



150 Acres, m/l, Howard County, IA

CSR2 of 82 located in Oak Dale Township

Date: Thur., January 7, 2016

Time: 10:00 a.m.

Auction Site:

Riceville Community Center

Address:

119 W Main St
Riceville, IA 50466

Property Information

Location

From Riceville, Hwy 9 East 2.5 mi. to V10 then North 6.5 miles, 1 mi. East on 40th St, 1 mi. N on Elm Ave. This is the SW corner of the farm. From LeRoy, MN, S on V10 0.5 mi., E on Stateline Rd. 1 mi., S on Elm Ave 1.5 mi. The farm is located south and east of the building site.

Legal Description

SW 1/4 , less acreage in NW corner, Section 14, T100N, R14W of the 5th P.M. containing 150.0 ac. m/l, Howard Co., Iowa. Final legal description as per abstract of title.

Real Estate Tax

Taxes Payable 2015-16: \$2,946
Net Taxable Acres: 145.86
Tax per Net Taxable Acre: \$20.20

FSA Data

Farm Number: 4920, Tract 89
Crop Acres: 145.80
Corn Base: 70.15
Corn PLC Yield: 172 Bu.
Bean Base: 70.15
Bean PLC Yield: 45 Bu.
Both corn and soybeans are enrolled in ARC-CO.

Soil Types/Productivity

Primary soils are Floyd Loam, Clyde Silty Clay Loam and Lourdes Loam. See soil maps for detail.

- **CSR2:** 82.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 67.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.96 per County Assessor, based on net taxable acres.

Land Description

Nearly level to gently sloping.

Buildings/Improvements

None.

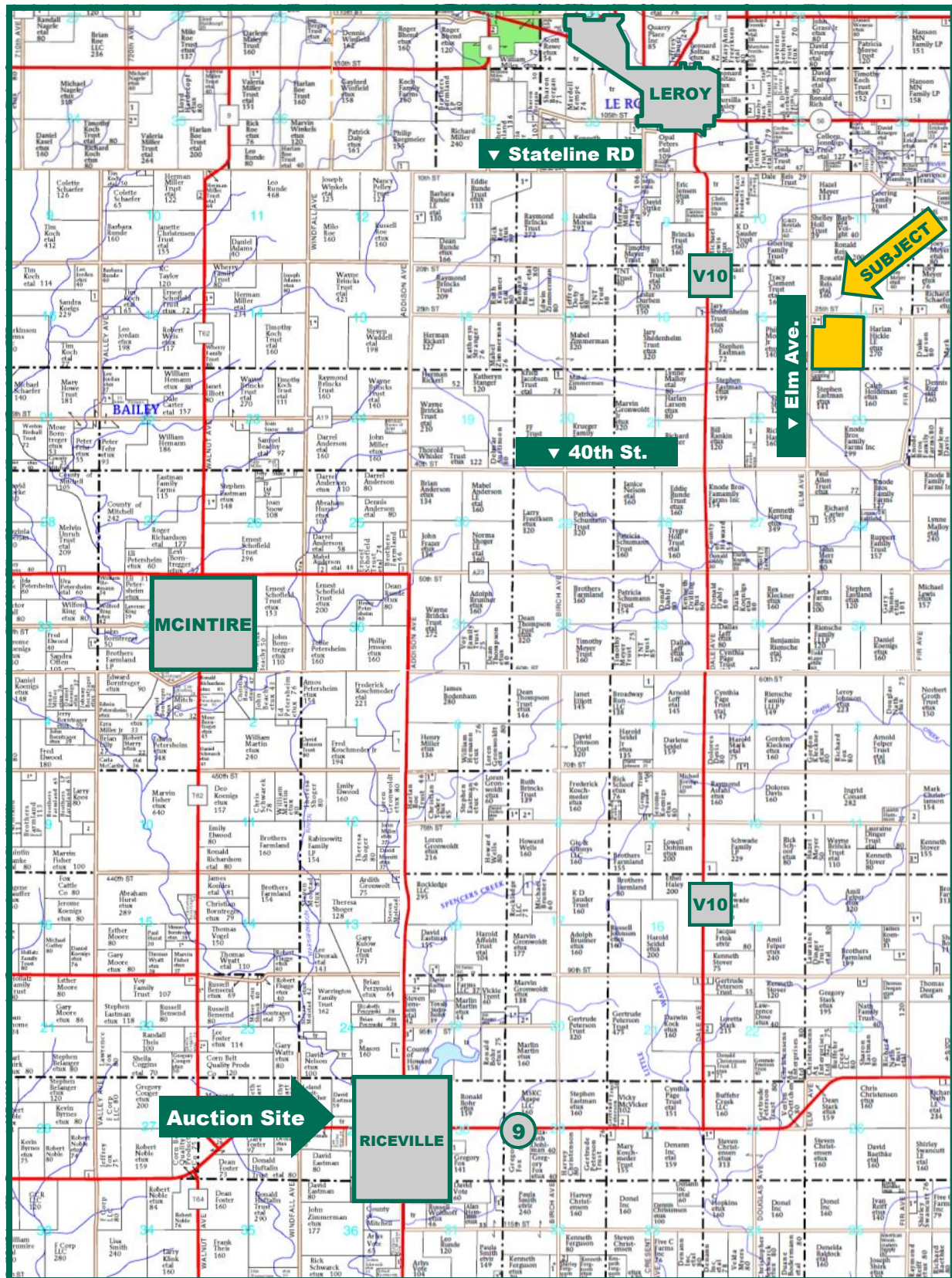
Drainage

There is considerable drainage tile on the property.

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Plat Map

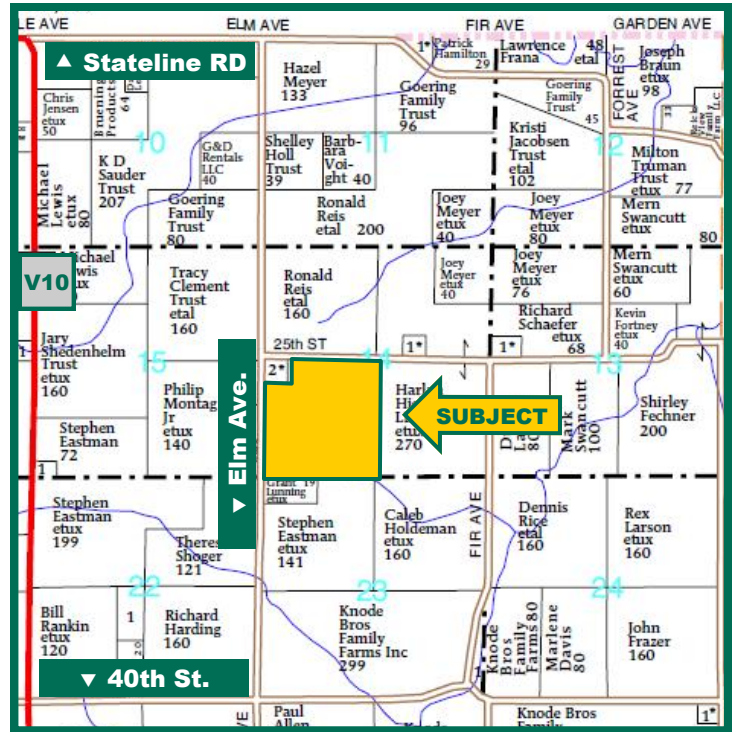


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Aerial Photo and Map



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Comments

This is an excellent opportunity to own prime Iowa farm ground.

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

Anne M. Birdsall Revocable Trust.

Agency

Hertz Farm Management, 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 February 15, 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, 2016. Taxes will be prorated to February 15, 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.

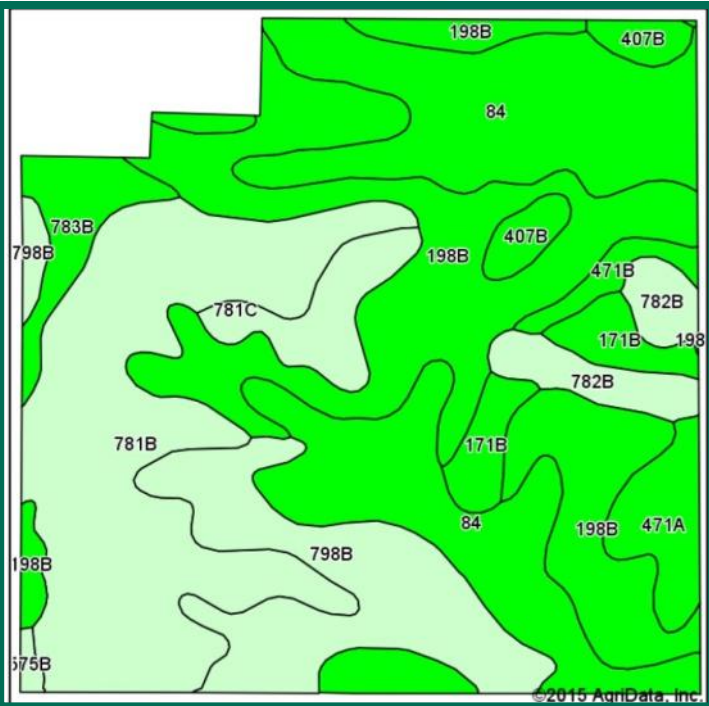
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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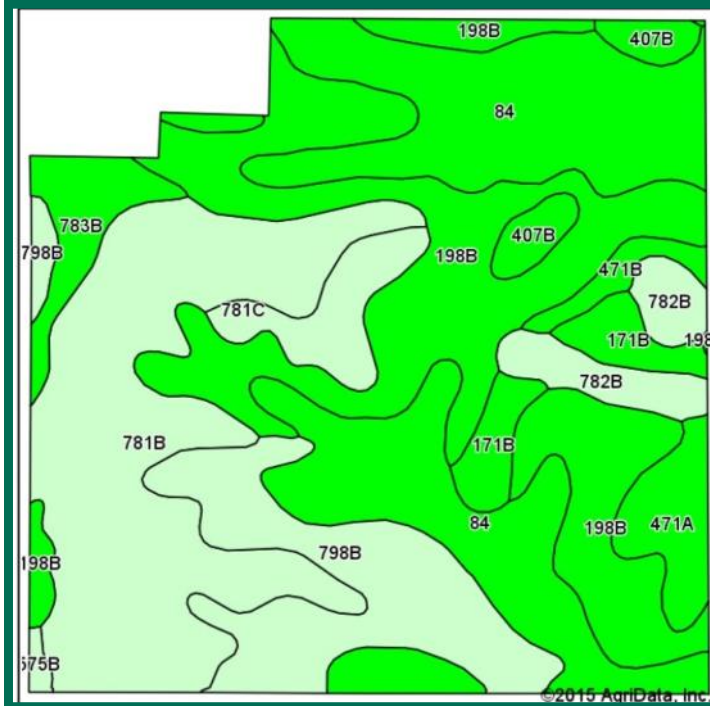
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Soil Maps

CSR: 67.9 based on 145.8 FSA Crop Acres



CSR2: 82.0 based on 145.8 FSA Crop Acres



Area Symbol: IA089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	36.42	25.0%		IIw	89	78		
84	Clyde silty clay loam, 0 to 3 percent slopes	34.76	23.8%		IIw	88	73	193.5	56
781B	Lourdes loam, 2 to 5 percent slopes	31.16	21.4%		Ile	76	60		
798B	Protivin loam, 1 to 4 percent slopes	16.01	11.0%		IIw	71	55		
782B	Donnan loam, 2 to 5 percent slopes	4.88	3.3%		Ile	62	50		
783B	Cresco loam, 2 to 5 percent slopes	4.71	3.2%		Ile	86	65		
781C	Lourdes loam, 5 to 9 percent slopes	4.51	3.1%		IIle	71	40		
171B	Bassett loam, 2 to 5 percent slopes	4.41	3.0%		Ile	85	78	215	62
471A	Oran loam, 0 to 2 percent slopes	4.20	2.9%		Iw	86	83		
407B	Schley silt loam, 1 to 4 percent slopes	2.70	1.9%		IIw	81	70		
471B	Oran loam, 2 to 5 percent slopes	1.65	1.1%		Ile	81	78		
575B	Dickinson-Ostrander complex, 2 to 5 percent slopes	0.39	0.3%		IIle	71	67		
Weighted Average						82	67.9	52.6	15.2



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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