



60 Acres m/l, Cedar County, IA King Farm

85.0 CSR2 - Located 4 miles north of Wilton, Iowa

Date: Wed, Nov. 16, 2016

Time: 10:00 a.m.

Auction Site:

St. Mary's Parish Hall

Address:

209 Mulberry Street
Tipton, IA 52772

Property Information

Location

Interchange of Interstate 80 and Highway 38 South (Wilton Exit #271):
1¼ mile north on Highway 38 and ¾ mile east on 300th Street. Farm is located on the north side of the road.

Legal Description

The South 35 acres of the SE ¼ of the SE ¼ and the East 25 acres of the SW ¼ of the SE ¼; all in Section 12, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,718.00
Net Taxable Acres: 57.75
Tax per Net Taxable Acre: \$29.75

FSA Data

Farm Number 6606, Tract 2049
Crop Acres: 59.4*
Corn Base: 23.4
Corn PLC Yield: 160 Bu.
Bean Base: 32.3
Bean PLC Yield: 49 Bu.

**Includes 5.8 acres currently certified as grass.*

Soil Types/Productivity

Primary soils are Tama, Downs and Coloe. See soil map for detail.

- **CSR2:** 85.4 per 2016 AgriData, Inc., based on current cropland acres.
- **CSR:** 81.0 per 2016 AgriData, Inc., based on current cropland acres.
- **CSR:** 78.9 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Comments

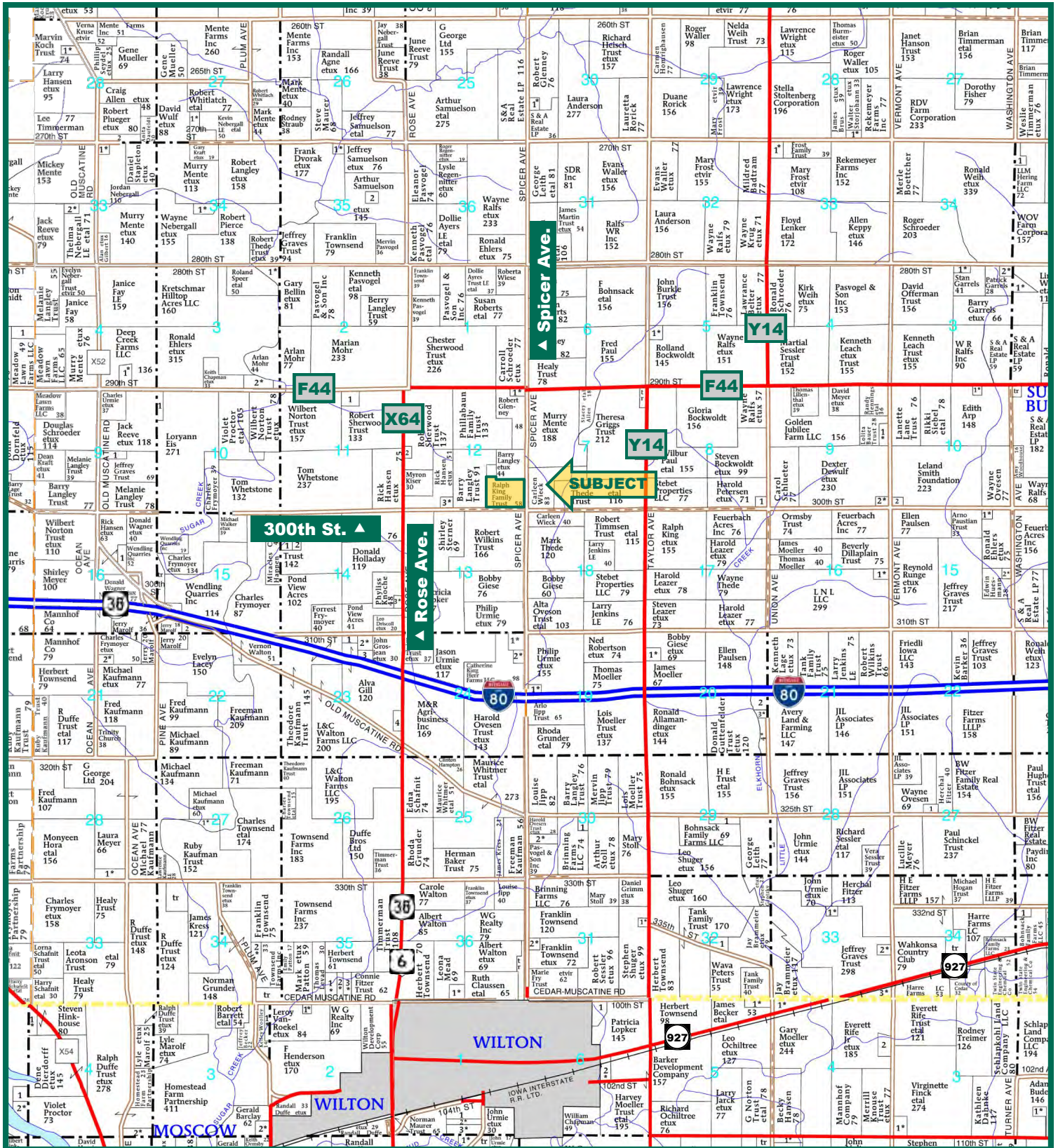
This is a highly productive Cedar County farm with Tama soils.

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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Plat Map



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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.

Seller

King Family Trusts

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 January 6, 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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Soil Map

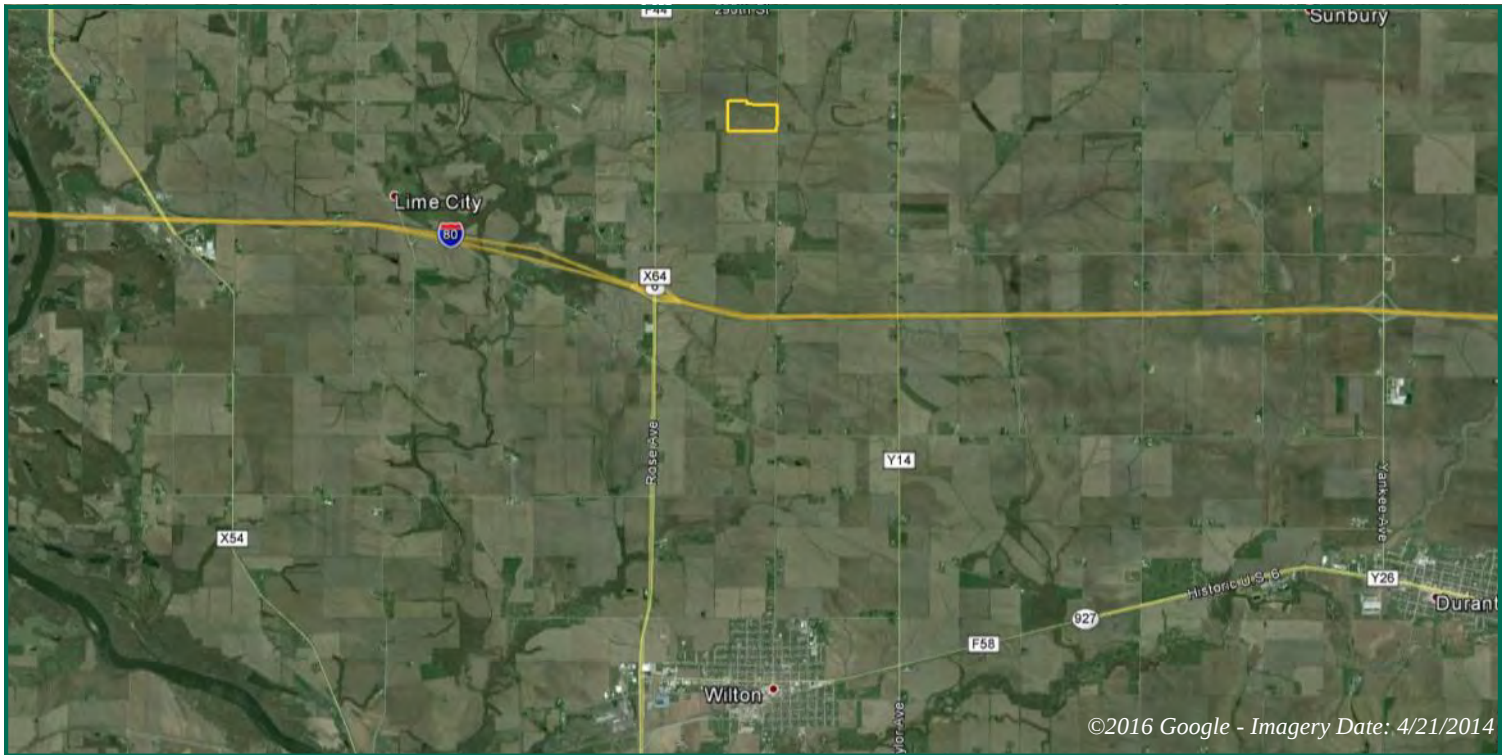


Measured Tillable Acres		53.6	Avg. CSR		81.0	Avg. CSR2		85.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
120B	Tama silty clay loam, 2 to 5 percent	95	95	23.6%	Ile	12.67		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	58.8%	IIle	31.53		
911B	Colo-Ely complex, 2 to 5 percent	85	82	7.2%	IIw	3.84		
M162D2	Downs silt loam, till plain, 9 to 14	63	57	10.4%	IVe	5.56		

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Google Earth Photos: 60 Acres m/l, Cedar County, IA



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