

392.8 Acres, m/l
Boone/Story Counties, IA
In 3 Parcels

Date: Tuesday, March 3, 2015
Time: 10:00 a.m.
Auction Site:
City Hall - Safe Room
Address:
515 N Main Ave.
Huxley, IA 50124

Auction Information

Method of Sale

- Parcels will be offered via Choice with Privilege, with the choice to high bidder to take any individual parcel or combination of parcels.
- Seller reserves the right to refuse any and all bids.
- Bids will be based on \$/acre.

Seller

Iowa Land and Cattle Corporation

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 April 7, 2015. Final settlement will require certified check or wire transfer. Possession will occur March 4, 2015. If successful bidder(s) cannot close on purchase, all 2015 crop inputs, labor and improvements shall be forfeited to Seller. Taxes will be prorated to April 7, 2015. Any Special Assessments placed on the books prior to closing will be paid by Seller.

Announcements

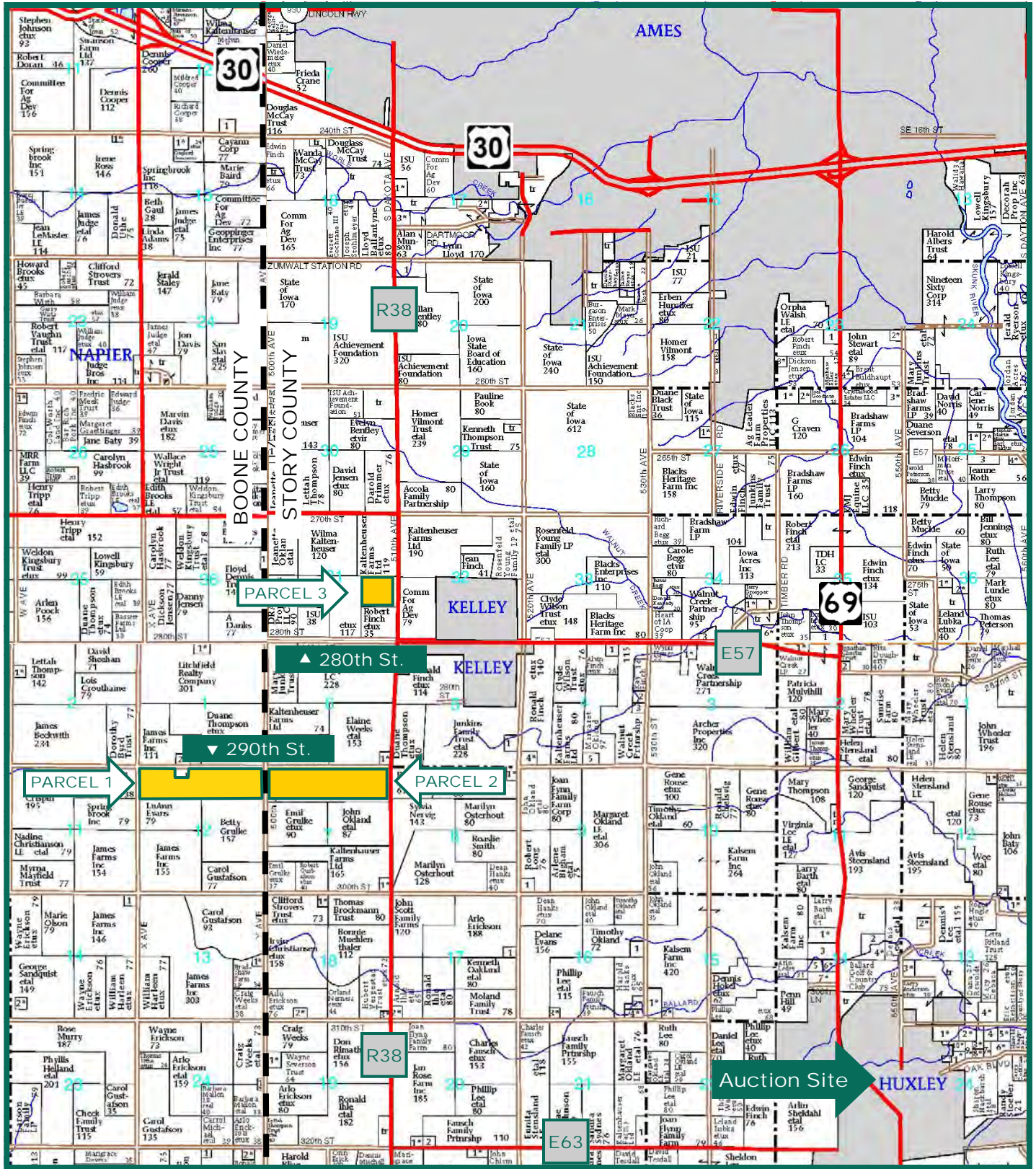
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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Location Map



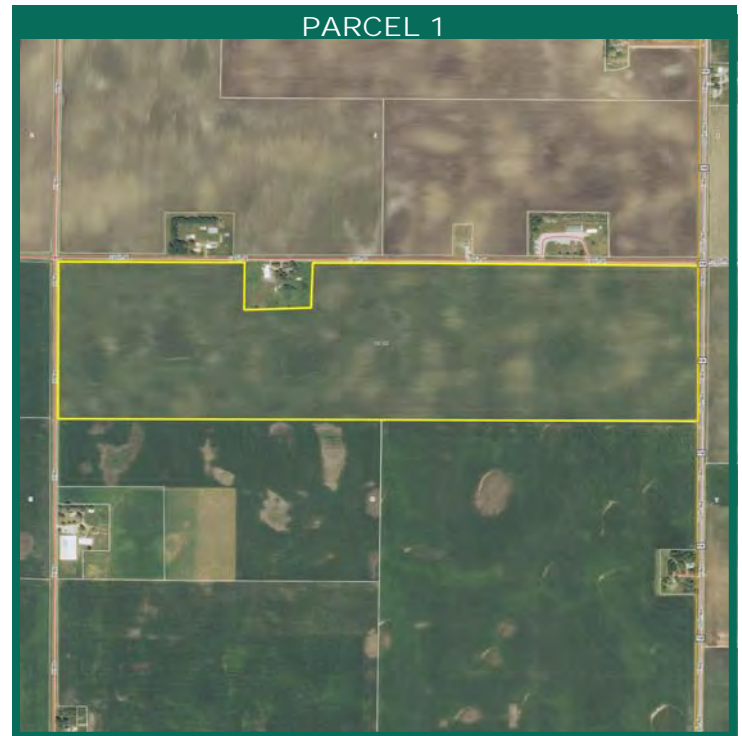
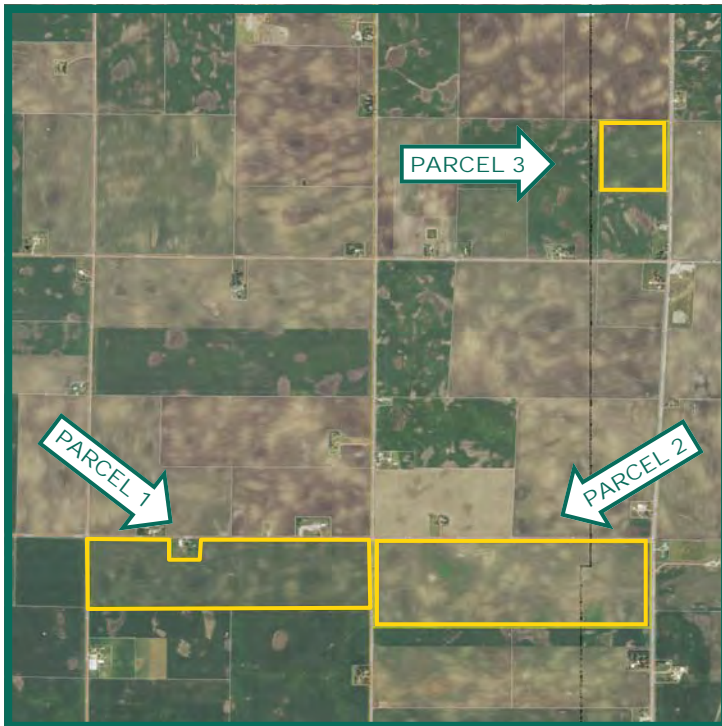
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photos



Property Information

Parcel 1 - 155.05 Acres, m/l
[Location](#)

From Kelley: 1 mile south on R38 to 290th St., then west 1 mile. Property is on the south side of 290th St (west of 500th Ave.).

[Legal Description](#)

N $\frac{1}{2}$ N $\frac{1}{2}$, Except acreage in NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12, Township 82 North, Range 25 West of the 5th p.m. (Garden Twp.), Boone County.

[Real Estate Tax](#)

Taxes Payable 2014-2015: \$4,846
Net Taxable Acres: 149.43
Tax per Net Tax. Ac.: \$32.43

[FSA Data](#)

Farm Number 3065, Tract 3193
Crop Acres: 150.6 NHEL
Corn Base: 97 Ac.
Corn Direct/CC Yields: 163/163 Bu.
Bean Base: 53.6 Ac.
Bean Direct/CC Yields: 43/43 Bu.

[CRP Contracts](#)

None

[Soil Types / Productivity](#)

Primary soils are Canisteo, Clarion, Harps and Nicollet. See soil maps for detail.

- **CSR2:** 82.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.1 per County Assessor, based on net taxable acres.

[Land Description](#)

Level to undulating. Some areas vulnerable to surface ponding.

[Buildings/Improvements](#)

None

[Drainage](#)

Parcel is in two Drainage Districts (80 & 100).
2013 Drainage Assessment: \$336.94
2014 Drainage Assessment: \$0.00

[Water & Well Information](#)

None known.

[Lease](#)

Open lease for 2015.

[Comments](#)

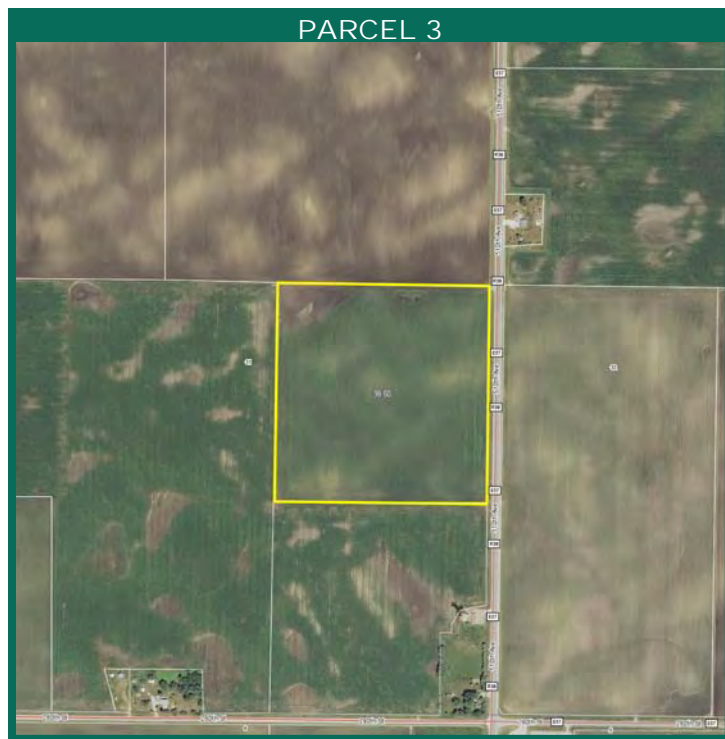
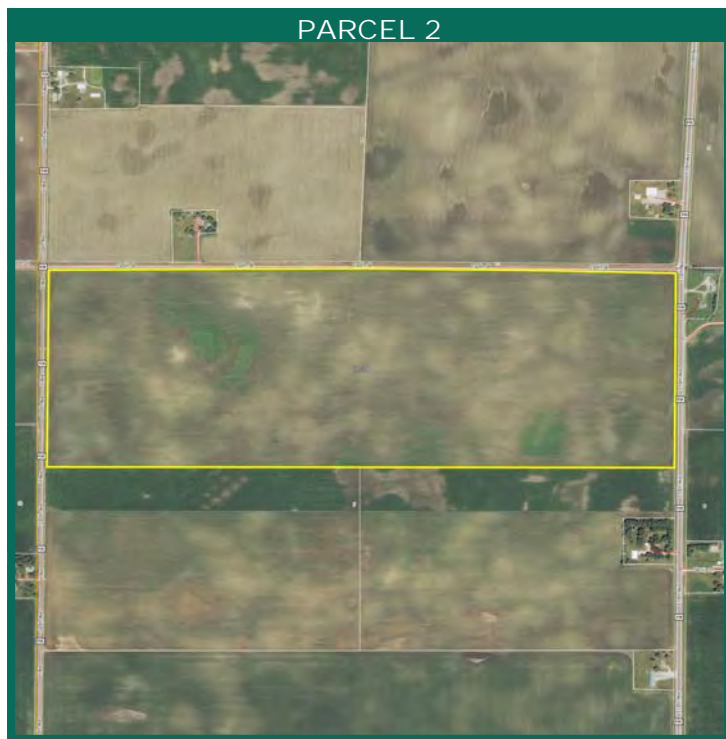
Nice Boone County farm with mile-long rows.

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Aerial Photos: Parcels 2 & 3



Property Information

Parcel 2 - 197.79 Acres, m/l

Location

From Kelley: 1 mile south on R38 to 290th St. Property is on the south side of 290th St. and west of R38.

Legal Description

N100 Rods of Section 7, Township 82 North, Range 24 West of the 5th p.m. (Palestine Twp.), Story Co.

Real Estate Tax

Taxes Payable 2014-2015: \$5,724
Net Taxable Acres: 190.3
Tax per Net Tax. Ac.: \$30.08

FSA Data

Farm Number 3065, Tract 3186
Crop Acres: 192.24 Ac. NHEL
Corn Base: 124.5 Ac.
Corn Direct/CC Yields: 163/163 Bu.
Bean Base: 67.7 Ac.
Bean Direct/CC Yields: 43/43 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Canisteo, Clarion and Nicollet. See soil maps for detail.

- **CSR2:** 79.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.4 per County Assessor, based on net taxable acres.

Land Description

Undulating to gently rolling. Some areas vulnerable to surface ponding.

Buildings/Improvements

None

Drainage

Parcel is in Boone Story 3 Drainage District. District has looked at an improvement, but those improvements have been tabled at this time.
2013 Drainage Assessment: \$966.86
2014 Drainage Assessment: \$465.54

Water & Well Information

None known.

Lease

Open lease for 2015.

Comments

Good farm with mile-long rows.

Property Information

Parcel 3 - 40 Acres, m/l

Location

1/4 mile north of 280th St. on R38. Property lies on the west side of R38.

Legal Description

NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 31, Township 83 North, Range 24 West of the 5th p.m., (Washington Twp.) Story Co.

Real Estate Tax

Taxes Payable 2014-2015: \$1170
Net Taxable Acres: 38.34
Tax per Net Tax. Ac.: \$30.55

FSA Data

Farm Number 3065, Tract 3198
Crop Acres: 38.5 NHEL

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Photos: 392.8 Acres Boone & Story Counties, IA

Corn Base: 25.4 Ac.
Corn Direct/CC Yields: 163/163 Bu.
Bean Base: 13.10 Ac.
Bean Direct/CC Yields: 43/43 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Webster, Harps and Clarion. See soil map for detail.

- **CSR2:** 81.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.52 per County Assessor, based on net taxable acres.

Land Description

Level to undulating. Some areas vulnerable to surface ponding.

Buildings/Improvements

None

Drainage

Parcel is in Drainage District Washington #100.

Water & Well Information

None known.

Lease

Open lease for 2015.

Comments

Great 40 acre parcel on hard surface road near Ames.

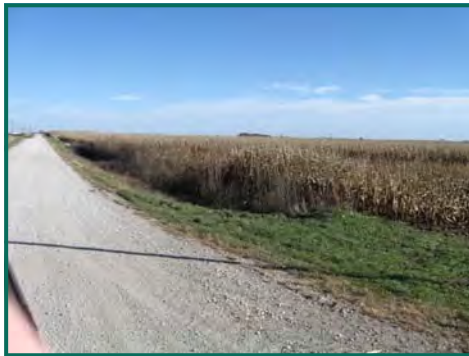
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.



Parcel 1: From NW corner, looking east



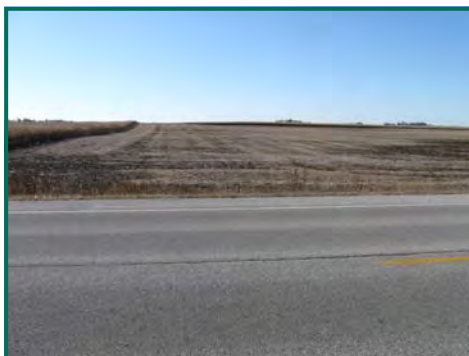
Parcel 1: From NW corner, looking south



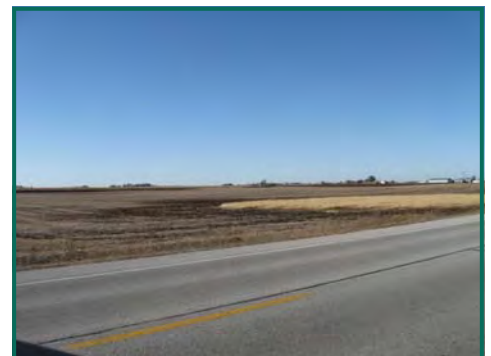
Parcel 2: From NW corner, looking east



Parcel 2: From NW corner, looking SE



Parcel 3: From SE corner, looking west



Parcel 3: From SE corner, looking NW

Additional Contact:

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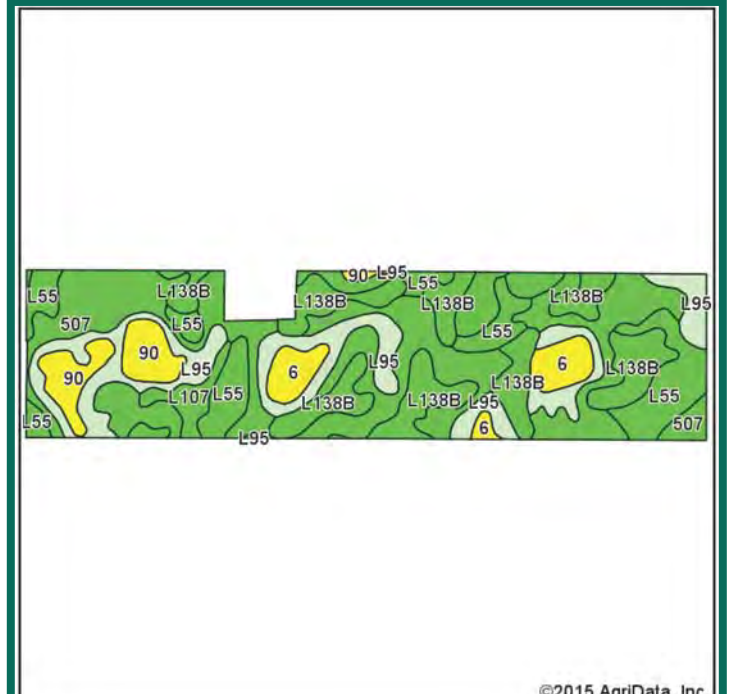
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Soil Maps: Parcel 1

CSR - 78.7 on 150.9 FSA Crop Acres



CSR2 - 82.6 on 150.9 FSA Crop Acres



Area Symbol: IA015, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
507	Canisteo silty clay loam, 0 to 2 percent slopes	51.61	34.3%		IIw	88	82
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	30.24	20.1%		IIe	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	24.93	16.6%		IIw	73	
L55	Nicollet loam, 1 to 3 percent slopes	24.44	16.2%		I	91	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	8.65	5.7%		IIw	56	61
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.52	5.0%		IIw	56	58
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.21	2.1%		IIw	88	
Weighted Average						82.6	*

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 78.7



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.

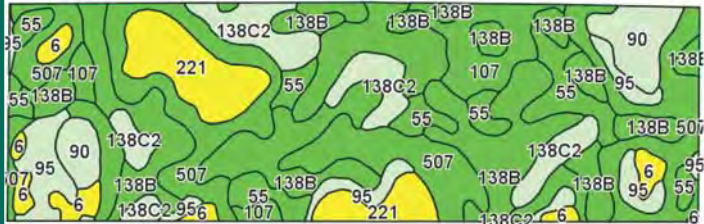
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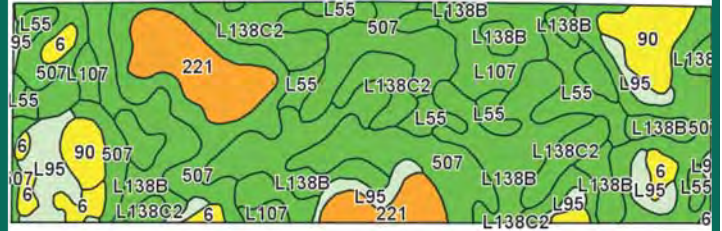
Soil Maps: Parcel 2

CSR - 78.6 on 192.24 FSA Crop Acres



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CSR2 - 79.5 on 192.24 FSA Crop Acres



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Area Symbol: IA169, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
507	Canisteo clay loam, 0 to 2 percent slopes	57.47	29.9%		IIw	88	84
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	46.46	24.2%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	16.87	8.8%		I	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	16.50	8.6%		IIle	83	
221	Klossner muck, 0 to 1 percent slopes	15.61	8.1%		IIIw	30	52
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	12.80	6.7%		IIw	73	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.85	5.6%		IIw	88	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	9.22	4.8%		IIIw	56	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.46	3.4%		IIIw	56	59
Weighted Average						79.5	*-

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 78.6.



Maps provided by:



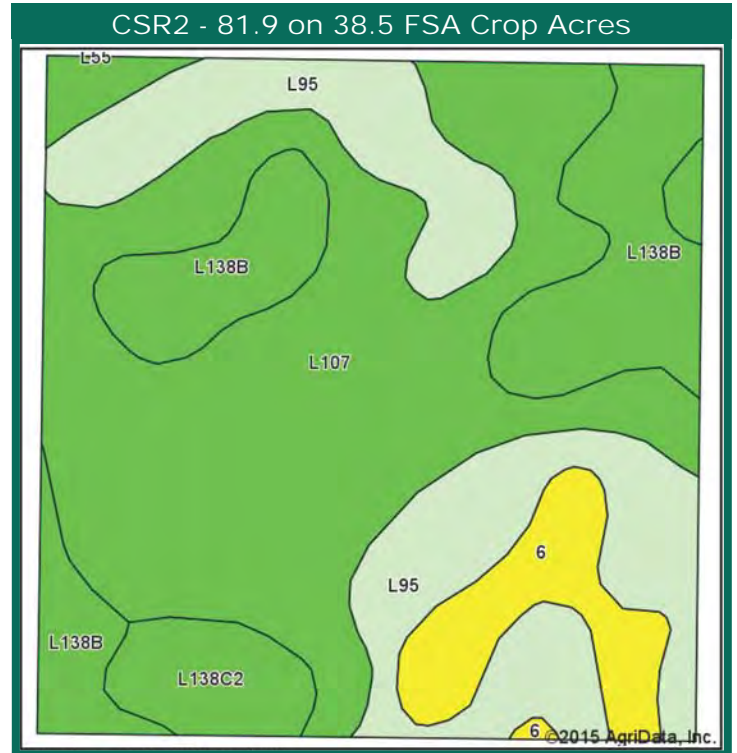
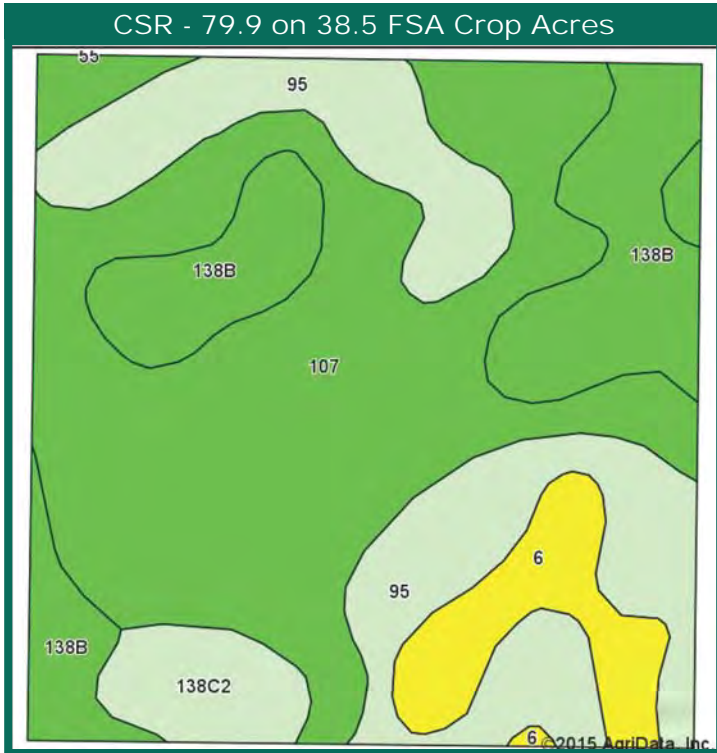
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Soil Maps: Parcel 3



Area Symbol: IA169, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.76	46.1%		IIw	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	9.22	23.9%		IIw	73	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	7.05	18.3%		Ile	88	
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.72	7.1%		IIIw	56	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.75	4.5%		IIIe	83	
Weighted Average						81.9	*-

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 79.9



Maps provided by:

 CUSTOMIZED ONLINE MAPPING
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