



255.5 Acres m/l, Keokuk County, IA

Offered in 4 Parcels

Parcel 1 - 49.5 Ac. Parcel 2 - 6.2 Ac.

Parcel 3 - 141 Ac. Parcel 4 - 58.8 Ac.

Burriss Farms

High Quality Keokuk County Farms Located Northwest of What Cheer, Iowa

Date: Wed, June 29, 2016

Time: 10:00 a.m.

Auction Site:

Thomas Hall -
Keokuk County Fairgrounds

Address:

13061 170th Street
What Cheer, IA 50268

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Thomas Randall Burriss and
Daniel N. and Janice B. Reelitz Living Trust

Attorney for Seller

Thomas Buchanan
Bloethe, Elwood and Buchanan Law Office

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 at closing 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. Possession of the house will be at closing. Taxes will be prorated to date of closing.

Announcements

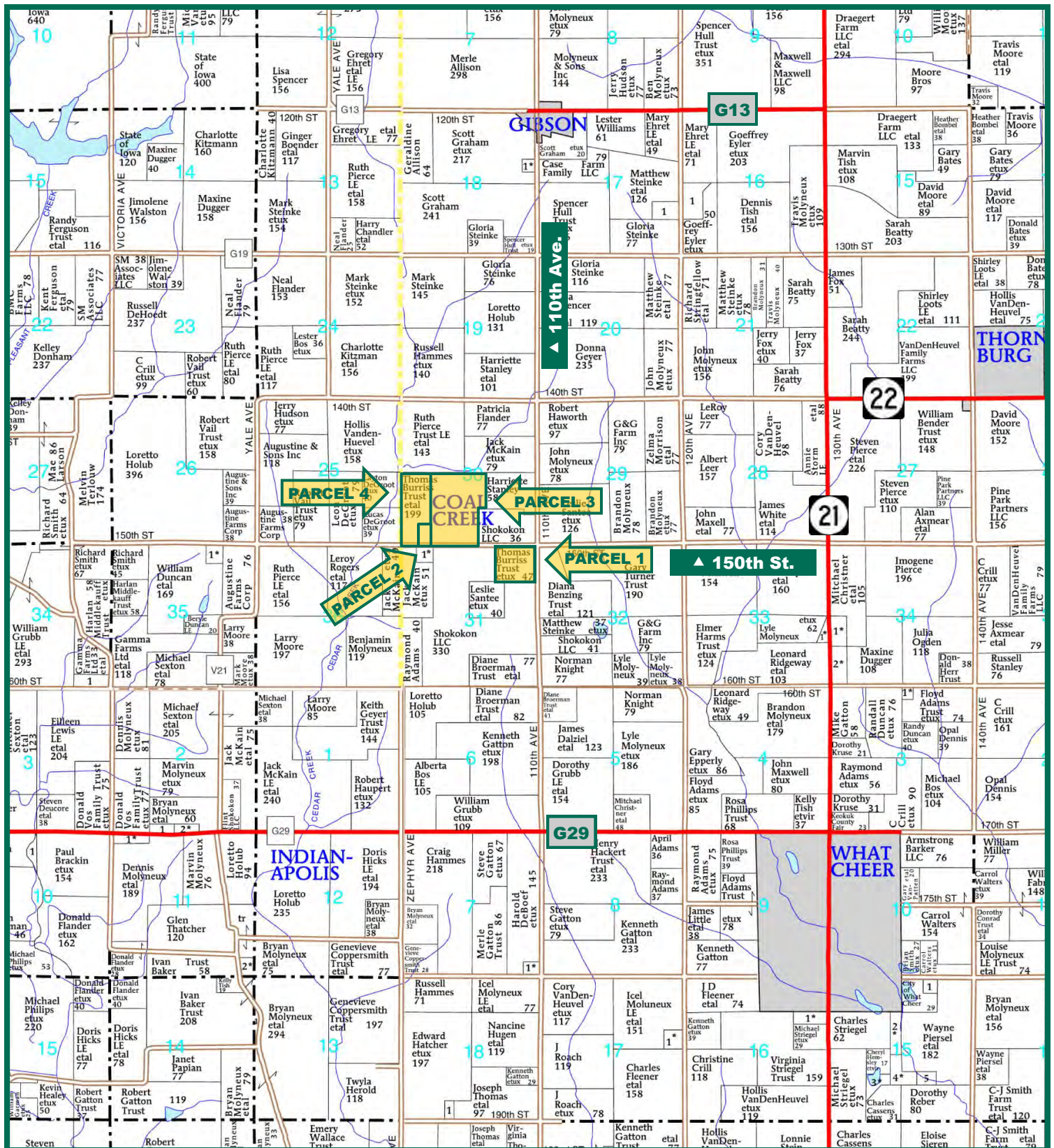
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Plat Map: Prairie Township



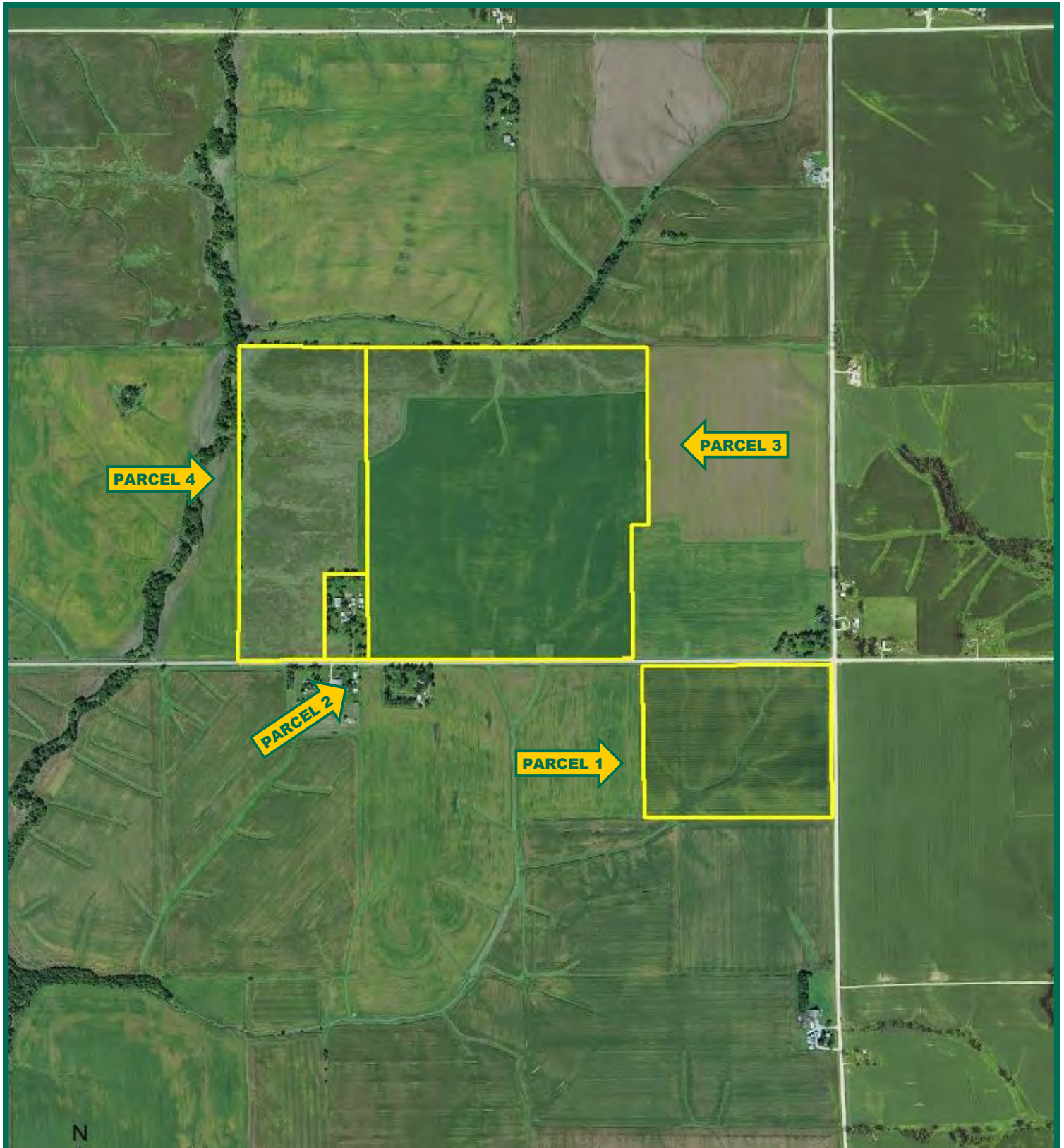
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Aerial Photo



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Aerial Photo: Parcel 1



Soil Types/Productivity

Primary soils are Otley, Mahaska and Nira . See soil maps for detail.

- **CSR2:** 87.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 86.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 74.2 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Closing and Possession

Closing on this parcel will be August 3, 2016. Possession will be at closing, subject to the 2016 Lease which expires March 1, 2017. Buyer to be credited \$8,738 at closing representing a prorated share of the 2016 rent.

Comments

This is a high quality Keokuk County farm.

Property Information Parcel 1 - 49.5 Acres m/l Location

From What Cheer: 2 miles north on Hwy 21 and 2 ½ miles west on 150th Street.

Legal Description

The NE ¼ of the NE ¼ and the East 9 acres of the NW ¼ of the NE ¼ of Section 31, all in Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,442.00
Net Taxable Acres: 47.3
Tax per Net Taxable Acre: \$30.49

FSA Data

Farm Number 2404, Tract 19
Crop Acres: 46.1
Corn Base: 17.6
Corn PLC Yield: 132 Bu.
Bean Base: 26.4
Bean PLC Yield: 51 Bu.

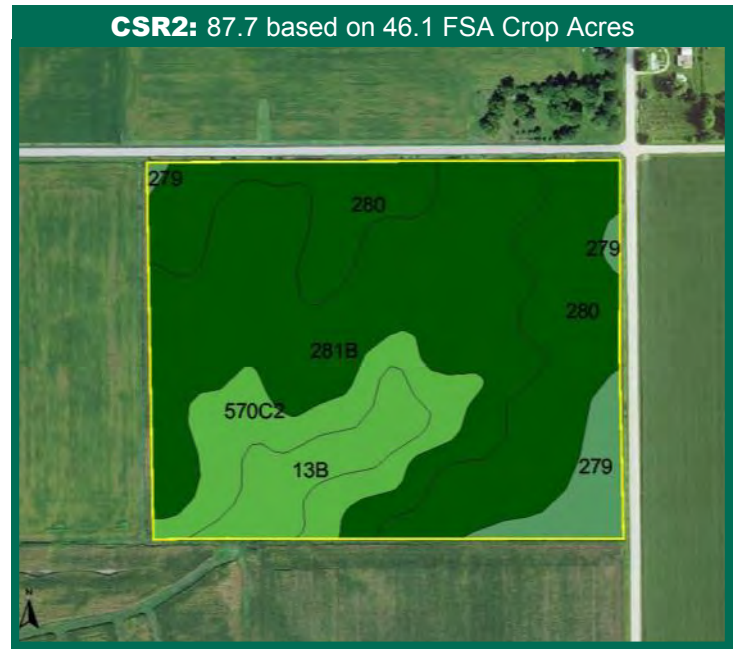
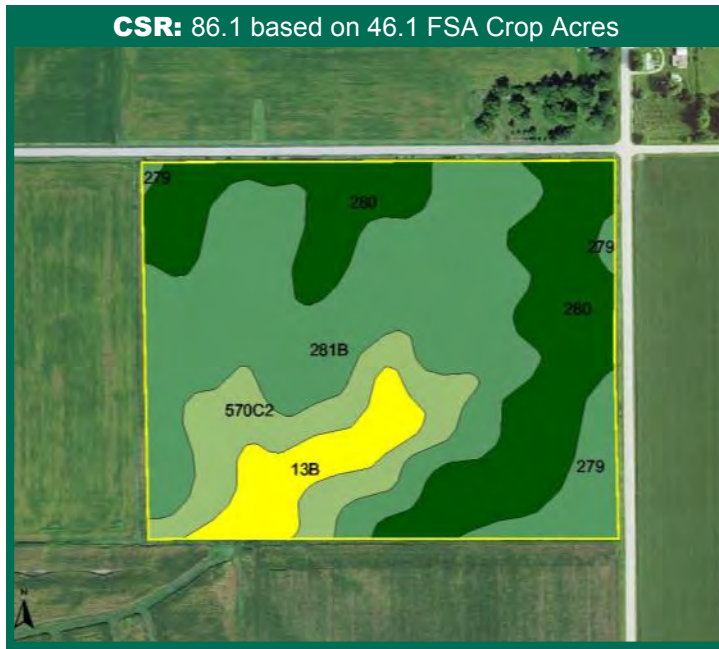


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Soil Maps: Parcel 1



Measured Tillable Acres		46.1		Avg. CSR 86.1		Avg. CSR2* 87.7	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
13B	Olmitz-Vesser-Zook complex, 0 to 5	60	76	7.6%	llw	3.49	
279	Taintor silty clay loam, 0 to 2	88	83	5.9%	llw	2.70	
280	Mahaska silty clay loam, 0 to 2	95	94	30.9%	lw	14.26	
281B	Otley silty clay loam, 2 to 5 percent	90	91	42.5%	lle	19.58	
570C2	Nira silty clay loam, 5 to 9 percent	67	71	13.2%	llle	6.08	

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Aerial Photo: Parcel 2



This attractive farmstead sits back from the road with a long lane leading to the house and outbuildings. The house faces the south and there are several mature trees and plantings. The view to the west is especially appealing with the rolling farm fields.

Water and Well

Water to the home is provided by rural water. There are three other additional wells providing service to the outbuildings.

Septic System

The Sellers have installed a new septic system in June 2016.

Outbuildings

Machine Shed - 44' x 70', dirt floor, built in 1975.

Grain Bin - 21' x 25'

Grain Bin - 20' x 20'

Drying Bin - 21' x 19'

Other outbuildings include a corn crib, barn and small sheds.

Closing and Possession

Closing will be August 3, 2016.

Possession of the house will be at closing. Possession of the machine shed and bins will be March 1, 2017, upon expiration of 2016 lease.

Comments

This is a well-cared-for home and outbuildings located in Keokuk County on an attractive wooded setting.

Property Information Parcel 2 - House, Buildings and 6.2 Acres m/l Location

From What Cheer: 2 miles north on Hwy 21 and 2 ½ miles west on 150th Street.

Legal Description

House, buildings and 6.2 acres m/l located in the SE corner of the SW ¼ of the SW ¼ of Section 30, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa. The exact legal description will be determined by a survey.

Address

10191 150th Street
What Cheer, IA 50268

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$1,500.00
Net Taxable Acres: 5.9 Net Acres

House

The Burriss Homestead and surrounding farmland has been owned by their family for over 140 years. The two-story farm house was built around 1874 and includes three-bedrooms on the second level. There is a half-bathroom on the main level and a full bathroom on the second level. Two additions to the home were completed in the 1970s, including a large family room with a fireplace, a home office and laundry room. The kitchen includes a built-in dishwasher, microwave, stove, oven, desk, breakfast seating area and pantry. The living room has built-in bookcases with large floor-to-ceiling windows and a unique wooded ceiling. The dining room includes a large bay window that faces the south. There is a sunken family room from the dining room with built-in bookcases, fireplace with hearth, brick floor, hand-crafted stained glass window with a western exposure. Sliding glass doors provide access to the deck area located off the family room. The two car detached garage was built in the late 1990s.

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Photos: Parcel 2 - 6.2 Acres m/l, Keokuk County, IA



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Aerial Photo: Parcel 3

Property Information Parcel 3 - 141 Acres m/I Location

From What Cheer: 2 miles north on Hwy 21 and 2 ½ miles west on 150th Street.

Legal Description

That part of the E 1/2 of the SW 1/4 and that part of the W 1/2 of the SE 1/4 located in Section 30, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, IA.

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$3,794.00
Net Taxable Acres: 140
Tax per Net Taxable Acre: \$27.00

FSA Data - Estimated

Part of Farm Number 2404, Tract 18
Crop Acres: 138*
Corn Base: 72.9**
Corn PLC Yield: 132 Bu.
Bean Base: 36.4**
Bean PLC Yield: 51 Bu.

**There are approximately 26.6 acres enrolled in the Conservation Reserve Program (CRP).*

*** Final base and acres will be determined by the Keokuk County FSA.*

CRP Contracts

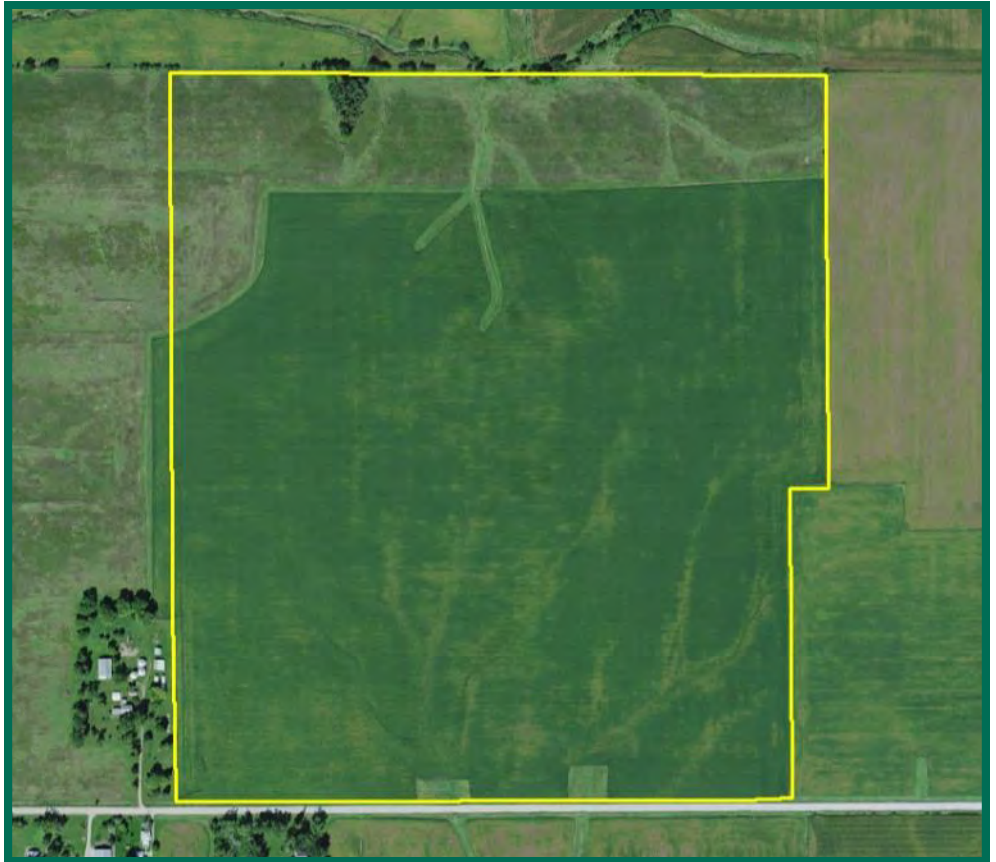
There are approximately 26.6 acres enrolled in the CRP program at \$113.57 per acre for a total annual payment of \$3,020. This contract expires September 30, 2018. Buyer to receive 100% of the October 1, 2016 CRP payment.

Soil Types/Productivity

Primary soils are Mahaska, Otley and Taintor. See soil maps for detail.

- **CSR2:** 82.9 per 2016 AgriData, Inc., based on cropped acres.
- **CSR:** 82.3 per 2016 AgriData, Inc., based on cropped acres.

The CSR on the entire farm including cropland and CRP is 75.3 and a CSR2 of 76.7.



Land Description

Level to gently rolling.

Closing and Possession

Closing on this parcel will be August 3, 2016. Possession will be at closing, subject to the 2016 Lease which expires effective March 1, 2017. Buyer to be credited \$21,262 at closing representing a prorated share of the 2016 rent.

Comments

This is a high quality Keokuk County farm located in a strong area with good soils.

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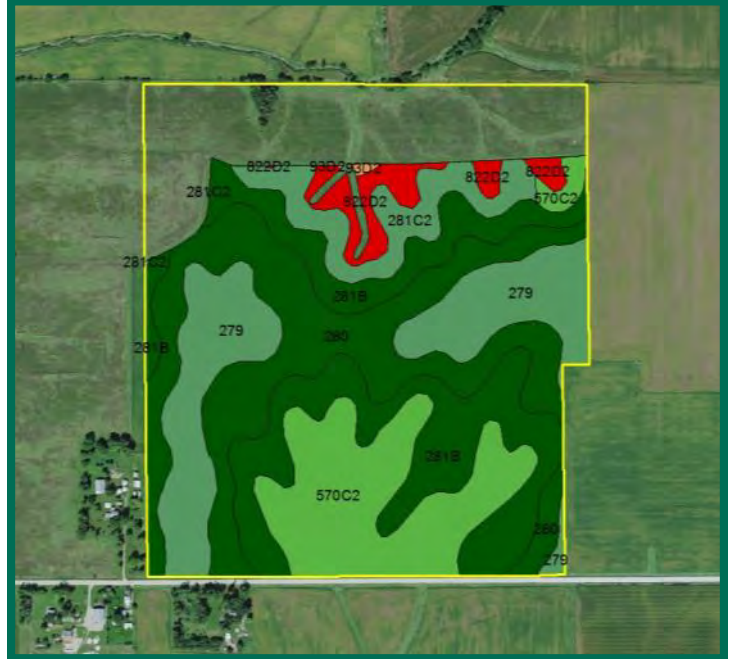
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Soil Maps: Parcel 3

CSR: 82.3 based on 111.4 Cropped Acres



CSR2: 82.9 based on 111.4 Cropped Acres



Measured Tillable Acres		111.4	Avg. CSR	82.3	Avg. CSR2*	82.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
279	Taintor silty clay loam, 0 to 2 percent	88	83	19.1%	IIw	21.21
280	Mahaska silty clay loam, 0 to 2	95	94	26.5%	Iw	29.50
281B	Otley silty clay loam, 2 to 5 percent	90	91	25.2%	Ile	28.01
281C2	Otley silty clay loam, 5 to 9 percent	70	82	7.1%	IIle	7.89
570C2	Nira silty clay loam, 5 to 9 percent	67	71	18.1%	IIle	20.19
822D2	Lamoni silty clay loam, 9 to 14	15	13	3.9%	IVe	4.38
93D2	Shelby-Adair complex, 9 to 14	35	35	0.1%	IIle	0.14

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Aerial Photo: Parcel 4



Property Information Parcel 4 - 58.8 Acres m/l Location

From What Cheer: 2 miles north on Hwy 21 and 2 ½ miles west on 150th Street.

Legal Description

That part of the W 1/2 of the SW 1/4 of Section 30, Township 77 North, Range 13 West of the 5th P.M., Keokuk County, Iowa. The exact legal description and acres will be determined by a survey.

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$1,106.00
Net Taxable Acres: 58.25
Tax per Net Taxable Acre: \$19.00

FSA Data

Part of Farm Number 2404, Tract 18
Crop Acres: 58*

** This includes 56.5 acres CRP and approximately 1.5 acres of high quality cropland. The final CRP acres and cropland to be determined by the Keokuk County FSA.*

CRP Contracts

There are 56.5 acres enrolled in the CRP Program at \$113.57 per acre with a total annual payment of \$6,416. Contract expires September 30th, 2018. Buyer to receive 100% of the October 1, 2016 CRP payment.

Soil Types/Productivity

Primary soils are Otley, Shelby-Adair and Olmitz-Vesser-Zook. See soil maps for detail.

- **CSR2:** 58.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 52.7 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Well

There is an old well located in the east-central part of the farm.

Closing and Possession

Closing on the parcel is to be August 3, 2016. Possession to be at closing.

Comments

These 58.8 acres would make a nice investment or add-on.

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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Soil Maps: Parcel 4



Measured Tillable Acres		58.0	Avg. CSR		52.7	Avg. CSR2*		58.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely silty clay loams, 2 to 5	68	77	2.7%	llw	1.56		
13B	Olmitz-Vesser-Zook complex, 0 to 5	60	76	16.4%	llw	9.64		
222D2	Clarinda silty clay loam, 9 to 14	10	17	0.7%	IVe	0.39		
280	Mahaska silty clay loam, 0 to 2	95	94	0.6%	lw	0.34		
281B	Otley silty clay loam, 2 to 5 percent	90	91	8.1%	lle	4.73		
281C2	Otley silty clay loam, 5 to 9 percent	70	82	28.8%	llle	16.94		
570C2	Nira silty clay loam, 5 to 9 percent	67	71	3.4%	llle	1.97		
822D2	Lamoni silty clay loam, 9 to 14	15	13	15.5%	IVe	9.1		
93D2	Shelby-Adair complex, 9 to 14	35	35	23.9%	llle	14.0		

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Photos: Parcel 4 - 58.8 Acres m/l, Keokuk County, IA



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