

224 Acres m/l, Keokuk County, IA
Parcel 1 - 100 Acres m/l
Parcel 2 - 124 Acres m/l
Landuyt Farm

Good Income Producing Farm - Located Northeast of Gibson, Iowa

Date: Fri., March 31, 2017

Time: 10:00 a.m.

Auction Site:

Thomas Hall -
Keokuk County Fairgrounds

Address:

13061 170th Street
What Cheer, IA 50268

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Sellers

Barbara E. Addy, Arthur D. Landuyt and
Kenneth W. Landuyt 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 or before May 12, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to date of closing.

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.

Survey/Reconstitution

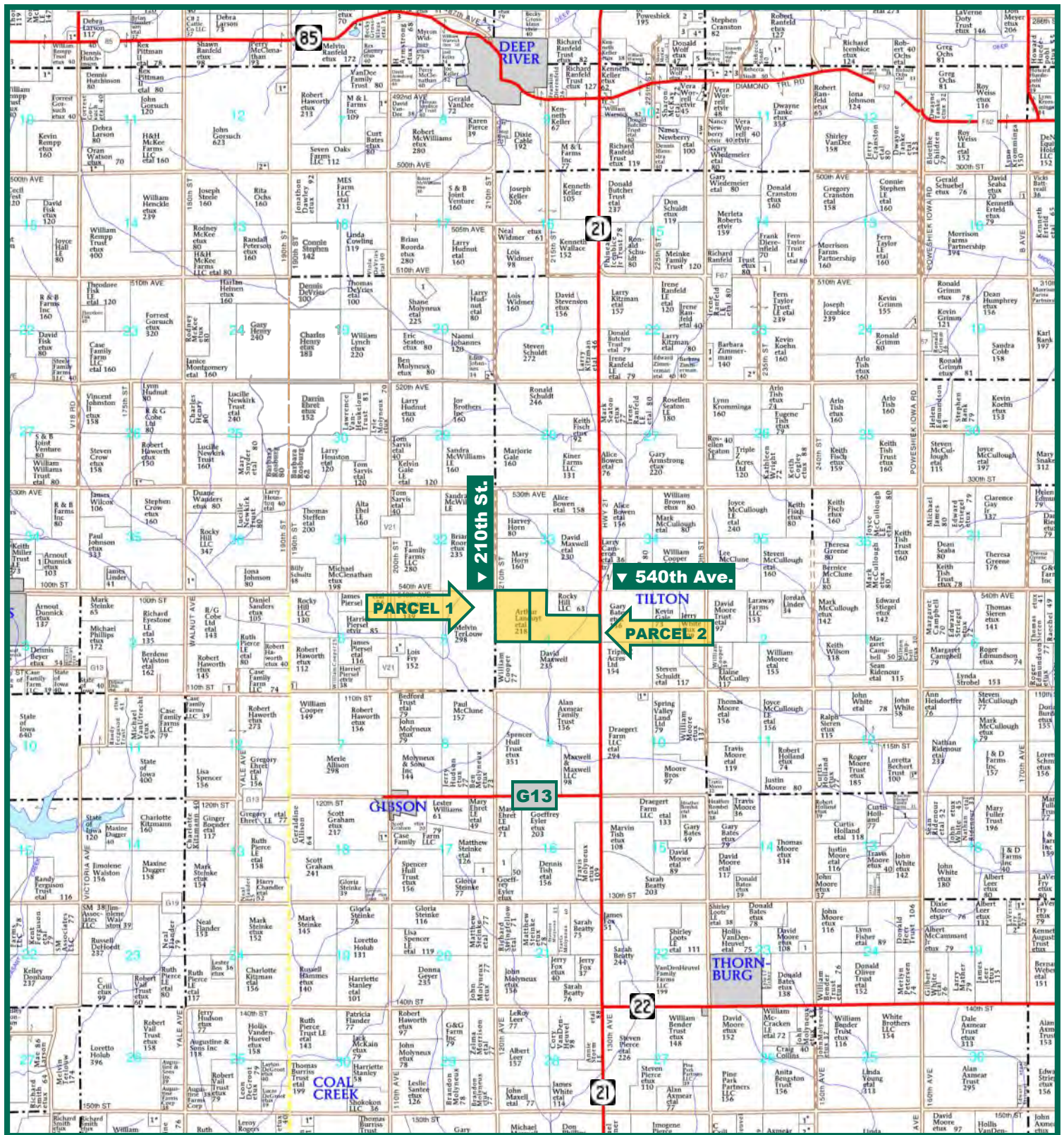
If parcels sell to different buyers, a survey will be completed at Seller's expense and the final sale price adjusted up/down based on final surveyed acres. Similarly, FSA/NRCS will reconstitute farms and determine final FSA Farm Number, Acres, CRP Acres and payments if sold to different buyers. Those figures have been estimated for each parcel in this brochure.

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Plat Map



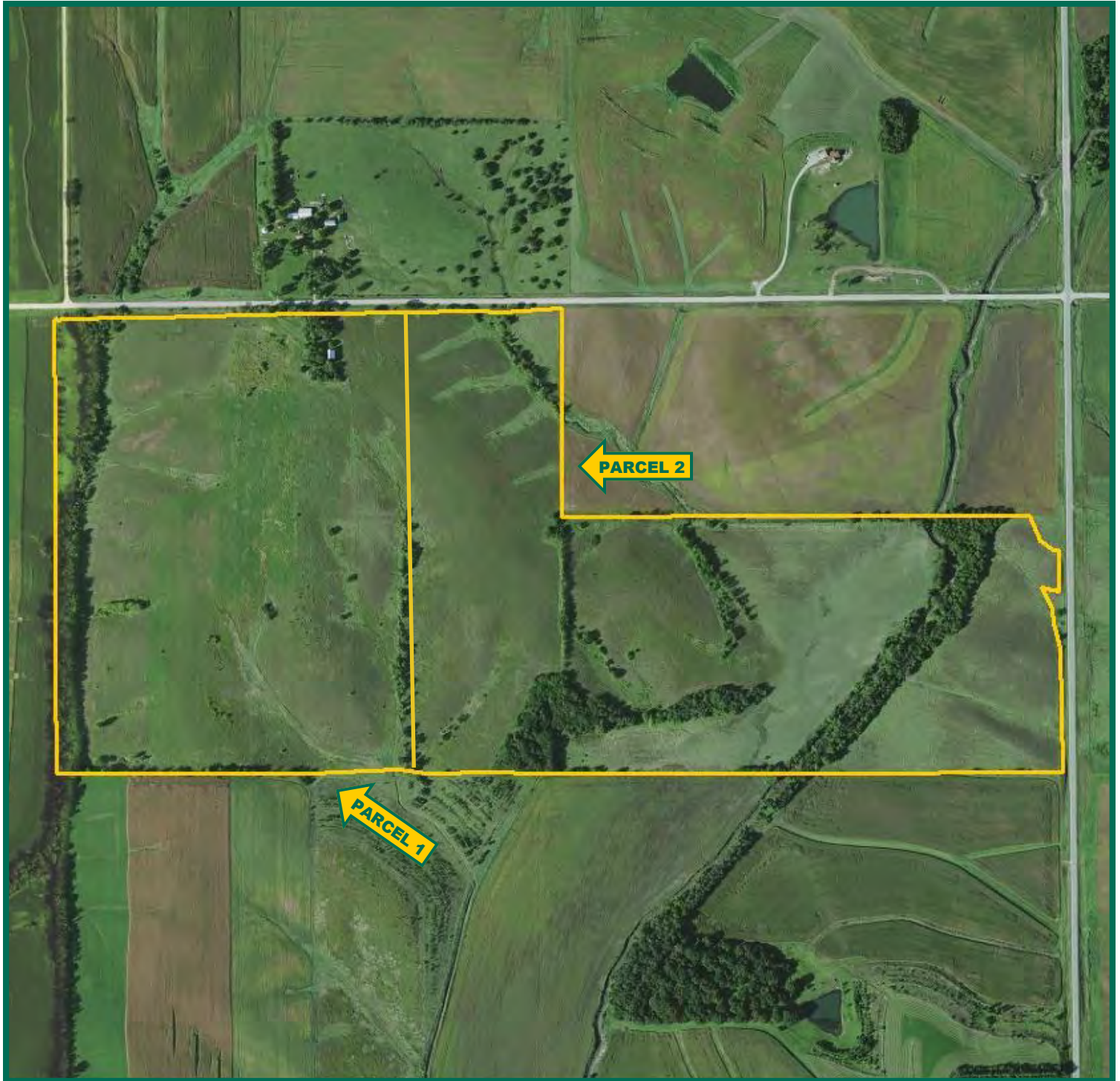
Map reproduced with permission of Farm & Home Publishers, Ltd.

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Aerial Map



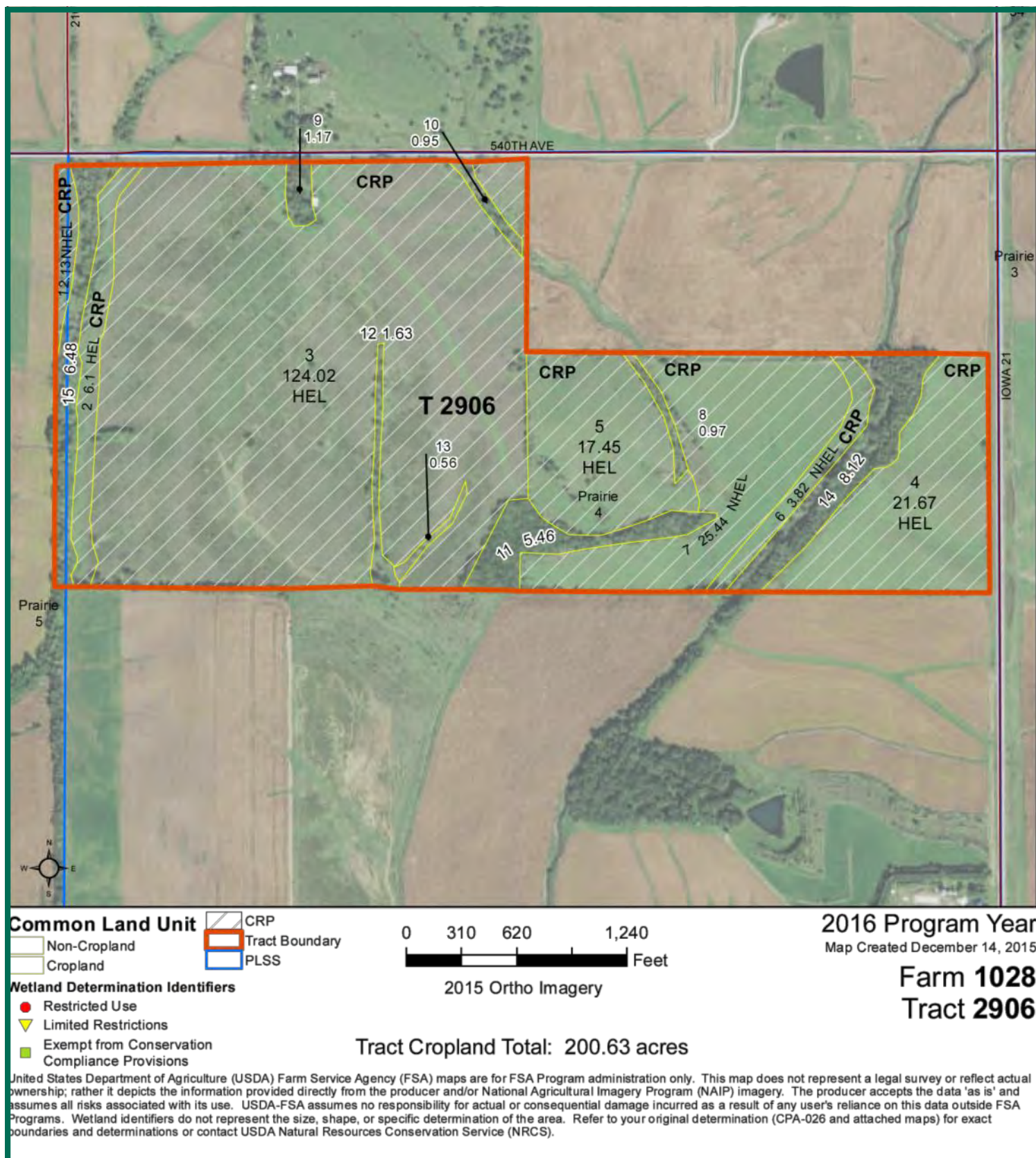
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

FSA Map



Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Aerial Photo: Parcel 1



CRP Contracts - Estimated

There are two CRP contracts as follows:

Contract 1*: There are 8.23 acres enrolled in a CRP contract at \$231.55 per acre with a total annual payment of \$1,906. This contract expires September 30, 2028.

Contract 2*: There are 83.57 acres enrolled in a CRP contract at \$106.96 per acre with a total annual payment of \$8,939. This contract expires September 30, 2019.

**See Survey/Reconstitution Paragraph on Page 1.*

Soil Types/Productivity

Primary soils are Gara-Armstrong, Ladoga and Olmitz-Vesser-Zook. See soil map for detail.

- **CSR2:** 59.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 50.9 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling to rolling.

Outbuilding

Livestock Barn: 32' x 40'

Well and Water

There is a well located at the barn site. Status and condition is unknown.

Comments

This is a good income producing farm with recreational benefits.

Property Information Parcel 1 - 100 Acres m/l Location

From Gibson: 2 miles east on County Road G13, head north onto Hwy 21 for 2 miles and $\frac{3}{4}$ mile west on 540th Ave. The farm is located on the south side of the road.

Legal Description

The west 100 acres of the NW Fractional $\frac{1}{4}$ of Section 4, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$1,974.00
Net Taxable Acres: 98.7

Tax per Net Taxable Acre: \$20.00

**See Survey/Reconstitution Paragraph on Page 1.*

FSA Data - Estimated

Part of Farm Number 1028, Tract 2906
Crop Acres*: 91.8

**See Survey/Reconstitution Paragraph on Page 1.*

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Soil Map: Parcel 1



Measured Tillable Acres 91.8 Avg. CSR: 50.9 Avg. CSR2: 59.4

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
13B	Olmitz-Vesser-Zook complex, 0 to 5	60	76	12.2%	IIw	11.15
179E2	Gara clay loam, 14 to 18 percent	33	33	2.2%	VIe	2.03
281B	Otley silty clay loam, 2 to 5 percent	90	91	9.0%	IIe	8.27
281C2	Otley silty clay loam, 5 to 9 percent	70	82	8.6%	IIIe	7.87
423D2	Bucknell silty clay loam, 9 to 14	13	7	4.9%	IVe	4.54
571C2	Hedrick silty clay loam, 5 to 9	62	76	3.7%	IIIe	3.40
76B	Ladoga silt loam, 2 to 5 percent	85	86	7.3%	IIe	6.70
76C2	Ladoga silty clay loam, 5 to 9	65	75	20.4%	IIIe	18.7
993D2	Gara-Armstrong complex, 9 to 14	20	30	31.7%	IVe	29.1

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Photos: Parcel 1



Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Aerial Photo: Parcel 2



Property Information Parcel 2 - 124 Acres m/l Location

From Gibson: 2 miles east on County Road G13, head north onto Hwy 21 for 1½ miles. The farm is located on the west side of the road.

Legal Description

The East 44 acres of the NW Fractional ¼ and the S ½ of the NE ¼ of Section 4, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$2,386.00

Net Taxable Acres: 119.3

Tax per Net Taxable Acre: \$20.00

**See Survey/Reconstitution Paragraph on Page 1.*

FSA Data - Estimated

Part of Farm Number 1028, Tract 2906

Crop Acres*: 108.8

**See Survey/Reconstitution Paragraph on Page 1.*

CRP Contracts

There are two CRP contracts as follows:

Contract 1*: There are 3.82 acres enrolled in a CRP contract at \$231.55 per acre with a total annual payment of \$885. This contract expires September 30, 2028.

Contract 2*: There are 105.01 acres enrolled in a CRP contract at \$106.96 per acre with a total annual payment of \$11,232. This contract expires September 30, 2019.

**See Survey/Reconstitution Paragraph on Page 1.*

Soil Types/Productivity

Primary soils are Gara-Armstrong, Gara and Amana. See soil map for detail.

- **CSR2:** 59.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 52.6 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling to rolling.

Comments

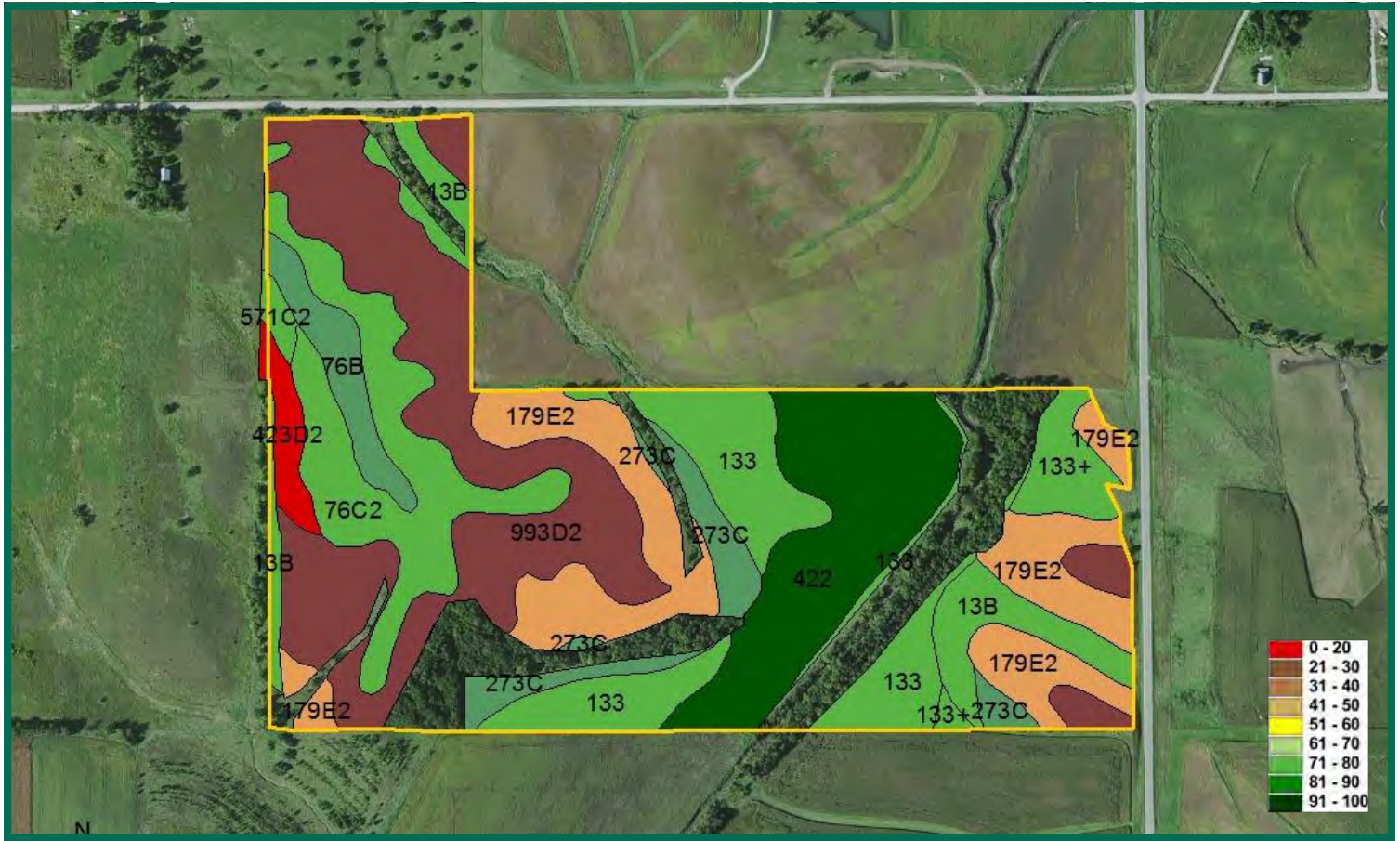
This is a good income producing farm that lays nice along a hard surface road.

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Soil Map: Parcel 2



Measured Tillable Acres		108.8	Avg. CSR: 52.6		Avg. CSR2: 59.0	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
133	Colo silty clay loam, 0 to 2 percent	80	78	12.5%	IIw	13.48
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	3.0%	IIw	3.28
13B	Olmitz-Vesser-Zook complex, 0 to 5	60	76	6.3%	IIw	6.85
179E2	Gara clay loam, 14 to 18 percent	33	33	15.8%	VIe	17.05
273C	Olmitz loam, 5 to 9 percent slopes	57	85	4.4%	IIIe	4.76
422	Amana silt loam, 0 to 2 percent	85	91	14.2%	IIw	15.31
423D2	Bucknell silty clay loam, 9 to 14	13	7	1.8%	IVe	1.97
571C2	Hedrick silty clay loam, 5 to 9	62	76	0.6%	IIIe	0.7
76B	Ladoga silt loam, 2 to 5 percent	85	86	3.3%	Ile	3.6
76C2	Ladoga silty clay loam, 5 to 9	65	75	12.0%	IIIe	13.0
993D2	Gara-Armstrong complex, 9 to 14	20	30	26.0%	IVe	28.1

Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag



Matthew A. Clarahan, AFM
Licensed in IA
MattC@Hertz.ag

319-382-3343
1621 E. Washington Street, PO Box 914
Washington, IA 52353
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag