

## 80 Acres m/l, Johnson County, IA Garetson Farm

79.7 CSR2 - Located Southeast of Lone Tree

**Date: Fri, Dec. 18, 2015**

**Time: 10:00 a.m.**

**Auction Site:**

Lone Tree American Legion

**Address:**

300 N. Devoe St.

Lone Tree, IA 52755

### Property Information

**Location**

From the intersection of Wapsi Ave. and Hwy 22: 2 miles east on Hwy 22 and 1 ¾ miles south on Wapello Ave. The farm is located on the west side of the road.

**Legal Description**

The S ½ of the SE ¼ of Section 14, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

**Real Estate Tax**

Taxes Payable 2015 - 2016: \$1,502.00

Net Taxable Acres: 77.00

Tax per Net Taxable Acre: \$19.51

**FSA Data - Estimated**

Farm Number 5324, Tract 2630

Crop Acres: 73\*

Corn Base: 33.79

Corn PLC Yield: 154 Bu.

Bean Base: 34.11

Bean PLC Yield: 44 Bu.

*\*This includes 2 acres under the old building site that has recently been cleared. There are 1.98 acres of cropland currently being certified as grass waterway.*

**Soil Types/Productivity**

Primary soils are Tama, Atterberry and Sperry. See soil maps for detail.

• **CSR2:** 79.7 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 81.6 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 79.5 per County Assessor, based on net taxable acres.

**Land Description**

Level to gently rolling.

**Comments**

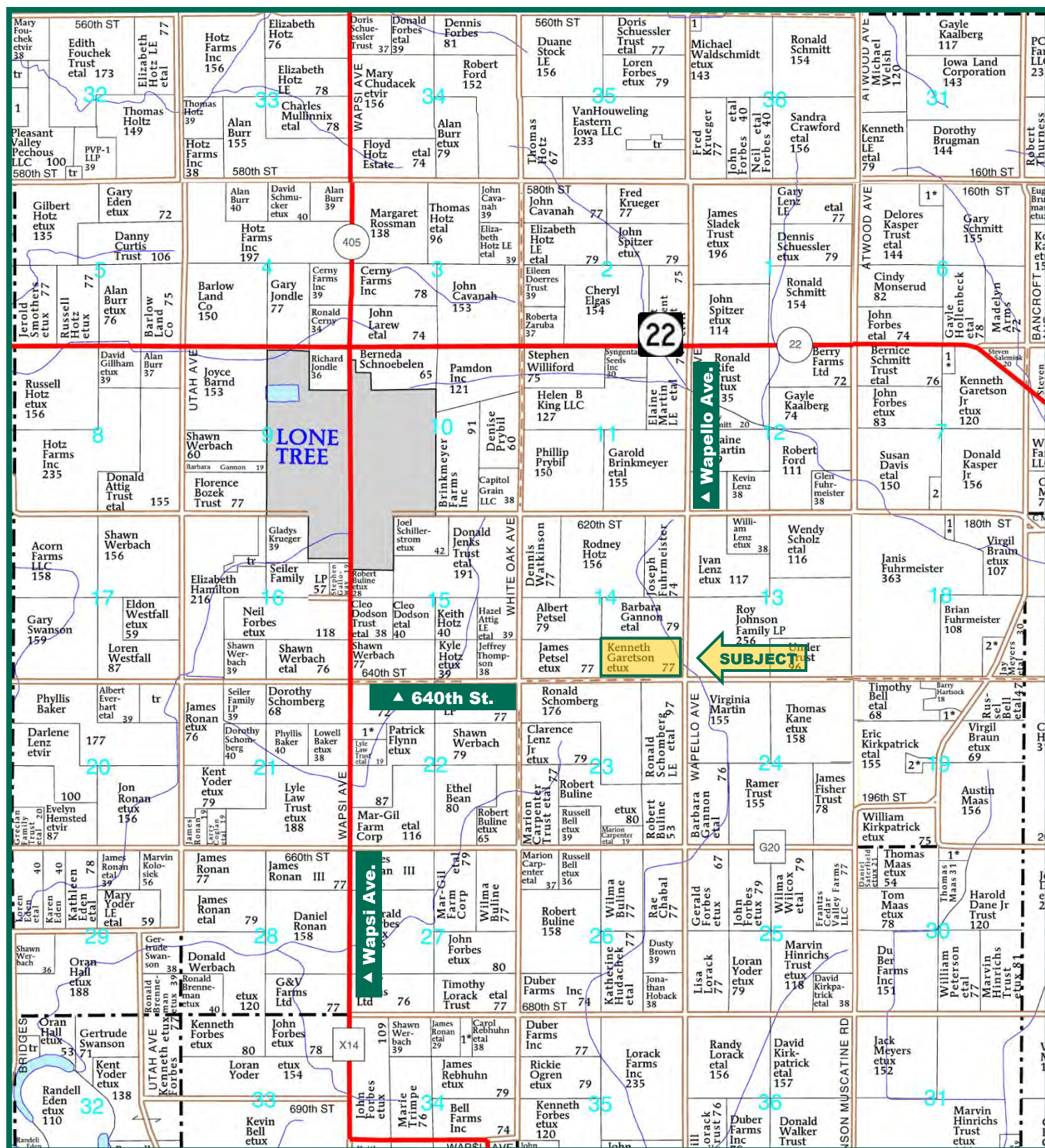
This is a high quality Johnson County farm with good eye appeal located in a strong area.

*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.*

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

# Plat Map

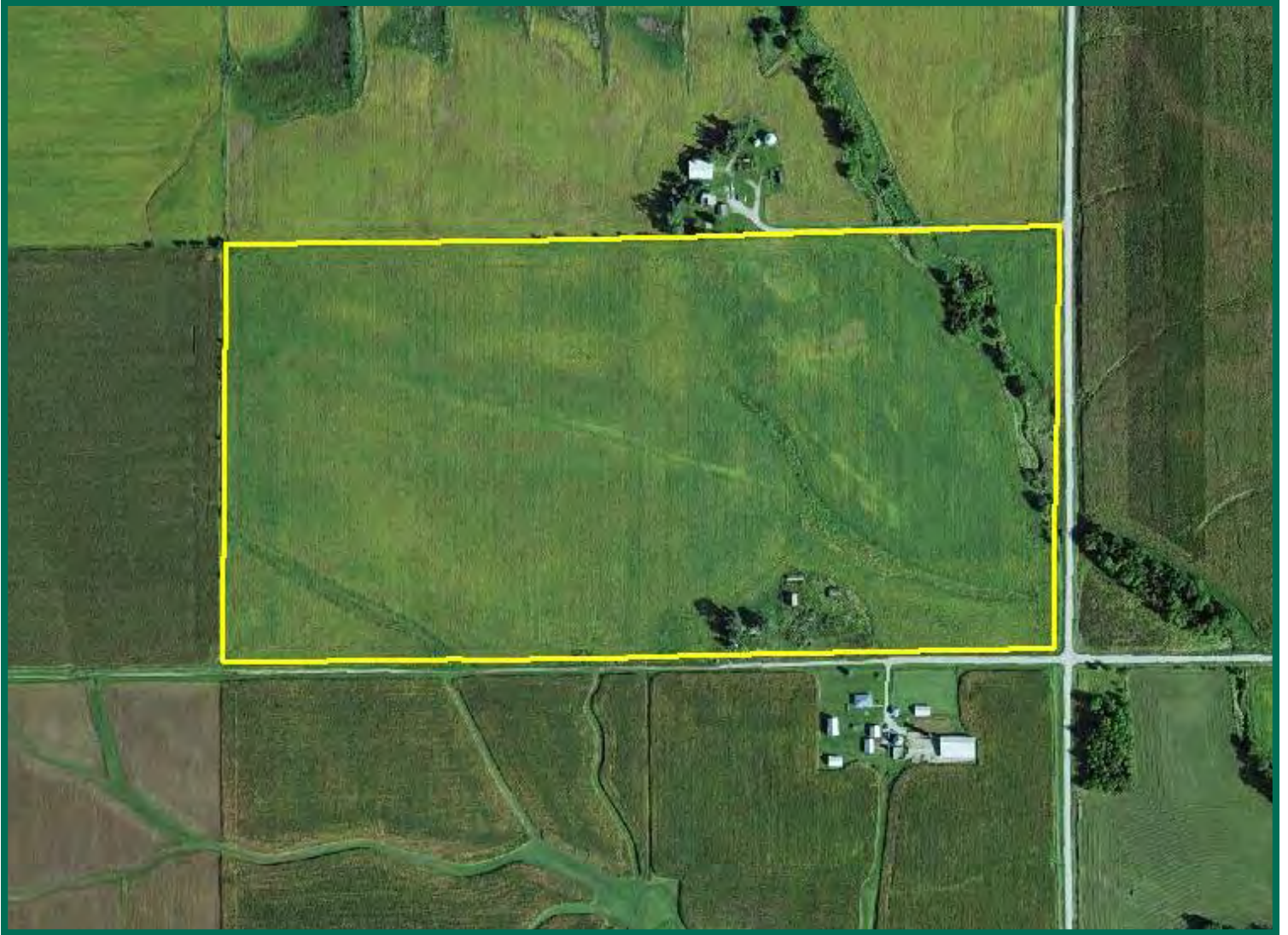


Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

# 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

Julia K. Garetson and Kenneth R. Garetson, Jr. Estate.

### 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 27, 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 on January 27, 2016. Taxes will be prorated to date of closing.

### Announcements

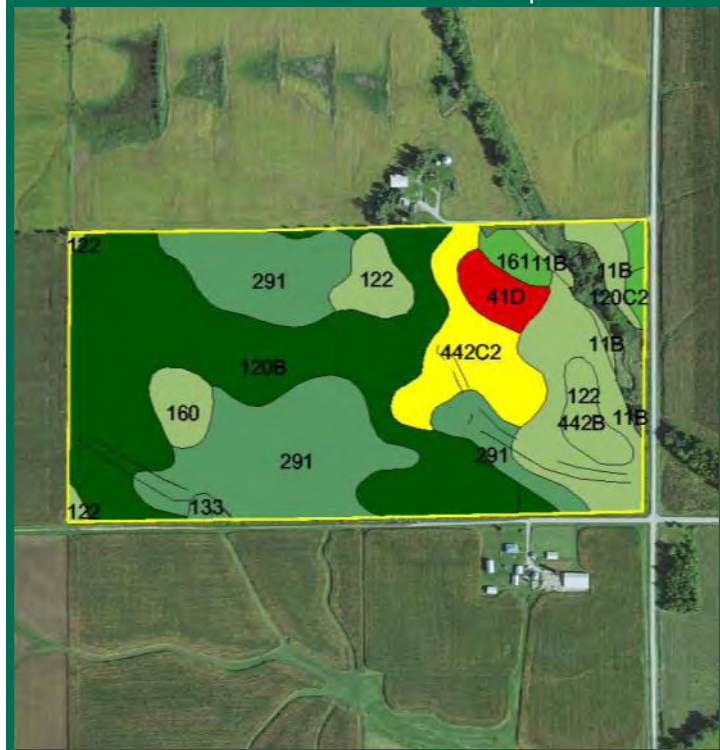
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

**Troy R. Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

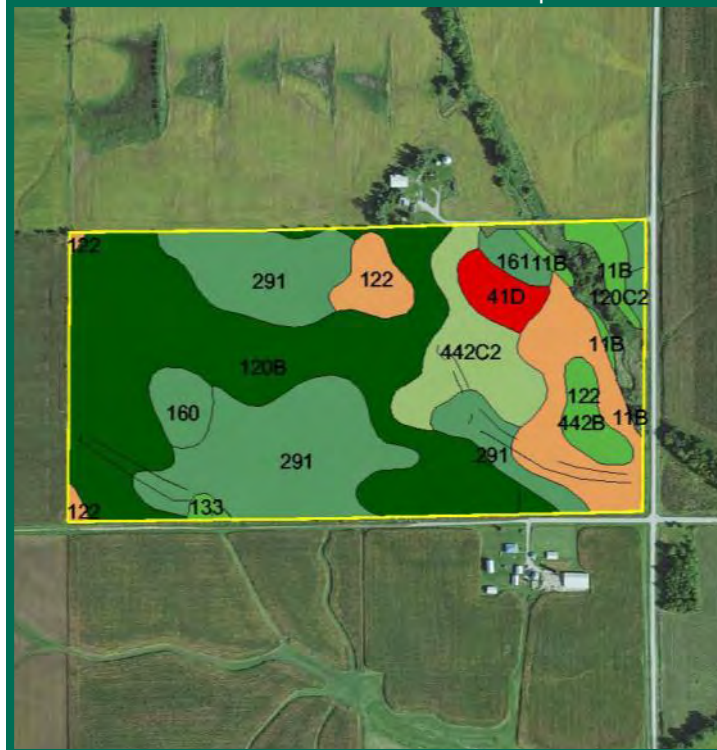
**319-895-8858**  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
**www.Hertz.ag**

# Soil Maps

**CSR: 81.6 based on 73.0 FSA Crop Acres**



**CSR2: 79.7 based on 73.0 FSA Crop Acres**



| Measured Tillable Acres 73.0 |                                       | Avg. CSR 81.6 |      | Avg. CSR2* 79.7  |               |       |
|------------------------------|---------------------------------------|---------------|------|------------------|---------------|-------|
| Soil Label                   | Soil Name                             | CSR           | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 11B                          | Colo-Ely complex, 2 to 5 percent      | 70            | 75   | 2.6%             | IIw           | 1.91  |
| 120B                         | Tama silt loam, 2 to 5 percent slopes | 95            | 95   | 38.5%            | Ile           | 28.12 |
| 120C2                        | Tama silt loam, 5 to 9 percent        | 78            | 87   | 0.5%             | IIle          | 0.40  |
| 122                          | Sperry silt loam, 0 to 1 percent      | 63            | 33   | 12.5%            | IIIw          | 9.13  |
| 133                          | Colo silty clay loam, 0 to 2 percent  | 85            | 78   | 0.5%             | IIw           | 0.37  |
| 160                          | Walford silt loam, 0 to 1 percent     | 65            | 85   | 2.5%             | IIw           | 1.81  |
| 161                          | Walford-Atterberry silt loams, 1 to 3 | 72            | 86   | 2.1%             | IIIw          | 1.54  |
| 291                          | Atterberry silt loam, 0 to 2 percent  | 90            | 90   | 27.2%            | Iw            | 19.86 |
| 41D                          | Sparta loamy fine sand, 9 to 18       | 15            | 5    | 2.6%             | VIIs          | 1.91  |
| 442B                         | Tama-Dickinson complex, 2 to 5        | 70            | 76   | 2.7%             | Ile           | 1.96  |
| 442C2                        | Tama-Dickinson complex, 5 to 9        | 55            | 68   | 8.2%             | IIle          | 5.97  |

**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.

Troy R. Louwagie, ALC  
Licensed in IA & IL  
TroyL@Hertz.ag

319-895-8858  
102 Palisades Road & Hwy. 1, PO Box 50  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)