



108 Acres m/l, Cedar County, IA Secrest Farm

79.2 CSR2 - Located on the south edge of Downey, Iowa

Date: Fri., Sept. 16, 2016

Time: 10:00 a.m.

Auction Site:

West Liberty Community Center

Address:

1204 N Calhoun Street

West Liberty, IA 52776

Property Information

Location

From West Branch: Intersection of Interstate 80 and County Highway X30 - 3 ½ miles south on County Highway X30.

Legal Description

That part of the NE ¼, excluding 5 acres in the NE corner and further excluding 25 acres of timber in the NW corner all in Section 31, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$2,970.00

Net Taxable Acres: 108.0

Tax per Net Taxable Acre: \$27.50

FSA Data - Estimated

Farm Number 1633, Tract 303

Crop Acres*: 104.8

Corn Base*: 54.6

Corn PLC Yield: 141 Bu.

Bean Base*: 26

Bean PLC Yield: 44 Bu.

**Crop Acres and Bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Downs, Tama and Colo-Ely. See soil map for detail.

• **CSR2:** 79.2 per 2016 AgriData, Inc., based on estimated crop acres.

• **CSR:** 78.1 per 2016 AgriData, Inc., based on estimated crop acres.

• **CSR2:** 76.9 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Comments

This farm is ideally located on the south edge of Downey, Iowa, along a hard surface road. It includes high quality soils consisting of Tama, Downs and Atterberry.

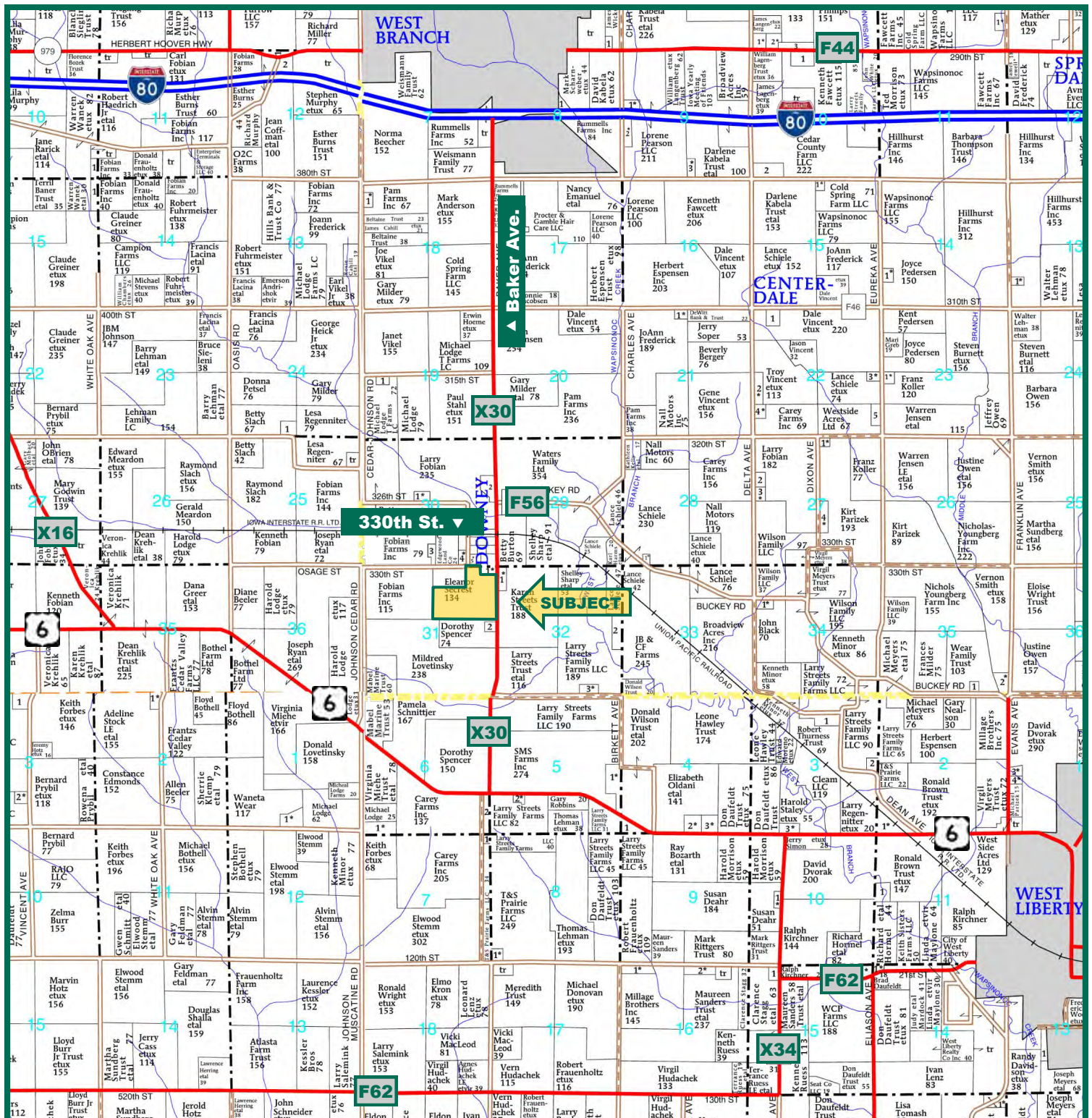
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Plat Map



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

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Aerial Photo



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

Eleanor Secrest Estate

0 400 800 Feet

Attorney for the Seller

Robert N. Downer
Meardon, Sueppel & Downer P.L.C.
Iowa City, Iowa

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 November 11, 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 date of closing.

Announcements

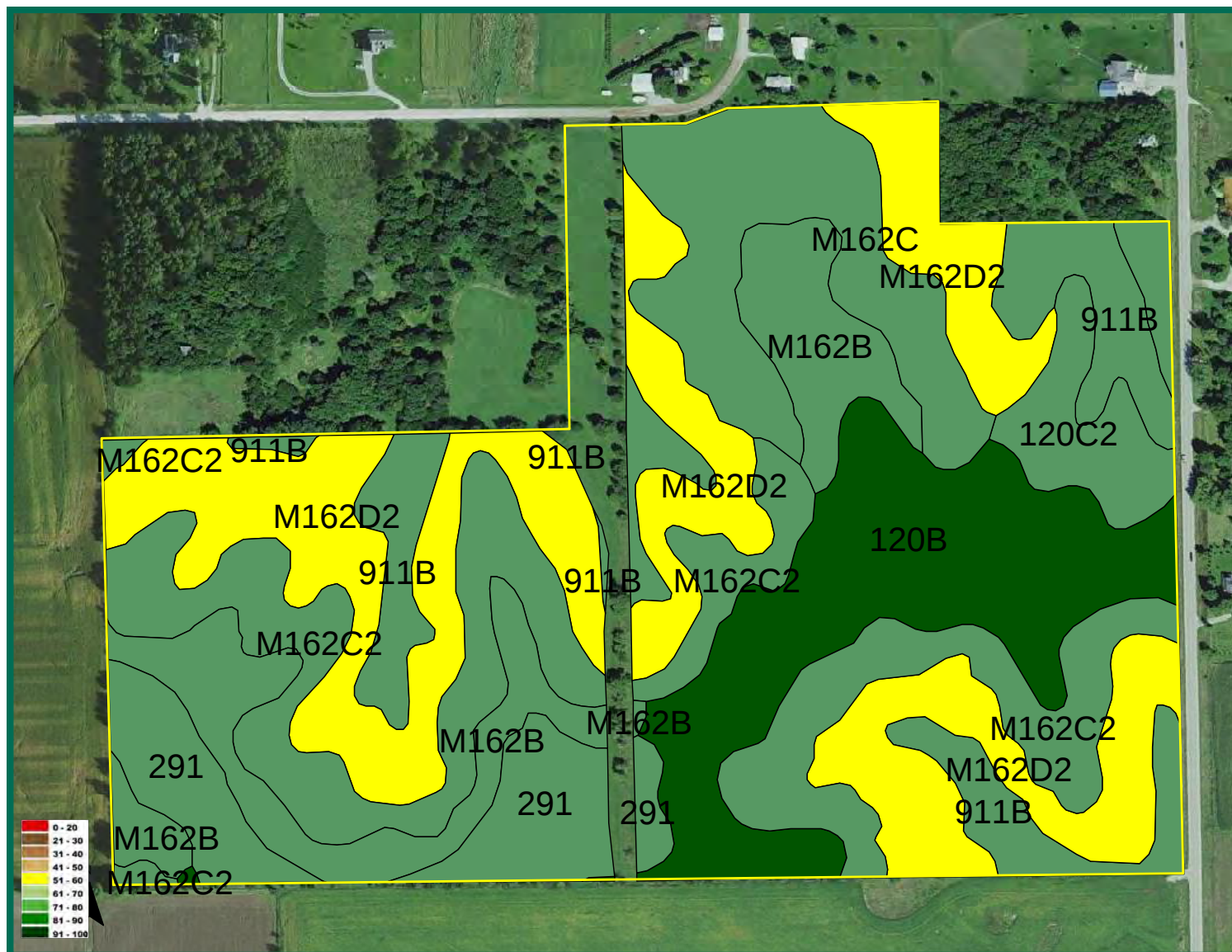
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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		104.8	Avg. CSR		78.1	Avg. CSR2		79.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
(M)162B	Downs silt loam, till plain, 2 to 5	90	90	10.3%	Ile	10.76		
(M)162C	Downs silt loam, till plain, 5 to 9	75	85	9.8%	IIle	10.33		
(M)162C2	Downs silt loam, till plain, 5 to 9	73	82	18.3%	IIle	19.15		
(M)162D2	Downs silt loam, till plain, 9 to 14	63	57	22.4%	IVe	23.53		
120B	Tama silty clay loam, 2 to 5 percent	95	95	15.1%	Ile	15.79		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	4.1%	IIle	4.30		
291	Atterberry silt loam, 0 to 2 percent	90	90	6.8%	Iw	7.10		
911B	Colo-Ely complex, 2 to 5 percent	85	82	9.4%	IIw	9.9		
M162D2	Downs silt loam, till plain, 9 to 14	63	57	3.9%	IVe	4.0		

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