



153 Acres m/l, Scott County, IA Emma Srp Trust Farm

72.1 CSR2 - Located Three Miles South of Walcott, Iowa

Date: Thurs., Jan. 26, 2017

Time: 10:00 a.m.

Auction Site:

Walcott American Legion

Address:

121 W. Bryant Street
Walcott, Iowa 52773

Property Information

Location

From Walcott: 3 ½ miles south on County Road Y40. The farm is located on the east side of the highway.

From Blue Grass: ½ mile north on County Road Y40. The farm is located on the east side of the highway.

Legal Description

The S½ of the NW¼ except the house and buildings and the N½ of the SW¼ of Section 29, Township 78 North, Range 2 East of the 5th P.M., Scott County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,626.00
Net Taxable Acres: 152.19
Tax per Net Taxable Acre: \$23.83

FSA Data - Estimated

Part of Farm Number 3735, Tract 3804
Crop Acres*: 137.2*

(*Includes 9 Acres of CRP)

Corn Base*: 129.0

Corn PLC Yield: 162 Bu.

Bean Base*: 2.0

Bean PLC Yield: 53 Bu.

**Final determination of cropland and base acres will be determined by the Scott County FSA.*

CRP Contracts

There are 9.0 acres enrolled in the Conservation Reserve Program (CRP) at \$175.18 per acre with a total annual payment of \$1,576. This contract expires September 30, 2017.

Soil Types/Productivity

Primary soils are Tama, Muscatine and Killduff. See soil map for detail.

- **CSR2:** 72.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.9 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Grain Bin

There is a 36' x 22' storage bin located in the northwest corner of the farm. This bin is reserved until July 1, 2017.

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

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

Fertilizer Reimbursement

Survey

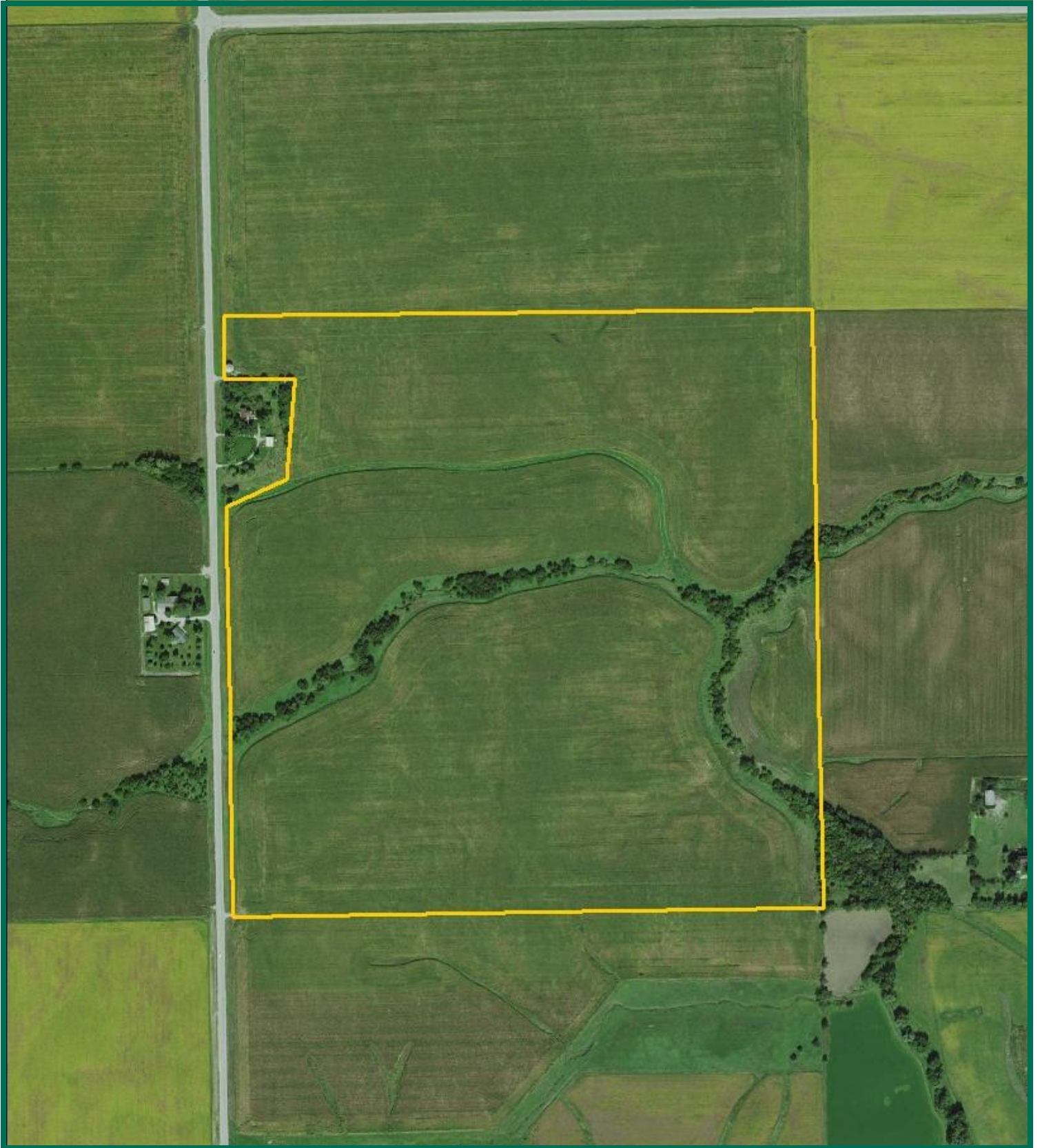
Comments

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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Aerial Photo

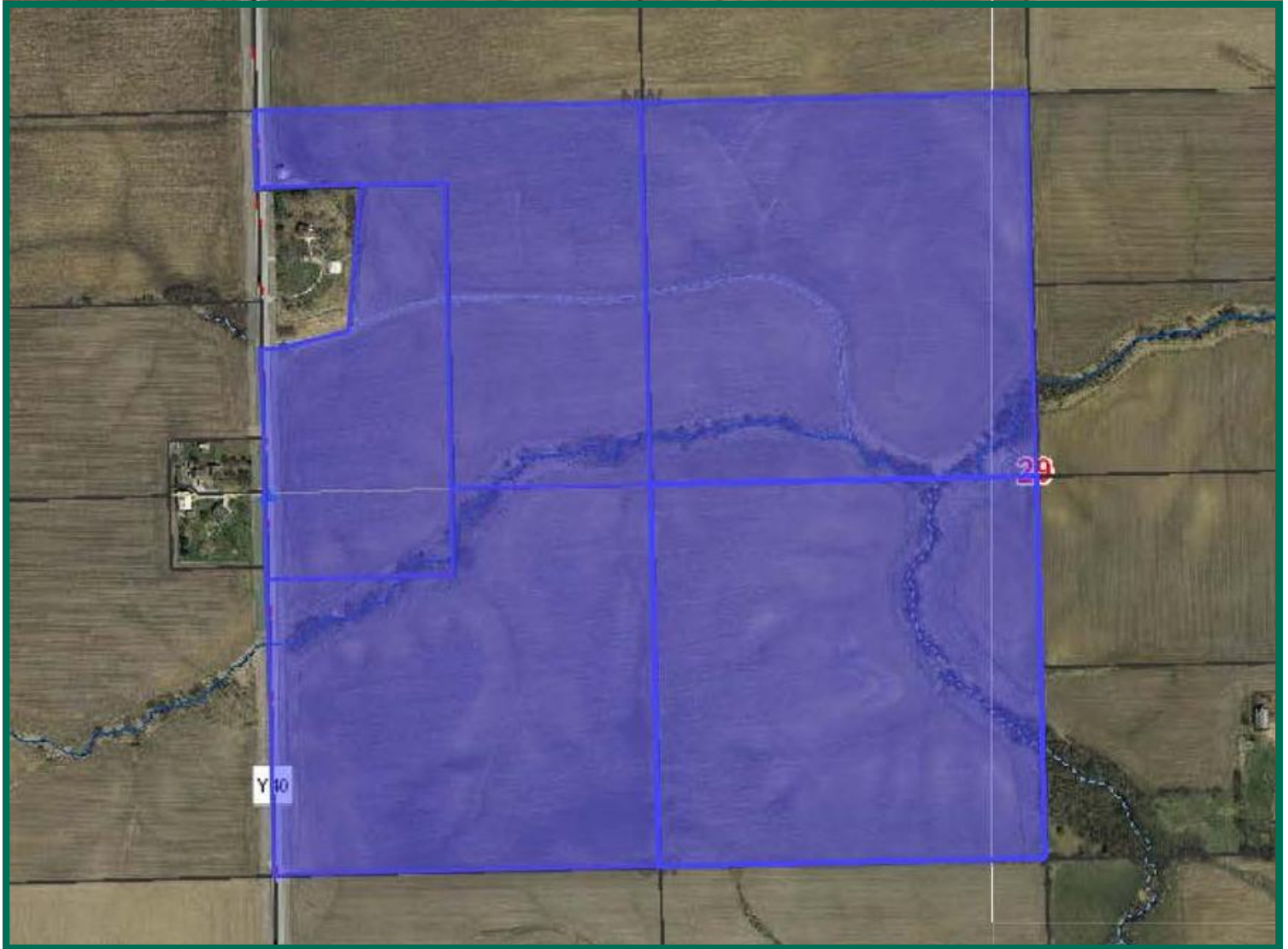


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Assessor's Aerial



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Seller

Emma Srp Trust

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 February 24, 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, subject to the existing lease, which expires March 1, 2017. Taxes will be prorated to closing.

Announcements

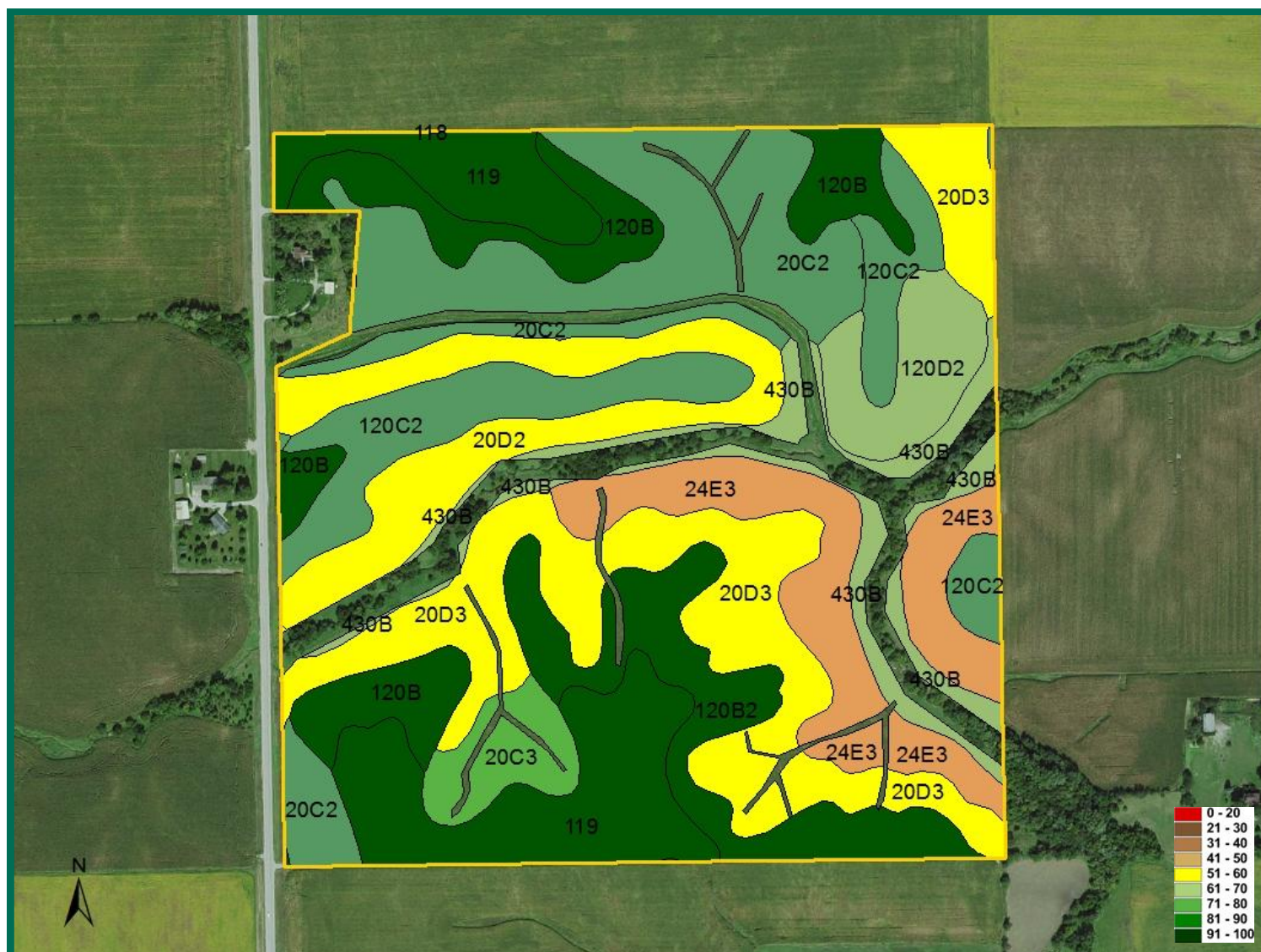
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Soil Map



Measured Crop & CRP Acres: 137.2		Avg. CSR: 72.9		Avg. CSR2: 72.1			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
119	Muscatine silty clay loam, 0 to 2	100	100	11.6%	Iw	15.94	
120B	Tama silty clay loam, 2 to 5 percent	95	95	8.6%	Ile	11.80	
120B2	Tama silty clay loam, 2 to 5 percent	93	92	8.2%	Ile	11.21	
120C2	Tama silty clay loam, 5 to 9 percent	78	87	9.5%	IIle	13.05	
120D2	Tama silty clay loam, 9 to 14 percent	68	62	4.2%	IIle	5.76	
20C2	Killduff silty clay loam, 5 to 9 percent	73	81	14.1%	IIle	19.30	
20C3	Killduff silty clay loam, 5 to 9 percent	70	77	2.7%	IIle	3.72	
20D2	Killduff silty clay loam, 9 to 14	63	55	9.3%	IIle	12.7	
20D3	Killduff silty clay loam, 9 to 14	58	51	16.4%	IVe	22.5	
24E3	Shelby clay loam, 14 to 18 percent	35	33	10.1%	VIe	13.9	
430B	Ackmore silt loam, 2 to 5 percent	78	68	5.3%	IIw	7.3	

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