

354.69 Acres, m/l, in 2 Parcels Pocahontas County, IA

Date: Wed, August 17, 2016

Time: 2:00 p.m.

Auction Site:

Pocahontas Co. Fairgrounds-
Expo Center

Address:

310 NE 1st St.

Pocahontas, IA 50574

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Parcels are selling "As Is, Where Is"
- Seller reserves the right to refuse any and all bids.

Seller

Maurice & Velda Fitzgerald Charity
Foundation

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 1, 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 1, 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.

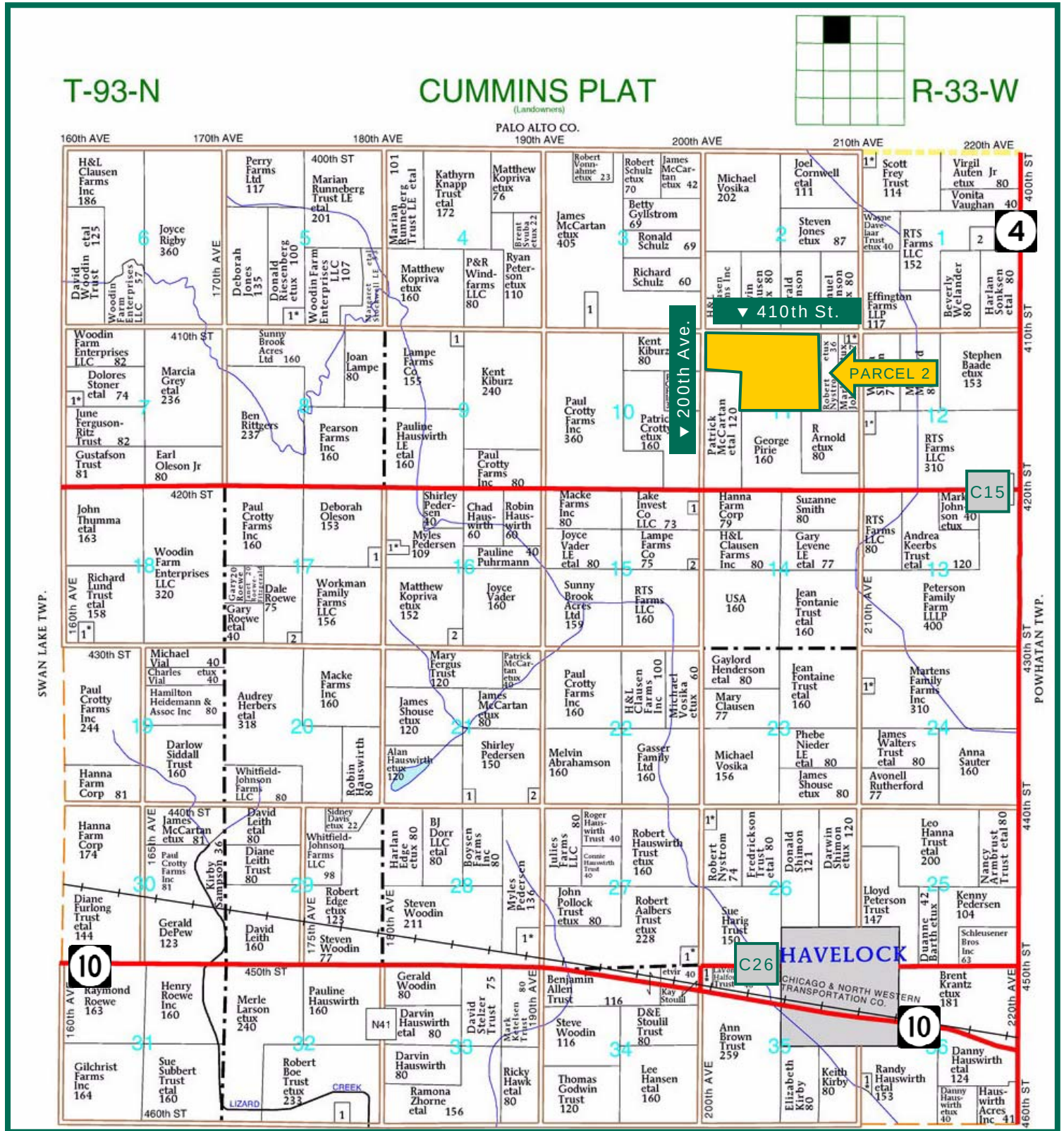
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map: Parcel 2



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

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Aerial Photo: Parcel 1



Soil Types/Productivity

Primary soils are (soil types here). See soil map for detail.

- **CSR2:** 85.7 per 2016 AgriData, Inc., based on non-CRP FSA crop acres.
- **CSR:** 79.8 per 2016 AgriData, Inc., based on non-CRP FSA crop acres.
- **CSR:** 85.89 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Drainage

Part of Drainage District 169 and Joint District 77. Open ditch in NE part of farm. Natural drainage, plus tile (no maps available).

Comments

Great farm in central Pocahontas County.

Property Information Parcel 1 - 154.69 Acres, m/l

Location

Located 1/2 mile north of Pocahontas on 230th Ave. Property is bordered by 230th Ave. on the West and 500th St. on the North.

Legal Description

NW $\frac{1}{4}$ except acreage in Section 29, Township 92 North, Range 32 West of the 5th p.m. (Roosevelt Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$4,046.00
Net Taxable Acres: 146.46
Tax per Net Taxable Acre: \$27.63

FSA Data

Farm Number 1924, Tract 1199
Crop Acres: 150.14 NHEL (Includes 2.81 CRP acres)
Corn Base: 82.4
Corn PLC Yield: 173 Bu.
Bean Base: 64.10
Bean PLC Yield: 49 Bu.
Farm is enrolled in ARC-Co.

CRP Contracts

There are 2.81 acres enrolled in a CRP contract that pays \$735.00 annually and expires 9/30/2024.

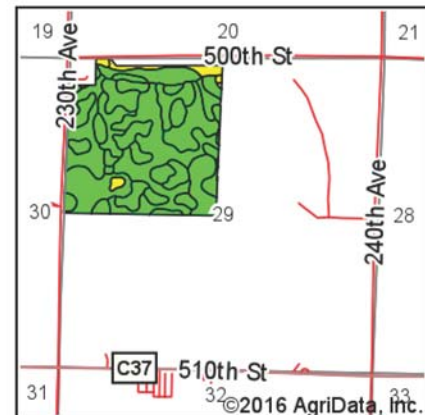
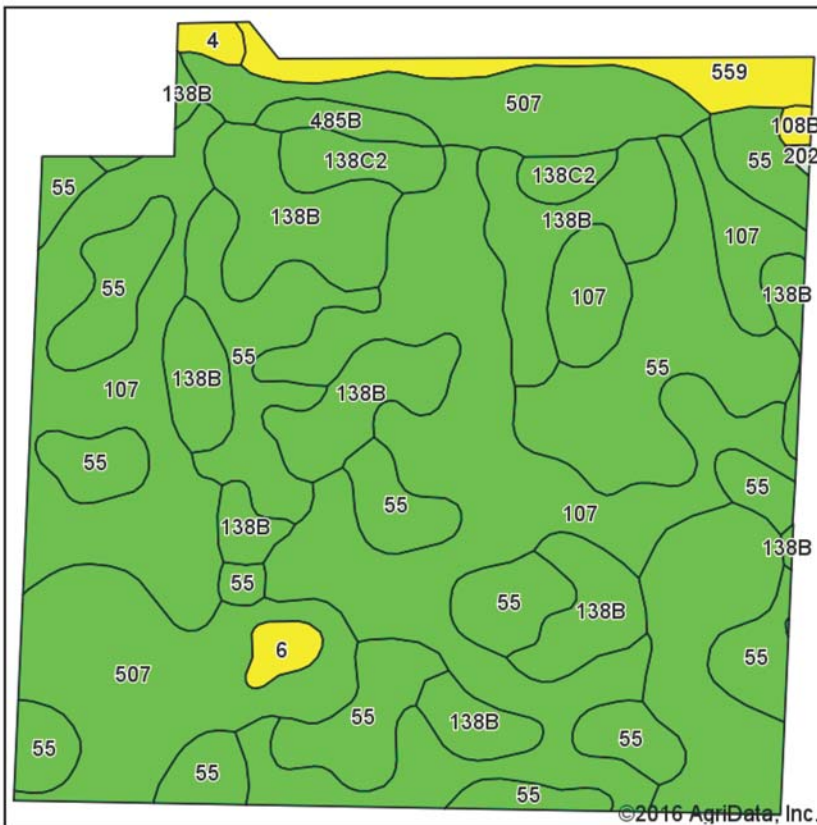


Drainage Ditch/CRP

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Soil Map: Parcel 1



State: Iowa
 County: Pocahontas
 Location: 29-92N-32W
 Township: Roosevelt
 Acres: 147.33
 Date: 7/6/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
107	Webster clay loam, 0 to 2 percent slopes	47.00	31.9%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	39.09	26.5%		Iw	89	86
507	Canisteo clay loam, 0 to 2 percent slopes	27.80	18.9%		IIw	84	76
138B	Clarion loam, 2 to 6 percent slopes	23.30	15.8%		Ile	89	78
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.78	2.6%		IIw	54	69
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.06	2.1%		IIle	83	62
485B	Spillville loam, 2 to 5 percent slopes	1.33	0.9%		Ile	89	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.94	0.6%		IIIw	59	55
4	Knoke silty clay loam, 0 to 1 percent slopes	0.60	0.4%		IIIw	56	51
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent	0.31	0.2%		Ile	55	48
202	Cylinder clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.12	0.1%		Ils	60	63
Weighted Average						85.7	79.8

Area Symbol: IA151, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 200 Acres, m/l Location

From Havelock: Go 4 miles north on 210th Ave. to 410th St., then west 1/4 mile. Property lies on the south side of 410th St.

Address

20440 410th St.
Havelock, IA 50546

Legal Description

W $\frac{1}{2}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NW $\frac{1}{4}$ all in Section 11, Township 93 North, Range 33 West of the 5th p.m. (Cummins Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$5,822.00
Net Taxable Acres: 197.28

FSA Data

Farm Number 178, Tract 1851
Crop Acres: 192.36
Corn Base: 94.3
Corn PLC Yield: 167 Bu.
Bean Base: 94.3
Bean PLC Yield: 48 Bu.
Farm is enrolled in ARC-Co.

CRP Contracts

None

Soil Types/Productivity

Primary soils are (soil types here). See soil map for detail.

- **CSR2:** 84.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.45 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

Buildings/Improvements

Single story house with 2 BR, 1 $\frac{1}{4}$ BA and 1,120 SF with full basement. Built in 1965. Attached and detached garages. There are a few additional outbuildings. See photos for details.

Drainage

Part of three Drainage Districts: DD #26, Joint DD #63 and Joint DD#63 K Tile. Natural drainage plus tile (no maps available).

Water, Well & Septic

Well located near house. Septic is not to code. Buyer will be responsible for updating.

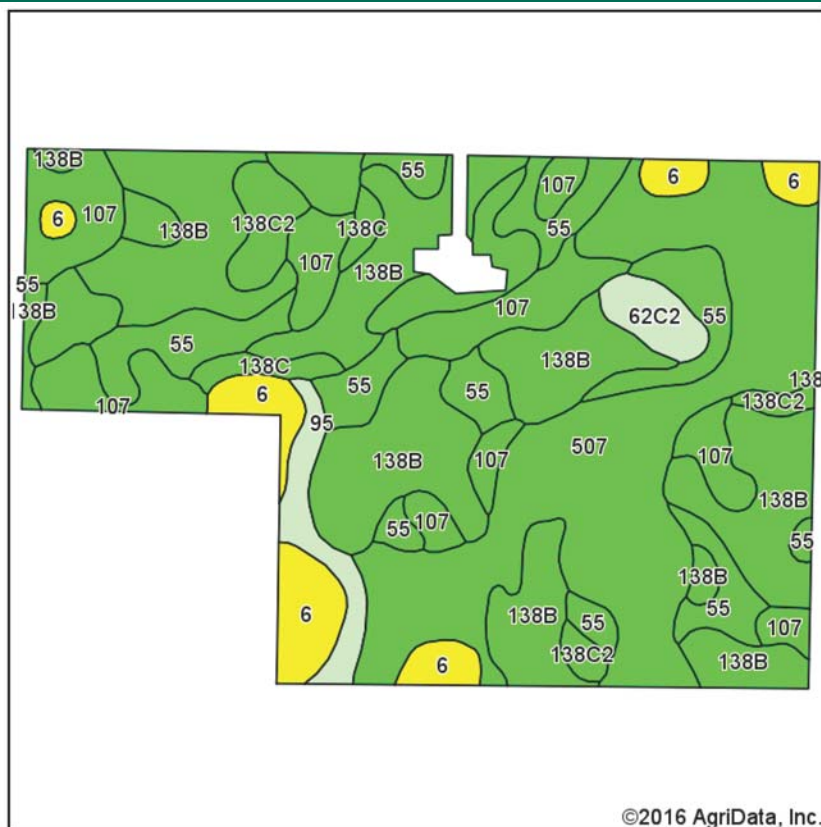
Comments

Good quality farmland in northern Pocahontas County.

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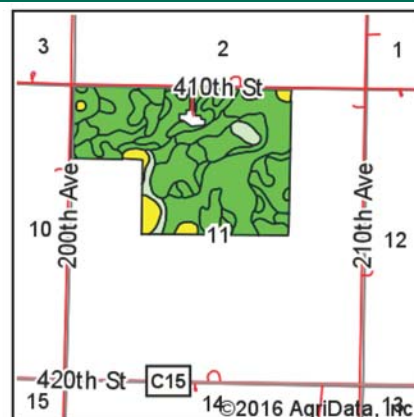
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.

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State: Iowa
County: Pocahontas
Location: 11-93N-33W
Township: Cummins
Acres: 192.36
Date: 7/6/2016



Area Symbol: IA151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	58.24	30.3%		Ile	89	78
507	Canisteo clay loam, 0 to 2 percent slopes	48.66	25.3%		IIw	84	76
55	Nicollet clay loam, 1 to 3 percent slopes	25.44	13.2%		Iw	89	86
107	Webster clay loam, 0 to 2 percent slopes	25.10	13.0%		IIw	86	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	12.65	6.6%		IIle	83	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.38	5.9%		IIIw	59	55
95	Harps clay loam, 0 to 2 percent slopes	4.75	2.5%		IIw	72	60
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	3.30	1.7%		IIle	64	50
138C	Clarion loam, 6 to 10 percent slopes	2.84	1.5%		IIle	84	64
Weighted Average						84.3	75.4

Area Symbol: IA151, Soil Area Version: 21

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

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Photos: Parcel 2



Single Story House with 1,120 SF



Living Room w/Fireplace



Kitchen



Kitchen



Corn Crib - 27' x 36'



Machine Shed - 40' x 60'



Open Side Cattle Shed - 16' x 36'



Hog Building - 24' x 32'



Acreage View from East

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