

217 Acres m/l, Jones County, IA

Parcel 1 - 37 Acres m/l

Parcel 2 - 65 Acres m/l

Parcel 3 - 111 Acres m/l

Parcel 4 - House & 4 Acres m/l

Productive Crop and Pasture Farm, 1 mile east of Hwy 151 and Hwy 64

Date: Wed, December 17, 2014

Time: 10:00 a.m.

Auction Site:

National Motorcycle Museum

Address:

102 Chamber Drive
Anamosa, IA 52205

Auction Information

Method of Sale

- Property will be offered in four parcels, no combinations.
- Seller reserves the right to refuse any and all bids.

Seller

Verna L. Fiedler 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 January 23, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur January 23, 2015, subject to the existing lease which expires February 28, 2015; except Parcel 4 — in which case possession of land and house will begin at closing. Possession of buildings on Parcel 4 will be given on March 1, 2015. Taxes on all parcels 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.

Open House

Date: Fri, December 12, 2014

Time: 4 - 6 p.m.

House Address:

18751 Hwy 64
Anamosa, IA 52205

Ryan T. Kay

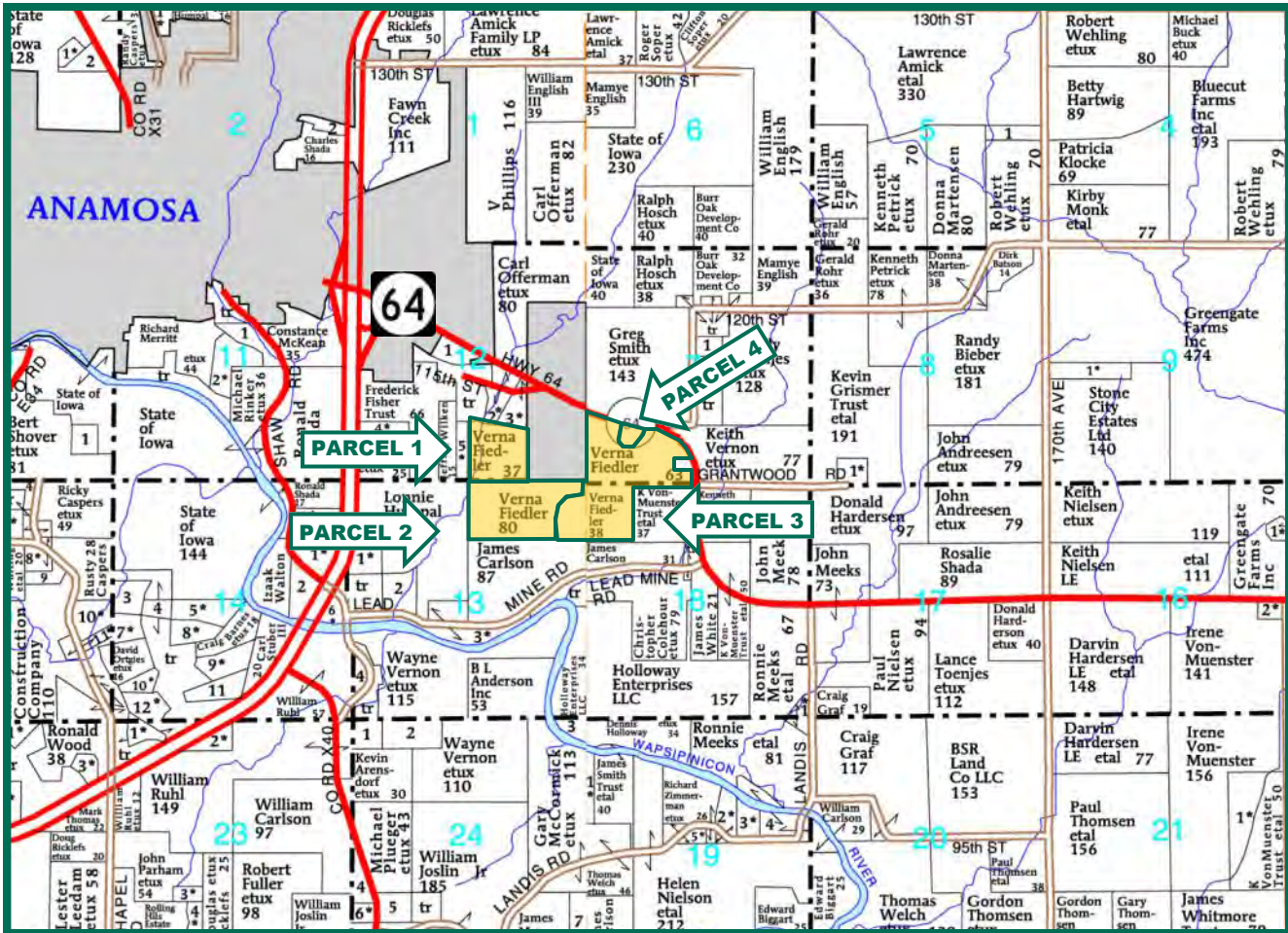
Licensed Real Estate Salesperson in IA
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Mt. Vernon, IA 52314

319-895-8858

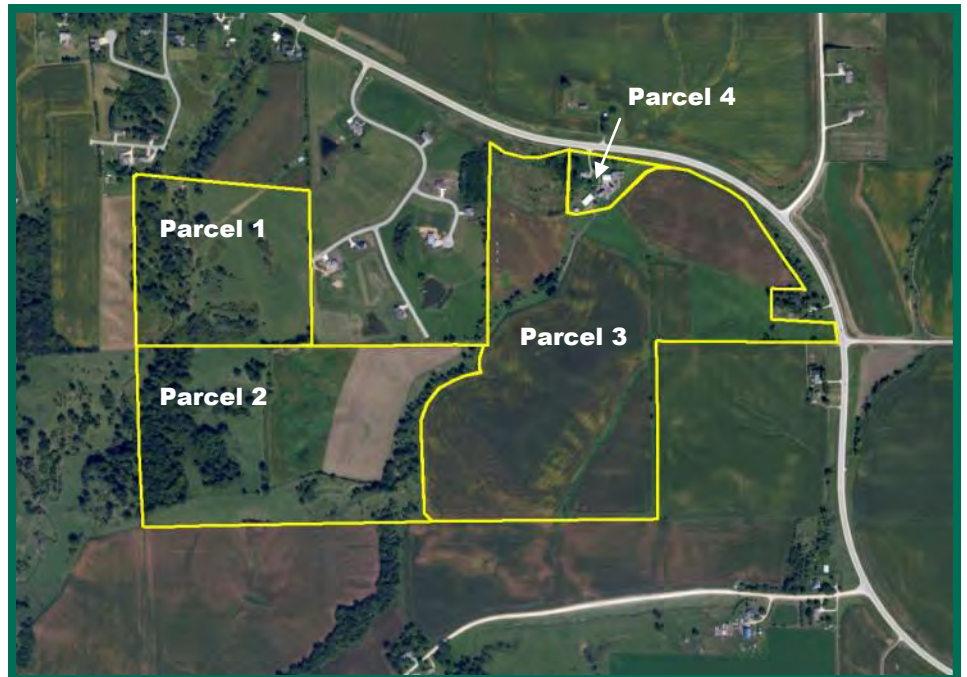
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Plat Map and Aerial Photo



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



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Aerial Photo: Parcel 1

Property Information Parcel 1 - 37 Acres m/l

Location

From Anamosa, Intersection of Hwy 151 and Hwy 64: 1 mile east.

Legal Description

Ballous 3rd Addition in the SW ¼ of the SE ¼, Section 12, Township 84 North, Range 4 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$774
Net Taxable Acres: 36.55
Tax per Net Tax. Ac.: \$21.18

CRP Contracts

None.

Land Description

Rolling.

Buildings / Improvements

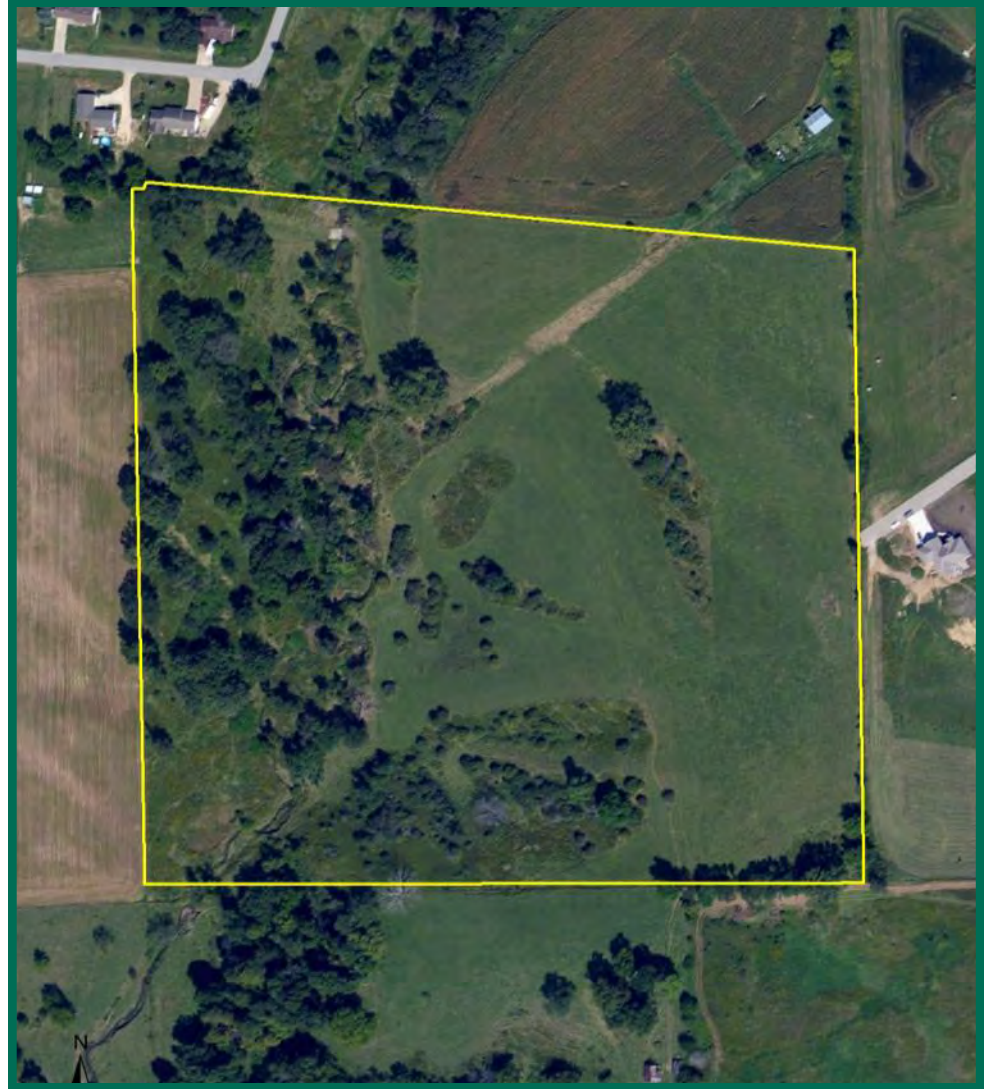
None.

Water & Well Information

No well. City water is provided adjacent to this parcel.

Comments

Excellent pasture with a creek and mature oak trees.



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Aerial Photo: Parcel 2



Soil Types / Productivity

Primary soils are Fayette and Arenzville-Chaseburg. See soil map for detail.

- **CSR2:** 52.1 per AgriData Inc. 2014, based on non-CRP, non-Grass FSA crop acres.
- **CSR:** 57.6 per AgriData Inc. 2014, based on non-CRP, non-Grass FSA crop acres.
- **CSR:** 52.3 per County Assessor, based on net taxable acres. - Estimated

Land Description

Rolling.

Buildings / Improvements

Crib and Barn Foundations.

Drainage

Natural and tile.

Water & Well Information

Well at old building site. City water is provided adjacent to this parcel.

Comments

This farm offers a nice mix of crop and pasture with creek access.

Property Information Parcel 2 - 65 Acres m/l

Location

From Anamosa, Intersection of Hwy 151 and Hwy 64: 1 mile east.

Legal Description

Fractional N ½ NE ¼, Section 13, Township 84 North, Range 4 West of the 5th P.M.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,234.50
Net Taxable Acres: 65
Tax per Net Tax. Ac.: \$18.99

FSA Data

Part of Farm Number: 807
Tract Number: 1136
Crop Acres*: 29.35 - (Includes 11.1 acres CRP & 5.5 acres cropland currently certified as grass.)
Corn Base*: 12.8
Corn Direct/CC Yields: 119/119
**Crop acres and Bases are estimated. Local FSA Office will determine final acres and bases.*

CRP Contracts

Tract Number: 1136
Contract Number: 1617
Practice CP: 10
Total Acres: 11.1
Rate: \$145.00
Annual Payment: \$1,609.50
Expires: 9/30/2020



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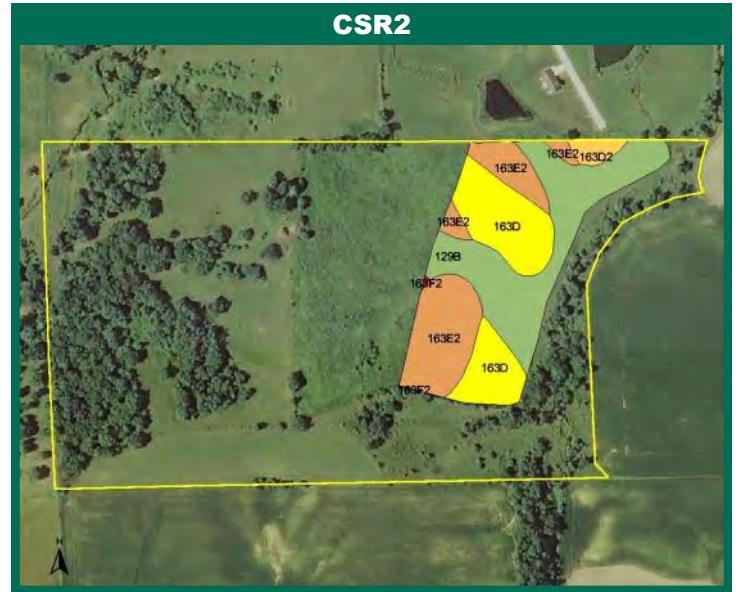
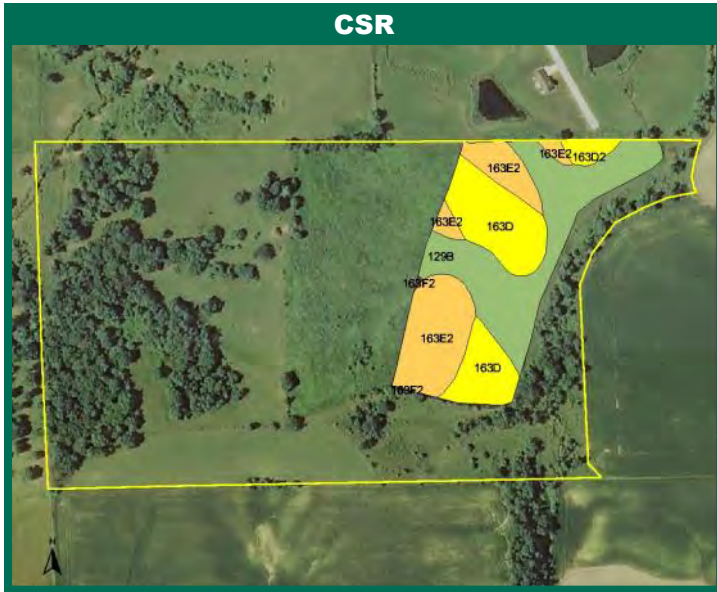
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Soil Maps: Parcel 2



Measured Tillable Acres		12.8	Avg. CSR		57.6	Avg. CSR2*		52.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
129B	Arenzville-Chaseburg silt loams, 2 to	63	66	39.2%	Ile	5.03		
163D	Fayette silt loam, 9 to 14 percent	60	51	28.9%	IIle	3.71		
163D2	Fayette silt loam, 9 to 14 percent	58	48	2.8%	IIIle	0.36		
163E2	Fayette silt loam, 14 to 18 percent	48	35	28.9%	IVe	3.70		
163F2	Fayette silt loam, 18 to 25 percent	28	19	0.2%	VIe	0.02		

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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Aerial Photo: Parcel 3



- **CSR2:** 61.8 per AgriData Inc. 2014, based on non-CRP, non-Grass FSA crop acres.
- **CSR:** 63.4 per AgriData Inc. 2014, based on non-CRP, non-Grass FSA crop acres.
- **CSR:** 60.0 per County Assessor, based on net taxable acres. - Estimated

Land Description

Rolling.

Access

\$5,000 credit to the Buyer of Parcel 3 for a new driveway if buyer of Parcel 3 is not the buyer of Parcel 4. (Current access of Parcel 3 is through Parcel 4.)

Buildings / Improvements

None.

Drainage

Natural and tile.

Water & Well Information

No well.

Comments

This is a good quality Jones County farm with productive soils.

Property Information Parcel 3 - 111 Acres m/l Location

From Anamosa, Intersection of Hwy 151 and Hwy 64: 1 mile east.

Legal Description

Fractional NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, Township 84 North, Range 4 West of the 5th P.M.

Fractional SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 7, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 18, Township 84 North, Range 3 West of the 5th P.M.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$2,286.50
Net Taxable Acres: 111
Tax per Net Tax. Ac.: \$20.60

FSA Data

Part of Farm Number: 807
Tract Number: 1136
Crop Acres*: 95.4 - (Includes 5.7 acres

CRP & 1.1 acres cropland currently certified as grass.)
Corn Base*: 82.2
Corn Direct/CC Yields: 119/119
Bean Base*: 2
Bean Direct/CC Yields: 41/41
Oats Base*: 1.7
Oats Direct/CC Yields: 59/59
**Crop acres and Bases are estimated. Local FSA Office will determine final acres and bases.*

CRP Contracts

Tract Number: 1136
Contract Number: 1617
Practice CP: 10
Total Acres: 5.7
Rate: \$145.00
Annual Payment: \$826.50
Expires: 9/30/2020

Soil Types / Productivity

Primary soils are Fayette, Downs and Exette. See soil map for detail.

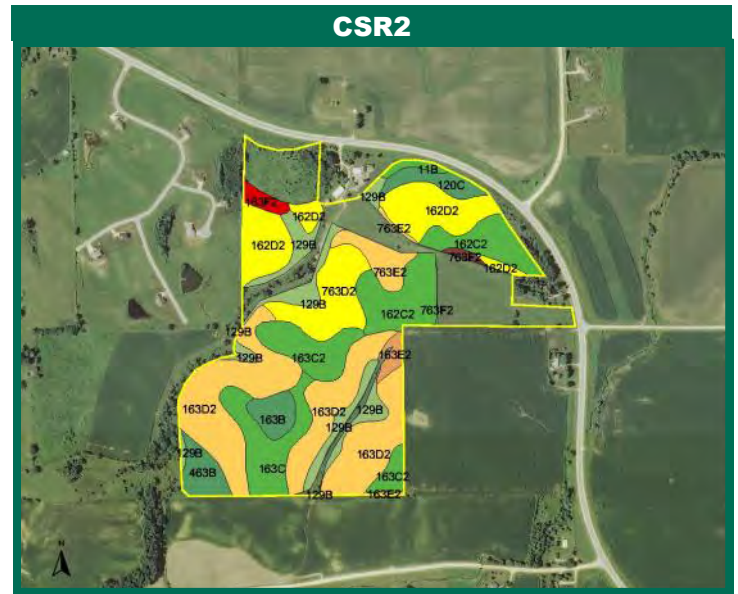
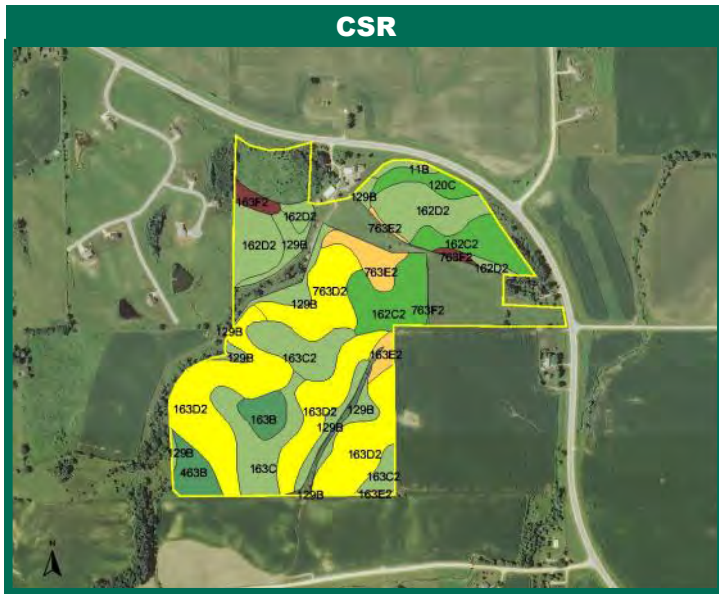


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Soil Maps: Parcel 3



Measured Tillable Acres 88.6 **Avg. CSR** 63.4 **Avg. CSR2*** 61.8

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
11B	Colo-Ely silty clay loams, 2 to 5	68	77	0.8%	Ile	0.72
120C	Tama silt loam, 5 to 9 percent slopes	80	90	2.6%	IIle	2.27
129B	Arenzville-Chaseburg silt loams, 2 to	63	66	8.9%	Ile	7.91
162C2	Downs silt loam, 5 to 9 percent	73	80	11.9%	IIle	10.52
162D2	Downs silt loam, 9 to 14 percent	63	54	13.2%	IIle	11.67
163B	Fayette silt loam, 2 to 5 percent	85	84	2.6%	Ile	2.29
163C	Fayette silt loam, 5 to 9 percent	70	79	7.2%	IIle	6.37
163C2	Fayette silt loam, 5 to 9 percent	68	76	7.0%	IIle	6.2
163D2	Fayette silt loam, 9 to 14 percent	58	48	28.8%	IIle	25.5
163E2	Fayette silt loam, 14 to 18 percent	48	35	1.3%	IVe	1.2
163F2	Fayette silt loam, 18 to 25 percent	28	19	1.2%	VIe	1.1
463B	Fayette silt loam, benches, 2 to 5	85	84	3.1%	Ile	2.7
763D2	Exette silt loam, 9 to 14 percent	56	58	7.6%	IIle	6.7
763E2	Exette silt loam, 14 to 18 percent	45	46	3.4%	IVe	3.0

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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Aerial Photo: Parcel 4



Buildings / Improvements

Machine Shed: 40' X 90'
Grain Bin: 30' diameter
Flat Barn: 40' X 32' with loft
Loafing Shed: 60' X 18'
Cattle Shed: 40' X 60'
Crib: 24' X 22'
Hog House: 30' X 20'
Canopy Shed: 60' X 24'
Silo

Water & Well Information

The main well is located just south of the house. There is an older well east of the driveway.

Comments

Great location off of hard surface road near Anamosa and Hwy 151. Includes outbuildings for livestock and storage.

Open House

Friday, December 12, 2014, 4-6pm.

Property Information Parcel 4 - House & 4 Acres m/l

Location

From Anamosa, Intersection of Hwy 151 and Hwy 64: 1 mile east.

Address

18751 Hwy 64, Anamosa, IA 52205

Legal Description

Lot 1, Jones County, Iowa (Per Survey).

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,167

Net Taxable Acres: 4

House

Well cared-for three bedroom home with 1,770 finished sq. ft. Includes 1.5 bathrooms and 1st floor laundry. Central air and heat with optional wood burning and electric heat base boards. Newer furnace and water heater. Many of the windows are updated. 13' X 10' deck. Attached two car garage. Acreage has mature trees that provide a nice windbreak.

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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Photos: Parcel 4



House



Grain Bin



Cattle Shed



Machine Shed

Additional Contact:

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