



## 80 Acres m/l, Appanoose County, IA Halsey Farm

**CRP & Timber - This farm is located 4 Miles Northeast of Centerville, IA**

**Date: Thurs., January 15, 2015**

**Time: 10:00 a.m.**

**Auction Site:**

Motel 60 & Villa

**Address:**

117 North 18th Street  
Centerville, IA 52544

### Property Information

#### Location

From Centerville: 3 miles east on Highway 2 and 2 miles north on 258th Avenue (County Road T4J).

#### Legal Description

SE ¼ of the SE ¼ of Section 15 and the SW ¼ of the SW ¼ of Section 14; all in Township 69 North, Range 17 West of the 5<sup>th</sup> P.M., Appanoose County, Iowa.

#### Real Estate Tax

Taxes Payable 2014 - 2015: \$604.00

Net Acres: 78.8 Acres

Tax per Net Acres.: \$7.66

#### FSA Data

There are 52.9 acres considered cropland by the Appanoose County Farm Service Agency. All the cropland acres are enrolled in CRP Program.

#### CRP Contracts

There are 52.9 acres enrolled in a CRP contract at \$167.80 per acre with a total annual payment of \$8,877. This contract expires September 30, 2021.

#### Soil Types / Productivity

Primary soils are Kniffin, Clarinda and Edina. See soil map for detail.

- **CSR2:** 48.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 42.7 per AgriData Inc. 2014, based on FSA crop acres.

#### Land Description

Gently rolling with a mixture of CRP and timber.

#### Comments

This farm has a nice mixture of CRP and timber. The CRP provides good income and the timber offers recreational opportunities!

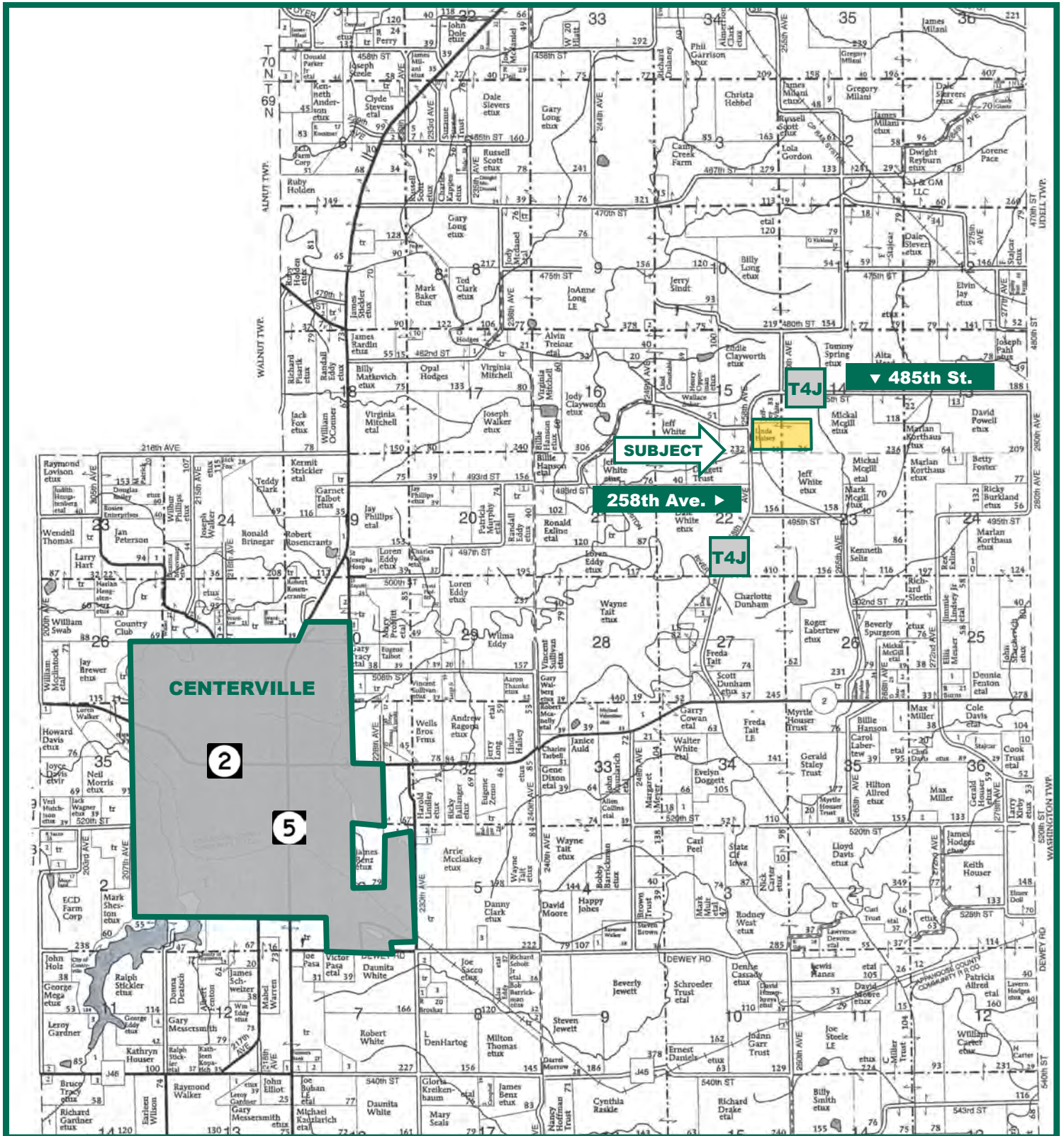
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

**Matthew A. Clarahan, AFM**  
Licensed Real Estate Salesperson in IA  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
MattC@Hertz.ag

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

# Plat Map



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

Matthew A. Clarahan, AFM  
Licensed Real Estate Salesperson in IA  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
MattC@Hertz.ag

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



# Aerial Photos



## 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

Anne Halsey.

### 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 February 19, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur February 19, 2015. Taxes will be prorated to February 19, 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.



Maps provided by:

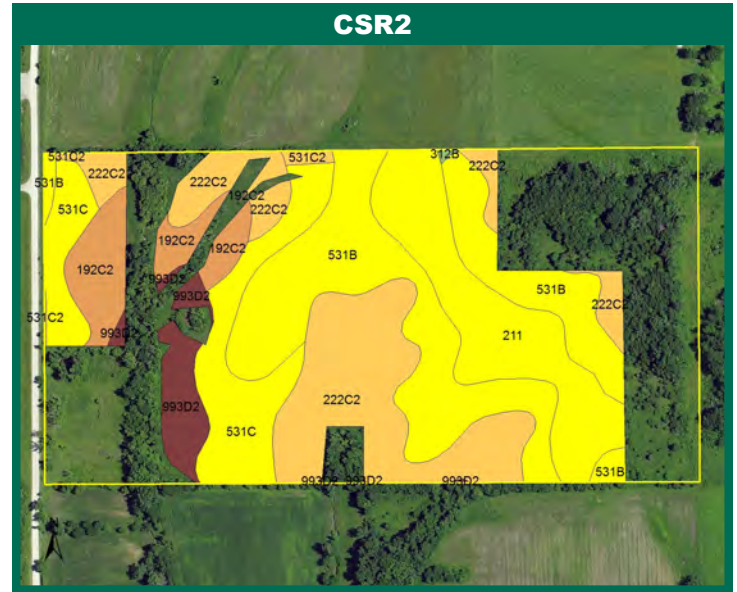
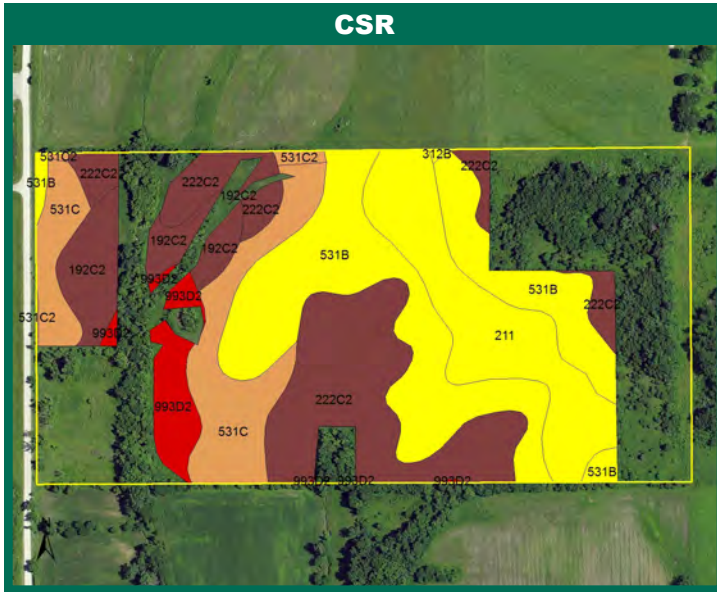


**Matthew A. Clarahan, AFM**  
Licensed Real Estate Salesperson in IA  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
MattC@Hertz.ag

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

# Soil Maps



Measured Tillable Acres		52.9	Avg. CSR	42.7	Avg. CSR2	48.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
192C2	Adair clay loam, 5 to 9 percent slopes,	30	36	7.5%	IIle	3.99
211	Edina silt loam	60	56	16.4%	IIIw	8.69
222C2	Clarinda silty clay loam, 5 to 9 percent	25	43	25.1%	IVw	13.25
312B	Seymour silt loam, 2 to 5 percent slopes	60	64	0.1%	IIle	0.06
531B	Kniffin silt loam, 2 to 5 percent slopes	58	55	30.6%	IIle	16.16
531C	Kniffin silt loam, 5 to 9 percent slopes	36	51	15.0%	IIle	7.93
531C2	Kniffin silt loam, 5 to 9 percent slopes,	32	46	0.6%	IIle	0.33
993D2	Armstrong-Gara loams, 9 to 14 percent	20	22	4.7%	IVe	2.5

**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.

## Additional Contact:

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

**319-895-8858**  
**TroyL@Hertz.ag**

**Matthew A. Clarahan, AFM**  
 Licensed Real Estate Salesperson in IA  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

**319-895-8858**  
**MattC@Hertz.ag**

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