



156 Acres m/l, Delaware County, IA Loretta F. Vaske Estate

87.8 CSR2 - Located 5½ Miles North of Masonville, Iowa

Date: Wed, Dec. 21, 2016

Time: 10:00 a.m.

Auction Site:

O'Sullivan Hall

Address:

608 Bernhart Street

Masonville, IA 50654

Property Information

Location

From Masonville: Travel 5½ miles north on 110th Ave. (W63). The farm is located on the east side of the road.

Legal Description

The NW ½ of Section 32, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$5,472.00

Net Taxable Acres: 153.76

Tax per Net Taxable Acre: \$35.58

FSA Data - Estimated

Farm Number 1557, Tract 1979

Crop Acres: 154.9*

(*Including 15 acres of CRP)

Corn Base: 103

Corn PLC Yield: 167 Bu.

Soybean Base: 33

Soybean PLC Yield: 55 Bu.

CRP Contracts

There are an additional 9.5 acres enrolled in the CRP Filterstrip program at \$264 per acre with a total annual payment \$2,508. This contract expires September 30, 2019. There are 5.5 acres enrolled in the CRP Waterway Program at \$275 per acre with a total annual payment of \$1,512. This contract expires September 30, 2020.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon, Clyde and Bassett. See soil map for detail.

- **CSR2:** 87.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 87.9 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Drainage

See attached tile map.

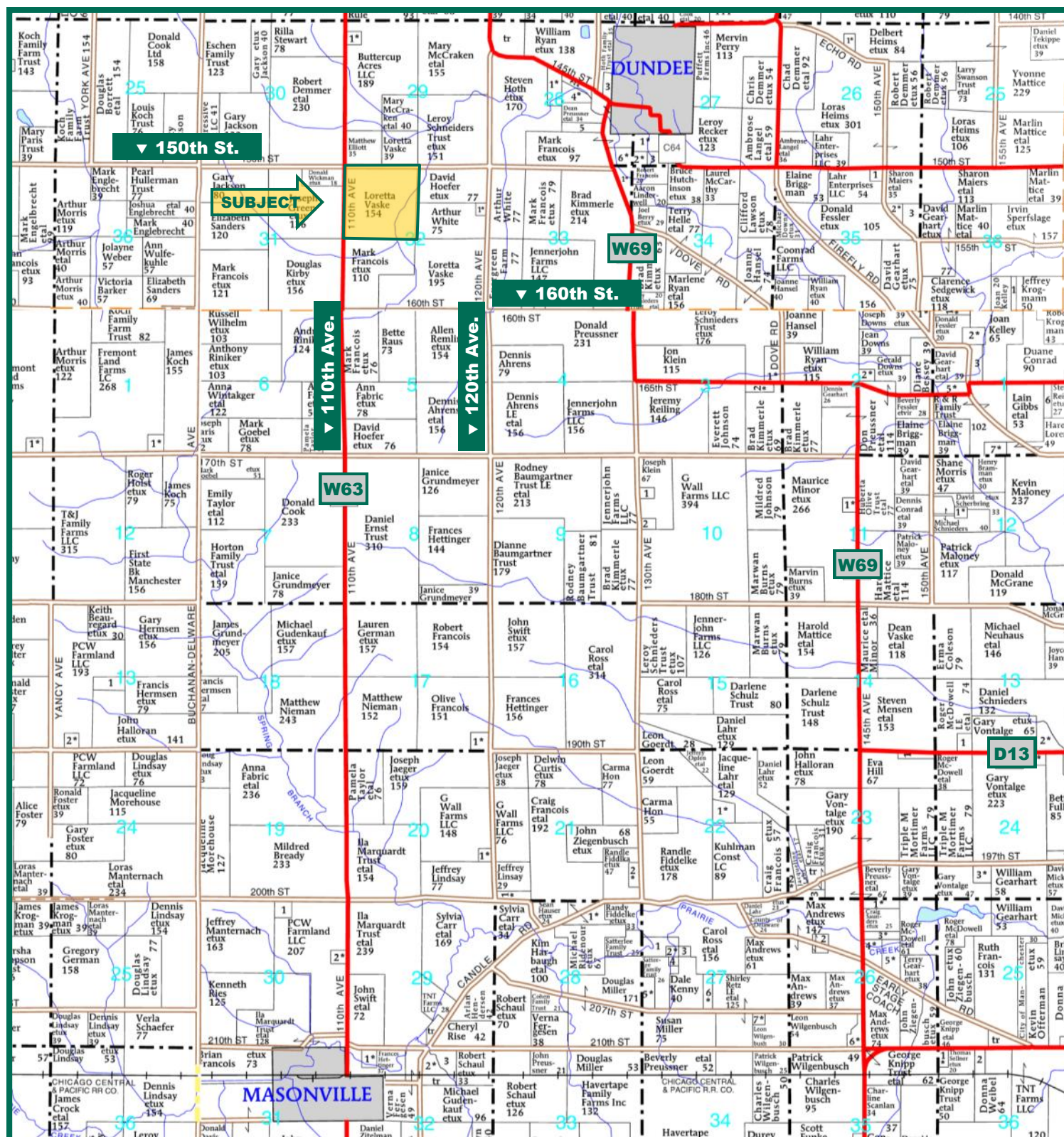
Comments

This is a highly productive Delaware County farm located along a hard surface road!

Troy R. Louwagie, ALC
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319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
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Plat Map

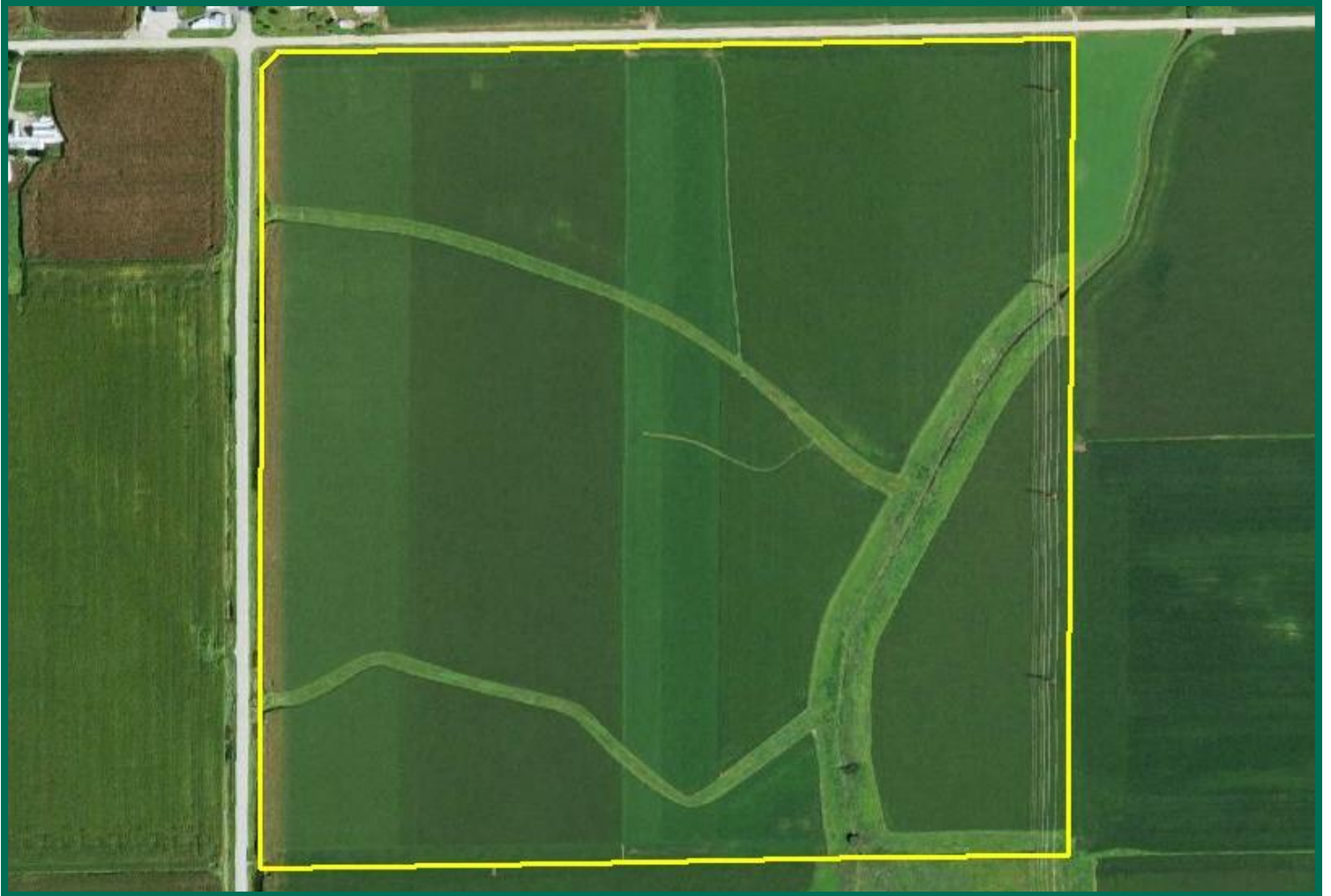


Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



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

Loretta F. Vaske Estate

Attorney for Estate

Matt McQuillen
Remley, Willems, McQuillen & Voss, LLP
Anamosa, Iowa

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 January 27, 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 January 27, 2017.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged

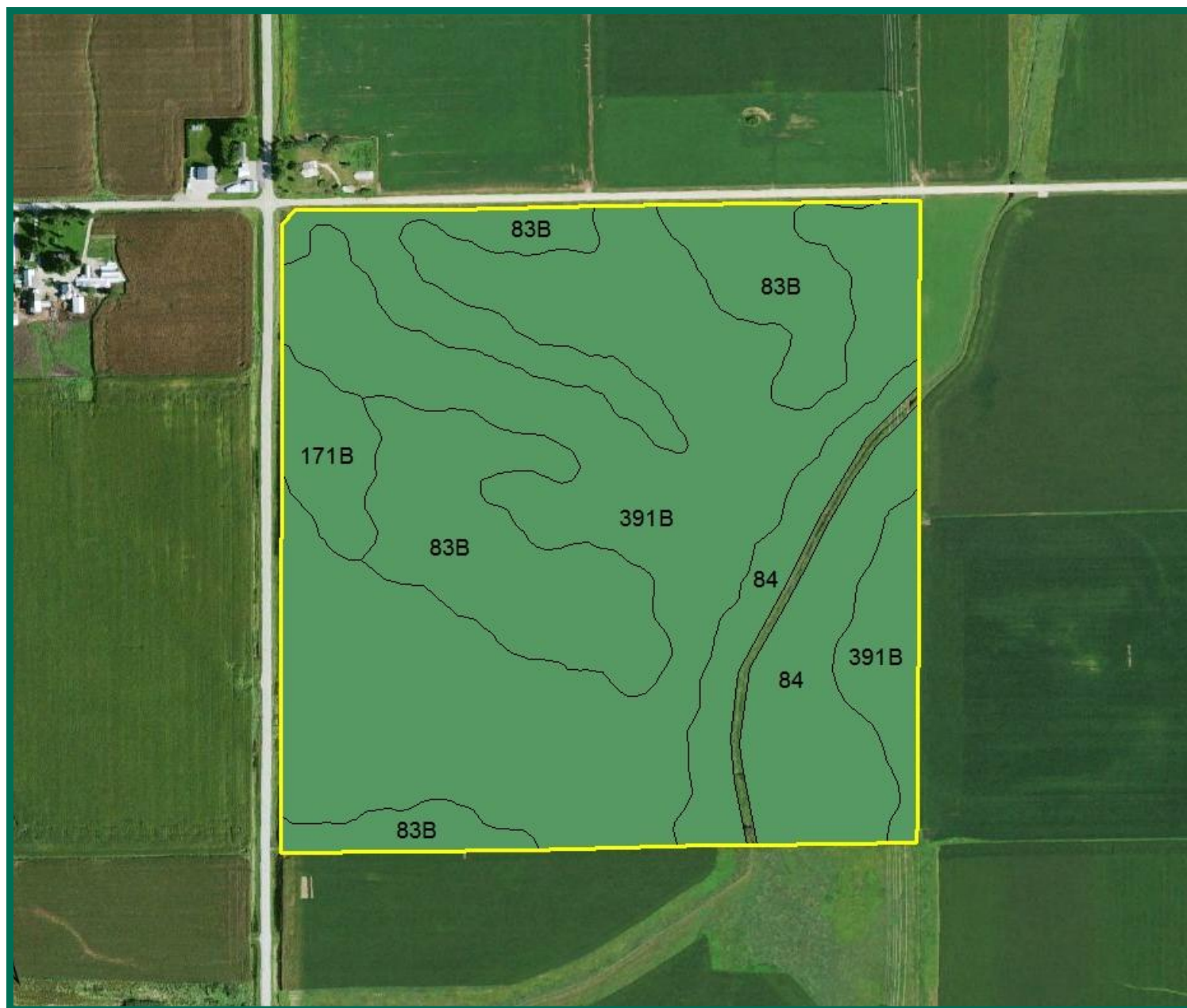
to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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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Soil Map



Measured Tillable Acres		154.9	Avg. CSR: 77.6		Avg. CSR2: 87.8	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
171B	Bassett loam, 2 to 5 percent slopes	81	85	3.5%	Ile	5.42
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	56.4%	Ilw	87.33
83B	Kenyon loam, 2 to 5 percent slopes	86	90	25.7%	Ile	39.75
84	Clyde clay loam, 0 to 3 percent	76	88	14.5%	Ilw	22.40

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