



87 Acres, m/l, Poweshiek County, IA Dolmage Farm

Date: Wed., June 15, 2016

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

601 3rd Street
Victor, IA 52347

Property Information

Location

From Victor: 1½ miles west on Old 6 Rd.
Farm is located on south side of road.

General Legal Description

Located in Section 23, Township 80
North, Range 13 West of the 5th p.m.
(Warren Township)

Survey

Property will be surveyed. See Method of
Sale for more detail.

Estimated Real Estate Tax

Taxes Payable 2016-2017*: \$2,498.69
Net Taxable Acres*: 86.46
Tax per Net Taxable Acre*: \$28.90
*Taxes and Acres are estimated pending
completion of property survey.*

FSA Data

Part of Farm Number 1477, Tract 10625
Crop Acres*: 85.45
Corn Base*: 36.38 Ac.
Corn PLC Yield: 145 Bu.
Bean Base*: 36.38 Ac.
Bean PLC Yield: 48 Bu.
*Crop acres and Bases are estimated as
parcel is part of a larger farm. Local FSA
office will have final determination of crop
acres and bases.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Vesser, Judson and
Downs. See soil maps for detail.
• **CSR2:** 77.3 per 2016 AgriData, Inc.,
based on est. FSA crop acres.
• **CSR:** 72.3 per 2016 AgriData, Inc.,
based on est. FSA crop acres.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

Tile and natural. No tile maps available.

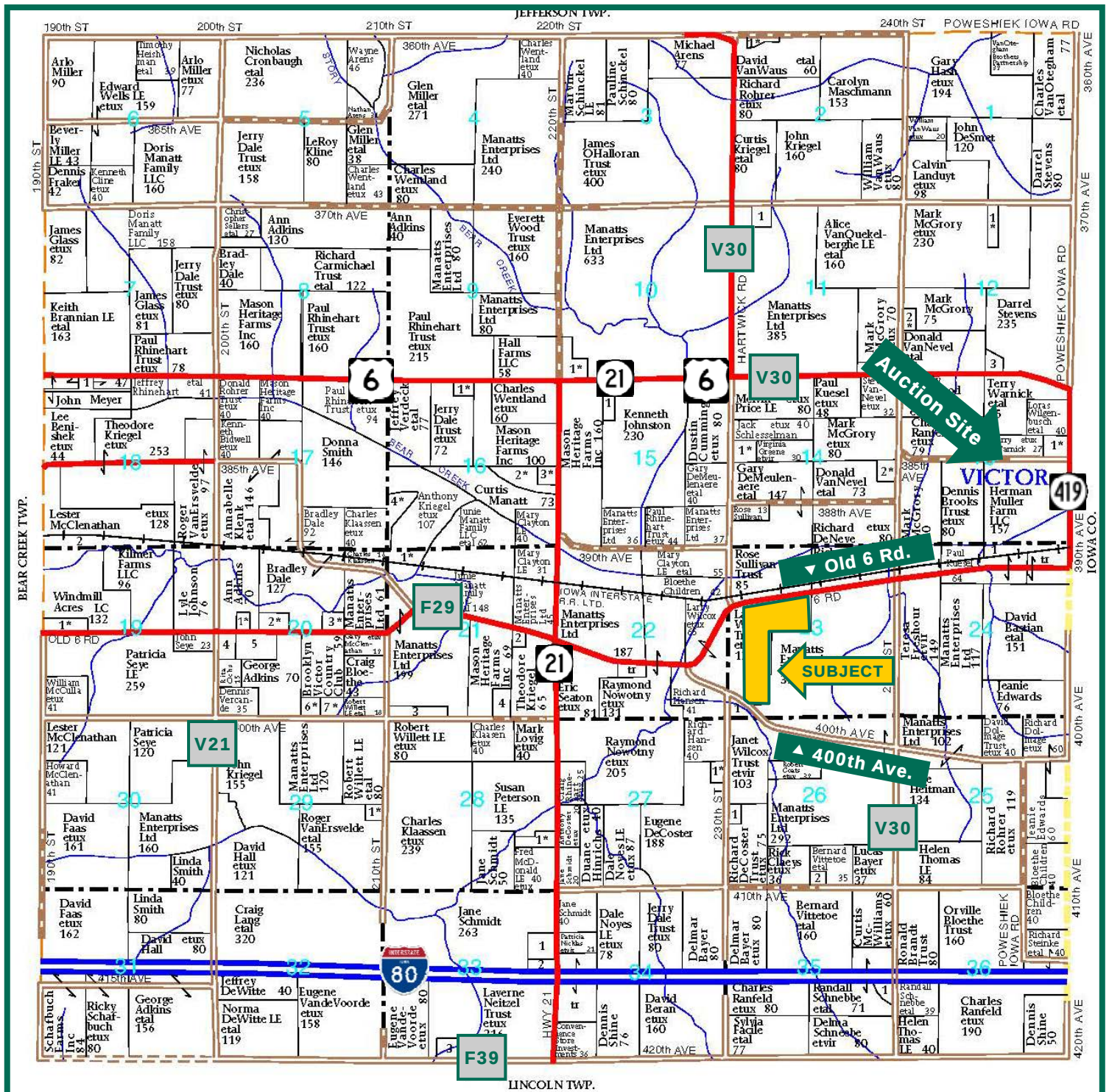
Water & Well Information

None known

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Plat Map - Warren Township



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Aerial Photo



Comments

High quality farm located in a highly productive area of Poweshiek County. Farm is located on a paved road with great access to local markets. An ammonia pipeline does cross the farm.

Auction Information

Method of Sale

- Property will be offered as a single tract.
- Bids will be \$/acre x 87 gross estimated acres. (Final sale price will be adjusted up or down based on final gross acres from survey).
- Seller reserves the right to refuse any and all bids.

Seller

Jan A. Dale & Donna K. Dale Revocable Trust

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 July 29, 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 July 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.

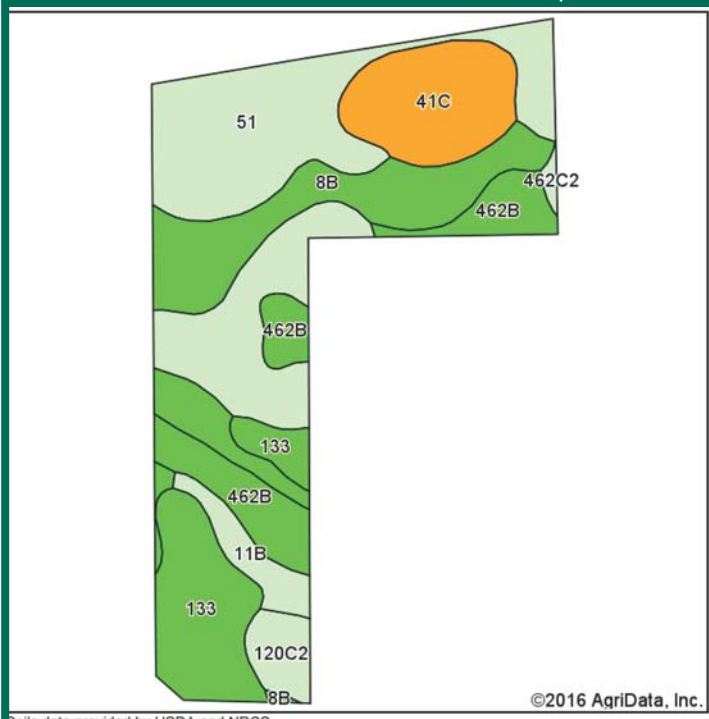
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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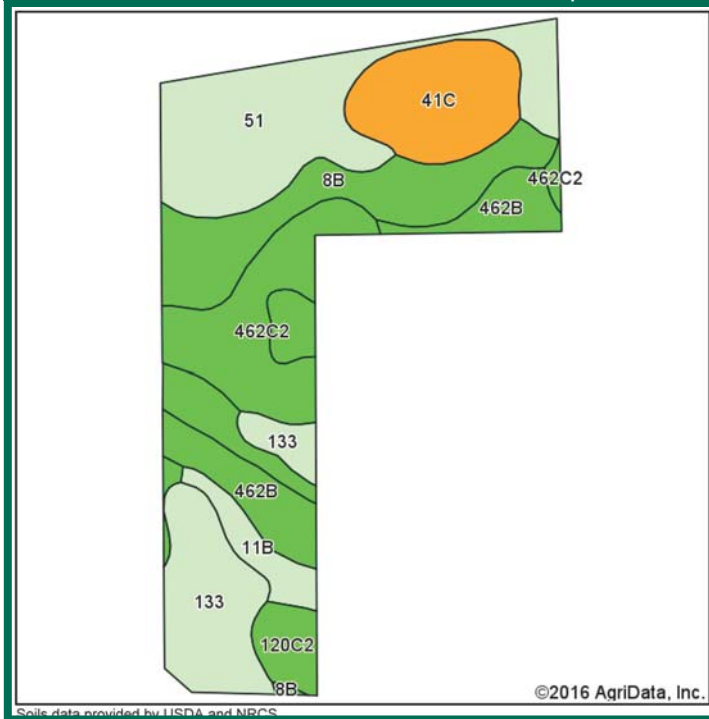
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Soil Maps

CSR: 72.3 based on 85.45 Est. FSA Crop Acres



CSR2: 77.3 based on 85.45 Est. FSA Crop Acres



Area Symbol: IA157, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CS R
51	Vesser silt loam, 0 to 2 percent slopes	18.92	22.1%		IIw		74	70
8B	Judson silty clay loam, 2 to 5 percent slopes	16.86	19.7%		IIe		93	90
133	Colo silty clay loam, 0 to 2 percent slopes	11.71	13.7%		IIw		79	80
462C2	Downs silt loam, benches, 5 to 9 percent slopes, moderately eroded	11.60	13.6%		IIIe		82	71
462B	Downs silt loam, benches, 2 to 5 percent slopes	10.22	12.0%		IIe		90	87
41C	Sparta loamy fine sand, 5 to 9 percent slopes	10.17	11.9%		IVs	IIe	34	25
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	3.10	3.6%		IIw		79	68
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.87	3.4%		IIIe		87	76
Weighted Average							77.3	72.3

Area Symbol: IA157, Soil Area Version: 19

**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.



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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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Photos



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