

447 Acres m/l, Benton County, IA *Offered in 4 Parcels*

Parcel 1 - 156 Ac.
Parcel 3 - 160 Ac.

Parcel 2 - 55 Ac.
Parcel 4 - 76 Ac.

Sonka Farms

High Quality Benton County Farms Near Newhall/Atkins

Date: Thurs., Sept. 17, 2015

Time: 10:00 a.m.

Auction Site:

Atkins American Legion

Address:

89 Main Ave.

Atkins, IA 52206

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

Marcella Sonka Estate and Sonka Family.

Attorney for Seller

Thomas Buchanan

Bloethe, Elwood & 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 date 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 closing.

Announcements

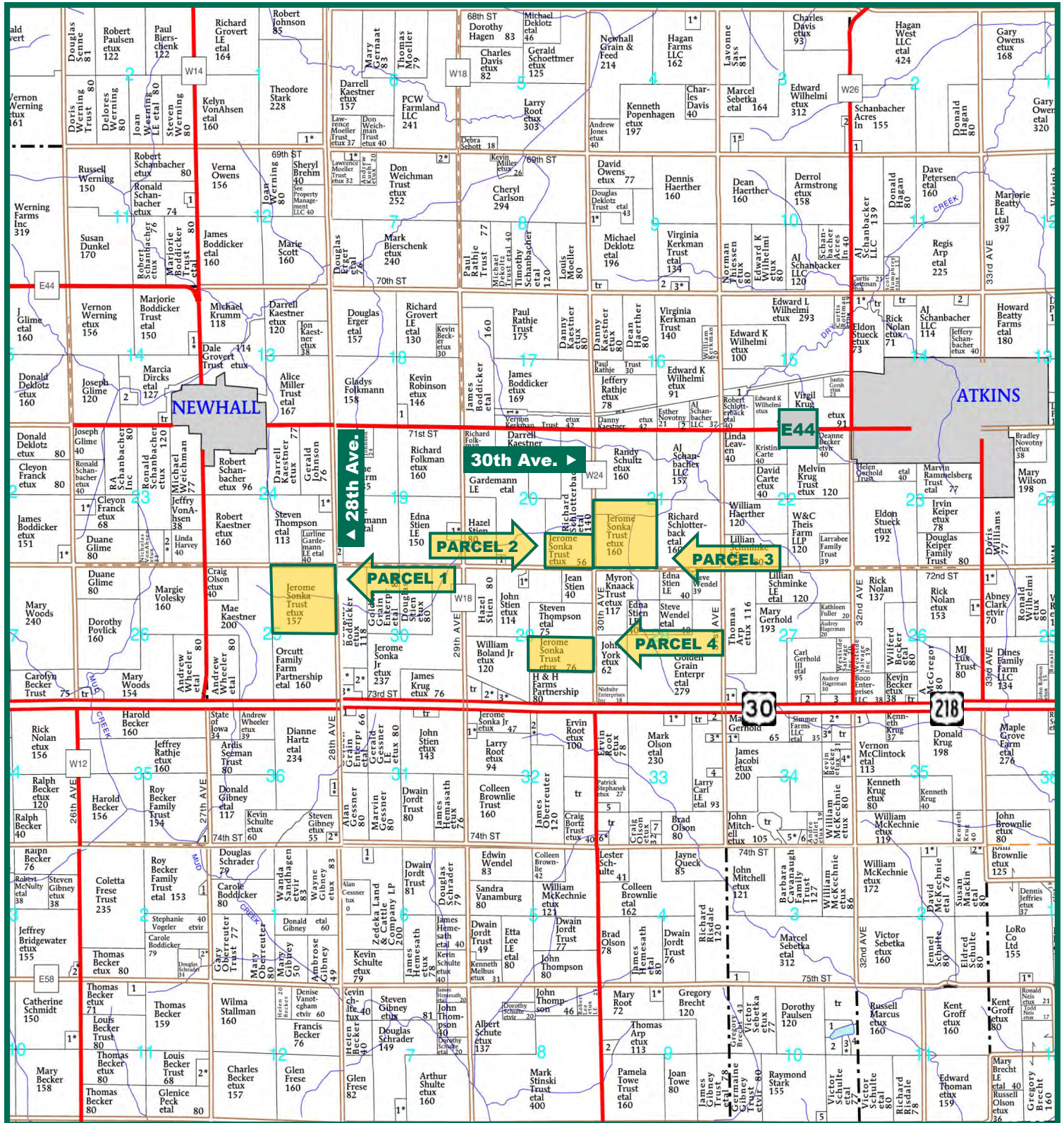
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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: All Parcels

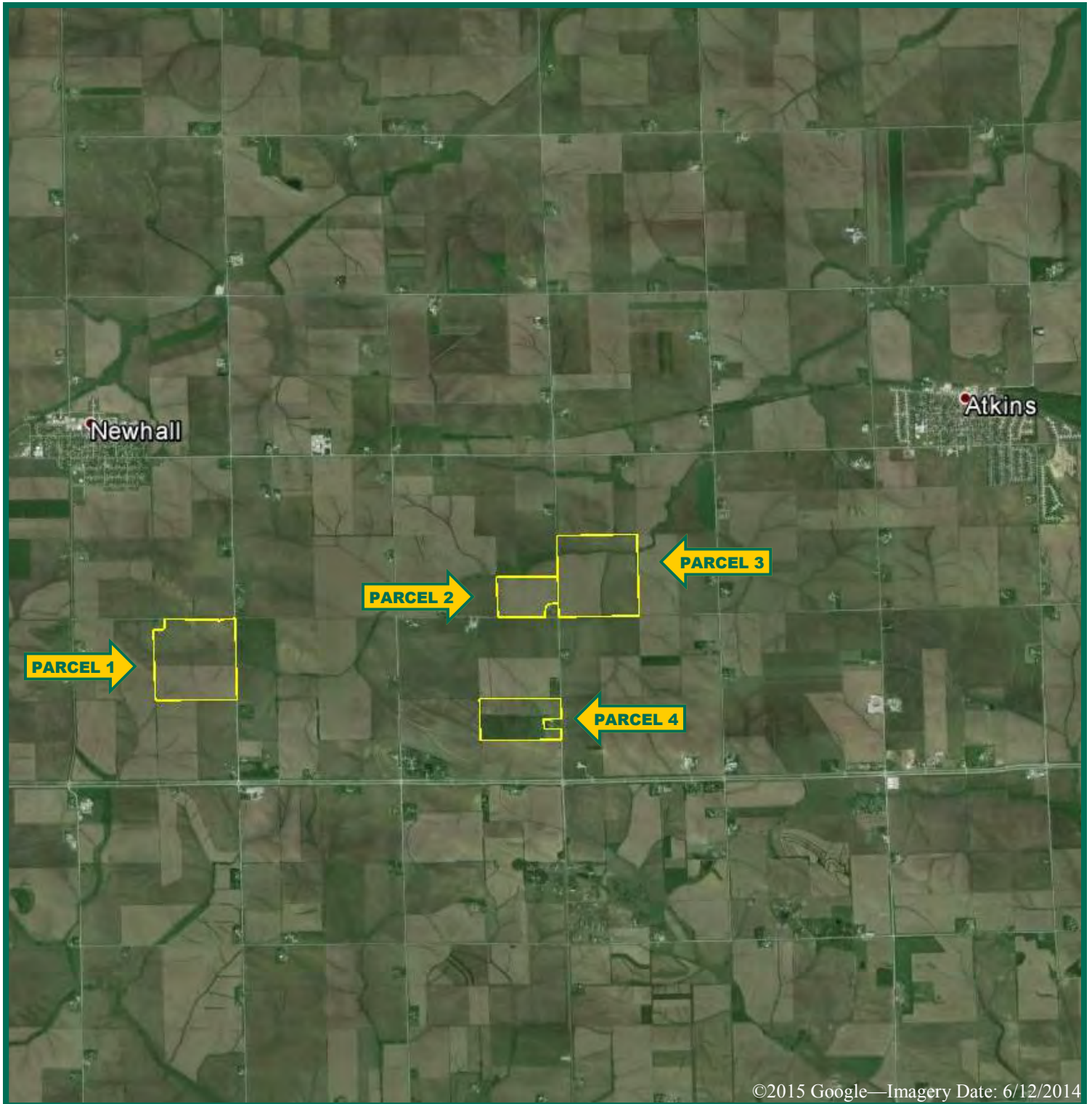


Map reproduced with permission of Farm & Home Publishers, Ltd.

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Google Earth Photo: All Parcels



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Aerial Photo: Parcel 1



Land Description

Gently rolling.

Buildings/Improvements

There is a 27' bin and a 30' bin located in the northwest portion of the farm.

Capacity of these two bins are approximately 20,000 bushels.

Easement

There is a short Ingress/Egress Easement on the northeast corner of the farm to allow access to the tower.

Closing

Closing on the parcel will be November 6, 2015.

Comments

This farm lays nice with good eye appeal and would be considered as gently rolling. It is located in a strong area with good soils.

Property Information Parcel 1 - 156 Acres m/l

Location

From Newhall: ½ mile east on County Road E44 and 1 mile south on 28th Ave.

From Atkins: 4 miles west on County Road E44 and 1 mile south on 28th Ave.

Legal Description

The NE ¼ of Section 25, excepting the house and buildings in the NW corner and excepting the tower in the NE corner; all located in Township 83 North, Range 10 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,614.00

Net Taxable Acres: 153.91

Tax per Net Taxable Acre: \$23.48

FSA Data

Farm Number 4043, Tract 8121

Crop Acres: 153.5*

Corn Base: 77 Ac.

Corn PLC Yield: 137 Bu.

Bean Base: 45 Ac.

Bean PLC Yield: 45 Bu.

** There are 1.6 acres cropland currently being certified as grass.*

Soil Types/Productivity

Primary soils are Colo-Ely, Dinsdale and Kenyon. See soil maps for detail.

- **CSR2:** 80.9 per 2015 AgriData, Inc., based on FSA crop acres.

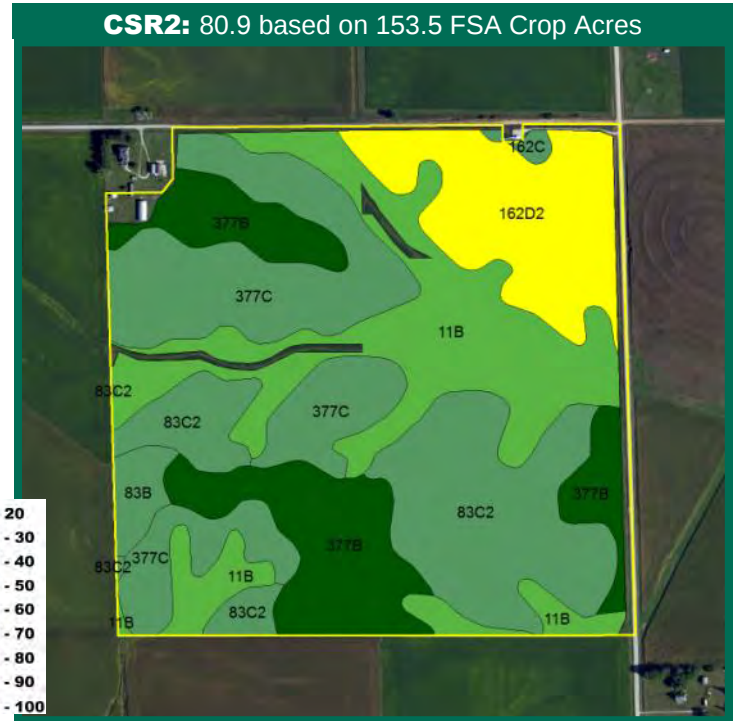
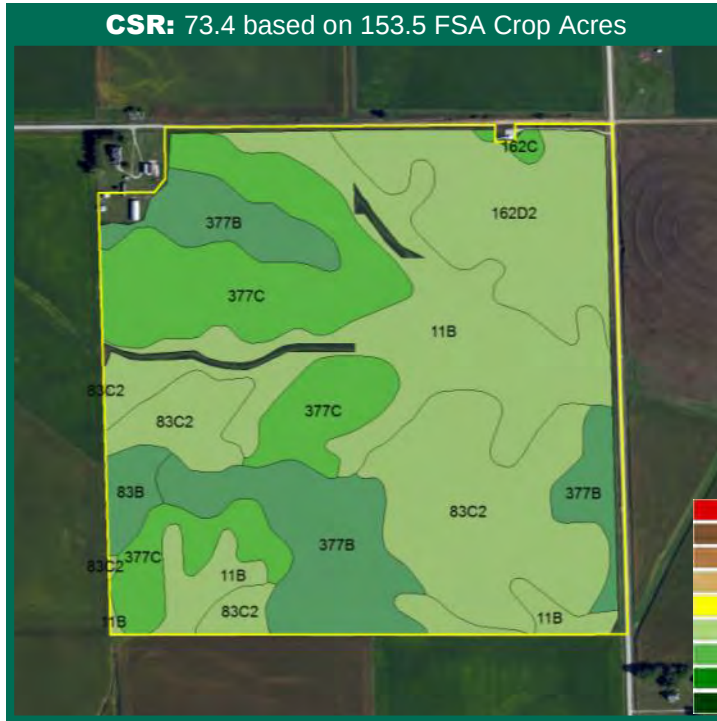
- **CSR:** 73.4 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 73.5 per County Assessor, based on net taxable acres.

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Soil Maps: Parcel 1



Measured Tillable Acres		151.8	Avg. CSR	73.4	Avg. CSR2*	80.9		
					Percent of Field	Non_Irr Class		
Soil Label	Soil Name	CSR	CSR2				Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	73		24.6%	Ile	37.28	
162C	Downs silt loam, 5 to 9 percent	75	85		0.5%	IIle	0.70	
162D2	Downs silt loam, 9 to 14 percent	63	56		13.3%	IIle	20.25	
377B	Dinsdale silty clay loam, 2 to 5	90	95		17.0%	Ile	25.84	
377C	Dinsdale silty clay loam, 5 to 9	75	90		22.4%	IIle	34.07	
83B	Kenyon loam, 2 to 5 percent slopes	87	90		1.9%	Ile	2.89	
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84		20.2%	IIle	30.73	

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



Property Information Parcel 2 - 55 Acres m/l

Location

From Newhall: 2 ½ miles east on County Road E44 and ¼ mile south on 30th Ave.

From Atkins: 2 miles west on County Road E44 and ¾ mile south on 30th Ave.

Legal Description

That part of the S ½ of the SE ¼ of Section 20, except the house and buildings and the SE corner; located in Section 20, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,476.00

Net Taxable Acres: 54.38

Tax per Net Taxable Acre: \$27.14

FSA Data - Estimated

Farm Number 859, Tract 1820

Crop Acres: 55.3

Corn Base: 29 Ac.

Corn PLC Yield: 140 Bu.

Bean Base: 24 Ac.

Bean PLC Yield: 43 Bu.

Final base and yield will be determined by the Benton Co. FSA.

Soil Types/Productivity

Primary soils are Dinsdale, Ely and Colo-Ely. See soil maps for detail.

- **CSR2:** 88.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.4 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

There is a 24' storage bin with a total capacity of 7,000 bushel.

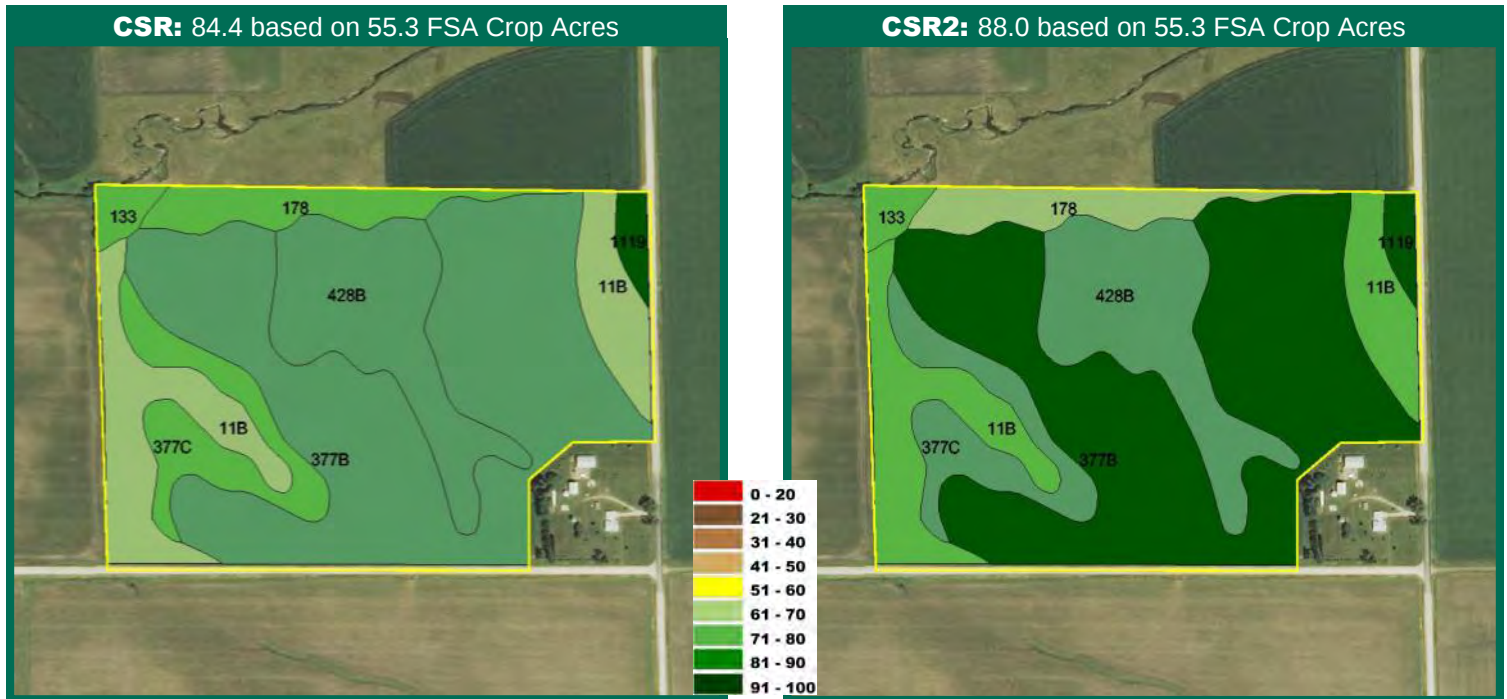
Closing

Closing on the parcel will be November 6, 2015.

Comments

This is a high quality Benton County farm with good soils.

Soil Maps: Parcel 2



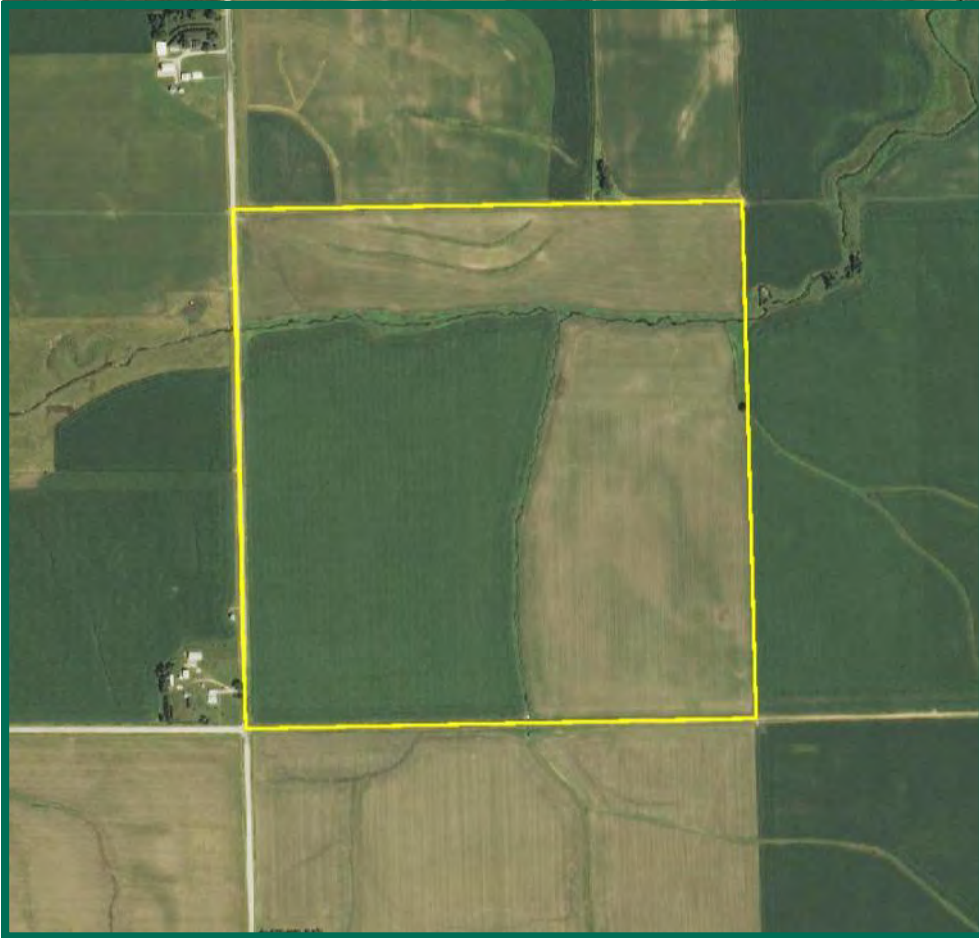
Measured Tillable Acres		55.5	Avg. CSR	84.4	Avg. CSR2*	88.0		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1119	Muscatine silty clay loam, benches,	100	99	1.5%	I	0.82		
11B	Colo-Ely complex, 2 to 5 percent	68	73	15.3%	Ile	8.52		
133	Colo silty clay loam, 0 to 2 percent	80	74	1.6%	Ilw	0.87		
178	Waukee loam, 0 to 2 percent slopes	79	68	5.9%	Ils	3.30		
377B	Dinsdale silty clay loam, 2 to 5	90	95	51.2%	Ile	28.40		
377C	Dinsdale silty clay loam, 5 to 9	75	90	8.4%	Ille	4.66		
428B	Ely silt loam, 2 to 5 percent slopes	88	87	16.1%	Ile	8.94		



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Aerial Photo: Parcel 3



Land Description

Level to gently rolling.

Closing

Closing on the parcel will be January 8, 2016.

Comments

This farm lays nice with good eye appeal and good soils.

Property Information Parcel 3 - 160 Acres m/l

Location

From Newhall: 2 ½ miles east on County Road E44 and ½ mile south on 30th Ave.

From Atkins: 2 miles west on County Road E44 and ½ mile south on 30th Ave.

Legal Description

The SW ¼ of Section 21, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,820.00

Net Taxable Acres: 156.00

Tax per Net Taxable Acre: \$24.49

FSA Data - Estimated

Farm Number 859, Tract 1820

Crop Acres: 148.7

Corn Base: 82 Ac.

Corn PLC Yield: 140 Bu.

Bean Base: 65 Ac.

Bean PLC Yield: 43 Bu.

Final base and yield will be determined by the Benton Co. FSA.

Soil Types/Productivity

Primary soils are Colo, Waukegan and Dinsdale. See soil maps for detail.

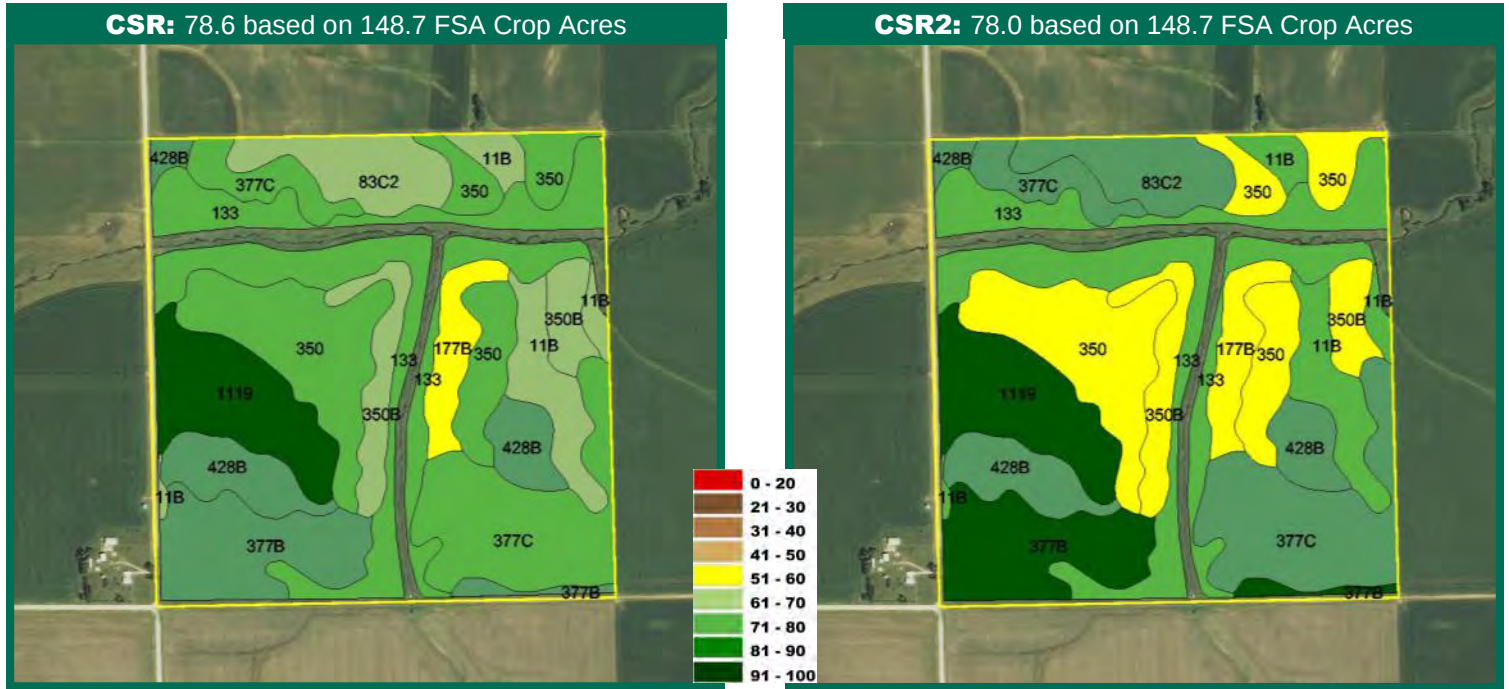
- **CSR2:** 78.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.4 per County Assessor, based on net taxable acres.



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Soil Maps: Parcel 3



Measured Tillable Acres		148.7	Avg. CSR	78.6	Avg. CSR2*	78.0		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1119	Muscatine silty clay loam, benches,	100	99	8.9%	I	13.22		
11B	Colo-Ely complex, 2 to 5 percent	68	73	6.7%	Ile	10.01		
133	Colo silty clay loam, 0 to 2 percent	80	74	19.8%	Ilw	29.44		
177B	Saude loam, 2 to 5 percent slopes	60	55	3.4%	Ile	5.12		
350	Waukegan silt loam, 0 to 2 percent	73	60	17.4%	Ils	25.81		
350B	Waukegan silt loam, 2 to 5 percent	68	55	5.8%	Ile	8.57		
377B	Dinsdale silty clay loam, 2 to 5	90	95	9.7%	Ile	14.38		
377C	Dinsdale silty clay loam, 5 to 9	75	90	15.1%	Ille	22.4		
428B	Ely silt loam, 2 to 5 percent slopes	88	87	7.4%	Ile	11.0		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	5.8%	Ille	8.7		



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Aerial Photo: Parcel 4



Property Information Parcel 4 - 76 Acres m/l

Location

From Newhall: 2 ½ miles east on County Road E44 and 1 ½ miles south on 30th Ave.

From Atkins: 2 miles west on County Road E44 and 1 ½ miles south on 30th Ave.

Legal Description

The N ½ of the SE ¼, except the house and building in Section 29, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,258.00

Net Taxable Acres: 75.24

Tax per Net Taxable Acre: \$16.72

FSA Data

Farm Number 859, Tract 1821

Crop Acres: 70.7*

Corn Base: 35 Ac.

Corn PLC Yield: 140 Bu.

**There are 33.7 acres currently enrolled in CRP.*

CRP Contract

There are 33.7 acres enrolled in a CRP contract at \$136 per acre with a total annual payment of \$4,586. This contract expires September 30, 2022.

Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Kenyon. See soil maps for detail.

- **CSR2:** 75.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 66.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 52.0 per County Assessor, based on net taxable acres.

The CSR on the entire farm including cropland and CRP is 51.8 and a CSR2 of 56.1.

Land Description

The cropland portion is level to gently rolling and the CRP would be considered as rolling.

Buildings/Improvements

There is an open front shed located in the east central portion of the farm.

Closing

Closing on the parcel will be January 8, 2016.

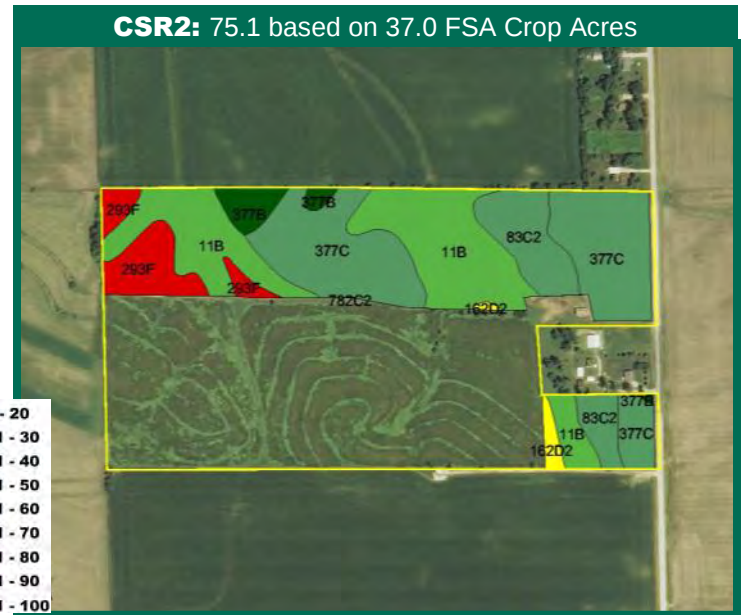
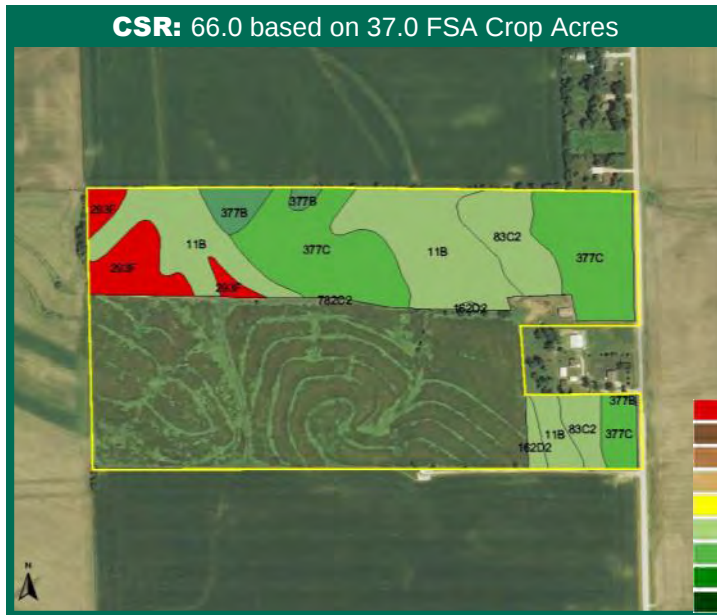
Comments

Good income producing farm with cropland and CRP.

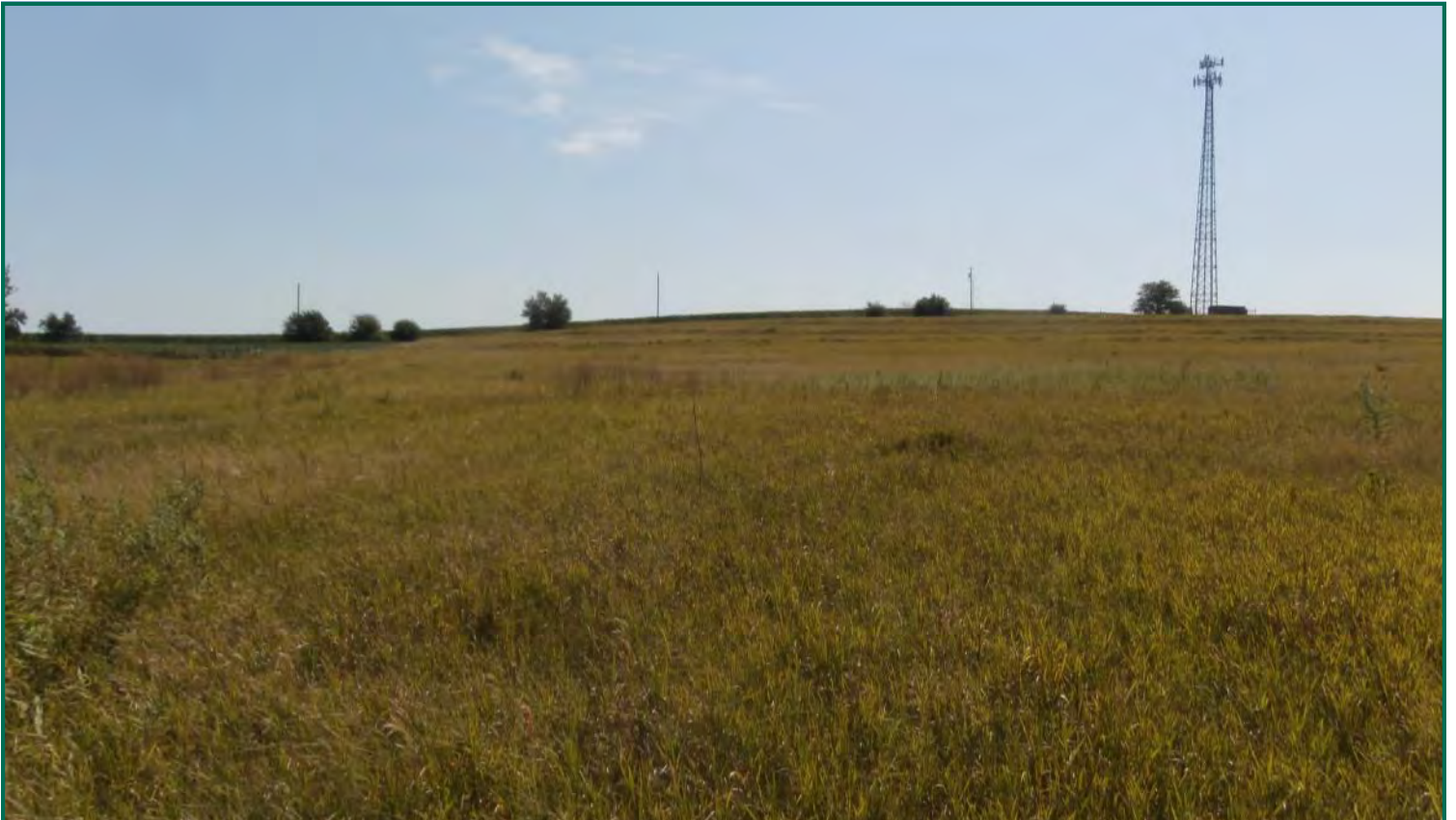
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Soil Maps: Parcel 4



Measured Tillable Acres		36.8	Avg. CSR	66.0	Avg. CSR2*	75.1		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	68	73	35.2%	Ile	12.94		
162D2	Downs silt loam, 9 to 14 percent	63	56	1.6%	IIle	0.58		
293F	Chelsea-Lamont-Fayette complex,	9	8	9.6%	Vlls	3.52		
377B	Dinsdale silty clay loam, 2 to 5	90	95	4.1%	Ile	1.50		
377C	Dinsdale silty clay loam, 5 to 9	75	90	37.1%	IIle	13.63		
782C2	Donnan silt loam, 5 to 9 percent	30	55	0.0%	IIle	0.01		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	12.5%	IIle	4.59		



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