

493 Acres, m/l, in 5 Parcels Marion County, IA

Located 4 Miles South/Southwest of Knoxville.

Date: Thurs., Nov. 10, 2016

Time: 10:00 a.m.

Auction Site:

Marion County Fairgrounds
Knoxville Skate Pit

Address:

1000 N. Lincoln (Hwy. 14)
Knoxville, IA 50138

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Bids will be \$/acre.
- Seller reserves the right to refuse any and all bids.

Seller

Kenney Farms Partnership

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 3, 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 December 31, 2016.

Announcements

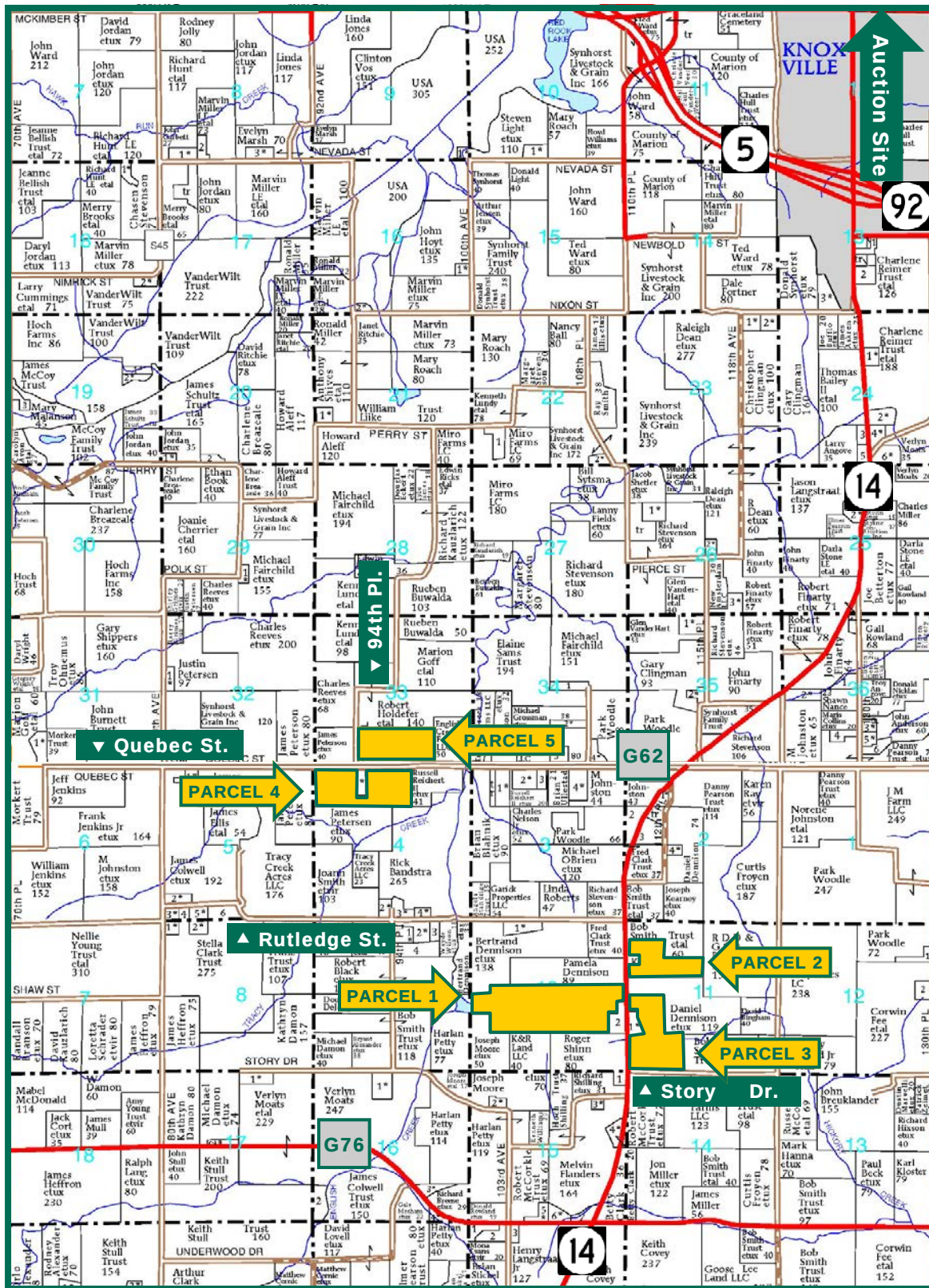
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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



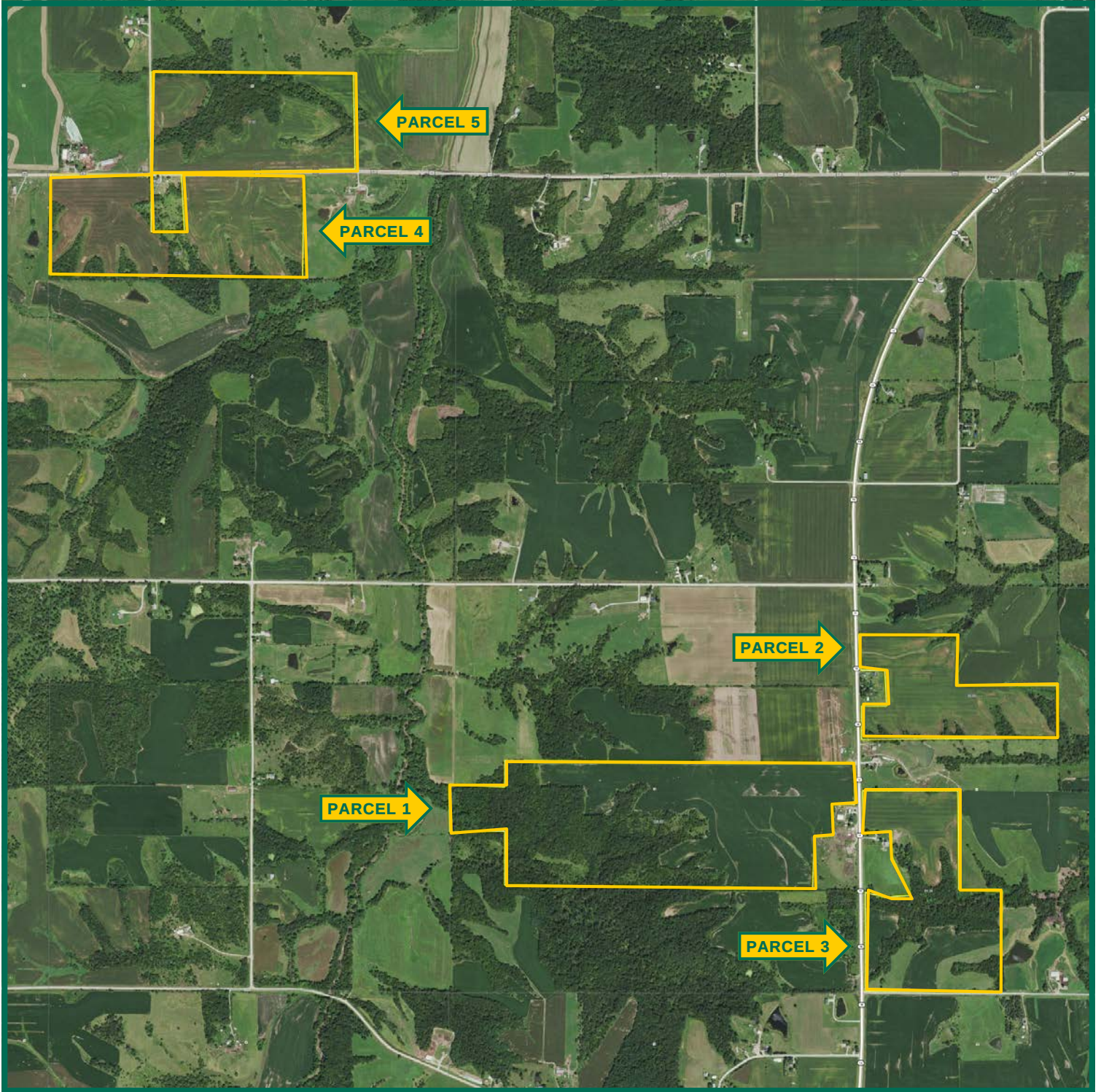
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Aerial Photo

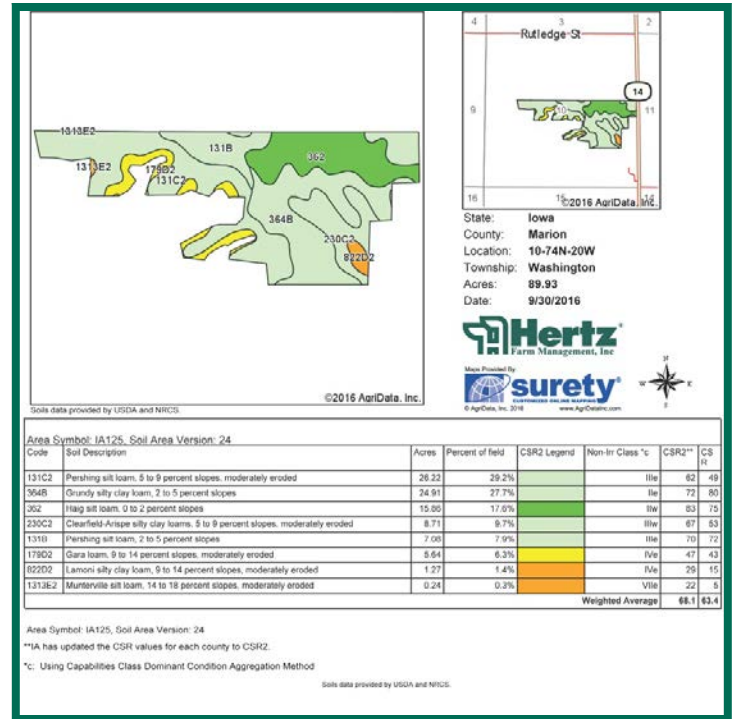
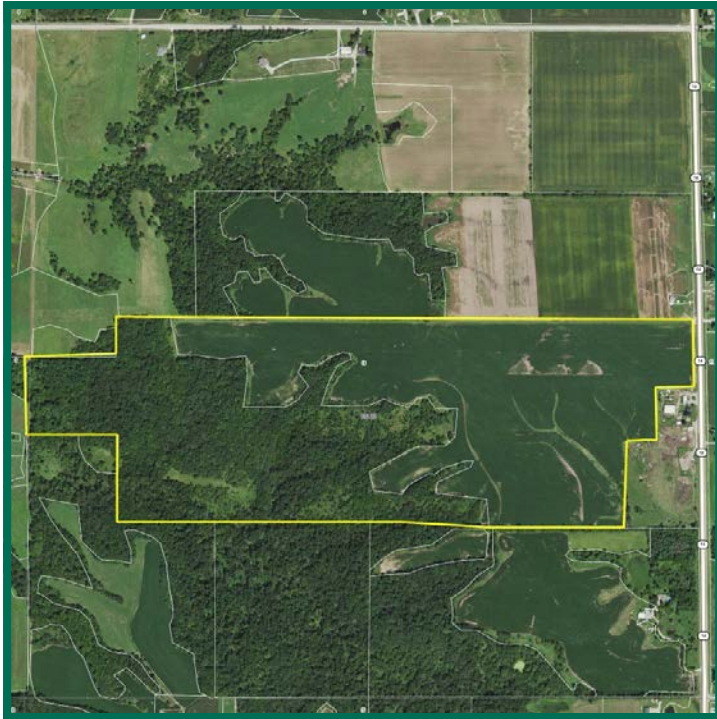


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Aerial & Soil Map: Parcel 1



Property Information Parcel 1 - 172.47 Acres, m/l

Location

From Knoxville, follow Hwy. 14 south for 4½ miles. Property lies on the west side of highway (just south of Rutledge St.).

Legal Description

The South 20 acres of the NE¼; the S½ SE¼ NW¼; the NE¼ SW¼; the SE¼ NW¼ SW¼; the N½ SE¼; the S½ SE¼ SW¼ NW¼; and the N½ NW¼ SW¼ all in Section 10, Township 74 North, Range 20 West of the 5th p.m.; subject to easements for highway (Washington Twp.)

Real Estate Tax

Taxes Payable 2016-2017 \$2,952
Net Taxable Acres: 171.58
Tax per Net Taxable Acre: \$17.20

FSA Data

Part of Farm Number 2693, Tract 1044
Crop Acres: 89.93
Corn Base: 42.5 Ac.
Corn PLC Yield: 125 Bu.
Bean Base: 47.4 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Pershing, Grundy and Haig. See soil map for detail.

- **CSR2:** 68.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 63.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 56.43 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep

Buildings/Improvements

None

Drainage

Natural

Comments

Good crop acres, plus very good hunting timber (78 acres, m/l) comprised of Oak, Walnut and Hickory.

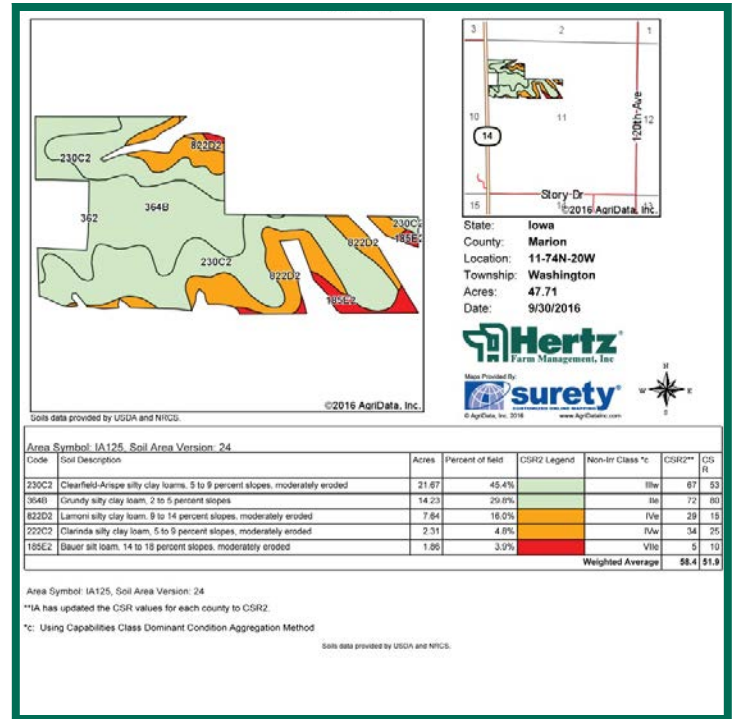


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Aerial & Soil Map: Parcel 2



Property Information Parcel 2 - 55.6 Acres, m/l Location

From Knoxville, follow Hwy. 14 south for 4½ miles. Property lies on the east side of highway (just south of Rutledge St.).

Legal Description

The S½ NW¼ NW¼ and the N½ S½ NW¼ of Section 11, Township 74 North, Range 20 West of the 5th p.m. (Washington Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$878
Net Taxable Acres: 54.16
Tax per Net Taxable Acre: \$16.21

FSA Data

Part of Farm Number 2693, Tract 1046
Crop Acres: 47.71
Corn Base: 24.3 Ac.
Corn PLC Yield: 125 Bu.
Bean Base: 23.4 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clearfield-Arispe and Grundy. See soil map for detail.

- **CSR2:** 58.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 51.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 51.44 per County Assessor, based on net taxable acres.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

None

Drainage

Terraces and tile installed in 2011. Maps are available. Please contact office.

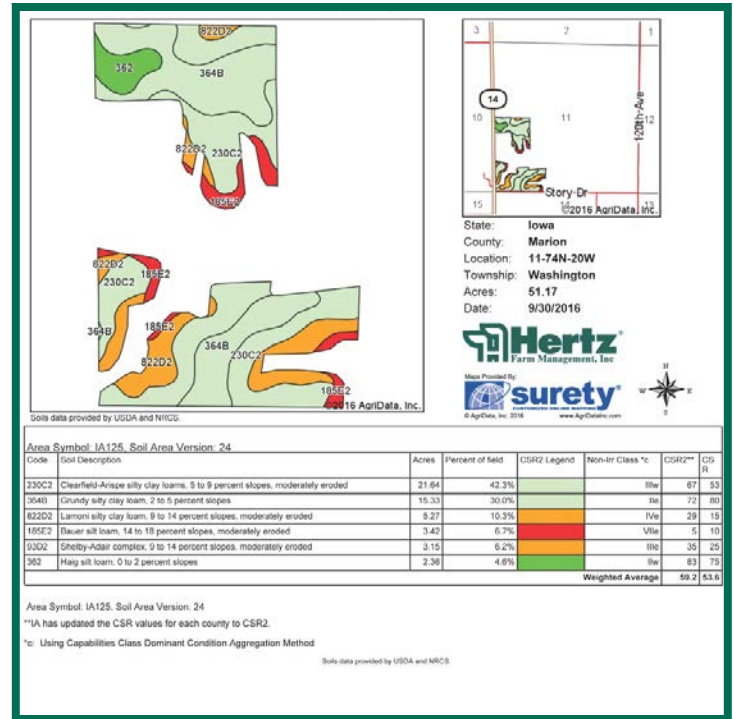


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Aerial & Soil Map: Parcel 3



Property Information Parcel 3 - 89.84 Acres, m/l Location

From Knoxville, follow Hwy. 14 south for 4 miles. Property lies on the east side of highway (just south of Rutledge St.).

Legal Description

Part of the S½ SW¼ and the NW¼ SW¼ of Section 11, Township 74 North, Range 20 West of the 5th p.m. EXCEPT W266.2' of the S767.2' and EXCEPT the E56.5' of the W322.7' of the S509' and EXCEPT Parcel 'B' in the NW¼ SW¼ of said Section 11. (Washington Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,258
Net Taxable Acres: 85.14
Tax per Net Taxable Acre: \$14.78

FSA Data

Part of Farm Number 2693, Tract 6267
Crop Acres: 51.17
Corn Base: 24.6 Ac.
Corn PLC Yield: 125 Bu.
Bean Base: 25.7 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clearfield-Arispe and Grundy. See soil map for detail.

- **CSR2:** 59.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 53.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 46.62 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep

Buildings/Improvements

None

Drainage

Natural

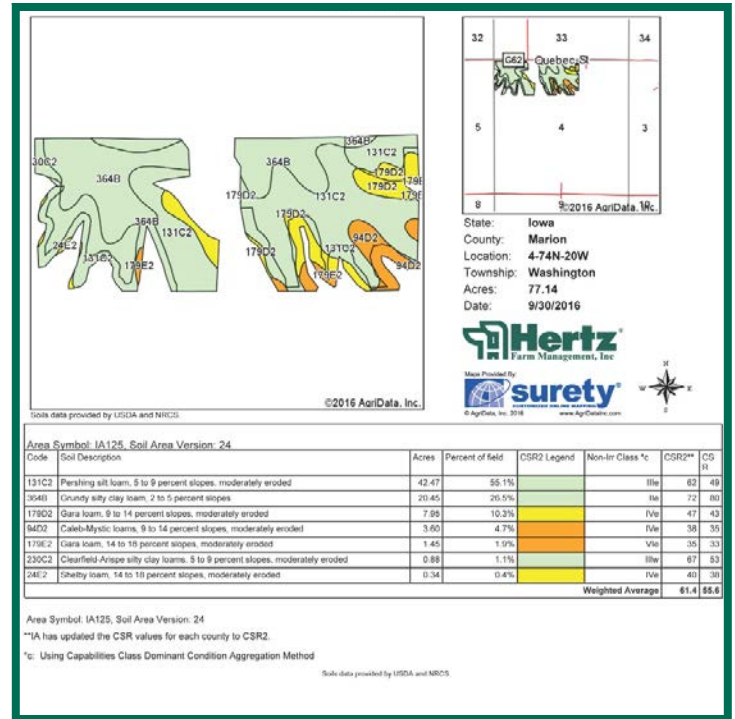


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Aerial & Soil Map: Parcel 4



Property Information Parcel 4 - 94.52 Acres, m/l Location

From Knoxville go south on Hwy. 14 to Co. Rd. G62/Quebec Ave. Go west 1½ miles. Property lies on the south side of Co. Rd. G62/Quebec Ave.

Legal Description

The N½ NW Fr.¼, Except W440' of N990' of NE¼ NW Fr.¼ all in Section 4, Township 74 North, Range 20 West of the 5th p.m., subject to existing highway (Washington Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,896
Net Taxable Acres: 92.5
Tax per Net Taxable Acre: \$20.50

FSA Data

Part of Farm Number 2693, Tract 1043
Crop Acres: 62.34 (does not include 14.8 acres recently taken out of CRP)
Corn Base*: 32.67 Ac.
Corn PLC Yield: 125 Bu.
Bean Base*: 29.81 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

**Farm is part of a larger tract. Base acres are estimated and final Base acres will be determined by local FSA office.*

CRP Contracts

14.8 acres enrolled in a CRP contract expired 9/30/16.

Soil Types/Productivity

Primary soils are Pershing and Grundy. See soil map for detail.

- **CSR2:** 61.4 per 2016 AgriData, Inc., based on FSA crop and former CRP acres.
- **CSR:** 55.6 per 2016 AgriData, Inc., based on FSA crop and former CRP

acres.

- **Average Unadjusted CSR2:** 60.1 per County Assessor, based on net taxable acres.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

None

Drainage

Natural

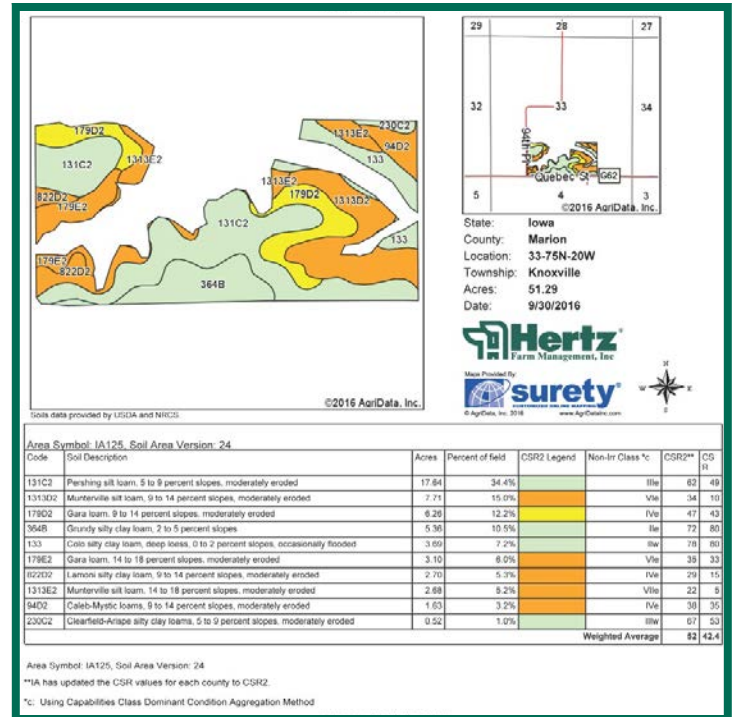


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Aerial & Soil Map: Parcel 5



Property Information Parcel 5 - 80 Acres, m/l Location

From Knoxville go south on Hwy. 14 to Co. Rd. G62/Quebec Ave. Go west 1½ miles. Property lies on the north side of Co. Rd. G62/Quebec Ave.

Legal Description

SW¼ SE¼ and SE¼ SW¼ of Section 33, Township 75 North, Range 20 West of the 5th p.m. (Knoxville 'S' Twp)

Real Estate Tax

Taxes Payable 2016-2017: \$1,258
Net Taxable Acres: 75.69
Tax per Net Taxable Acre: \$16.62

FSA Data

Part of Farm Number 2693, Tract 1043
Crop Acres: 51.29
Corn Base*: 26.73 Ac.
Corn PLC Yield: 125 Bu.
Bean Base*: 24.39 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Pershing, Munterville and Gara. See soil map for detail.

- **CSR2:** 52.0 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 42.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 50.37 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep.

Buildings/Improvements

None

Drainage

Natural



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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