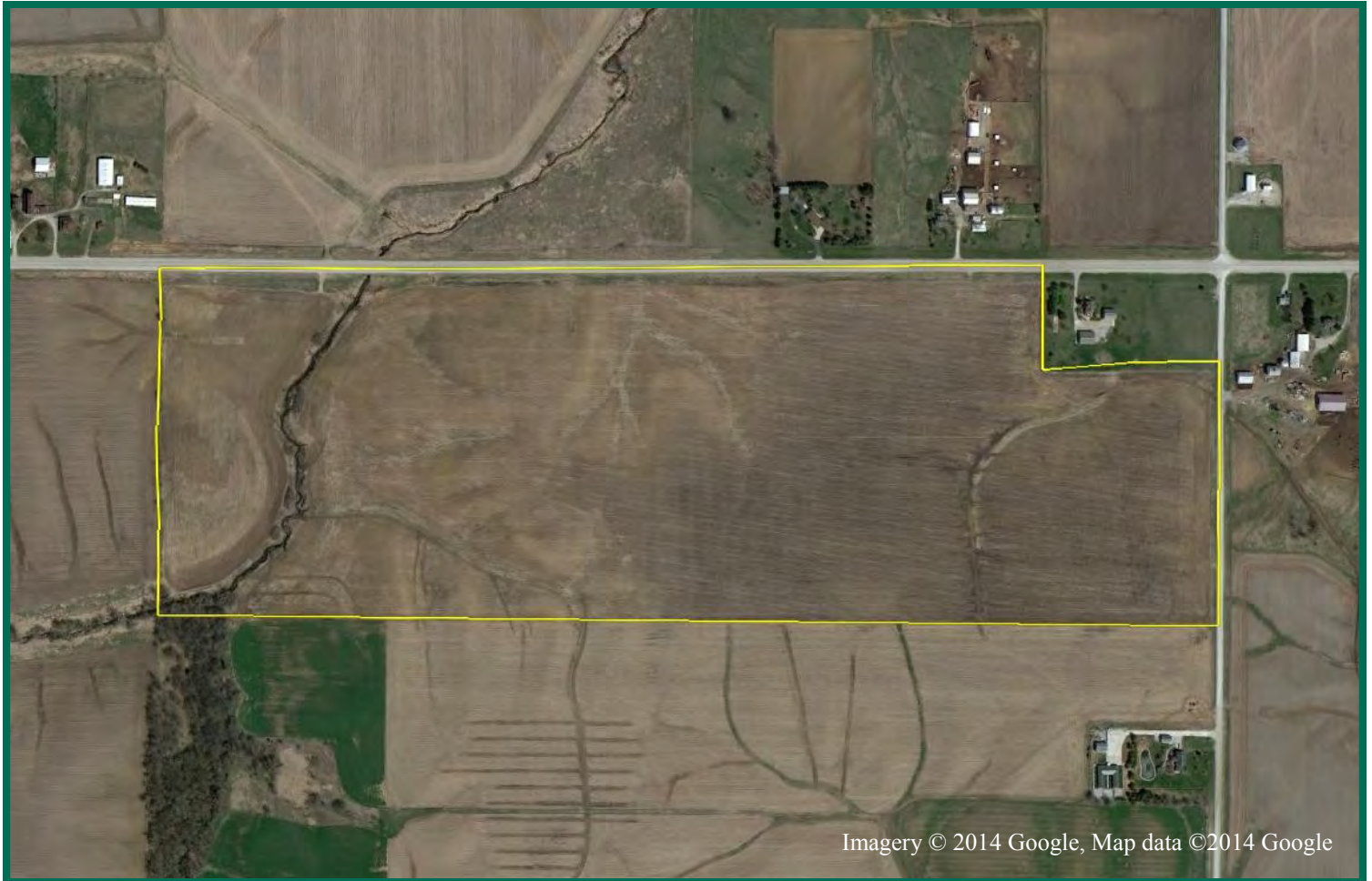


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Auction Information

Method of Sale

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

Seller

Susan M. & Arthur A. Schwarz.

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. Taxes will be prorated to date of closing.

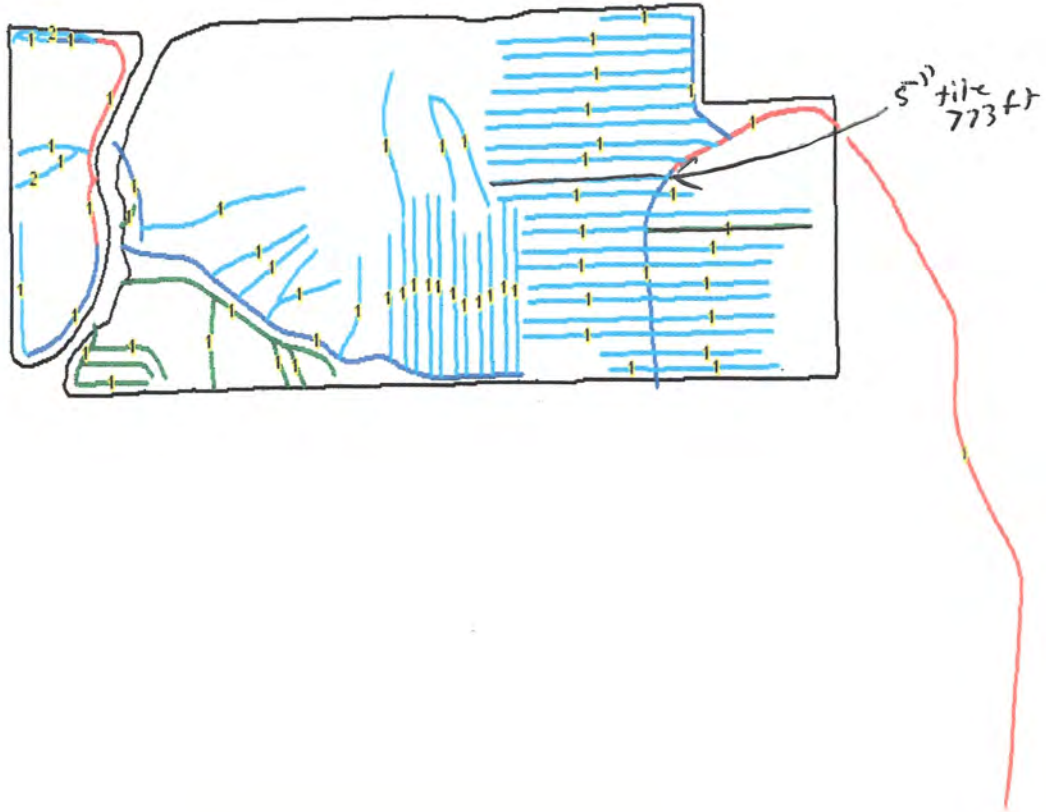
Announcements

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.

Flag Layer Summary

Art Schwarz - locust - west 10



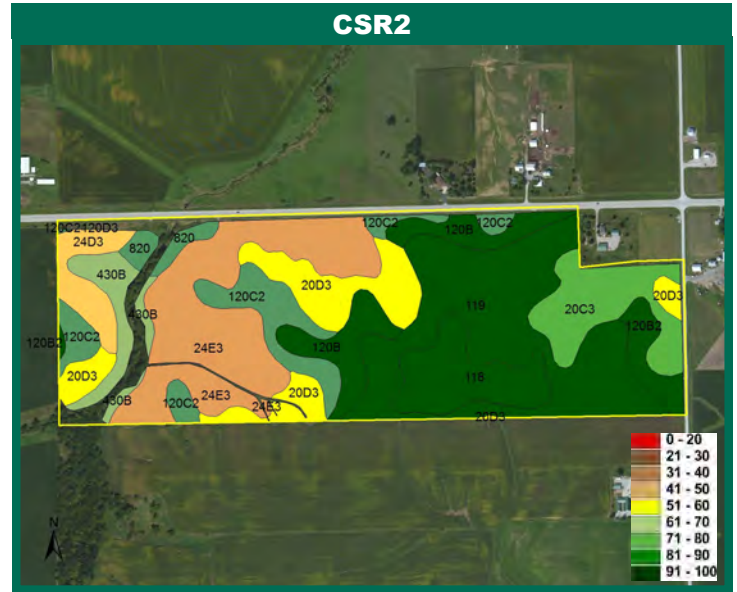
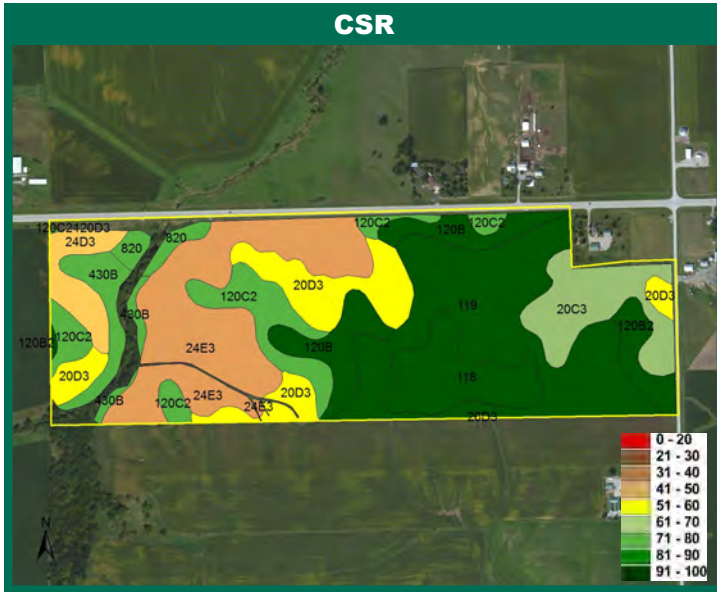
1000 ft

Spring 2014

4"	19,839.96 ft.
5"	4,730.44 ft.
6"	1,396.48 ft
8"	3,295.36 ft.



Soil Maps



Measured Tillable Acres 105.49 **Avg. CSR** 73.4 **Avg. CSR2*** 73.1

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	95	94	7.7%	IIw	8.08
119	Muscatine silty clay loam, 0 to 2	100	100	24.3%	I	25.61
120B	Tama silty clay loam, 2 to 5 percent	95	95	7.6%	Ile	8.00
120B2	Tama silty clay loam, 2 to 5 percent	93	92	2.8%	Ile	2.98
120C2	Tama silty clay loam, 5 to 9 percent	78	87	8.6%	IIle	9.08
20C3	Killduff silty clay loam, 5 to 9 percent	70	77	8.1%	IIle	8.58
20D3	Killduff silty clay loam, 9 to 14	58	51	11.5%	IVe	12.2
24D3	Shelby clay loam, 9 to 14 percent	45	45	3.8%	IVe	4.0
24E3	Shelby clay loam, 14 to 18 percent	35	33	20.4%	Vle	21.5
430B	Ackmore silt loam, 2 to 5 percent	78	68	3.9%	IIw	4.1
820	Dockery silt loam, 0 to 2 percent	80	87	1.3%	IIw	1.4

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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Photos: 111 Acres m/l, Scott County, IA



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