



124 Acres m/l, Butler County, IA



Property will be sold as - Tract 1 - 46 acres m/l , and Tract 2 - 78 acres m/l

Date: Sat., Nov. 15, 2014

Time: 10:00 a.m.

Auction Site:

Faith Lutheran Fellowship Hall

Address:

422 North Prairie Street
Shell Rock, IA 50670

Auction Information

Method of Sale

- Property will be sold in two tracts with no combination.
- Seller reserves the right to refuse any and all bids.

Seller

Dale L. Schatzberg Estate

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 December 16, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 16, 2014, subject to the existing lease which expires March 1, 2015. Taxes will be prorated to December 16, 2014.

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.

OPEN HOUSE

12:00-2:00 Sunday, October 19, 2014.
29047 Willow Ave., Shell Rock, IA 50670

Cal E. Wilson

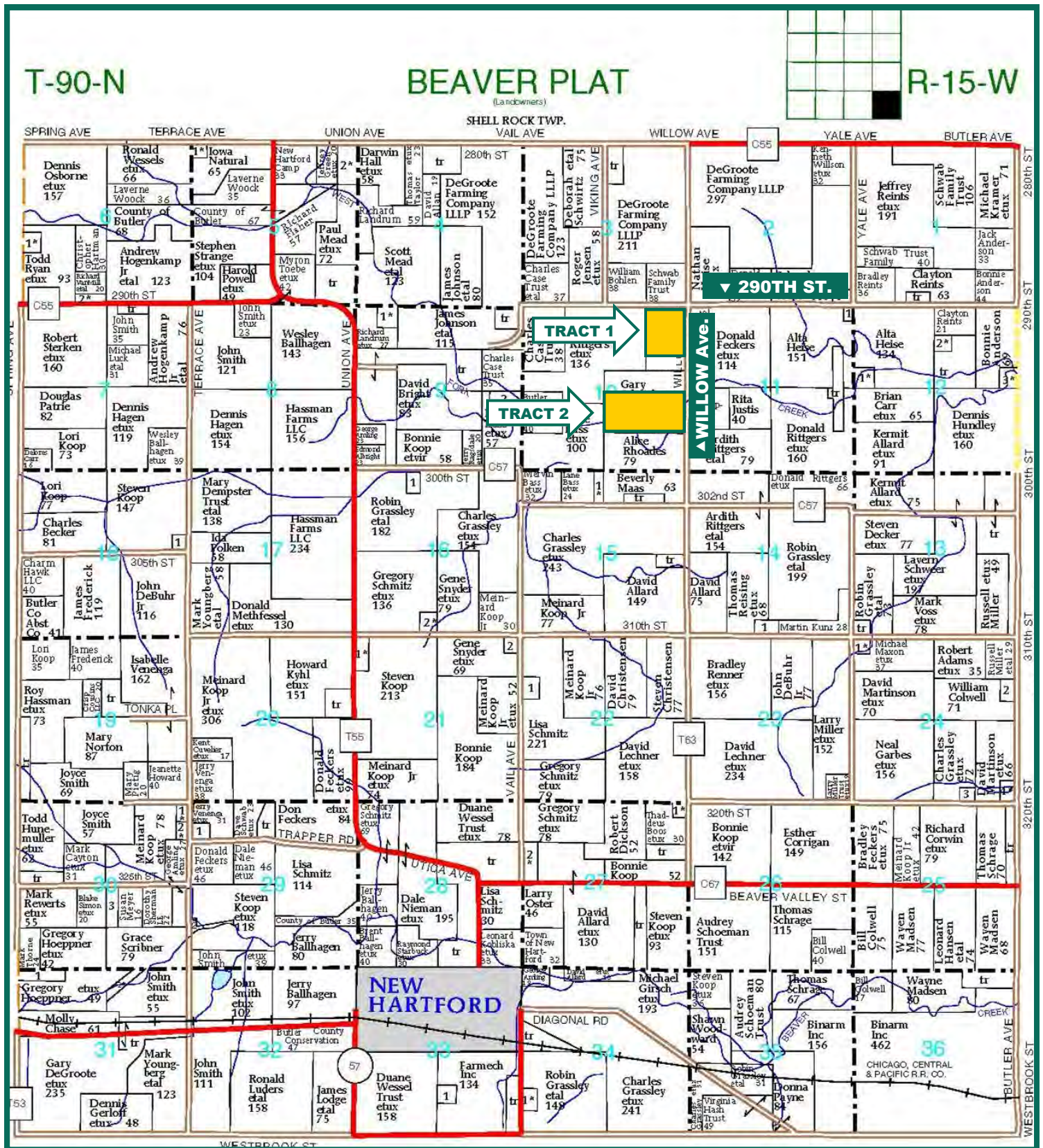
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Location Map: Tracts 1 - 2



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

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Aerial Map: Tract 1



Soil Types / Productivity

Primary soils are Coland clay loam and Clyde-Floyd complex. See soil map for detail.

- **CSR2:** 73.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.7 per County Assessor, based on net taxable acres.

Dwelling

1 3/4 Story Frame
1,464 sq. ft. of living space
3 Bedroom
1 Bathroom
FAH-Gas Heat - New burners installed in 2013.
Central Air Conditioning
New water softener 2013
Detached Garage 20' x 22'
1,000 gal. LP Tank
New Septic System 2014

Buildings/Improvements

Flat Barn, Poultry House, Machine Shed and Crib all built in 1950.
Steel Utility building built in 1993.
Grain Storage bin built in 1984.

Water & Well Information

Deep well, submersible pump system.
Well 100 feet deep.

Comments

Opportunity to buy farm with house, barn, shop, machine shed, cropland, pasture and CRP in one unit.

Property Information Tract 1 - 46 Acres m/l

Location

Approximately 3 1/2 miles northeast of New Hartford on Willow Ave.

Property Address

29047 Willow Ave., Shell Rock, IA 50670

Legal Description

PCL A NE 1/4 Section 10, Township 90 North, Range 15 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,780
Net Taxable Acres: 45.74

FSA Data

Farm Number: 7262
Crop Acres: 35.34
Corn Base: 14.4
Corn Direct/CC Yields: 112/124
Bean Base: 13.1
Bean Direct/CC Yields: 32.38

CRP Contracts

Tract #7262 Fields 28, 29, 30, 31
Contract #3360B Total Acres 7.3
Practice CP27 & 28 Rate \$222.74
Annual Pay \$1,626 Expires 9/30/2024

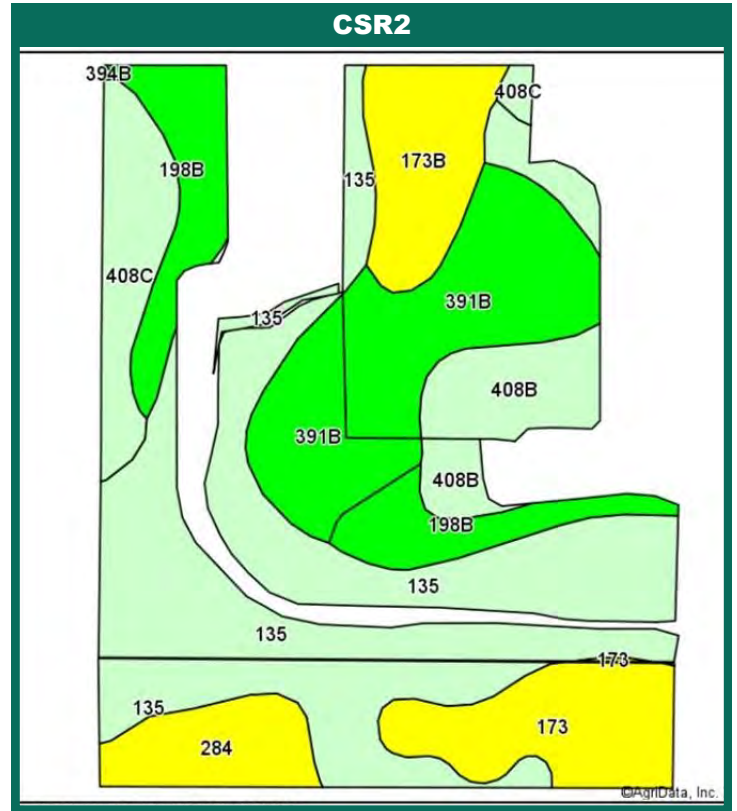
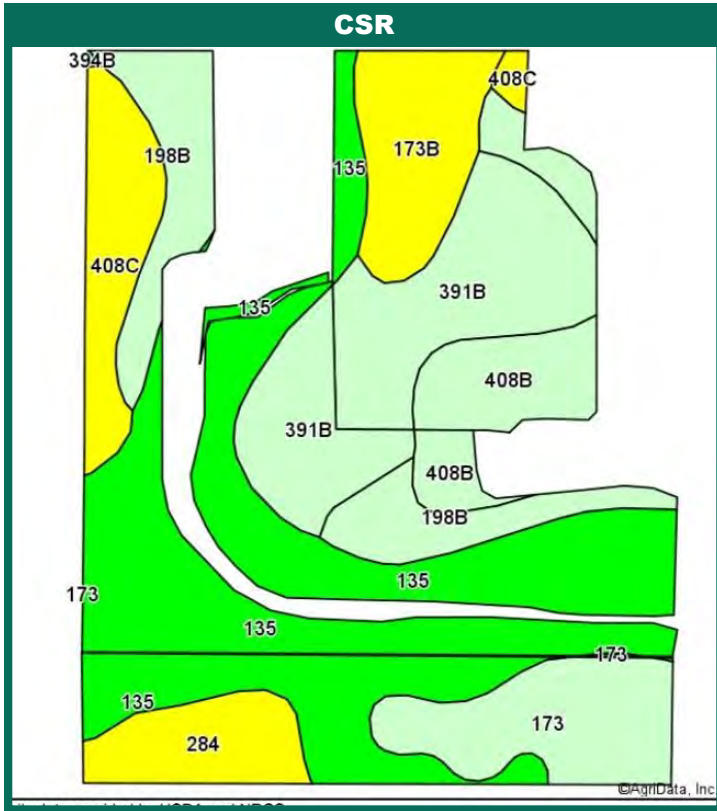
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Soil Maps Tillable Only: Tract 1



Area Symbol: IA023, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes	13.09	37.0%		IIw	74	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.23	17.6%		IIw	87	72
198B	Floyd loam, 1 to 4 percent slopes	3.41	9.6%		IIw	89	75
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	3.03	8.6%		IIIs	59	60
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.91	8.2%		IIe	73	67
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	2.54	7.2%		IIe	55	55
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.33	6.6%		IIIE	68	52
284	Flagler sandy loam, 0 to 2 percent slopes	1.80	5.1%		IIIs	56	55
Weighted Average						73.7	70.4

Area Symbol: IA023, Soil Area Version: 19

**IA has updated the CSR values for each county to CSR2.

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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Aerial Map: Tract 2



Water & Well Information

No well.

Comments

54 acres currently in Forest Reserve.

Property Information Tract 2 - 78 Acres m/l

Location

Approximately 3 1/2 miles northeast of New Hartford on Willow Ave.

Legal Description

N 1/2 SE 1/4 Section 10, Township 90 North, Range 15 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$436

Net Taxable Acres: 23.54

Tax per Net Tax. Ac.: \$18.52

FSA Data

Farm Number: 7262

Crop Acres: 21.93

Corn Base: 8.0

Corn Direct/CC Yields: 112/124

Bean Base: 7.3

Bean Direct/CC Yields: 32/38

CRP Contracts

Tract #7787 Field 38

Contract #3359B Total Acres 5.5

Practice CP21 Rate \$185.05

Annual Pay \$1,018 Expires 9/30/2024

Soil Types / Productivity

Primary soils are Flagler sandy loam and Hoopeston fine sandy loam. See soil map for detail.

- **CSR2:** 56.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 56.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 34.68 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

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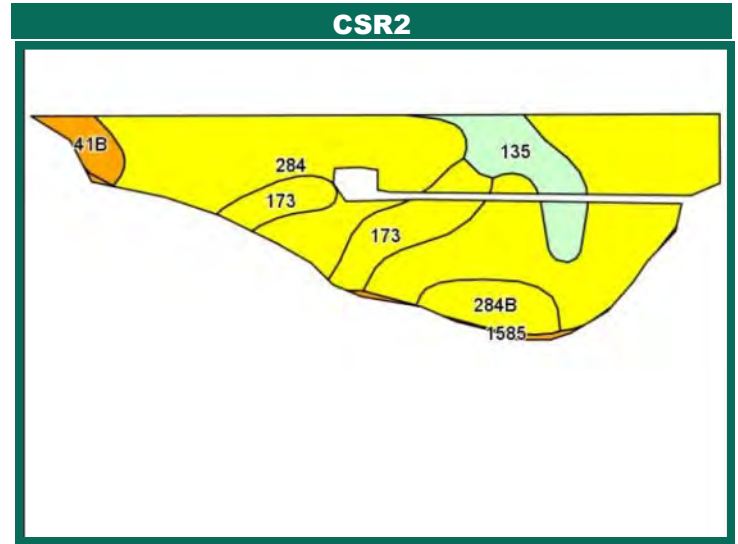
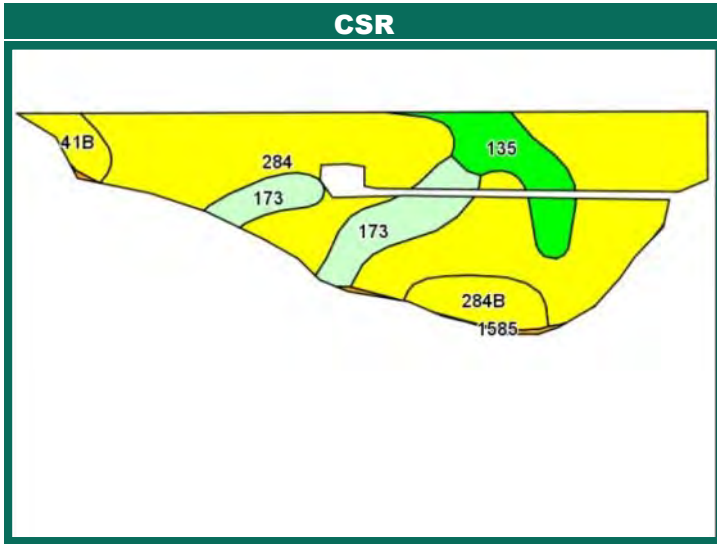
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Soil Maps Tillable Only: Tract 2



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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
284	Flagler sandy loam, 0 to 2 percent slopes	14.99	68.4%		IIIIs		56	55
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	2.63	12.0%		IIIs		59	60
135	Coland clay loam, 0 to 2 percent slopes	2.04	9.3%		IIw		74	80
284B	Flagler sandy loam, 2 to 5 percent slopes	1.36	6.2%		IIIe		51	50
41B	Sparta loamy fine sand, 1 to 5 percent slopes	0.70	3.2%		IVs	Ile	39	40
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.21	1.0%		Vw		24	25
Weighted Average							56.9	56.8

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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

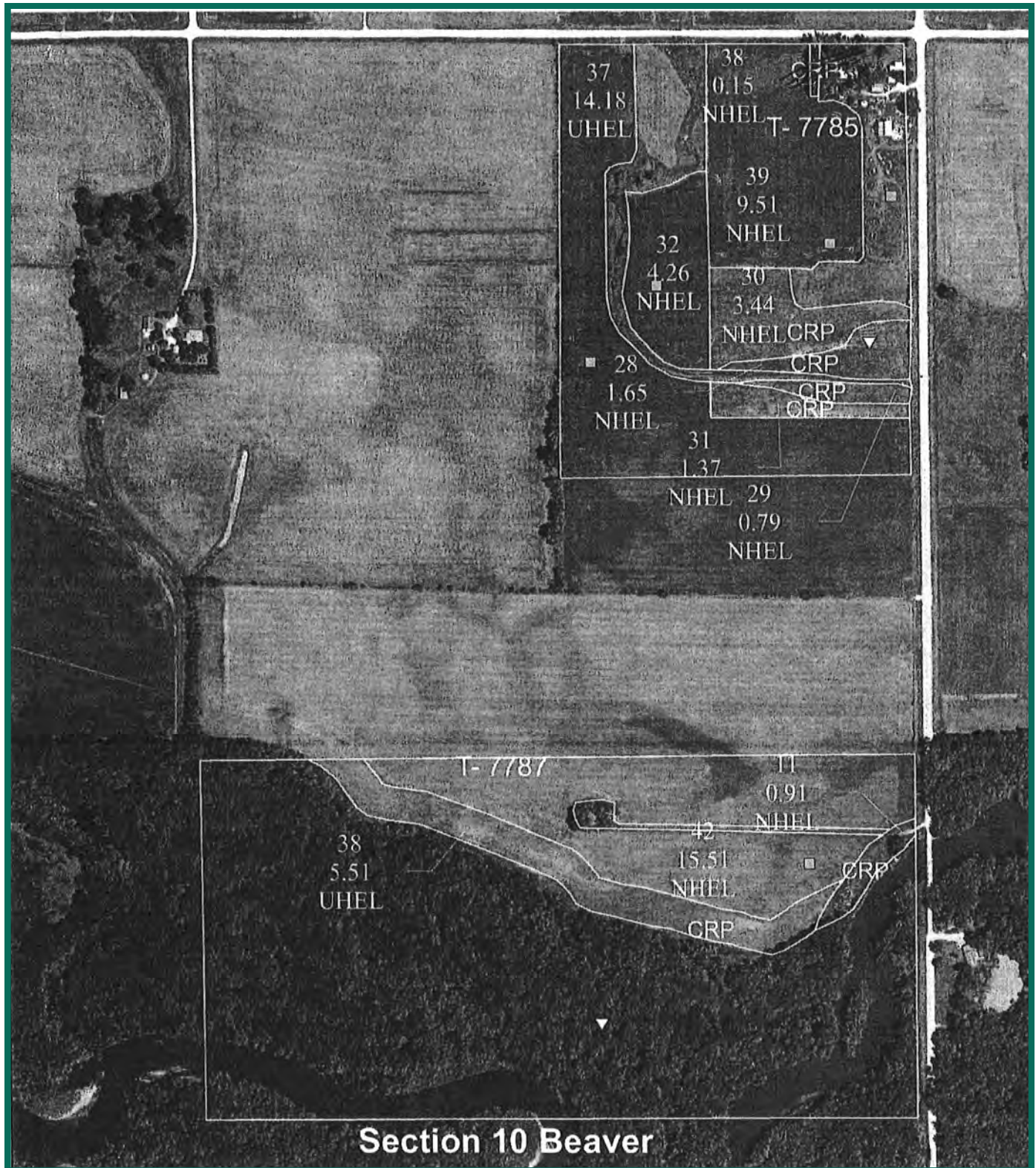


CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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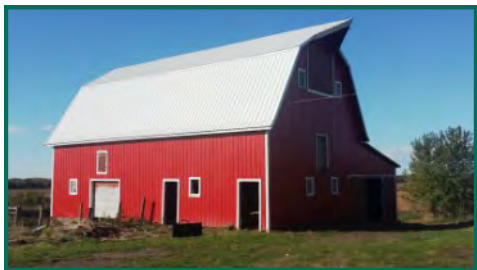


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