

62.025 Net Taxable Ac., m/l, Dallas County, IA



Date: Thurs, Oct. 15, 2015

Time: 10:00 a.m.

Auction Site:

Yale Community Building

Address:

Main St.

Yale, IA 50277

Property Information

Location

From Yale: East on Co. Rd. F25 to Beaumont Ave., then south to 190th St. Farm lies on SW corner of Beaumont and 190th St.

Legal Description

Those non-pasture acres to be surveyed in the NE¼ NW¼, SE¼ NW¼ Except South

125' and NE¼ SW¼ all in Section 8, Township 80 North, Range 29 West of the 5th p.m. (Lincoln Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2015-2016: \$1,526.00

Est. Net Taxable Acres: 62.025

Est. Tax per Net Taxable Acre: \$24.60

FSA Data

Part of Farm Number 1079, Tract 1583

Crop Acres*: 60.7

Corn Base*: 60.7

Corn PLC Yield: 113 Bu.

**Acres and Bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

Land Description

Undulating to gently rolling

Drainage

Natural

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. See soil maps for detail.

• **CSR2:** 85.7 per 2015 AgriData, Inc., based on FSA crop acres.

• **CSR:** 79.1 per 2015 AgriData, Inc., based on FSA crop acres.

Water & Well Information

None known

Buildings/Improvements

None

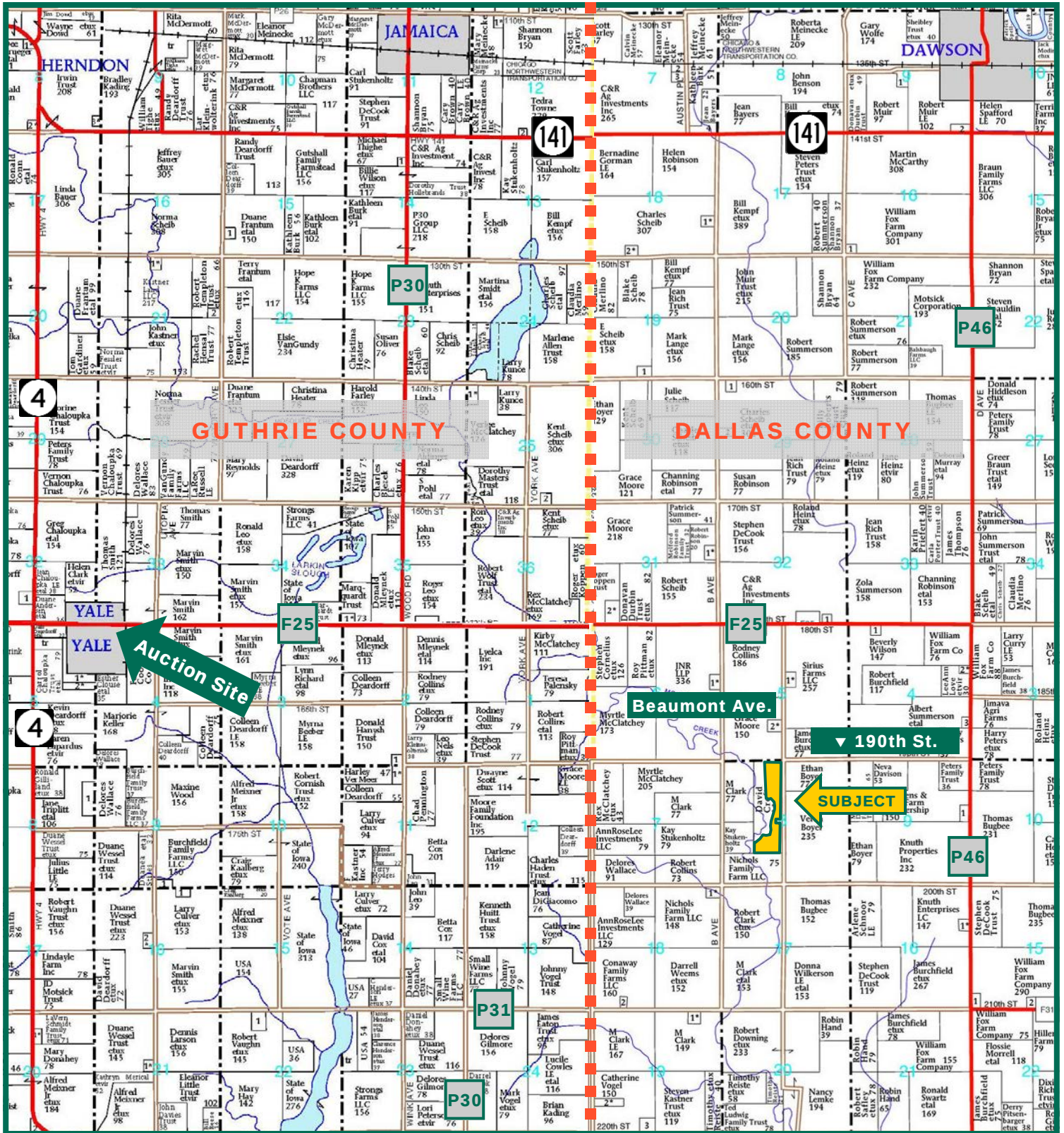
Comments

Very nice farm with high CSR2 rating. Farm has been well-maintained. Planted to beans in 2015 - ready for corn in 2016.

Chris Smith, ALC
Licensed Salesperson in Iowa
ChrisS@Hertz.ag

515-382-1500 or 800-593-5263
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Location Map

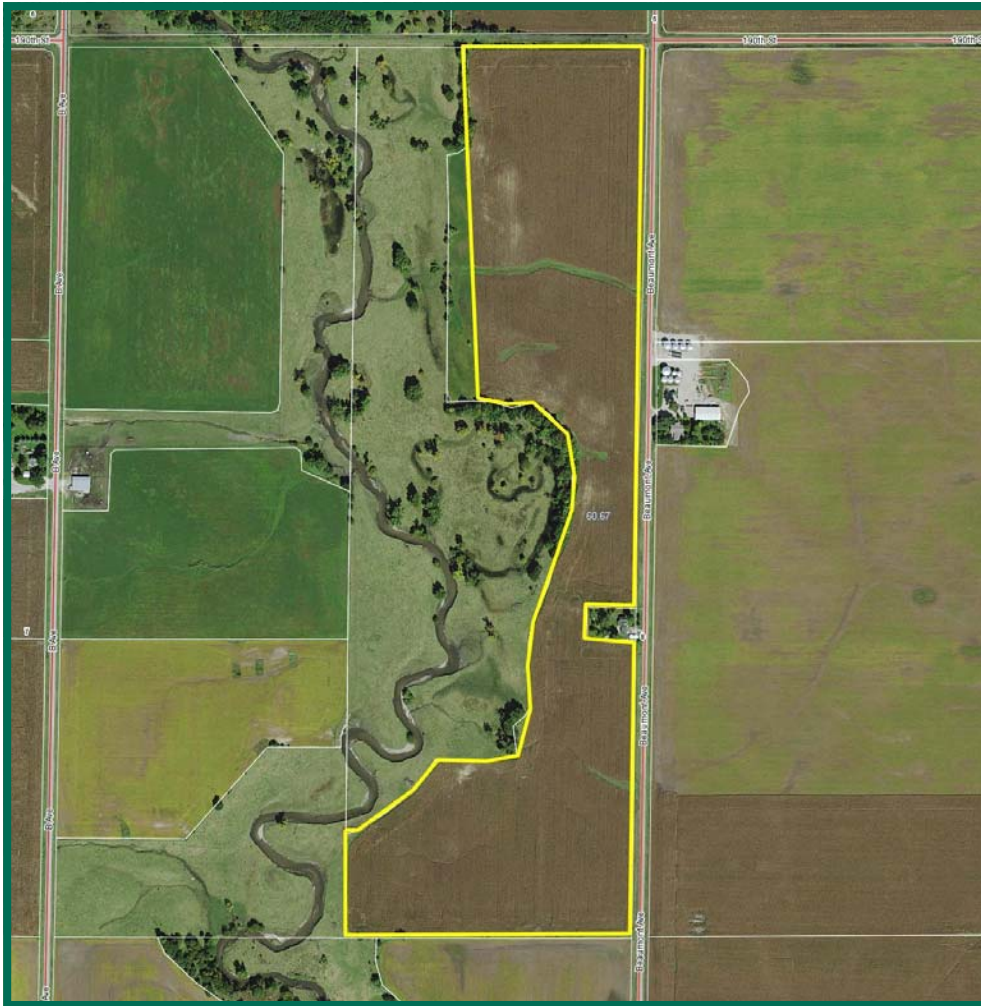


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Aerial Photo and Map



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.



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre
- Seller reserves the right to refuse any and all bids.

Seller

Paul Allen Croft and Rita Marie Croft
Family Trust Settled August 13, 1993,
Carol A. Svatosch, Sharon C. Dietz and
John G. Croft

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 November 19, 2015 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 February 28, 2016. Taxes will be prorated to November 19, 2015.

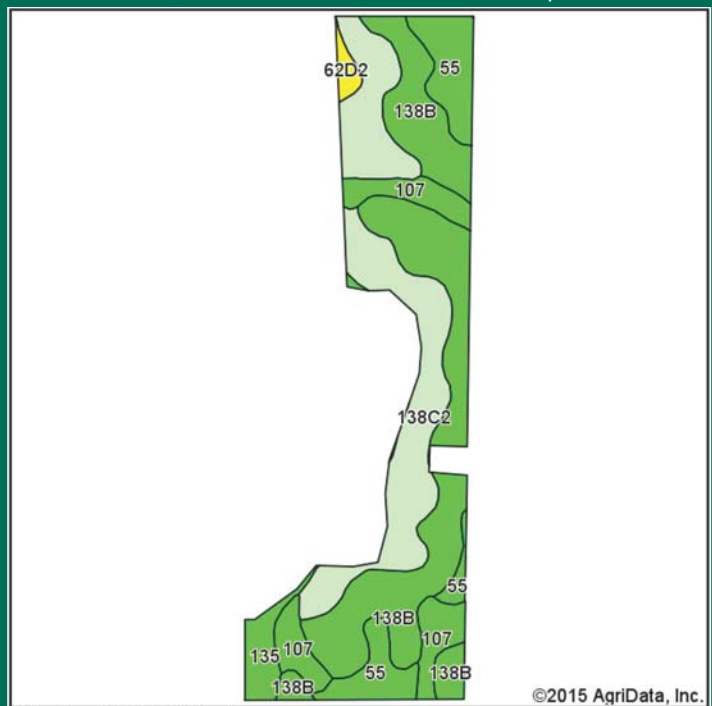
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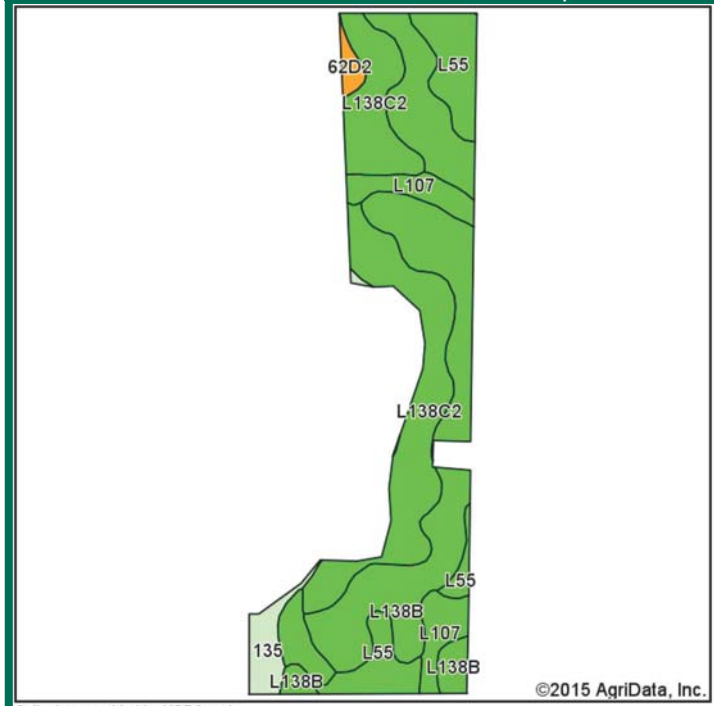
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Soil Maps

CSR: 79.1 based on 60.7 est. FSA Crop Acres



CSR2: 85.7 based on 60.7 est. FSA Crop Acres



Area Symbol: IA049, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.01	41.2%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	18.31	30.2%		IIle	83	
L55	Nicollet loam, 1 to 3 percent slopes	7.58	12.5%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	6.61	10.9%		IIlw	88	
135	Coland clay loam, 0 to 2 percent slopes	2.39	3.9%		IIlw	74	80
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.77	1.3%		IIle	36	42
Weighted Average						85.7	*-

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 79.1



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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