

113.8 Acres m/l, Jefferson County, IA
Offered in Two Parcels
Parcel 1 - 66.9 Acres m/l
Parcel 2 - 46.9 Acres m/l
Salterberg Estate

78.5 CSR2 - Located 3 miles south of Packwood

Date: Thurs, Dec. 1, 2016

Time: 10:00 a.m.

Auction Site:

Best Western Hotel

Address:

2200 W Burlington Ave.
Fairfield, IA 52556

Auction Information

Method of Sale

- Parcels will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the

remaining parcel will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

Seller

Isabelle M. Salterberg Estate

Attorney

Craig R. Foss
Foss, Kuiken & Cochran, P.C.

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 February 17, 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 date of closing.

Announcements

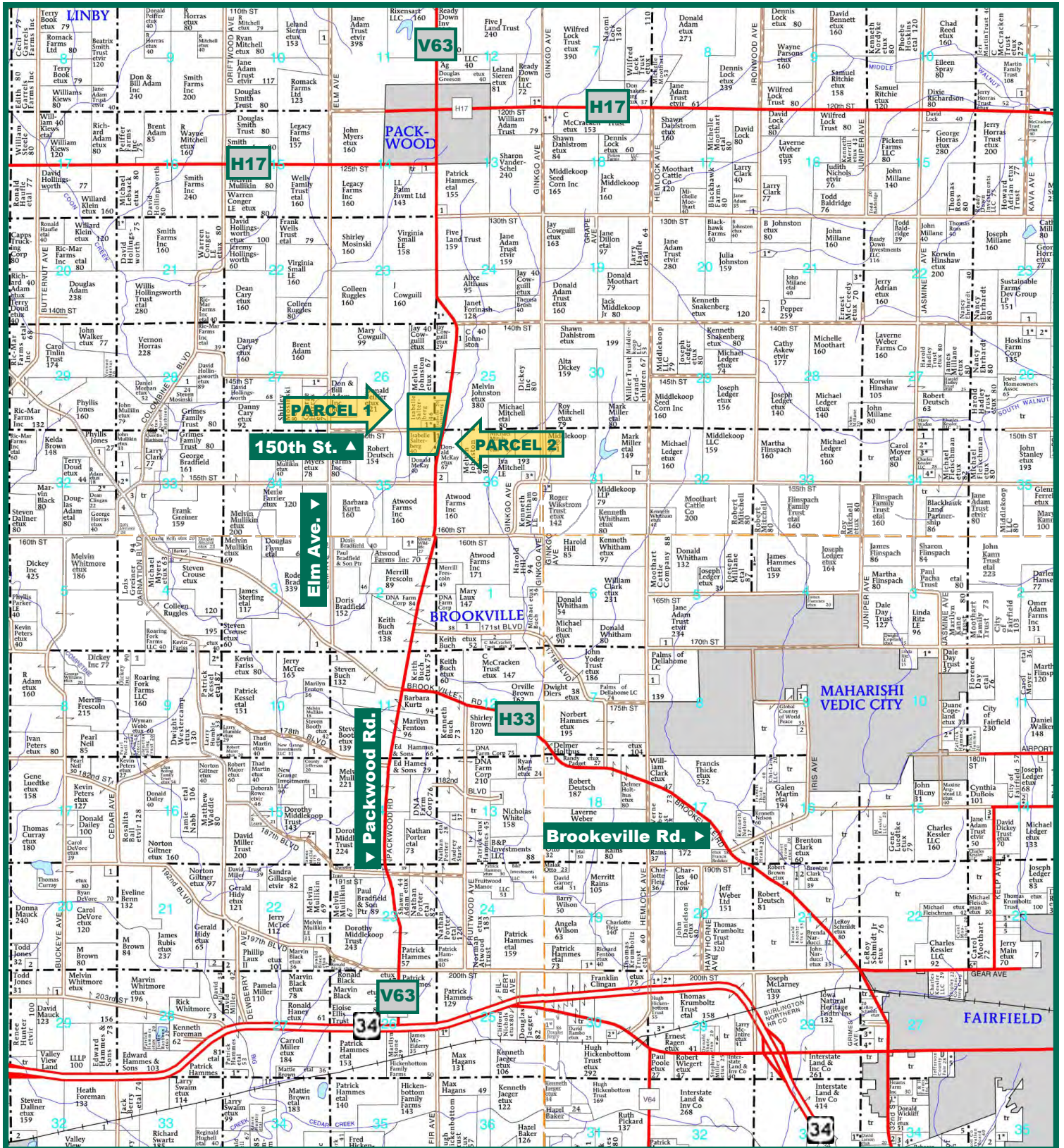
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Plat Map: Parcels 1 & 2



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Aerial Photo: Parcel 1



CRP Contracts

There are two CRP contracts on this farm:
Contract 1 - 3.97 acres of CRP enrolled at \$221.91 per acre with an annual payment of \$881.00. This contract expires September 30, 2020.

Contract 2 - 3.97 acres of CRP enrolled at \$202.77 per acre with an annual payment of \$805.00. This contract expires September 30, 2023.

Soil Types/Productivity

Primary soils are Otley, Mahaska and Clarinda. See soil map for detail.

- **CSR2:** 88.3 per 2016 AgriData, Inc., based on non-CRP cropland acres.
- **CSR:** 84.7 per 2016 AgriData, Inc., based on non-CRP cropland acres.
- **CSR2:** 81.7 per County Assessor, based on net taxable acres.

Land Description

Flat to rolling.

Drainage

Natural and supplemental. No maps are available.

Comments

A productive Jefferson County farm with good soils and a nice mixture of cropland, CRP and timber acres.

Property Information Parcel 1 - 66.9 Acres m/l Location

From Packwood: 2 ½ miles south on Packwood Road. Farm is located on the west side of the road.

Legal Description

Lot 1 in the SE ¼ of Section 26 and Lot 2 in the SW ¼ of Section 25; all in Township 73 North Range 11 West of the 5th P.M., Jefferson County, Iowa. Except Auditor's Parcel "A". (Abbreviated legal-exact legal to be taken from abstract).

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,586.00
Net Taxable Acres: 64.01
Tax per Net Taxable Acre: \$24.78

FSA Data - Estimated

Farm Number 1091, Part of Tract 304
Crop Acres*: 57.85
(Including 7.94 acres in CRP)
Corn Base*: 31.0
Corn PLC Yield: 110 Bu.
Bean Base*: 19.4
Bean PLC Yield: 38 Bu.
Final acres and bases will be determined by the Jefferson County FSA.

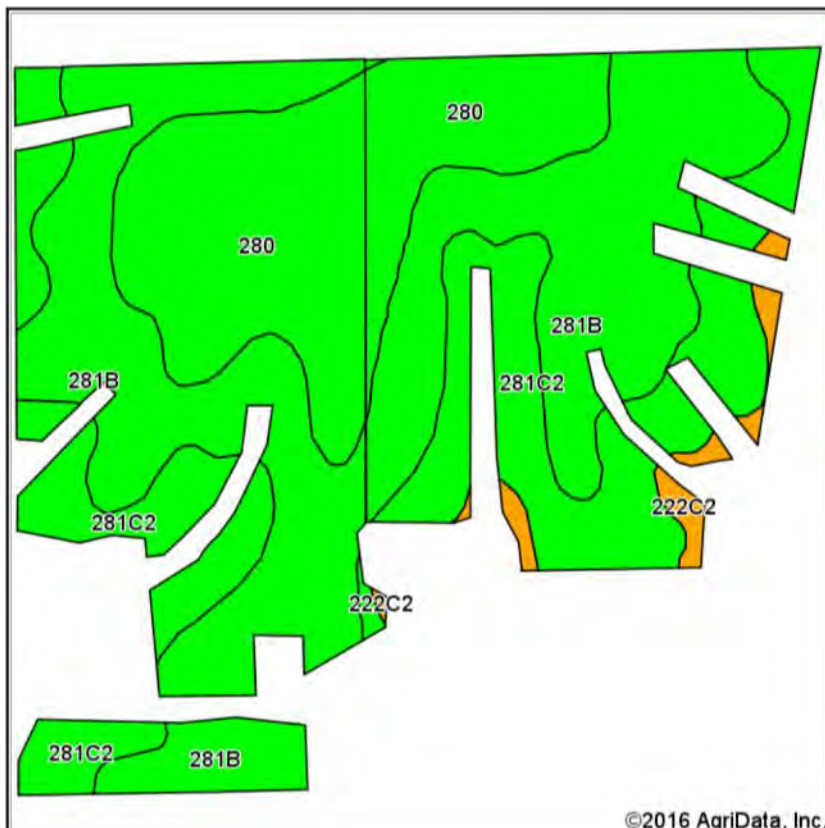
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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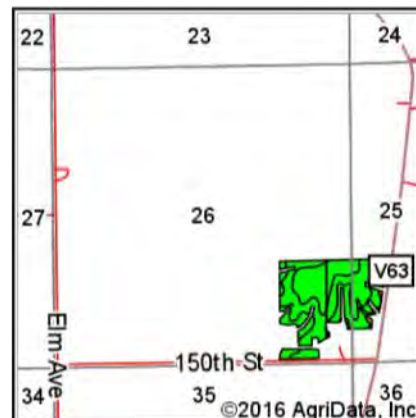
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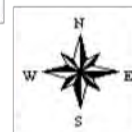
Soil Map: Parcel 1 - Non-CRP Cropland



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Jefferson**
 Location: **26-73N-11W**
 Township: **Polk**
 Acres: **49.87**
 Date: **11/2/2016**



Area Symbol: IA101, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	23.03	46.2%		Ile	91	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	13.12	26.3%		IIle	82	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.72	25.5%		Iw	94	95
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.00	2.0%		IVw	34	25
Weighted Average						88.3	84.7

Area Symbol: IA101, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Photos: Parcel 1



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Aerial Photo: Parcel 2



CRP Contracts

There are two CRP contracts on this farm:
Contract 1 - 1.80 acres of CRP enrolled at \$221.91 per acre with an annual payment of \$399.00. This contract expires September 30, 2020.

Contract 2 - 1.49 acres of CRP enrolled at \$241.61 per acre with an annual payment of \$360.00. This contract expires September 30, 2024.

Soil Types/Productivity

Primary soils are Otley, Clarinda and Shelby. See soil map for detail.

- **CSR2:** 69.4 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 61.5 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR2:** 62.3 per County Assessor, based on net taxable acres.

Land Description

Level to rolling.

Drainage

Natural and supplemental. No maps are available.

Comments

This farm offers a mixture of income producing cropland, CRP, timber and a creek located on a hard surface road.

Property Information Parcel 2 - 46.9 Acres m/l Location

From Packwood: 3 miles south on Packwood Road. Farm is located on the west side of the road.

Legal Description

NE ¼ NE ¼ of Section 35, Lot 2 in the NW ¼ NW ¼ of Section 36; all in Township 73 North Range 11 West of the 5th P.M., Jefferson County, Iowa. (Abbreviated legal - exact legal to be taken from abstract).

Real Estate Tax

Taxes Payable 2016 - 2017: \$822.00
Net Taxable Acres: 43.49
Tax per Net Taxable Acre: \$18.90

FSA Data - Estimated

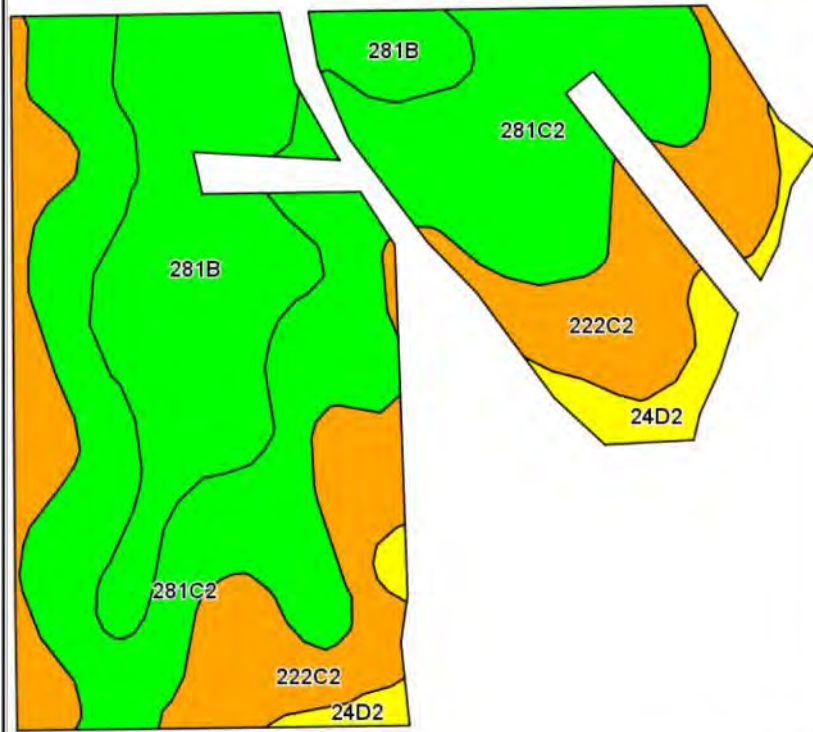
Farm Number 1091, Part of Tract 304
Crop Acres*: 34.62
(Including 3.29 acres in CRP and 2.92 acres certified as grass)
Corn Base*: 17.7
Corn PLC Yield: 110 Bu.
Bean Base*: 11.1
Bean PLC Yield: 38 Bu.
*Final acres and bases will be determined by the Jefferson County FSA.

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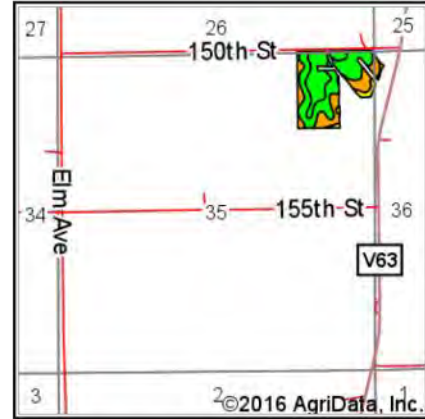
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Soil Map: Parcel 2 - Currently Cropped



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Jefferson**
 Location: **35-73N-11W**
 Township: **Polk**
 Acres: **28.45**
 Date: **11/2/2016**



Area Symbol: IA101, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	12.41	43.6%		IIIe	82	70
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	7.73	27.2%		IVw	34	25
281B	Otley silty clay loam, 2 to 5 percent slopes	6.87	24.1%		Ile	91	90
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.44	5.1%		IIIe	48	48
Weighted Average						69.4	61.5

Area Symbol: IA101, Soil Area Version: 23

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Photos: Parcel 2



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Aerial Photo: Parcels 1 & 2



Property Information Parcels 1 & 2 - 113.8 Acres m/l

Location

From Packwood: 2 ½ miles south on Packwood Road. Farm is located on the west side of the road.

Legal Description

Lot 1 in the SE ¼ of Section 26 and Lot 2 in the SW ¼ of Section 25 (Except Auditor's Parcel "A"); and the NE ¼ NE ¼ of Section 35, Lot 2 in the NW ¼ NW ¼ of Section 36; all in Township 73 North Range 11 West of the 5th P.M., Jefferson County, Iowa. (Abbreviated legal - exact legal to be taken from abstract).

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,408.00
Net Taxable Acres: 107.5
Tax per Net Taxable Acre: \$22.40

FSA Data - Estimated

Farm Number 1091, Tract 304
Crop Acres: 92.48
(Including 11.23 acres in CRP and 2.92 acres certified as grass)
Corn Base: 48.7
Corn PLC Yield: 110 Bu.
Bean Base: 30.5
Bean PLC Yield: 38 Bu.

CRP Contracts

There are three CRP contracts on these farms:

Contract 1 - 5.77 acres of CRP enrolled at \$221.91 per acre with an annual payment of \$1,280.00. This contract expires September 30, 2020.

Contract 2 - 3.97 acres of CRP enrolled at \$202.77 per acre with an annual payment of \$805.00. This contract expires September 30, 2023.

Contract 3 - 1.49 acres of CRP enrolled at \$241.61 per acre with an annual payment of \$360.00. This contract expires September 30, 2024.

Soil Types/Productivity

Primary soils are Otley, Mahaska and Clarinda. See soil map for detail.

- **CSR2:** 81.4 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 76.3 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR2:** 73.9 per County Assessor, based on net taxable acres.

Land Description

Level to rolling.

Drainage

Natural and supplemental. No maps are available.

Comments

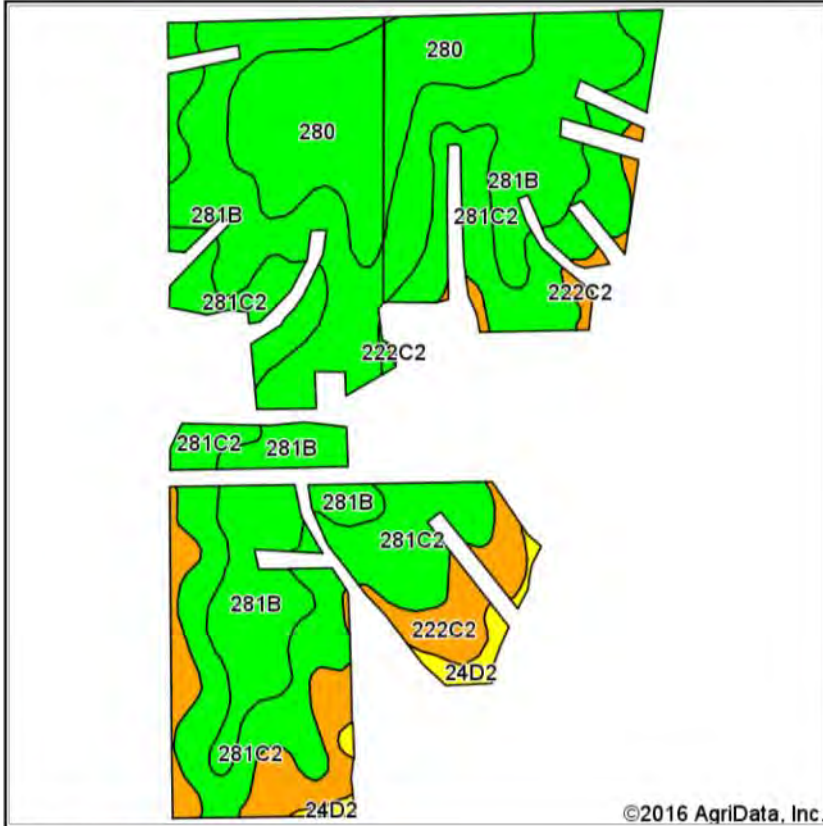
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Soil Map: Parcels 1 & 2 - Currently Cropped



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Jefferson**
 Location: **26-73N-11W**
 Township: **Polk**
 Acres: **78.33**
 Date: **11/2/2016**



Area Symbol: IA101, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
281B	Otley silty clay loam, 2 to 5 percent slopes	29.91	38.2%		Ile	91	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	25.50	32.6%		IIle	82	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.73	16.3%		Iw	94	95
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.74	11.2%		IVw	34	25
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.45	1.9%		IIle	48	48
Weighted Average						81.4	76.3

Area Symbol: IA101, Soil Area Version: 23

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FSA Map: Parcels 1 & 2



Common Land Unit

CRP	Tract Boundary
Cropland	PLSS
Non-Cropland	

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

0 175 350 700
Feet
2015 Ortho Imagery

2016 Program Year
Map Created February 19, 2016

Farm 1091
Tract 304

Tract Cropland Total: 92.48 acres

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