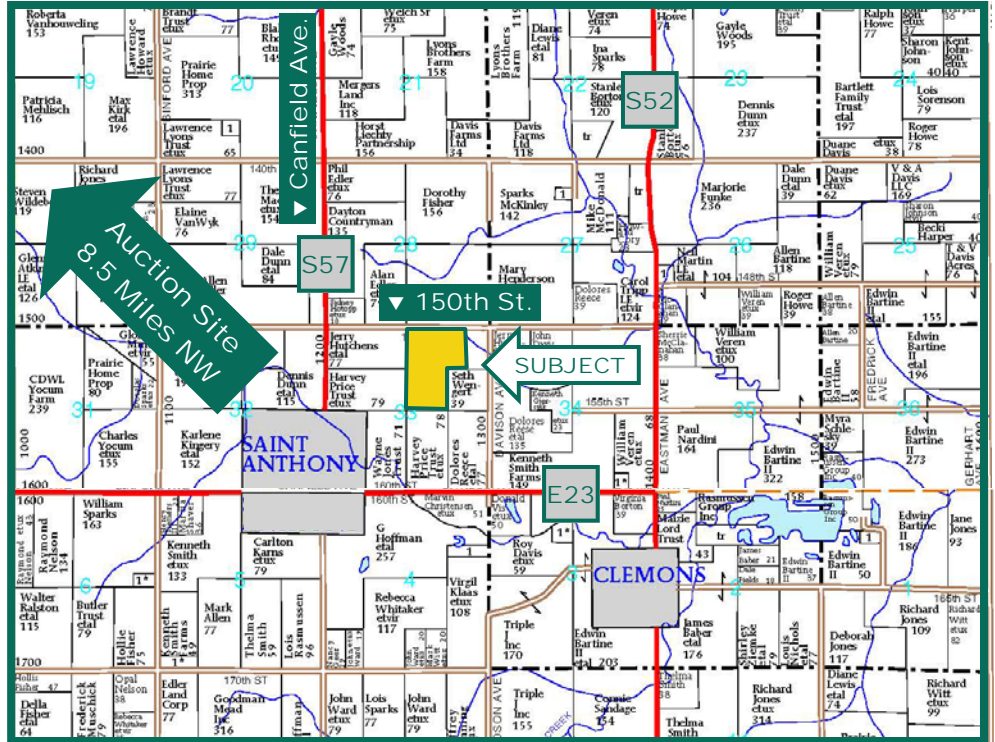


98.4 Acres, m/l,  
Marshall  
County, IA



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**Date:** Wed, January 28, 2015  
**Time:** 10:00 a.m.  
**Auction Site:**  
Dakins Community Center  
**Address:**  
105 West Main St.  
Zearing, IA 50278

## Property Information

### Location

1 mile north of St. Anthony Co. Rd. S57 (Canfield Ave.), then 1/2 mile east on 150th St. Property lies on the south side of 150th St.

### Legal Description

W½ NE¼ and W½ NE¼ NE¼ Section 33, Township 85 North, Range 20 West of the 5th p.m. (Liberty Twp.)

### Estimated Real Estate Tax

Taxes Payable 2014 - 2015: \$2,671  
Net Taxable Acres: 96.63  
Tax per Net Tax. Ac.: \$27.4  
*Taxes estimated subject to survey.*

### FSA Data

Part of Farm Number 6115  
Crop Acres\*: 96.4 HEL  
Corn Base\*: 43.3 Ac.  
Corn Direct/CC Yields: 118 Bu.  
Bean Base\*: 34.3 Ac.  
Bean Direct/CC Yields: 34 Bu.  
*\*Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

### CRP Contracts

None

### Soil Types / Productivity

Primary soils are Clarion, Nicollet and Coland. See soil map for detail.

- **CSR2:** 77.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 71.6 per AgriData Inc. 2014 based on FSA crop acres.

### Land Description

Level to strongly sloping

### Buildings/Improvements

None

### Drainage

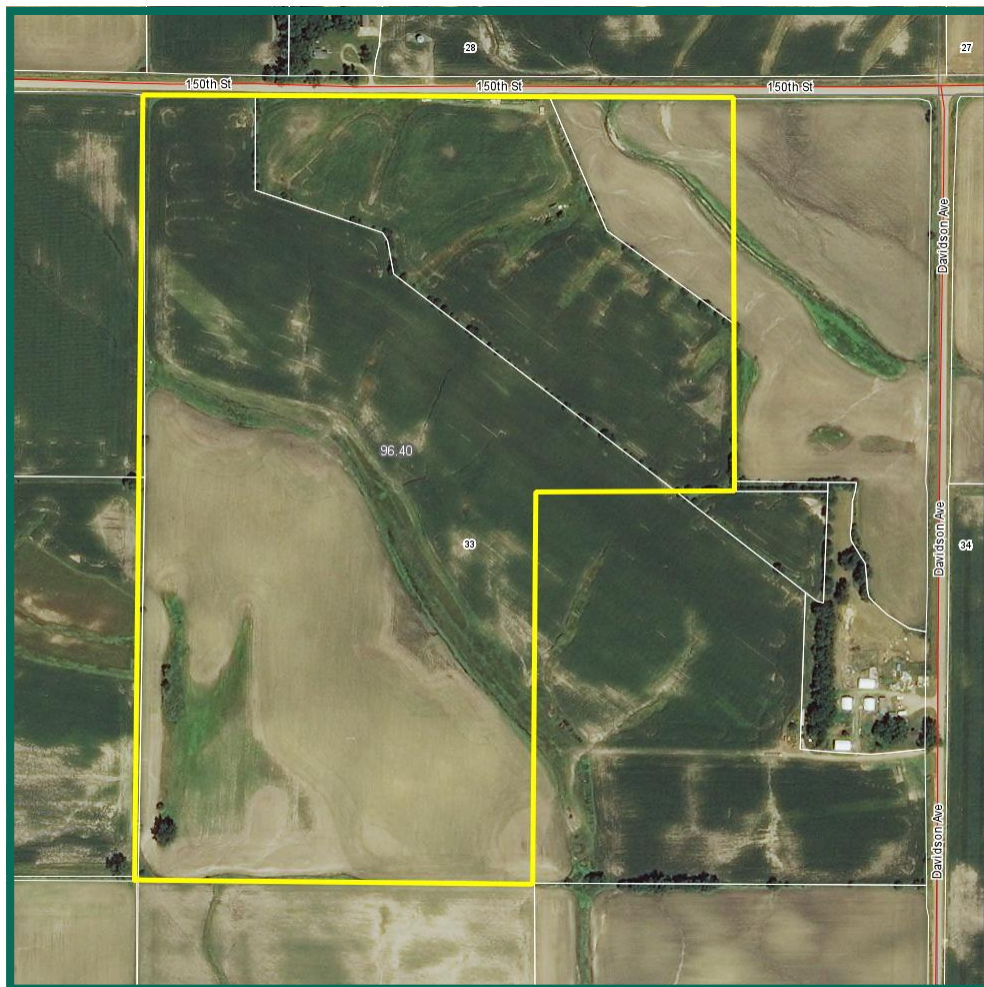
Natural, plus tile. No maps available.

**Marv Huntrods, ALC**  
Licensed Real Estate Salesperson in IA, MN, NE & SD  
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Nevada, IA 50201-0500

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# Aerial Photo



## 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.

## Auction Information

### Method of Sale

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

### Seller

Lawrence & David Cornelius

### 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 March 3, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur March 3, 2015. Taxes will be prorated to March 3, 2015.

*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.*

**Marv Huntrods, ALC**

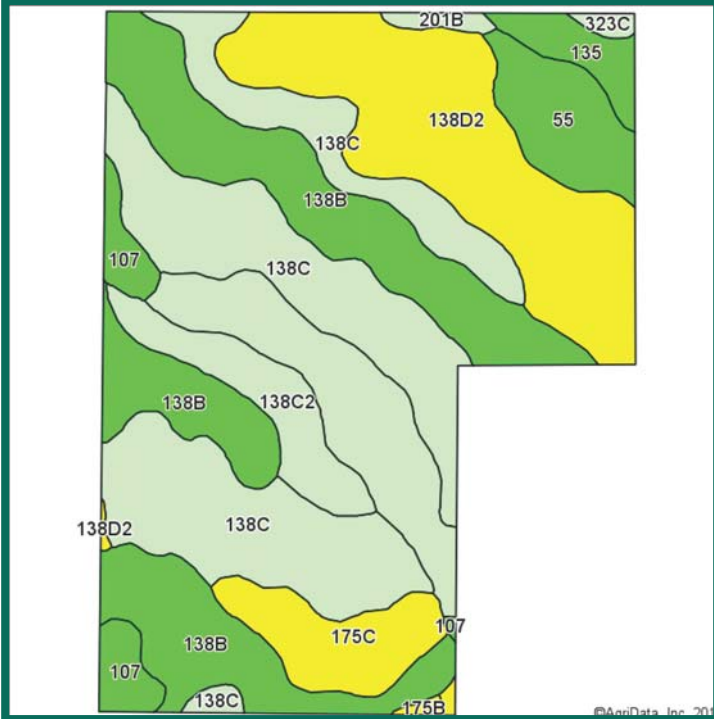
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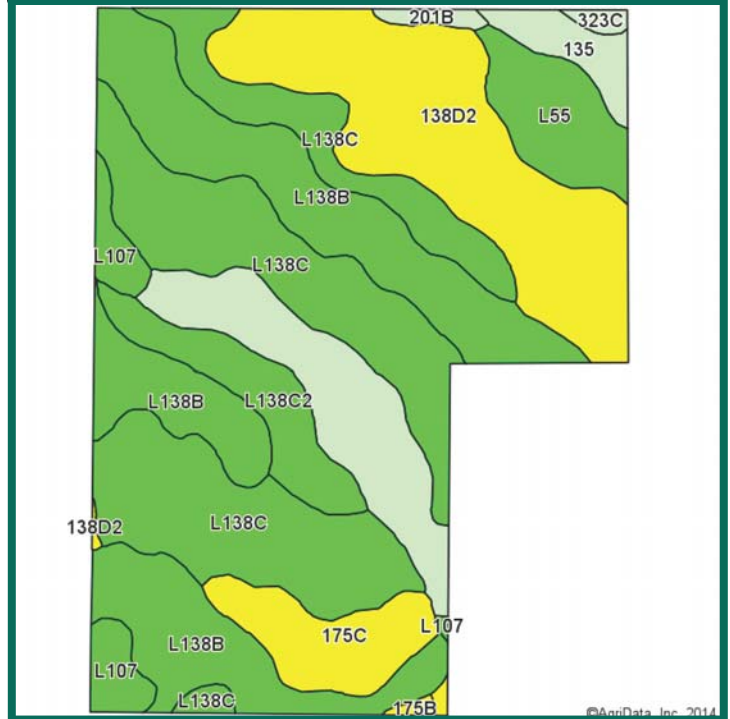
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# Soil Maps

CSR - 71.6 on 96.4 Est. FSA Crop Acres



CSR2 - 77.1 on 96.4 Est. FSA Crop Acres



Soils data provided by USDA and NRCS.

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Area Symbol: IA127, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	28.79	25.1%		Ille	84	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	22.61	19.7%		Ile	88	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	20.74	18.0%		Ille	56	58
L55	Nicollet loam, 1 to 3 percent slopes	13.33	11.6%		I	91	
201B	Coland-Terril complex, 2 to 5 percent slopes	9.16	8.0%		Ilw	75	67
135	Coland silty clay loam, 0 to 2 percent slopes	7.65	6.7%		Ilw	73	80
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.94	4.3%		Ille	45	40
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.60	4.0%		Ille	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.52	2.2%		Ilw	88	
323C	Terril loam, sandy substratum, 5 to 9 percent slopes	0.40	0.3%		Ille	75	75
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.17	0.1%		Ile	50	55
<b>Weighted Average</b>						<b>77.4</b>	<b>*-</b>

*\*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 71.6*



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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