

96.42 Acres, m/l Hardin County, IA



Date: Tues. Feb. 17, 2015

Time: 10:00 a.m.

Auction Site:

Hubbard Library

Address:

218 E. Maple St.

Hubbard, IA 50122

Property Information

Location

Located between S. Wisconsin St. and S. State St. in the SE corner of Hubbard. Bordered by S. Wisconsin St. on the west, S. State St. on the east, and Co. Rd. D55 on the south.

Legal Description

Part of the SE $\frac{1}{4}$ Sec. 33, T87N, R21W of the 5th p.m. (Tipton Twp.)

Real Estate Tax

Taxes Payable 2014-2015: \$2,158

Net Taxable Acres: 92.18

Tax per Net Tax. Ac.: \$23.41

FSA Data

Farm Number 7053

Crop Acres: 89.4 (including terraces)

Corn Base: 55.65 Ac.

Corn Direct/CC Yields: 154/154 Bu.

Bean Base: 30.25 Ac.

Bean Direct/CC Yields: 48/48 Bu.

CRP Contracts

None

Land Description

Generally level to gently rolling, plus terraces

Drainage

Natural, plus tile. Tile maps available - Contact office.

Water & Well Information

None known.

Buildings/Improvements

None

Soil Types / Productivity

Primary soils are Coland-Terril, Webster-Nicollet and Clarion. See soil maps for detail.

- **CSR2:** 80.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 72.5 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 70.32 per County Assessor, based on net taxable acres.

Easement

There is a gas pipeline easement along the west side of the property.

Lease

Open lease for 2015.

Marv Huntrods, ALC

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Nevada, IA 50201-0500

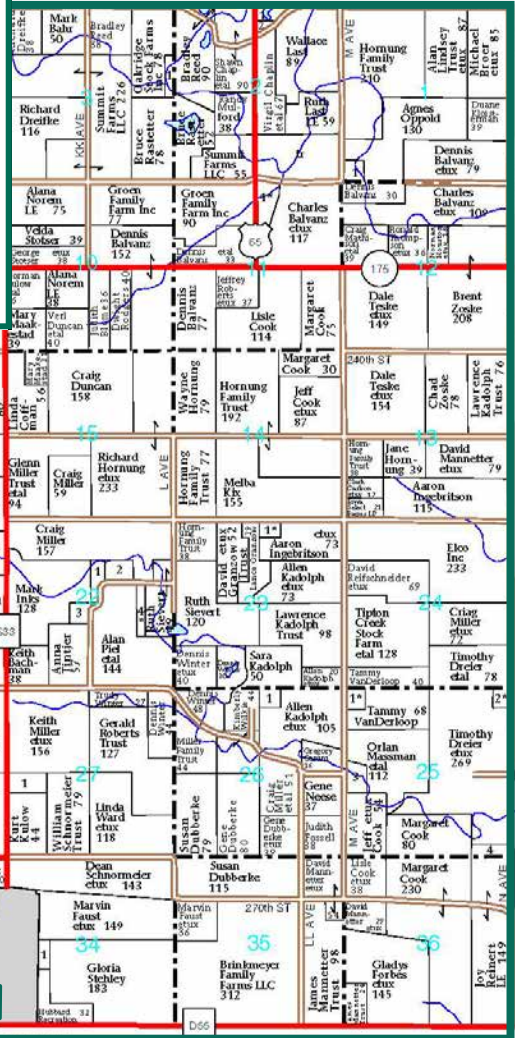
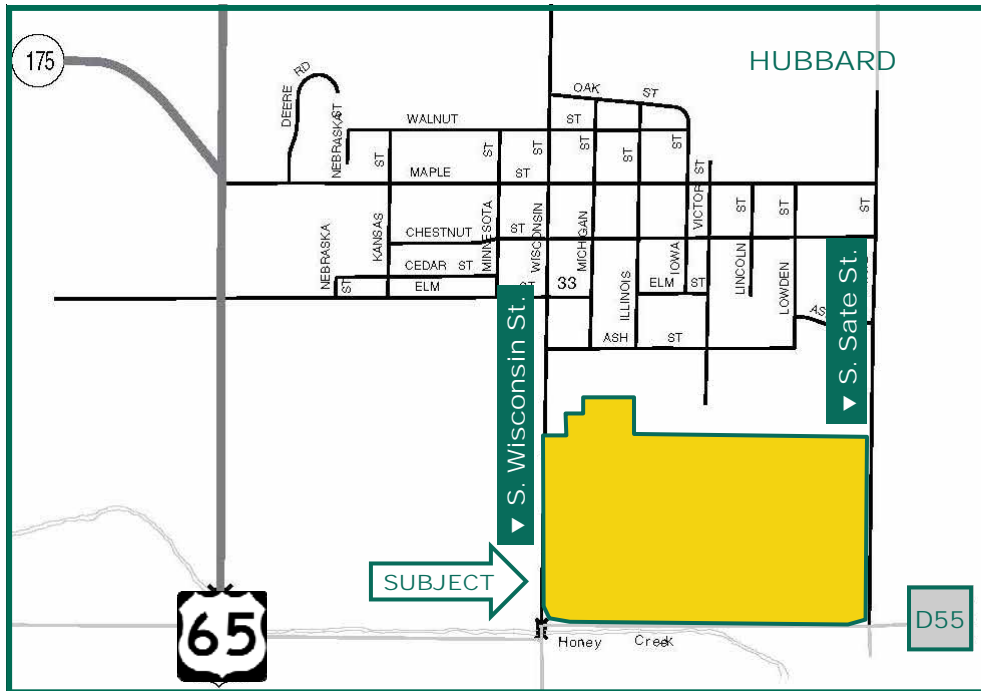
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Plat Map



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

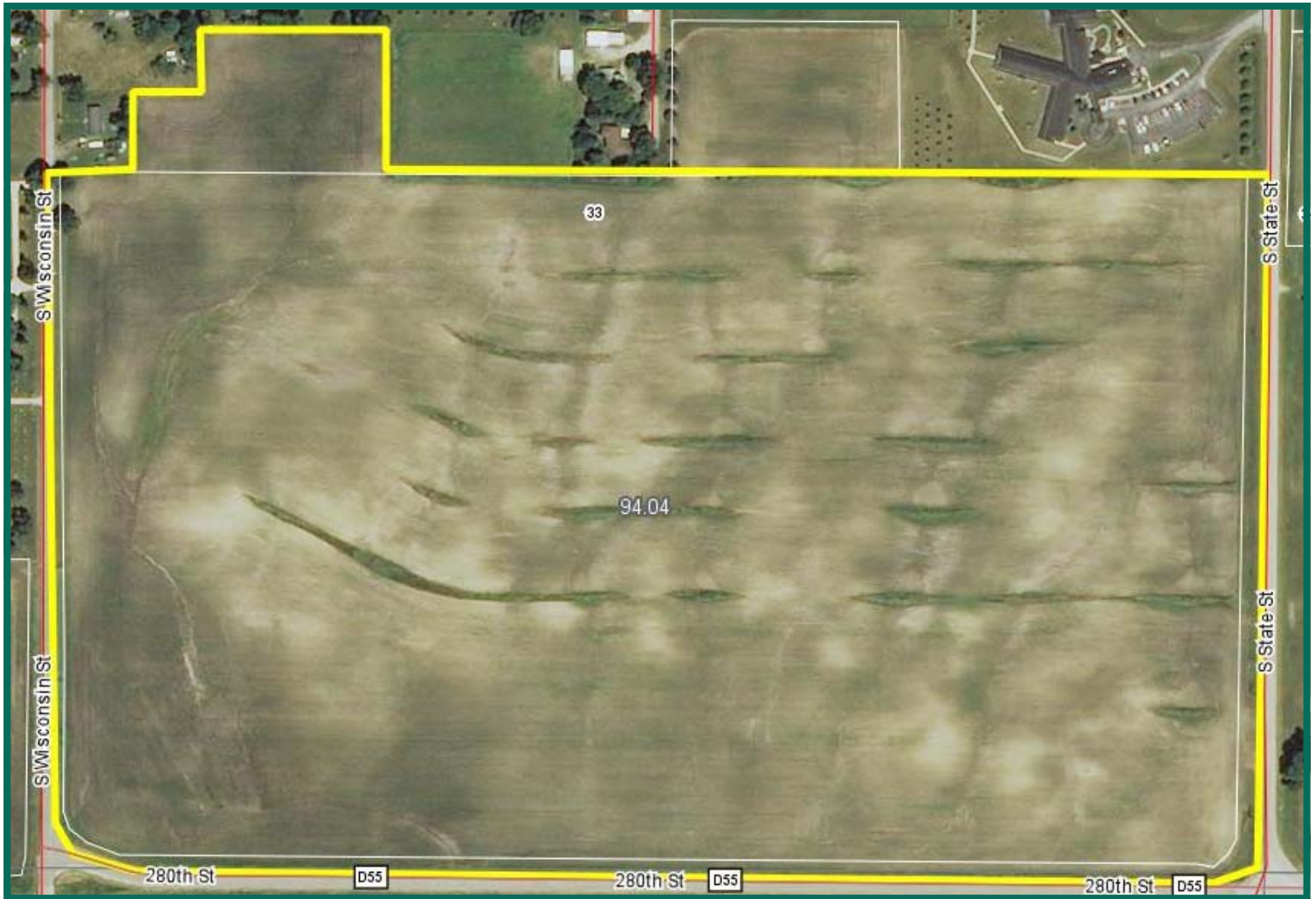
Additional Contact:
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Auction Information

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

Iowa State University Foundation

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 13, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur March 13, 2015. Taxes will be prorated to March 13, 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.

Sale Proceeds

All proceeds will support programs at Iowa State University.

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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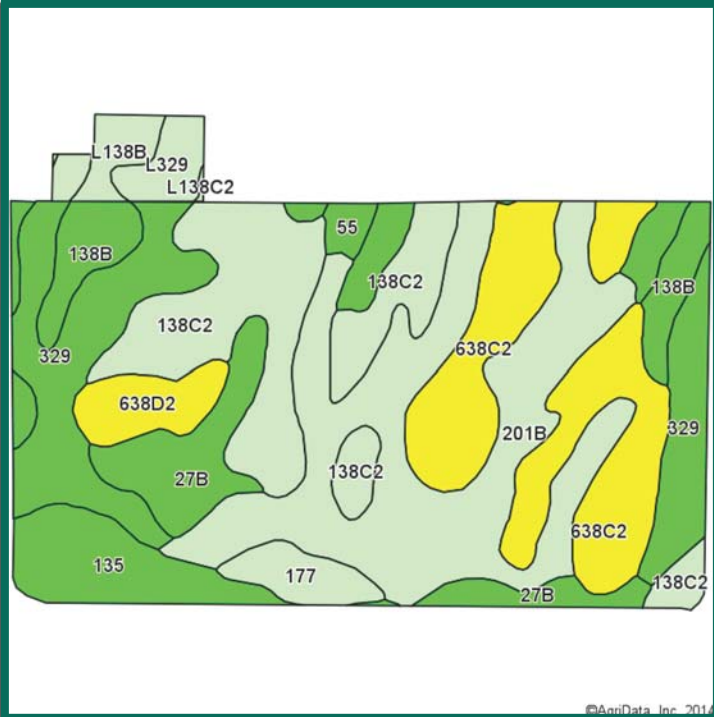
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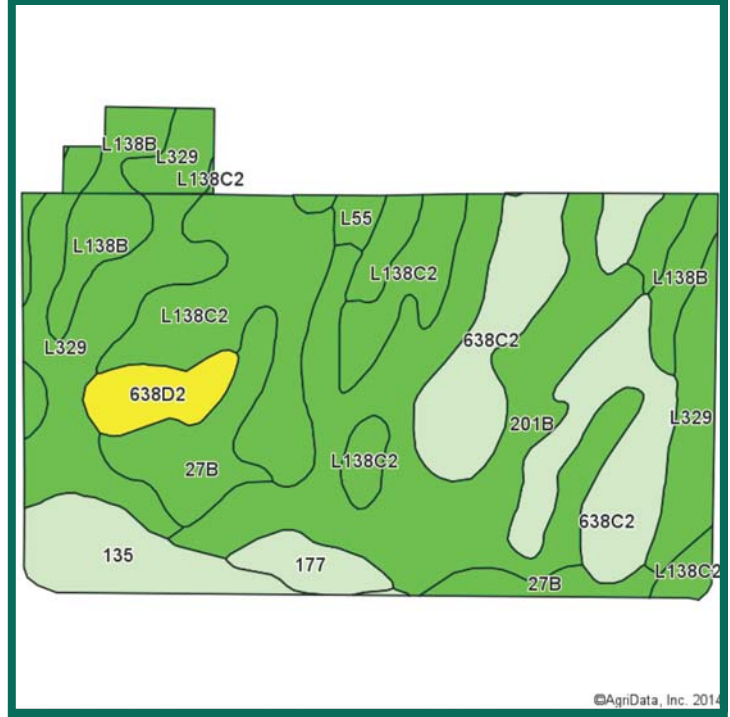
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Soil Maps

CSR - 72.5 on 89.4 FSA Crop Acres



CSR2 - 80.9 on 89.4 FSA Crop Acres



Area Symbol: IA083, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
201B	Coland-Terril complex, 2 to 5 percent slopes	21.55	24.1%		Ile	80	69
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	15.49	17.3%		IIw	89	
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	14.39	16.1%		IIIe	74	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.34	16.0%		IIIe	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.43	8.3%		Ile	88	
27B	Terril loam, 2 to 5 percent slopes	5.93	6.6%		Ile	90	84
135	Coland silty clay loam, 0 to 2 percent slopes	5.00	5.6%		IIw	75	80
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately eroded	2.61	2.9%		IIIe	51	49
177	Saude loam, 0 to 2 percent slopes	1.98	2.2%		IIs	60	63
L55	Nicollet loam, 1 to 3 percent slopes	0.68	0.8%		I	91	
Weighted Average						80.9	*-

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 72.5.



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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