



Date: Thurs. Nov. 17, 2016

Time: 10:00 a.m.

Auction Site:

Gateway Hotel & Conference Center

Address:

2100 Green Hills Dr.
Ames, IA 50014

Property Information

Location

From Hwy. 30 (southwest Ames), take South Dakota Ave. (Co. Rd. R38) south to 240th St., then go west 1 mile to Boone County Y Ave. (Story County 500th Ave), then ¼ mile south. Property lies on the west side of Y Ave (500th Ave.) between 240th and 250th Streets.

Legal Description

S½ NE¼ Section 13, Township 83 North, Range 25 West of the 5th p.m. (Colfax Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,572.00
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$19.90

FSA Data

Farm Number 861, Tract 3404
Crop Acres: 70.33 NHEL
Corn Base: 34 Ac.
Corn PLC Yield: 157 Bu.
Bean Base: 34 Ac.
Bean PLC Yield: 49 Bu.
Farm is enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Coland and Webster. See soil map for detail.

- **CSR2:** 82.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 82.6 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

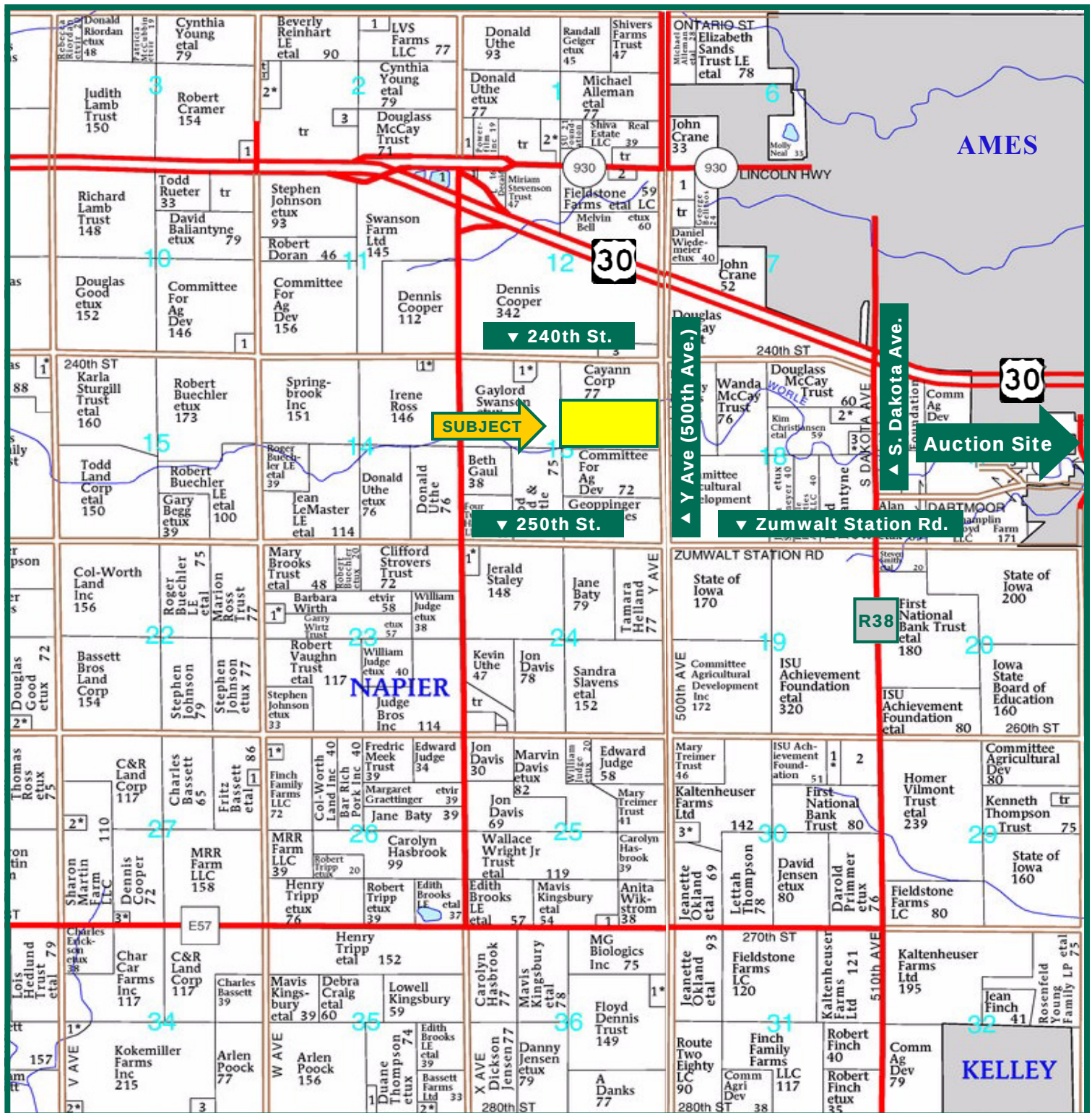
Buildings/Improvements

24' Butler Grain Bin - 1973 - 6,000 Bu. Capacity

Drainage

Private drainage tile (see tile map) outlets into Worle Creek, which runs from the SW corner to NE corner of farm.

Plat Map



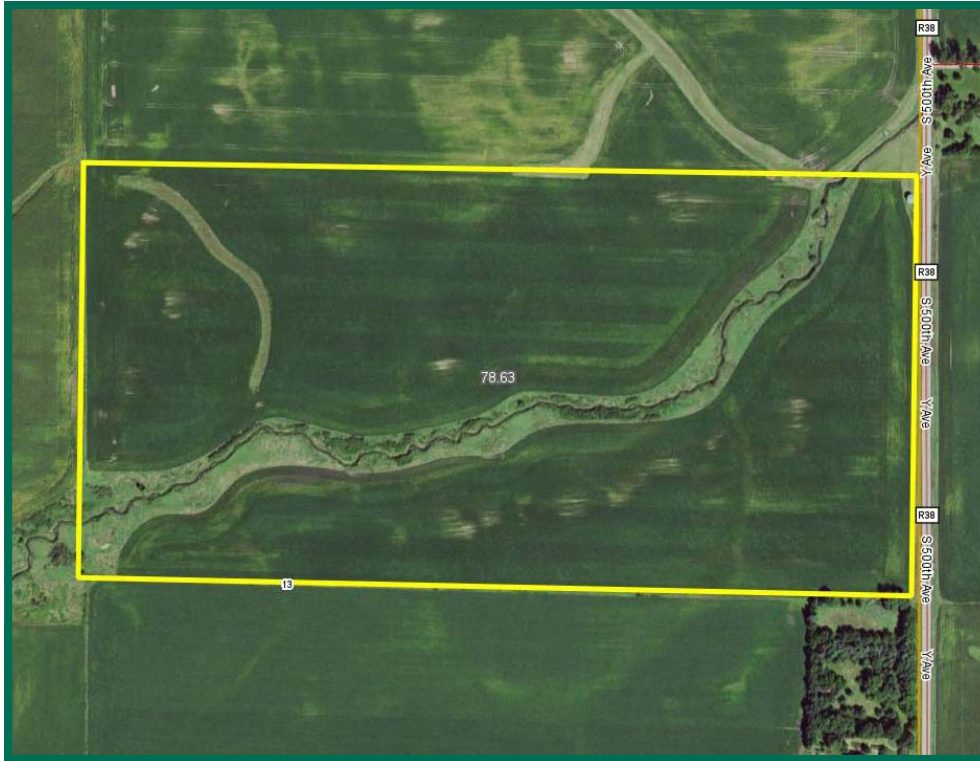
Map reproduced with permission of Farm & Home Publishers, Ltd.

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800-593-5263 or 515-382-1500
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Aerial Photo and Tile Map



Water & Well Information

None known.

Comments

Good-quality, productive cropland.

North field is accessed by a 30' wide creek crossing over a 40' concrete culvert.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 80 gross acres
- Seller reserves the right to refuse any and all bids.

Seller

Marie A. Baird Estate

Agency

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

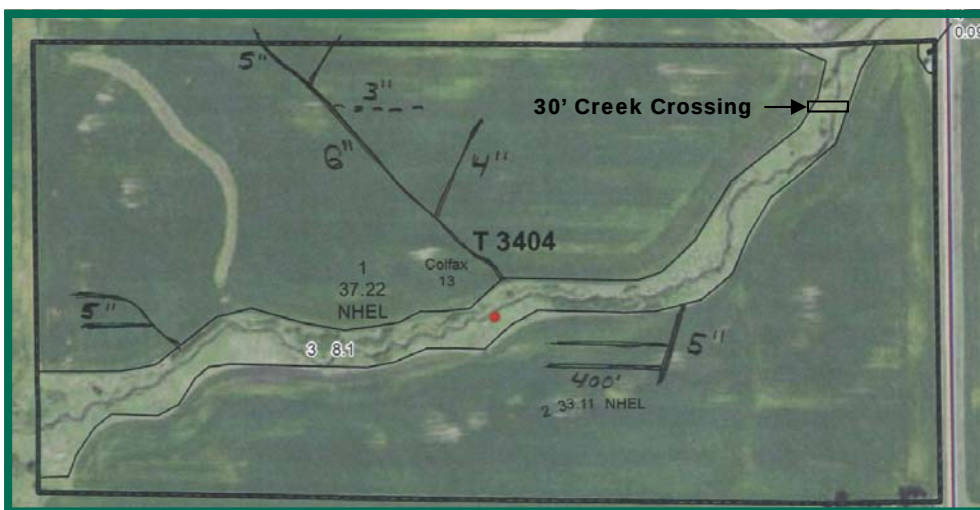
Terms of Possession

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 December 21, 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 21, 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.



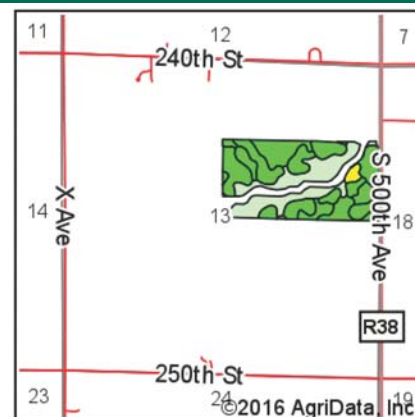
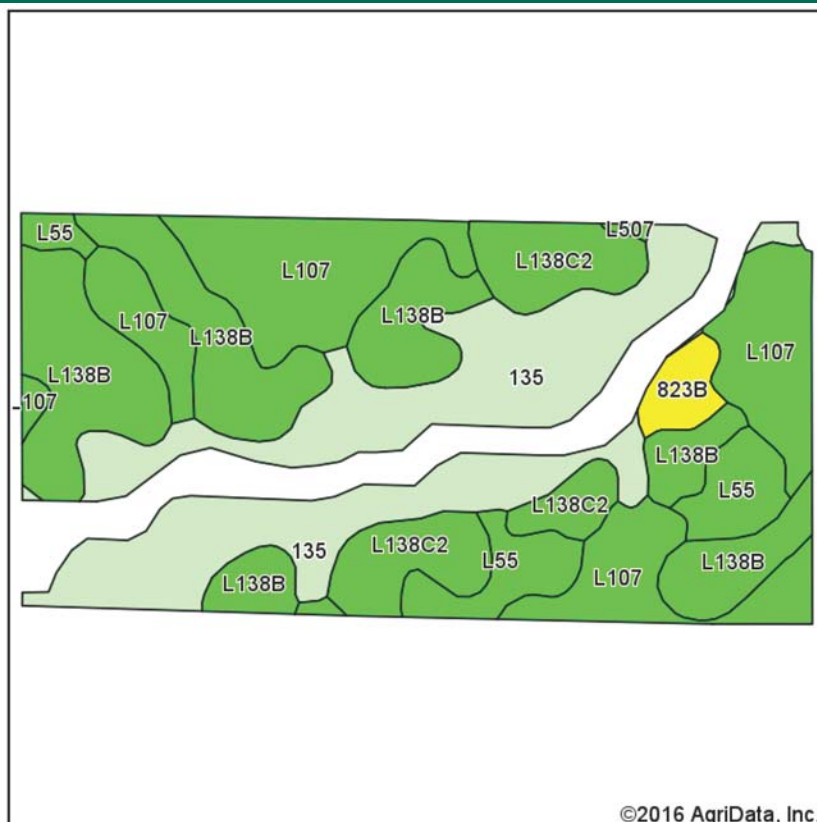
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Soil Map



State: Iowa
 County: Boone
 Location: 13-83N-25W
 Township: Colfax
 Acres: 70.33
 Date: 10/20/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA015, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
135	Coland clay loam, 0 to 2 percent slopes	20.44	29.1%		IIw	74	82
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.41	26.2%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.49	24.9%		IIw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	7.39	10.5%		IIIle	83	
L55	Nicollet loam, 1 to 3 percent slopes	5.03	7.2%		Ie	91	
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.44	2.0%		IIIle	51	35
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	0.13	0.2%		IIw	87	
Weighted Average						82.9	*-

Area Symbol: IA015, Soil Area Version: 21

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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