



# LAND AUCTION

207.61 Acres  
Warren  
County, IA



**Date:** Thur. February, 19, 2015

**Time:** 2:00 p.m.

**Auction Site:**

American Legion Hall - Post #165

**Address:**

105 W. 1st Ave.

Indianola, IA 50125

## Property Information

### Location

From Carlisle/Hwy. 5: Take 165th Pl. 1½ miles south to Clark St. Turn left on Clark St. and go 1.7 miles (Clark Street becomes 170th Ave.). Property is bordered by 170th Ave. on the west, 178th Ave. on the east and Delaware St. on the north.

**Address:**

4587 170th Ave., Carlisle, IA 50047

## Legal Description

SW¼, Except that part lying north and west of the county road; and W½ SE¼; and the south 16 acres of the SE¼ SE¼ Except that portion of the 16 acres that has previously been deeded to other parties; all in Section 23, Township 77 North, Range 23 West of the 5th p.m. (Palmyra Twp.)

## Real Estate Tax

Taxes Payable 2014-2015: \$4,838

Net Taxable Acres: 207.61

Tax per Net Tax. Ac.: \$23.30

## FSA Data

Farm Number 3386, Tract 1783

Crop Acres: 159.8, classified HEL

Corn Base: 107.7 Ac.

Corn Direct/CC Yields: 97/97 Bu.

Bean Base: 52.1

Bean Direct/CC Yields: 34/34 Bu.

## CRP Contracts

None

## Soil Types / Productivity

Primary soils are Downs and Munterville. See soil map for detail.

- **CSR2:** 75.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 69.8 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 66.7 per County Assessor, based on net taxable acres.

## Land Description

Rolling and sloping with terraces.

## Drainage

Tile, including surface intakes along terraces. Surface drainage generally flowing to south. No tile maps available.

**Chris Smith, ALC**

Licensed Real Estate Salesperson in Iowa  
415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500

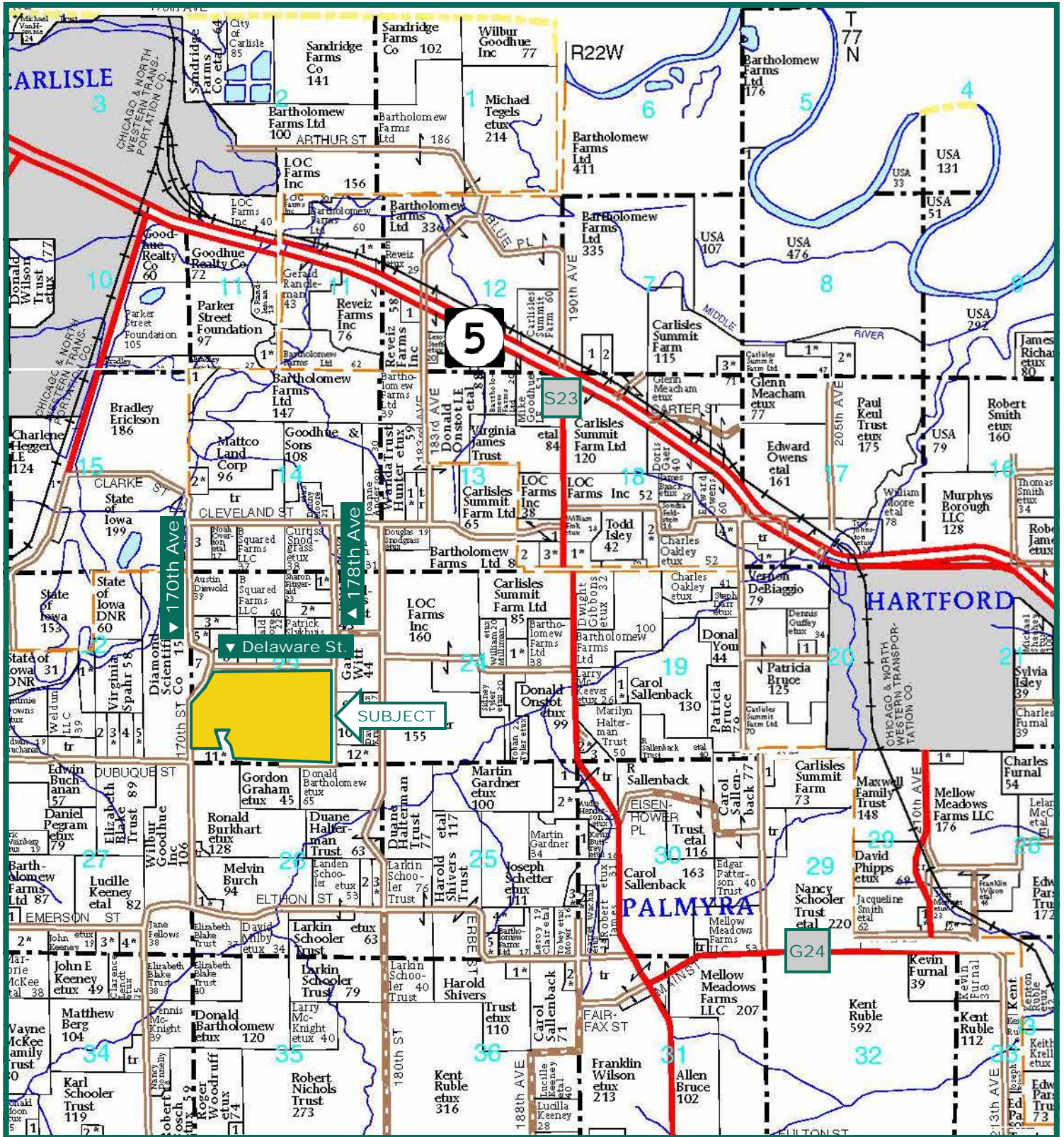
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# Plat Map



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

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## Water & Well Information

Four abandoned wells. House and buildings are on rural water.

## Buildings/Improvements

- Older 2-story farmhouse (poor condition)
- Two car detached garage
- Granary/storage shed
- Older cattle shed and lagoon

## Comments

Open lease for 2015 Crop year. Nice opportunity to purchase a larger tract of highly productive farmland.

## Auction Information

### Method of Sale

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

## Seller

Paul G. Irving 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 March 25, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur March 25, 2015, subject to the existing lease which expires February 28, 2015. Taxes will be prorated to closing date.

## 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.



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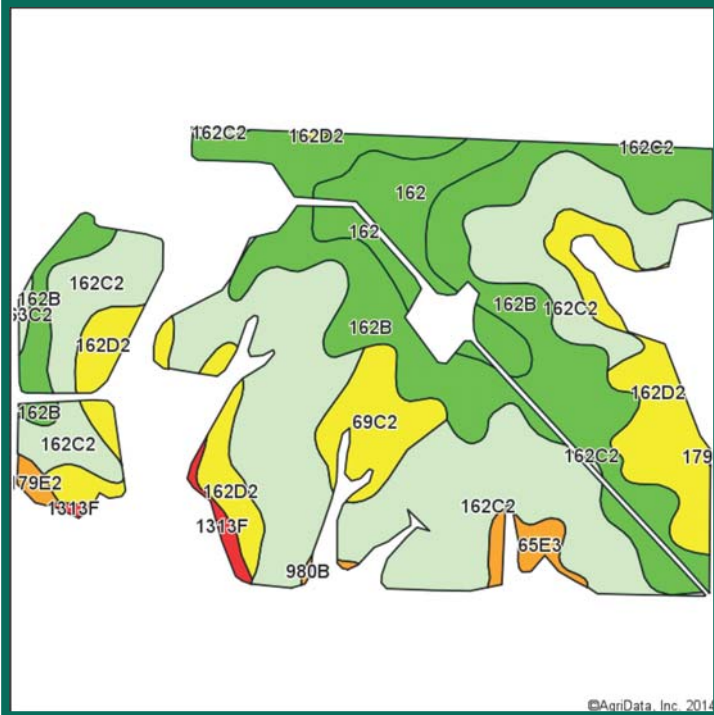
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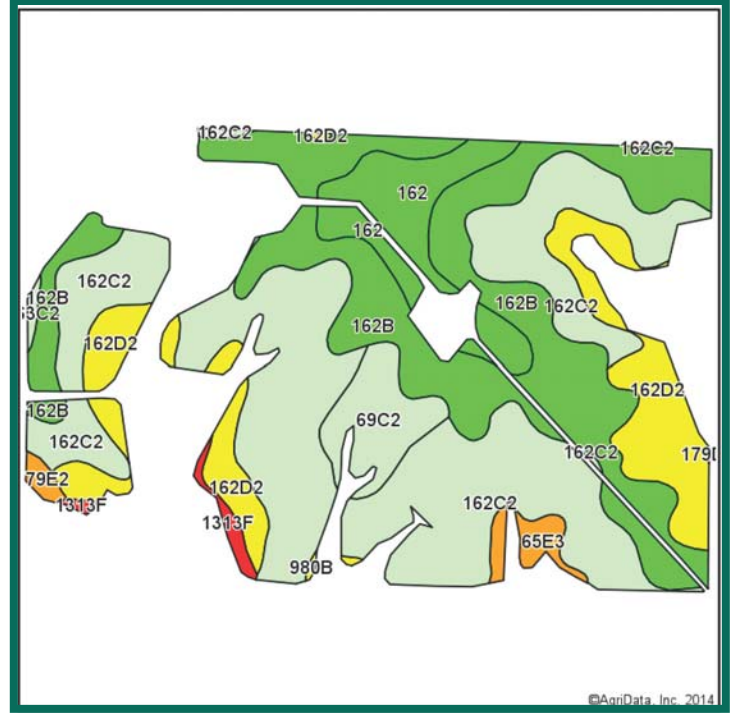
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# Soil Maps

CSR - 69.8 on 159.8 FSA acres



CSR2 - 75.1 on 159.8 FSA Acres



Area Symbol: IA181, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	68.49	42.9%		IIIe	74	66
162B	Downs silt loam, 2 to 5 percent slopes	46.07	28.8%		Ile	90	85
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	21.48	13.4%		IIIe	51	58
162	Downs silt loam, 0 to 2 percent slopes	11.42	7.1%		I	95	90
69C2	Clearfield silty clay loam, 5 to 9 percent slopes, moderately eroded	7.28	4.6%		IIIw	66	45
65E3	Lindley soils, 14 to 18 percent slopes, severely eroded	2.34	1.5%		VIIe	21	26
1313F	Munterville silt loam, 18 to 35 percent slopes	1.30	0.8%		VIIe	5	5
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	0.83	0.5%		VIe	33	33
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.40	0.3%		IIIe	72	63
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	0.21	0.1%		Vw	42	25
<b>Weighted Average</b>						<b>75.1</b>	<b>69.8</b>

Area Symbol: IA181, Soil Area Version: 19

\*\*IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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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