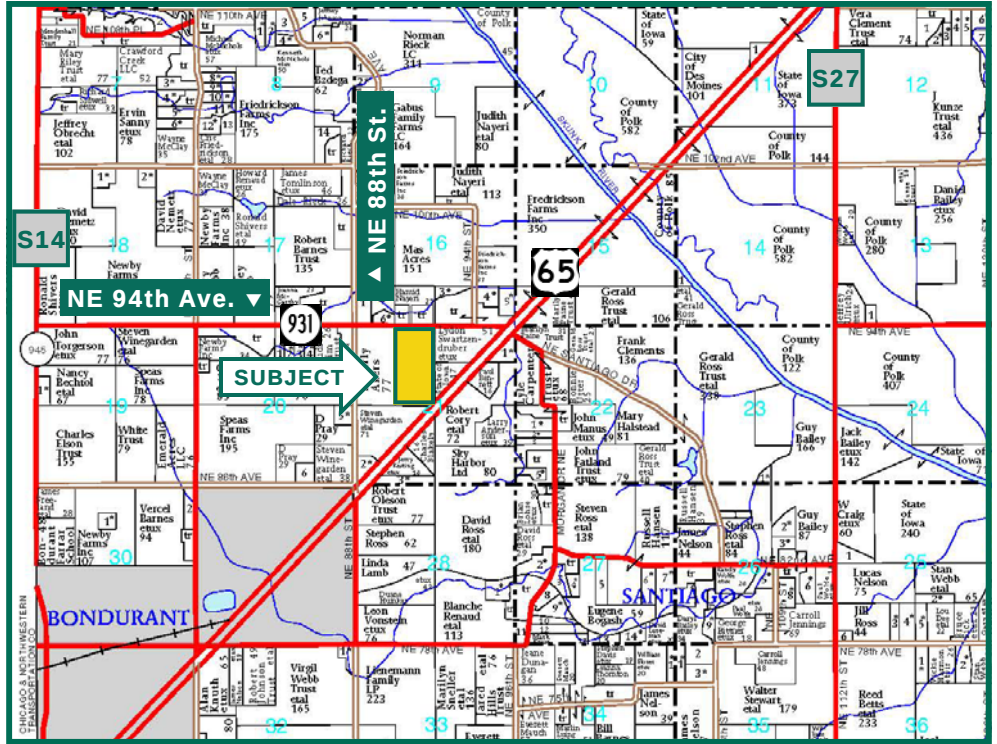


LAND AUCTION

**80 Acres, m/l,
Polk County,
IA**



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

Date: Fri. August 28, 2015

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

315 2nd St. NW

Bondurant, IA 50035

Property Information

Location

1½ miles north of Bondurant on S14, then 2½ miles east on 931 (NE 94th Ave.) OR 7½ miles east of Ankeny on 931 (NE 94th Ave.). Property lies on the south side of NE 94th Ave.

Address

9133 NE 94th Ave.

Bondurant, IA 50035

Legal Description

E½ NW¼ less 0.876 Ac. road in Section 21, Township 80 North, Range 22 West of the 5th p.m. (Franklin Twp.)

Real Estate Tax

Taxes Payable 2015-2016: \$3,524

Net Taxable Acres: 79.12

FSA Data

Farm Number 1314, Tract 2187

Crop Acres: 60.86 (47.13 acres currently being cropped)

Corn Base: 24.8 Ac.

Corn Direct/CC Yields: 111/111 Bu.

Bean Base: 34.1 Ac.

Bean Direct/CC Yields: 32/32 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Clarion and Webster. See soil map for detail.

- **CSR2:** 87.3 per 2015 AgriData Inc. based on 47.13 currently cropped acres.
- **CSR:** 85.8 per 2015 AgriData Inc. based on 47.13 currently cropped acres.
- **CSR2:** 68.19 per County Assessor, based on net taxable acres.

Land Description

Level to moderately steep

Drainage

Tile (no maps available), plus natural

Water & Well Information

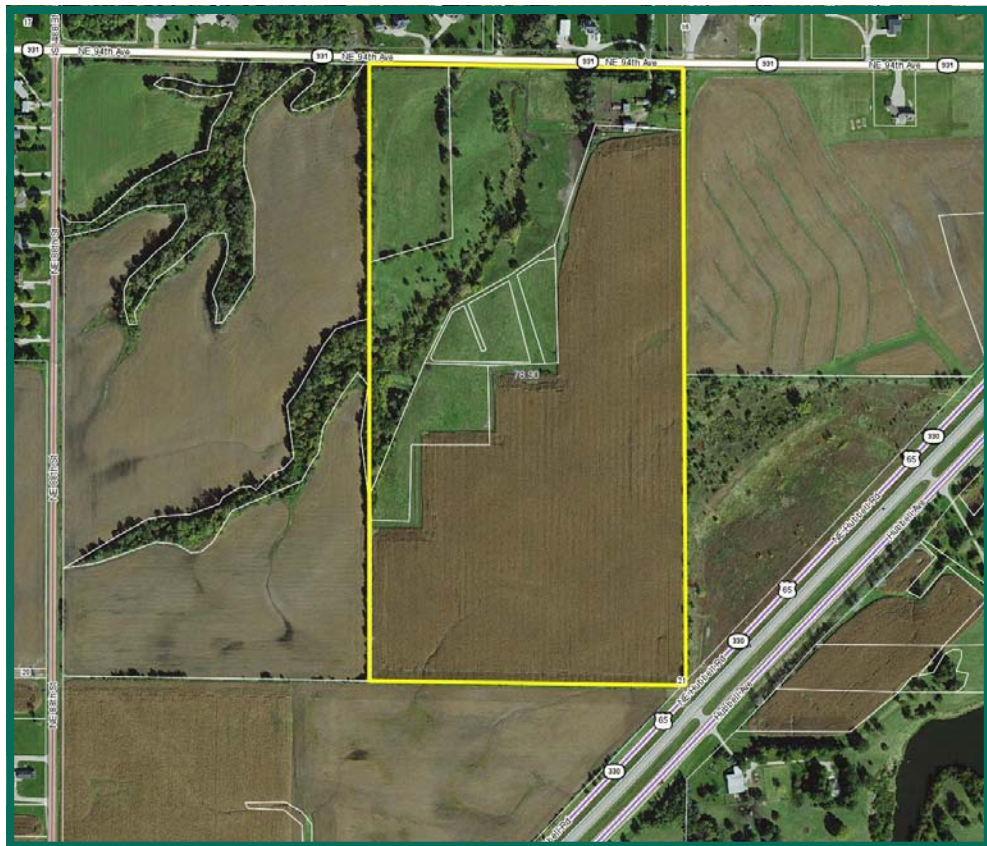
3 wells with rural water in front of property.

Marv Huntrods, ALC
Licensed in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

www.Hertz.ag

Aerial Photo



Buildings/Improvements

- Single story house built in 1863, extensively remodeled in 1965. 1,625 SF with 3 BR, 1 BA and full basement. C/A, LP furnace.
- 20' x 48' Machine Shed
- 30' x 40' Barn
- Other outbuildings & bins

Comments

HEL (Highly Erodible Land) field on tract. Conservation system being actively applied. Wetlands determination not complete.

Auction Information

Method of Sale

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

Seller

Dorothy E. Kinney Trust and Arthur R. Kinney 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 October 15, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur October 15, 2015, subject to the existing lease which expires March 1, 2016. Taxes will be prorated to October 15, 2015.

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.

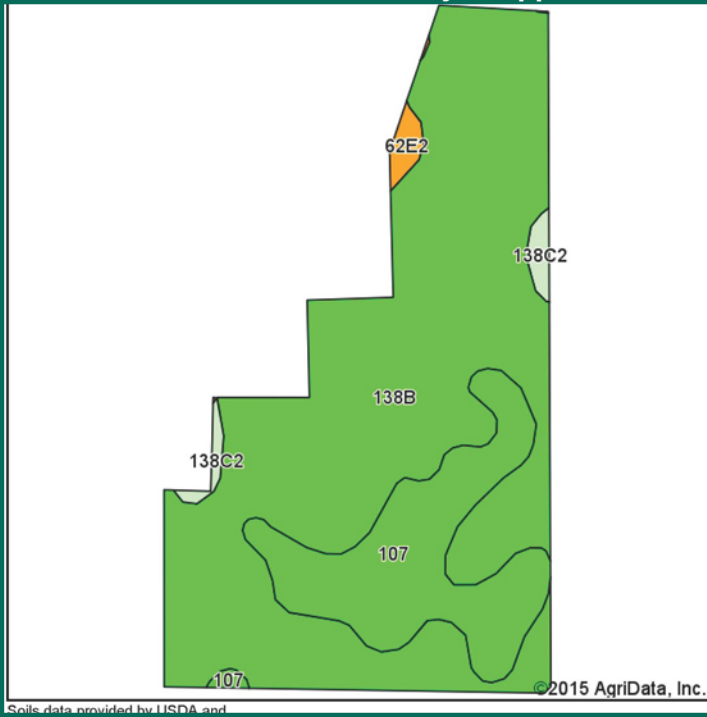
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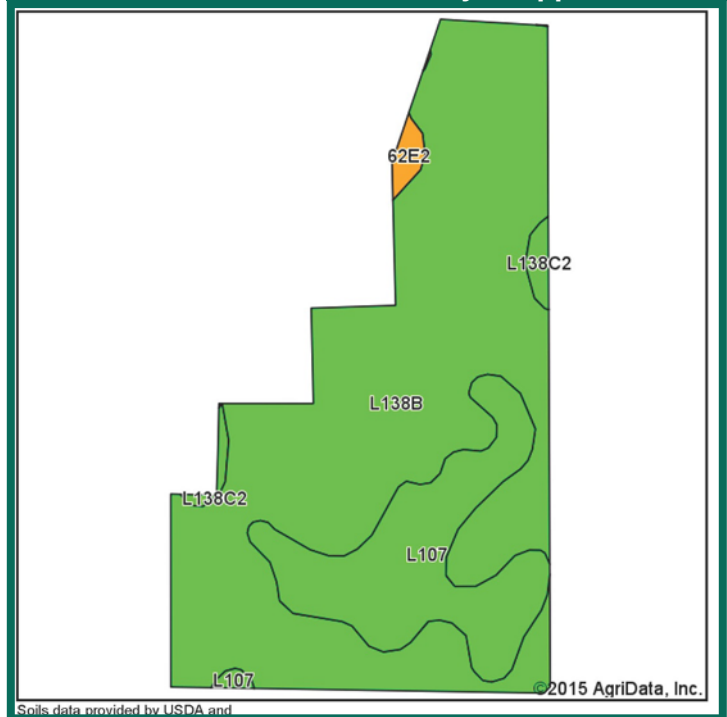
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Soil Maps

CSR - 85.8 on 47.13 Currently Cropped Acres



CSR2 - 87.3 on 47.13 Currently Cropped Acres



Area Symbol: IA153, Soil Area Version: 16

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	36.26	76.9%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	9.69	20.6%		IIw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.71	1.5%		IIIe	83	
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	0.47	1.0%		IVe	24	33
Weighted Average						87.3	*-

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 85.8



Maps provided by:



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: 80 Acres, Polk County, IA



Bedroom



Kitchen



2nd Bedroom



Barn & Lean-to



Pasture

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