

892.88 Acres, m/l, Crawford County, IA



OFFERED IN 5 PARCELS

Date: Thurs., May 28, 2015

Time: 2:00 p.m.

Auction Site:

Deloit Community Center

Address:

320 Maple St.

Deloit, IA 51441

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Bids will be \$/Gross Acre.
- Seller reserves the right to refuse any and all bids.

Seller

Estate of Calvin Winey, Jr.

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 July 23, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur July 23, 2015, subject to the existing lease which expires February 28, 2016. Buyer(s) will receive second half of 2015 rent. Taxes will be prorated to July 23, 2015.

Should Parcels 2 and 3 be sold to different buyers, Seller will pay to survey the

properties, if necessary. Final sale price for each parcel will be adjusted up or down based on final gross acres shown on survey.

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.

All legal descriptions will be determined by final Abstract.

Chris Smith, ALC

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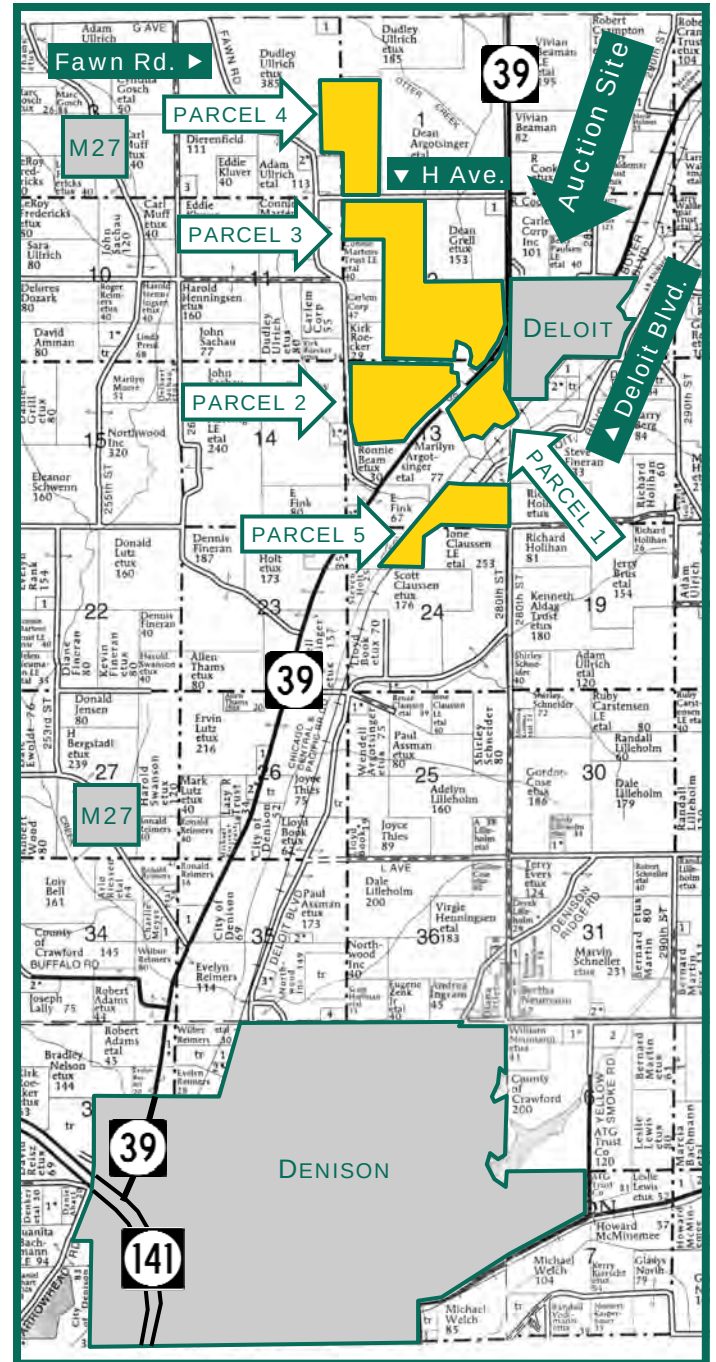
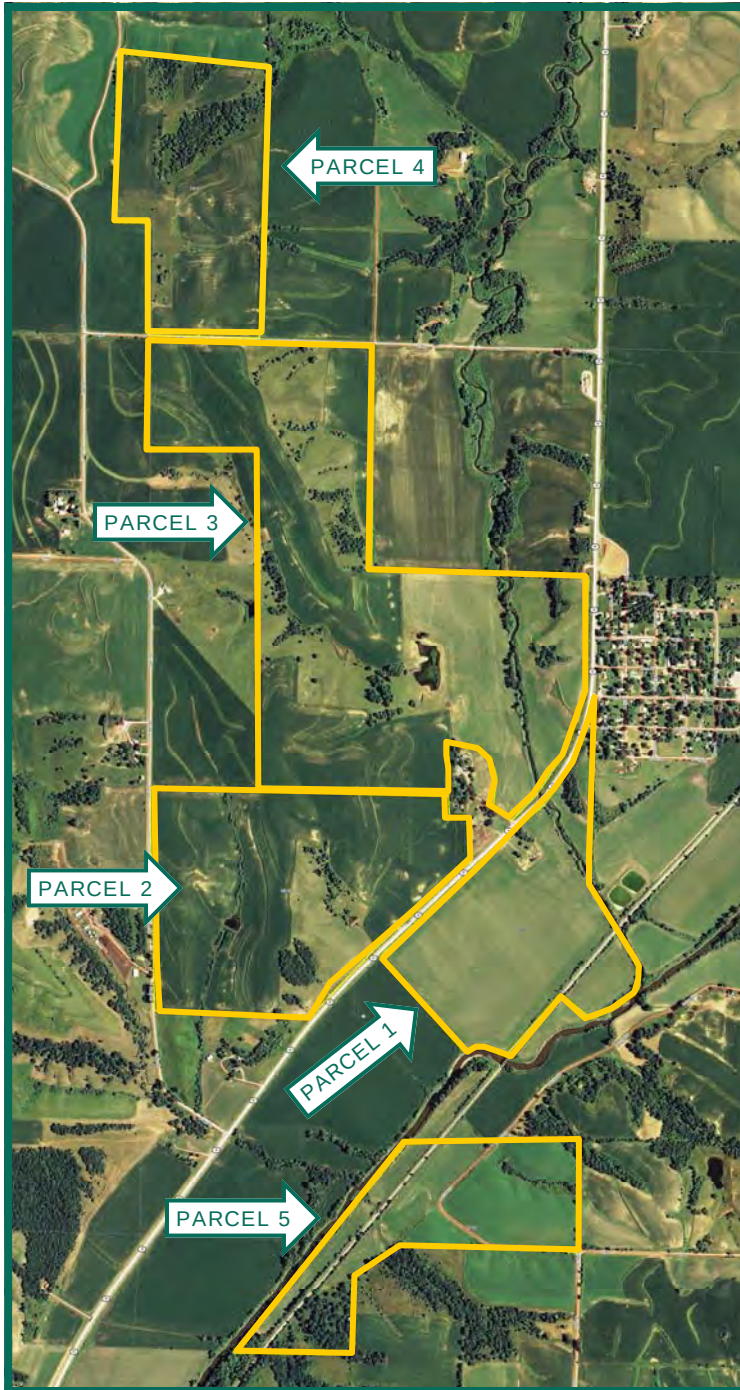
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Aerial Photo and Plat Map



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

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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Aerial Photo: Parcels 1 and 2



Property Information Parcel 1 - 122.14 Acres, m/l

Location

Located on the SW edge of Deloit, on the east side of Hwy. 39.

General Legal Description

Irregular parcel containing 122 acres, m/l in the Frl. SE SE Section 12; Frl. NW east of highway in Section 13 all in T-84N-39W (Goodrich Twp.); AND Frl. SW NW Section 18, T84N-38W (Milford Twp.).

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$4,059.50
Est. Net Taxable Acres: 112.14
Est. Tax per Net Tax. Ac.: \$36.20

FSA Data

FSA Acres and Bases are estimated, as tract is part of a larger farm. FSA will determine final acres and bases.

Part of Farm Number 5792, Tract 5604
Crop Acres*: 109.73 (less 4.4 Ac. - See explanation)

Corn Base*: 73.16 Ac.
Corn PLC Yield: 159 Bu.
Bean Base*: 31.97 Ac.
Bean PLC Yield: 42 Bu.
Conservation Plan is in place.

Crop Acre Discrepancy: Parcel 1 has a small area (approx. 4.4 acres) that has been farmed and included in FSA Crop Acres, but is owned by Canadian National (CN) Railroad. These 4.4 acres are not included in the acres being sold. Any future agreement for farming these areas shall be the responsibility of the Buyer to negotiate with CN Railroad.

Soil Types / Productivity

Primary soils are Danbury & Nodaway. See soil maps for detail.

- **CSR2:** 82.6 per 2015 AgriData Inc., based on 105.33 Est. FSA crop acres.
- **CSR:** 83.0 per 2015 AgriData Inc., based on 105.33 Est. FSA crop acres.
- **CSR:** 67.97 per County Assessor, based on net taxable acres.

Land Description

Undulating

Buildings/Improvements

Old barn

Drainage

Natural and tile

Water & Well Information

One well located at old building site

Comments

High quality farm offering a high CSR2.

Property Information Parcel 2 - 188.62 Acres, m/l

Location

1/4 mile southwest of Deloit on the west side of Hwy. 39.

General Legal Description

N $\frac{1}{2}$ NW; SW NW west of road; Lot 2 in SE NW and Lots 1 & 2 in W $\frac{1}{2}$ NE Except acreage site (Goodrich Twp.)

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Aerial Photo: Parcel 3

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$3,538.60
Est. Net Taxable Acres: 183.00
Est. Tax per Net Tax. Ac.: \$19.34

FSA Data

FSA Acres and Bases are estimated, as tract is part of a larger farm. FSA will determine final acres and bases.

Part of Farm Number 5792, Tract 5604
Crop Acres*: 140.61
Corn Base*: 93.75 Ac.
Corn PLC Yield: 159 Bu.
Bean Base*: 40.97 Ac.
Bean PLC Yield: 42 Bu.
Conservation Plan is in place.

Soil Types / Productivity

Primary soils are Marshall, Liston Burchard, Judson and Ida. See soil maps for detail.

- **CSR2:** 61.9 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 52.8 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 36.22 per County Assessor, based on net taxable acres.

Land Description

Rolling to steep slope

Buildings/Improvements

None

Drainage

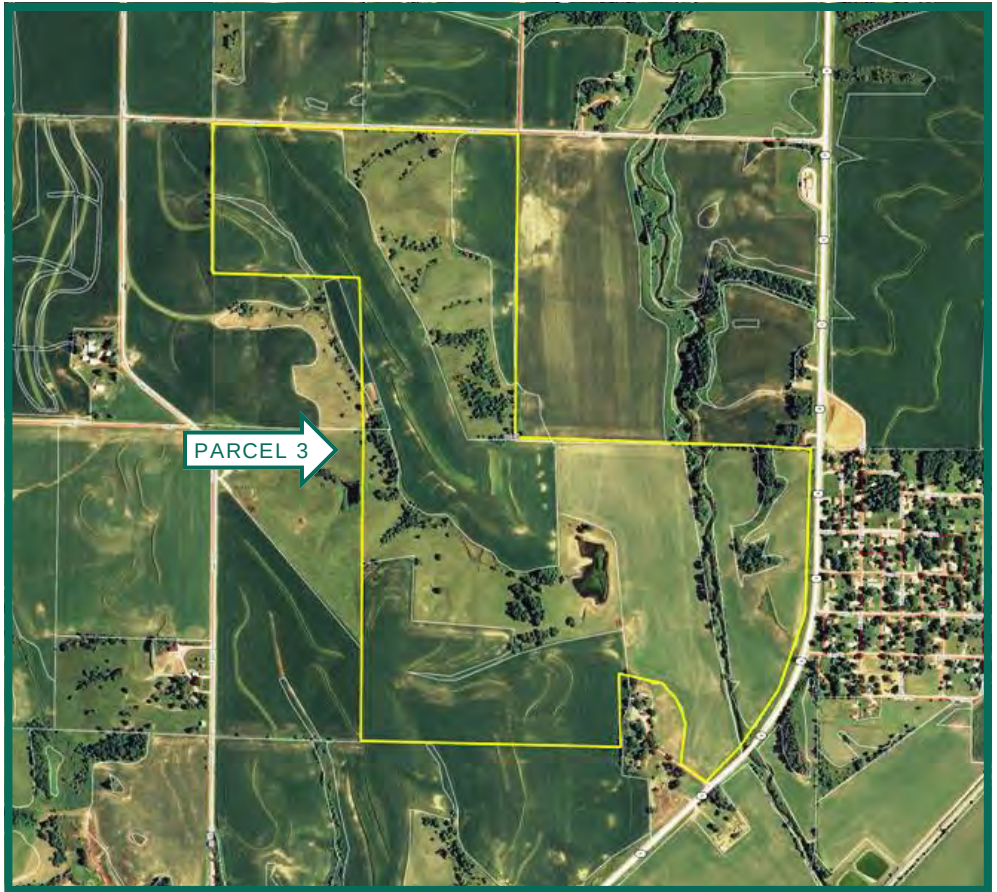
Natural and terraced

Water & Well Information

One well - services acreage. Easement for continued acreage use to be put in place.

Comments

Nice quality farm offering combination of crop acres and pasture with good fences. 35 pasture acres. Well-terraced to protect soils.



Property Information Parcel 3 - 349.62 Acres, m/l

Location

Located on the west edge of Deloit, west of Hwy. 39.

General Legal Description

N½ NW, SE SW, E½ SW and Frl. SE west of Hwy and Except acreage site all in Section 12; and Frl. NW NE Section 13; all in T84N-R39W of the 5th p.m. (Goodrich Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$7,188.37
Est. Net Taxable Acres: 337.87
Est. Tax per Net Tax. Ac.: \$21.28

FSA Data

FSA Acres and Bases are estimated, as tract is part of a larger farm. FSA will determine final acres and bases.

Part of Farm Number 5792, Tract 5604
Crop Acres*: 235.90
Corn Base*: 157.28 Ac.
Corn PLC Yield: 159 Bu.
Bean Base*: 68.73 Ac.
Bean PLC Yield: 42 Bu.
Conservation Plan is in place.

Soil Types / Productivity

Primary soils are Marshall, Judson, Burchard and Kennebec. See soil maps for detail.

- **CSR2:** 70.0 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 62.5 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 39.25 per County Assessor, based on net taxable acres.

Land Description

Rolling to steep slope

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Aerial Photo: Parcel 4

Buildings/Improvements

None

Drainage

Natural and terraced

Water & Well Information

No wells. There is a 3-acre pond on the property.

Comments

Nice quality farm offering a combination of crop acres and pasture with good fences. 85.12 pasture acres. Well-terraced to protect soils. Pipeline crosses property on north end running east/west. Easement to be put in place to allow access to SE corner of property from acreage driveway.

Property Information Parcel 4 - 119.99 Acres, m/l

Location

Located 1¼ mile north and west of Deloit, on the north side of H. Ave.

General Legal Description

Lot 1 in SW NW and W½ SW of Section 1; and Lot 1 in SE NE and Lot 1 in NE SE of Section 2; all in T84N-R39W of the 5th p.m. (Goodrich Twp.).

Real Estate Tax

Taxes Payable 2014-2015: \$2,150

Net Taxable Acres: 118.99

Tax per Net Tax. Ac.: \$18.07

FSA Data

FSA Acres and Bases are estimated, as tract is part of a larger farm. FSA will determine final acres and bases.

Part of Farm Number 5792, Tract 5604

Crop Acres*: 75.61

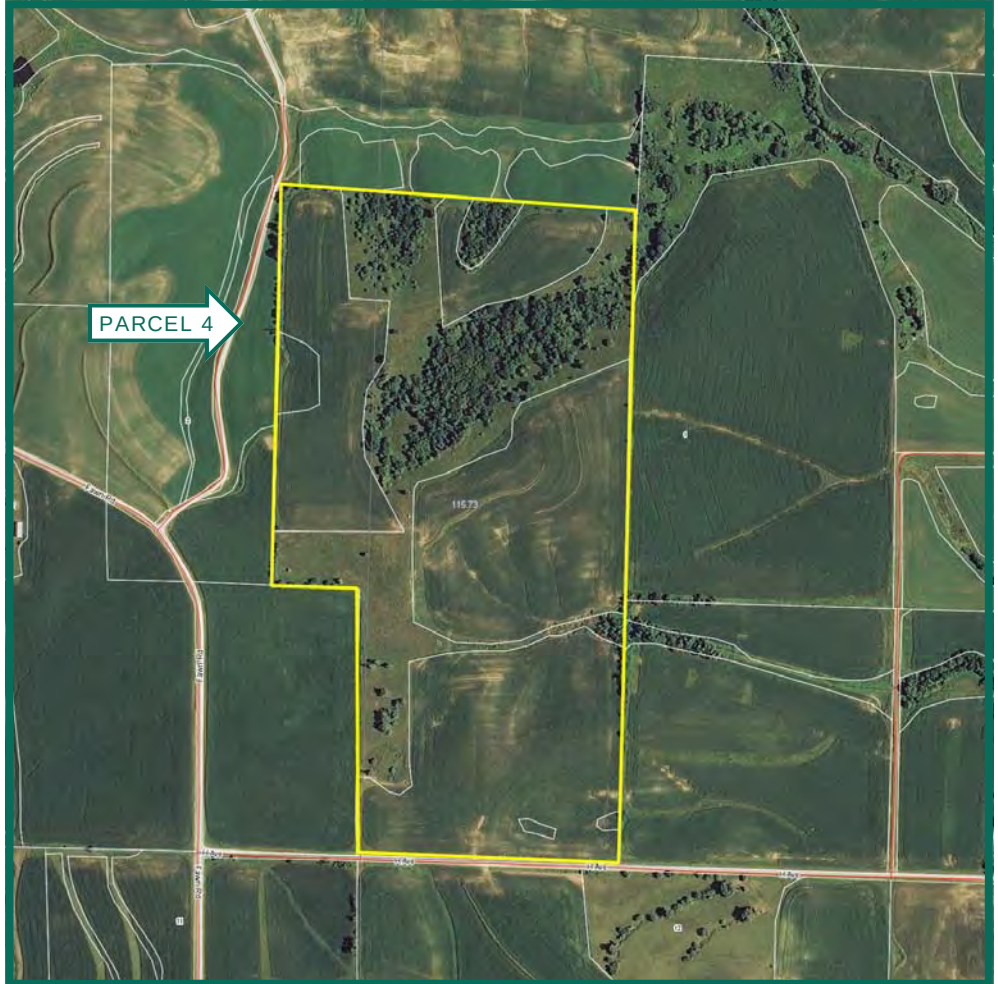
Corn Base*: 50.41Ac.

Corn PLC Yield: 159 Bu.

Bean Base*: 22.03 Ac.

Bean PLC Yield: 42 Bu.

Conservation Plan is in place.



Soil Types / Productivity

Primary soils are Marshall and Judson, Burchard and Kennebec. See soil maps for detail.

- **CSR2:** 64.2 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 52.5 per 2015 AgriData Inc., based on FSA crop acres.
- **CSR:** 33.83 per County Assessor, based on net taxable acres.

Land Description

Rolling to steep slope

Buildings/Improvements

None

Drainage

Natural and terraced

Water & Well Information

One well located in pasture

Comments

Nice quality farm offering a combination of crop acres and pasture with good fences. 38.4 pasture acres.

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Aerial Photo: Parcel 5



Property Information

Parcel 5 - 112.51 Acres, m/l

Location

Located ½ mile south of Deloit, bordering Deloit Blvd.

General Legal Description

Frl. SE SW and Frl. S½ SE of Section 13 (all south of drainage ditch); and Frl. NE NW and Frl. NW NE of Section 24 (all east of drainage ditch) all in T84N-R39W of the 5th p.m. (Goodrich Twp.)

Real Estate Tax

Taxes Payable 2014-2015: \$2,192
Net Taxable Acres: 95.92
Tax per Net Tax. Ac.: \$22.85

Buildings/Improvements

None

FSA Data

Farm Number 5792, Tract 674
Crop Acres: 74.43 (less 8.77 Ac. - See explanation)
Corn Base: 39.30Ac.
Corn PLC Yield: 159 Bu.
Bean Base: 31.60 Ac.
Bean PLC Yield: 42 Bu.
Conservation Plan is in place.

Crop Acre Discrepancy: Parcel 5 has two small areas that have been farmed and are included in the FSA Crop Acres, but are owned by Canadian National (CN) Railroad (approx. 7.96 acres) and Steve Fineran (approx. 0.81 acres). These total 8.77 acres are not included in the acres being sold. Any future agreement for farming these areas shall be the responsibility of the Buyer to negotiate with CN Railroad and/or Steve Fineran.

Soil Types / Productivity

Primary soils are Marshall, Danbury and Judson. See Soil Maps for detail.

- **CSR2:** 66.8 per 2015 AgriData Inc., based on 65.66 Est. FSA crop acres.
- **CSR:** 59.0 per 2015 AgriData Inc., based on 65.66 Est. FSA crop acres.
- **CSR:** 42.83 per County Assessor, based on net taxable acres.

Land Description

Undulating to sloping

Drainage

Natural

Water & Well Information

None

Comments

Nice quality farm offering a combination of crop acres and pasture with good fences. 12.7 pasture acres.

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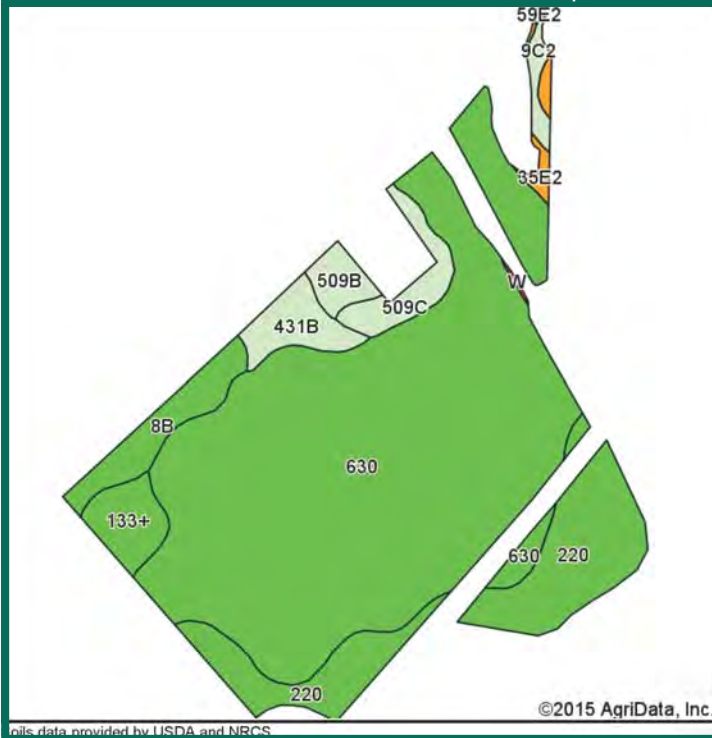
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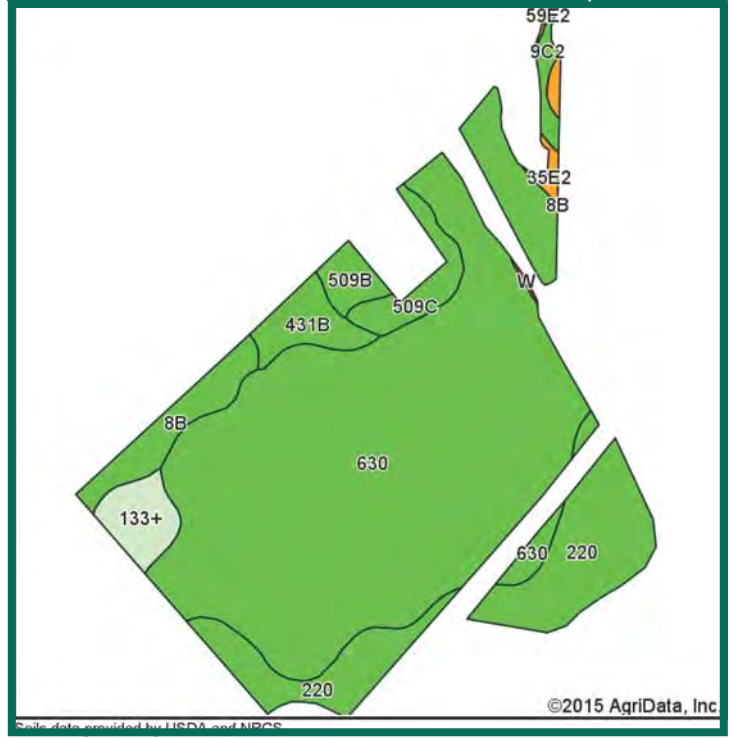
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Soil Maps: Parcel 1

CSR - 83.0 on 105.33 Est. FSA Crop Ac.



CSR2 - 82.6 on 105.33 Est. FSA Crop Ac.



Area Symbol: IA047. Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
630	Danbury silt loam, 0 to 2 percent slopes, occasionally flooded	72.88	69.1%		IIw		83	85
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	15.43	14.6%		IIw		80	86
8B	Judson silty clay loam, 2 to 5 percent slopes	4.13	3.9%		Ile		90	81
431B	Judson-Ackmore-Colo, overwash, complex, 2 to 5 percent slopes	3.17	3.0%		IIw		83	66
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	3.13	3.0%		IIw		78	85
509C	Marshall silty clay loam, terrace, 5 to 9 percent slopes	2.99	2.8%		IIIe		90	68
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	1.77	1.7%		Ile		94	76
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.99	0.9%		IIIe		87	64
35E2	Liston-Burchard complex, 14 to 18 percent slopes, moderately eroded	0.88	0.8%		IVe	IVe	31	30
W	Water	0.09	0.1%				0	0
59E2	Burchard clay loam, 14 to 18 percent slopes, moderately eroded	0.06	0.1%		IVe	IVe	44	33
Weighted Average							82.6	83



Maps Provided By:

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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.

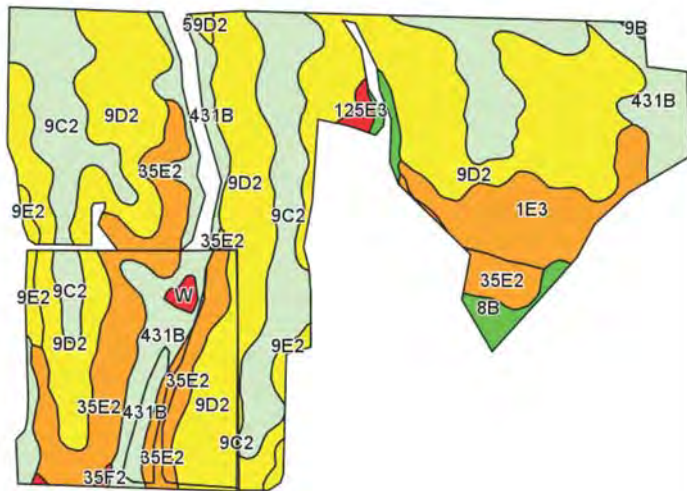
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Soil Maps: Parcel 2

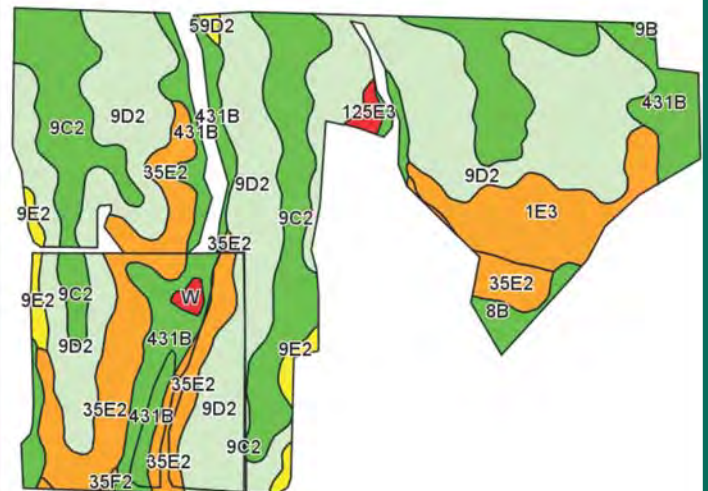
CSR - 52.8 on 140.61 FSA Crop Ac.



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Soils data provided by USDA and NRCS

CSR2 - 61.9 on 140.61 FSA Crop Ac.



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Soils data provided by USDA and NRCS

Area Symbol: IA047. Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	61.49	43.7%		IIIe		61	54
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	28.54	20.3%		IIIe		87	64
35E2	Liston-Burchard complex, 14 to 18 percent slopes, moderately eroded	18.52	13.2%		IVe	IVe	31	30
431B	Judson-Ackmore-Colo, overwash, complex, 2 to 5 percent slopes	15.88	11.3%		IIlw		83	66
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	9.55	6.8%		IVe		20	35
8B	Judson silty clay loam, 2 to 5 percent slopes	2.54	1.8%		Ile		90	81
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	2.27	1.6%		IVe		50	44
125E3	Ida-Chute complex, 14 to 20 percent slopes, severely eroded	0.64	0.5%		Vs		16	13
W	Water	0.52	0.4%				0	0
59D2	Burchard clay loam, 9 to 14 percent slopes, moderately eroded	0.30	0.2%		IIIe		53	58
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	0.22	0.2%		Vle		22	8
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.15	0.1%		Ile		95	81
Weighted Average							61.9	52.8



Maps Provided By:

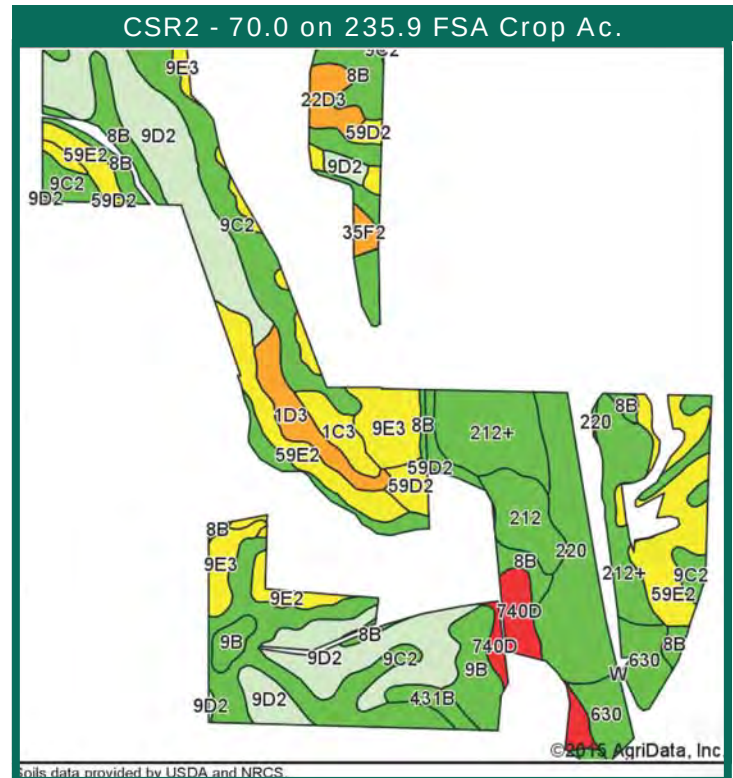
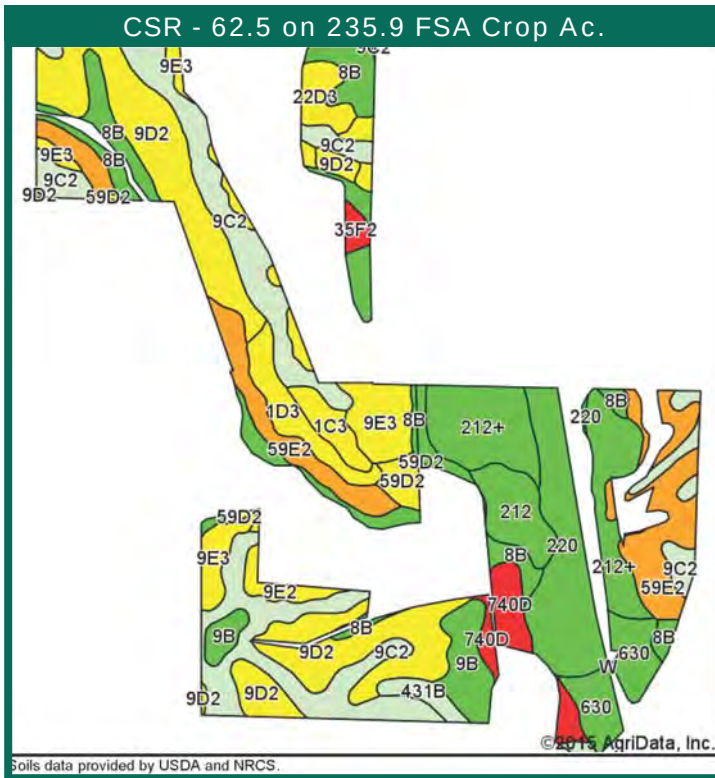
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Soil Maps: Parcel 3



Area Symbol: IA047, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	42.15	17.9%		IIle		87	64
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	41.17	17.5%		IIle		61	54
8B	Judson silty clay loam, 2 to 5 percent slopes	23.49	10.0%		Ile		90	81
59E2	Burchard clay loam, 14 to 18 percent slopes, moderately eroded	23.01	9.8%		IVe	IVe	44	33
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	20.60	8.7%		IIlw		92	90
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	17.42	7.4%		IIlw		80	86
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	13.49	5.7%		IVe		45	41
630	Danbury silt loam, 0 to 2 percent slopes, occasionally flooded	8.54	3.6%		IIlw		83	85
9B	Marshall silty clay loam, 2 to 5 percent slopes	8.13	3.4%		Ile		95	81
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	6.91	2.9%		IIlw		88	85
740D	Hawick gravelly sandy loam, 9 to 14 percent slopes	6.47	2.7%		IVs		11	12
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.20	2.6%		IIle		32	45
59D2	Burchard clay loam, 9 to 14 percent slopes, moderately eroded	4.29	1.8%		IIle		53	58
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	3.67	1.6%		IIle		29	43
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.50	1.5%		IIle	IVe	58	55
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	2.45	1.0%		IVe		50	44
431B	Judson-Ackmore-Colo, overwash, complex, 2 to 5 percent slopes	2.31	1.0%		IIlw		83	66
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	1.28	0.5%		Vle		22	8
509C	Marshall silty clay loam, terrace, 5 to 9 percent slopes	0.65	0.3%		IIle		90	68
Weighted Average							70	62.5



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Soil Maps: Parcel 4

CSR - 52.5 on 75.1 FSA Crop Ac.



CSR2 - 64.2 on 75.1 FSA Crop Ac.



Area Symbol: IA047, Soil Area Version: 27							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	24.11	31.9%		IIIe	87	64
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	22.18	29.4%		IVe	45	41
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	16.54	21.9%		IIIe	61	54
8B	Judson silty clay loam, 2 to 5 percent slopes	6.85	9.1%		Ile	90	81
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	5.42	7.2%		VIe	22	8
22D3	Dow silt loam, 9 to 14 percent slopes, severely eroded	0.47	0.6%		IIIe	29	43
Weighted Average						64.2	52.5



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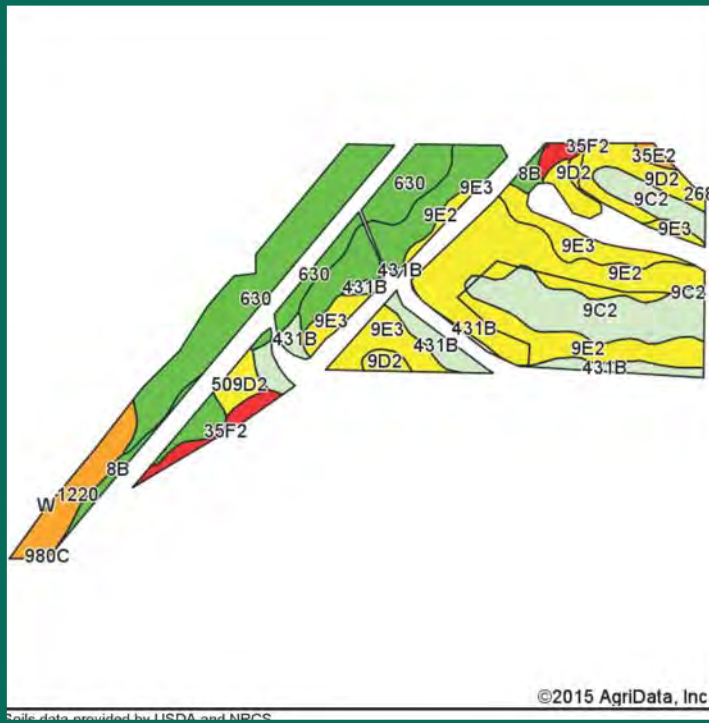
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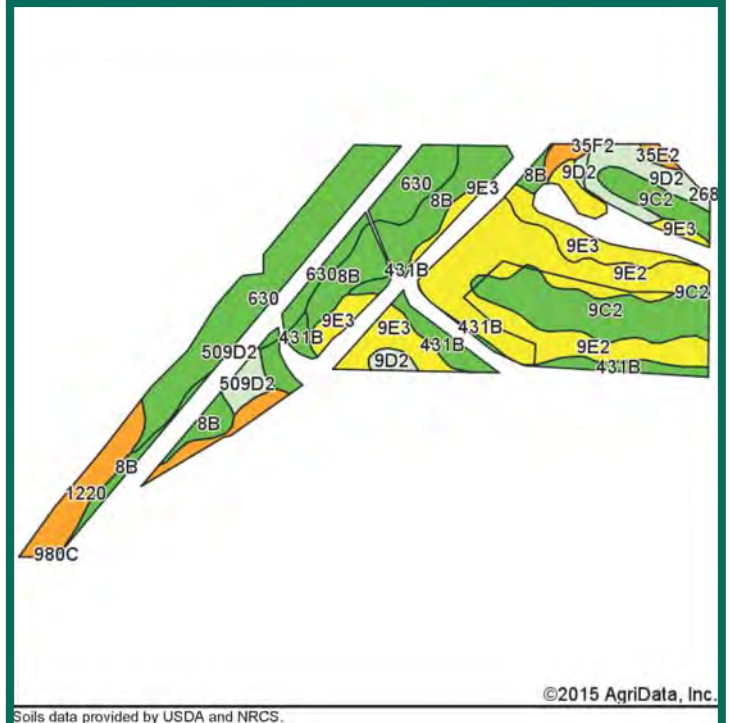
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Soil Maps: Parcel 5

CSR - 59.0 on 65.66 Est. FSA Crop Ac.



CSR2 - 66.8 on 65.66 Est. FSA Crop Ac.



Area Symbol: IA047, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
9E2	Marshall silty clay loam, 14 to 18 percent slopes, eroded	14.46	21.8%		IVe		50	44
630	Danbury silt loam, 0 to 2 percent slopes, occasionally flooded	12.86	19.4%		IIw		83	85
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	8.98	13.5%		IIIe		87	64
8B	Judson silty clay loam, 2 to 5 percent slopes	8.05	12.1%		IIe		90	81
9E3	Marshall silty clay loam, 14 to 18 percent slopes, severely eroded	7.31	11.0%		IVe		45	41
431B	Judson-Ackmore-Colo, overwash, complex, 2 to 5 percent slopes	4.42	6.7%		IIw		83	66
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	3.69	5.6%		IIIe		61	54
1220	Nodaway silt loam, channeled, 0 to 2 percent slopes, frequently flooded	3.20	4.8%		Vw		27	25
35F2	Liston-Burchard complex, 18 to 25 percent slopes, moderately eroded	1.84	2.8%		Vle		22	8
509D2	Marshall silty clay loam, terrace, 9 to 14 percent slopes, eroded	1.12	1.7%		IIIe		66	54
35E2	Liston-Burchard complex, 14 to 18 percent slopes, moderately eroded	0.37	0.6%		IVe	IVe	31	30
Weighted Average							66.8	59



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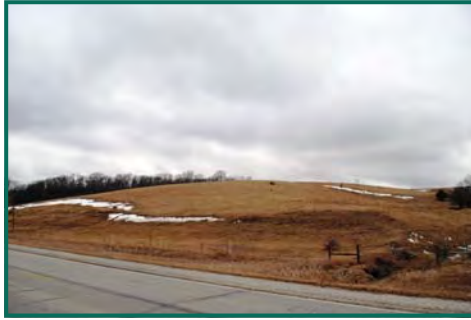
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Photos: 892.88 Acres, Crawford County, IA



Parcel 1 - Looking NE from Hwy. 39



Parcel 2 - Looking SW from Hwy. 39



Parcel 3 - One of Several Terraces



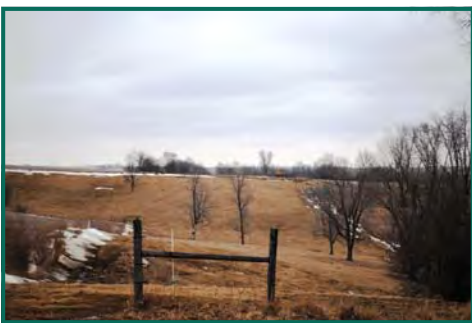
Parcel 3 - Looking SE from Center of Farm



Parcel 3 - Pasture in Center of Farm



Parcel 4 - North End



Parcel 4 - Pasture Ground - West Side



Parcel 5 - Hay Ground - East Side



Parcel 5 - Crop Acres that Border Railroad

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