



120 Acres m/l, Henry County, IA O'Neill Farm

84.6 CSR — This farm is located ½ mile southwest of Mt. Union, IA

Date: Tues, December 2, 2014

Time: 10:00 a.m.

Auction Site:

Linkin Center

Address:

113 West Main Street

New London, IA 52645

Property Information

Location

From Mt. Union: ½ mile south on Racine Avenue, then ½ mile west on 180th Street. The farm is located on the south side of the road.

Legal Description

N ½ NW ¼ and the NW ¼ NE ¼; all in Section 14, Township 72 North, Range 5 West of the 5th P.M., Henry County, Iowa.

Real Estate Tax

Taxes Payable 2014 - 2015: \$4,424.00

Net Taxable Acres: 116.00

Tax per Net Tax. Ac.: \$38.14

FSA Data

Farm Number: 4439

Tract Number: T3922

Crop Acres: 117.7

Corn Base: 79.3*

Corn Direct/CC Yields: 136/136*

Bean Base: 38.4*

Bean Direct/CC Yields: 43/43*

**Farm is combined with other farms by FSA. FSA base acres are estimated.*

Final base acres will be determined by the local FSA office when this farm is split.

Soil Types / Productivity

Primary soils are Kalona and Taintor. See soil map for detail.

- **CSR:** 84.6 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR2:** 71.7 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 71.7 per County Assessor, based on net taxable acres.

Yield History

Farm yields have averaged in excess of 200 bu/A on corn and 50 bu/A on soybeans over the last three years.

Land Description

Level.

Buildings / Improvements

None.

Drainage

Pattern tiled on 66' spacing.

Water & Well Information

None.

Comments

This is a good quality pattern tiled Henry County farm located in a strong area!

Jim M. Rebhuhn, AFM

Licensed Real Estate Broker in IA

102 Palisades Road & Hwy. 1, PO Box 50

Mt. Vernon, IA 52314

319-895-8858

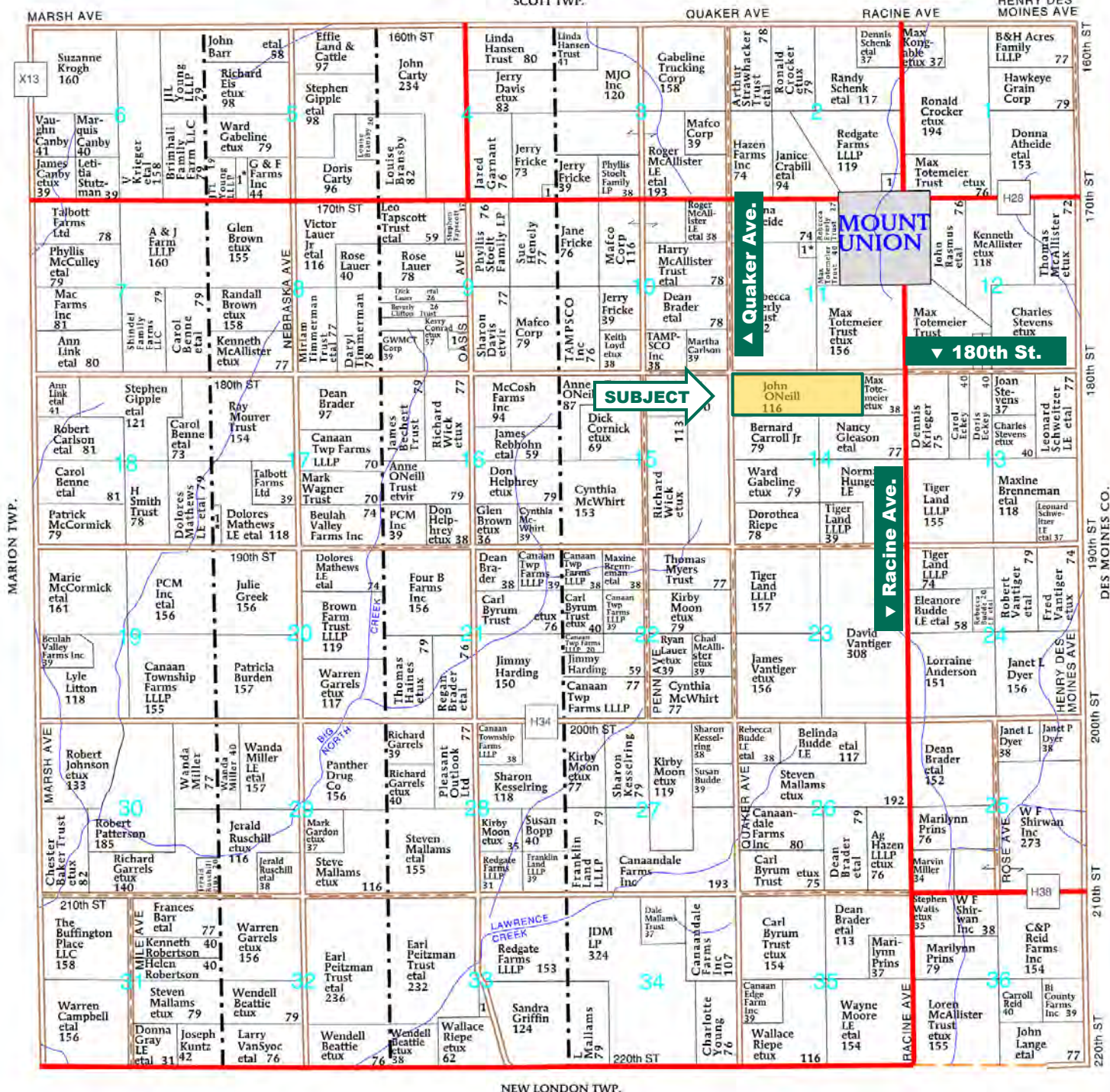
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R-5-W



SCOTT TWE



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

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Aerial Photo



Auction Information

Method of Sale

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

Seller

John E. O'Neill.

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 January 6, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur January 6, 2015. Taxes will be prorated to date of 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.

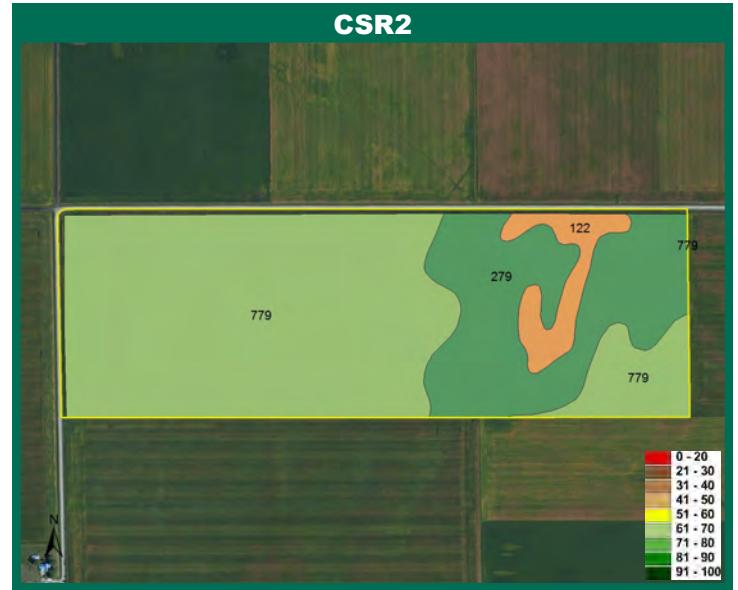
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		117.7	Avg. CSR		84.6	Avg. CSR2*		71.7
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
122	Sperry silt loam, 0 to 1 percent	63	36	5.6%	IIIw	6.54		
279	Taintor silty clay loam, 0 to 2 percent	88	83	27.6%	IIw	32.50		
779	Kalona silty clay loam, 0 to 1 percent	85	70	66.8%	IIw	78.68		

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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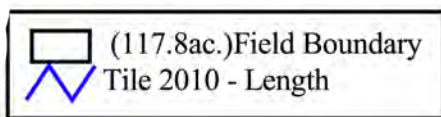
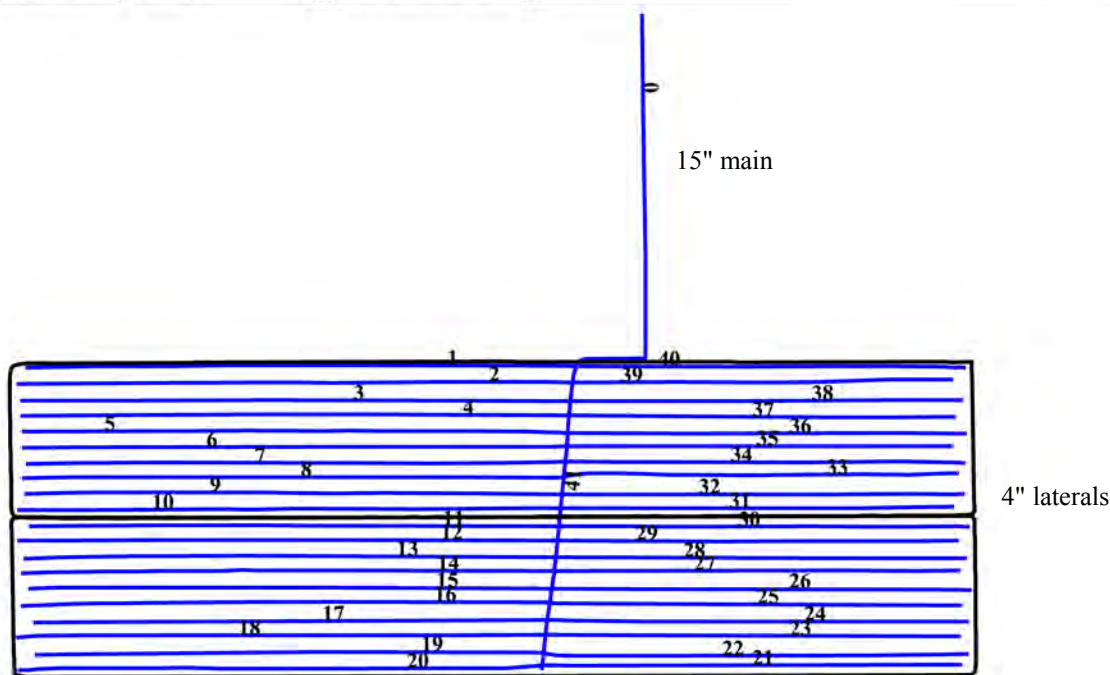
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Tile Map

Tile Map 2010

Approximate Lengths



Date: Feb 13, 2011
 Field Name: The 117; 09
 Location: Henry Co., Iowa, U.S.
 Section 14, T72N, R05W
 Farm Name: 256 John E O'Neill
 Client Name: HFM John O'Neill
 Total Acres: 117.78
 Field Boundary Start Location:
 Latitude: 41.04501773
 Longitude: -91.39499878



ID	Length2
1	2275
2	2291
3	2268
4	2262
5	2250
6	2247
7	2225
8	2234
9	2218
10	2241
11	2186
12	2227
13	2194
14	2192
15	2158
16	2180
17	2119
18	2182
19	2098
20	2163
21	1732

ID	Length2
22	1755
23	1713
24	1738
25	1702
26	1729
27	1681
28	1696
29	1654
30	1694
31	1618
32	1659
33	1631
34	1648
35	1586
36	1643
37	1595
38	1621
39	1567
40	1601
41	1302
0	5061

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Photos: 120 Acres m/l, Henry County, IA



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