



High Quality Cropland with Future Development Potential!

Date: Wed. Nov. 9, 2016

Time: 10:00 a.m.

Auction Site:

Memorial Hall

Address:

1502 Walnut St.

Dallas Center, IA 50063

Property Information

Location

Farm is located within the City Limits of Dallas Center on R Ave./S. 13th St., southeast of the school.

Legal Description

SW $\frac{1}{4}$ SE $\frac{1}{4}$ Except part of Parcel C and D in Section 2, Township 79 North, Range 27 West of the 5th p.m. (Adel Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$820.92

Net Taxable Acres: 31.93*

Tax per Net Taxable Acre: \$25.71*

**Taxes are estimated pending a recent survey of the property. County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm Number 5435, Part of Tract 26457

Crop Acres*: 31.93

Corn Base*: 22.7 Ac.

Corn PLC Yield: 116 Bu.

Bean Base*: 8.7 Ac.

Bean PLC Yield: 51 Bu.

Farm is enrolled in ARC-CO.

**Crop Acres and Bases are estimated. Final figures will be determined by the local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo and Clarion. See soil map for detail.

- **CSR2:** 86.6 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 81.9 per 2016 AgriData, Inc., based on est. FSA crop acres.
- **CSR:** 82.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None

Drainage

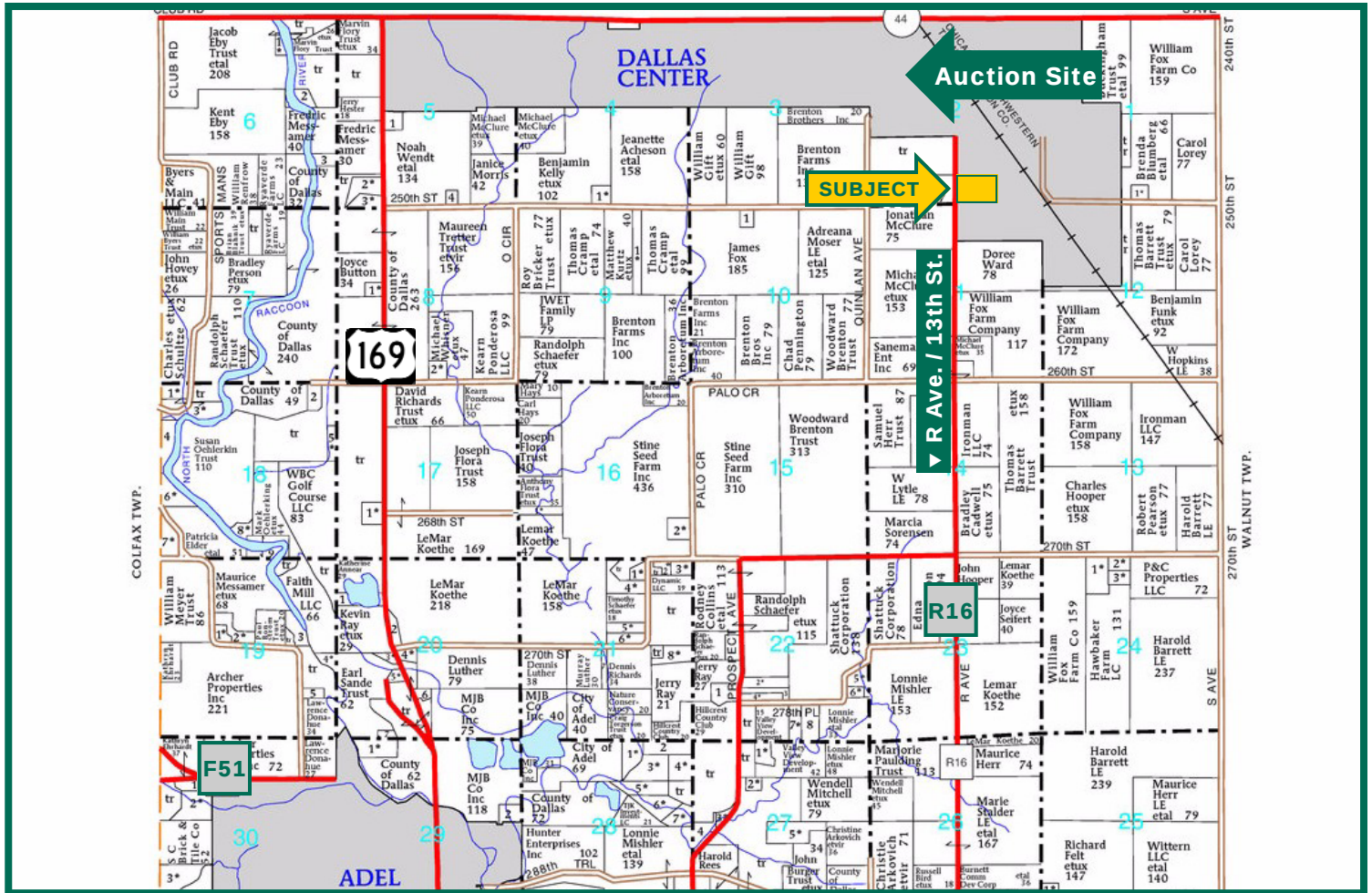
Natural drainage

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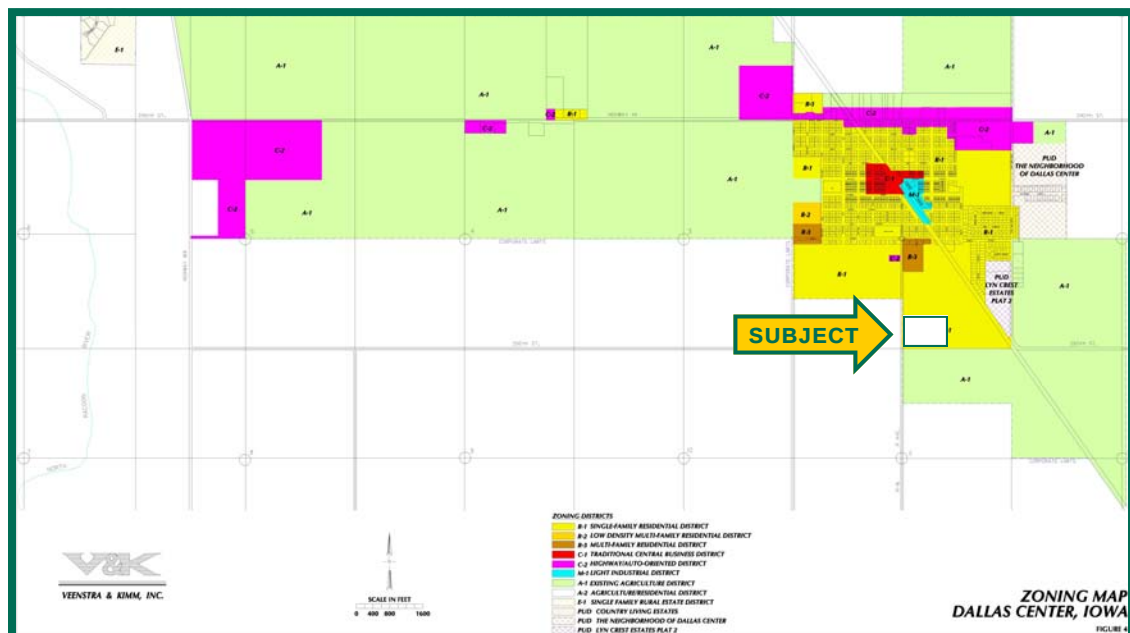
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REID: 000-3400

Plat & Zoning Maps



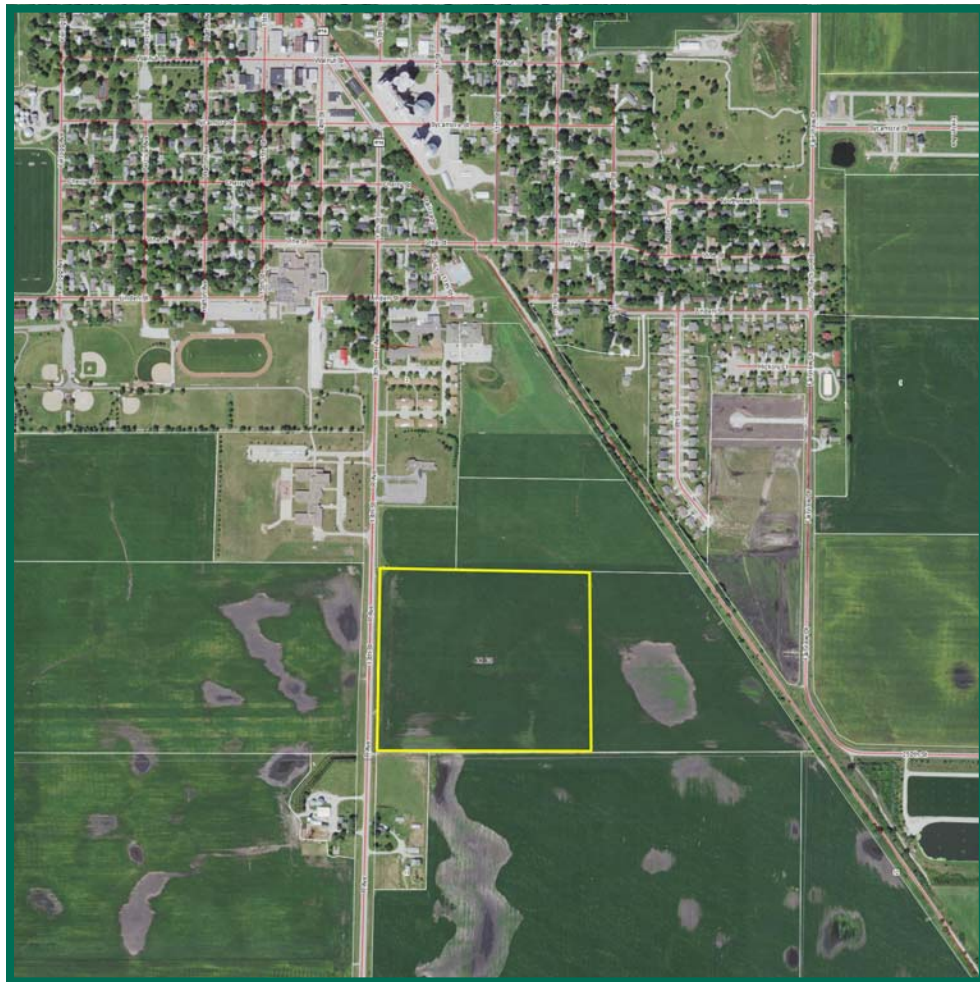
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Aerial Photo



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 December 15, 2016 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 December 15, 2016.

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.

Water & Well Information

A 12" main water line is present in the property to the north of this parcel. An 18" sewer line runs along south edge of this property.

Pipeline Information

There is a petroleum pipeline that crosses the SW corner of the property.

Zoning

Zoned R-1 for Single-Family Residential. Property is in a prime location for future development with paved road access and close to school.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 31.93 Net Taxable Acres
- Seller reserves the right to refuse any and all bids.

Seller

Wilma J. Pollard Revocable Trust

Agency

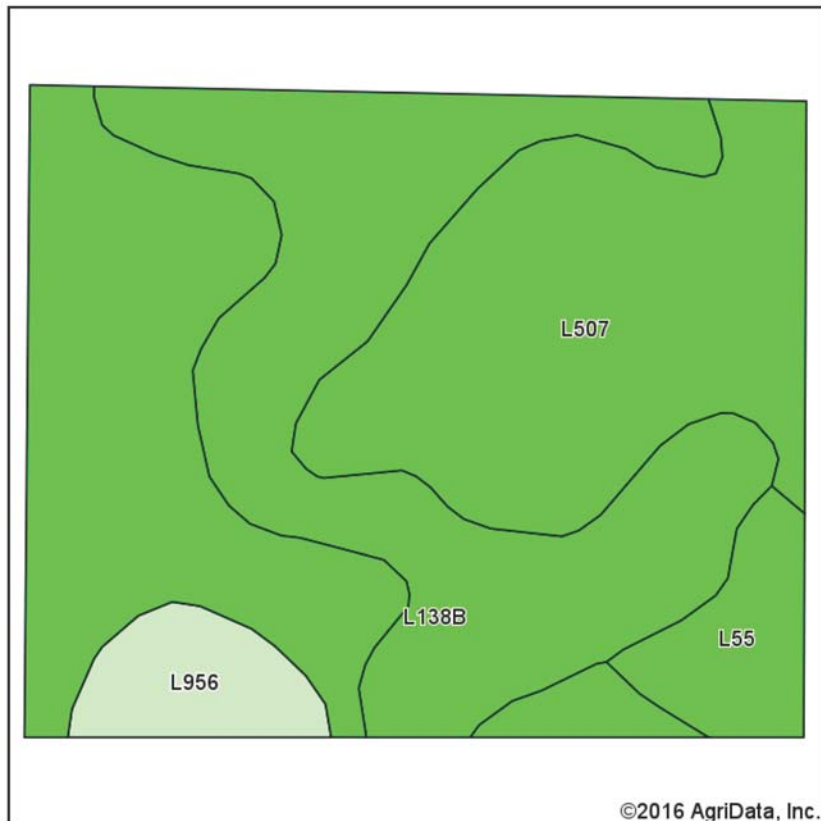
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

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.

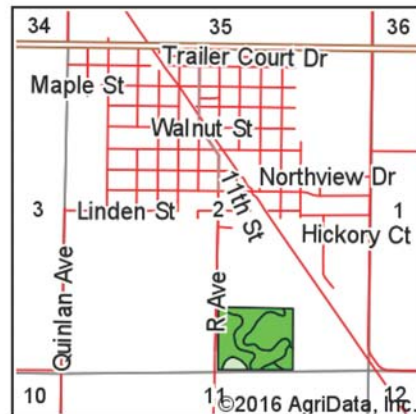
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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Dallas
Location: 2-79N-27W
Township: Adel
Acres: 31.93
Date: 10/24/2016



Area Symbol: IA049, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	17.87	56.0%		Ilw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	10.66	33.4%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	1.76	5.5%		Ie	91
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	1.64	5.1%		Ilw	69
Weighted Average						86.6

Area Symbol: IA049, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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