



125.93 m/l Acres Buchanan County, IA

Date: Friday, Nov. 14, 2014

Time: 10:00 a.m.

Auction Site:

Jesup Community Room,
located in City Hall

Address:

791 6th St.
Jesup, IA 50648-0592

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

Cornelia H. Thomas 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 December 17, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur subject to the existing lease which expires March 1, 2015. Taxes will be prorated to December 17, 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

Cal E. Wilson

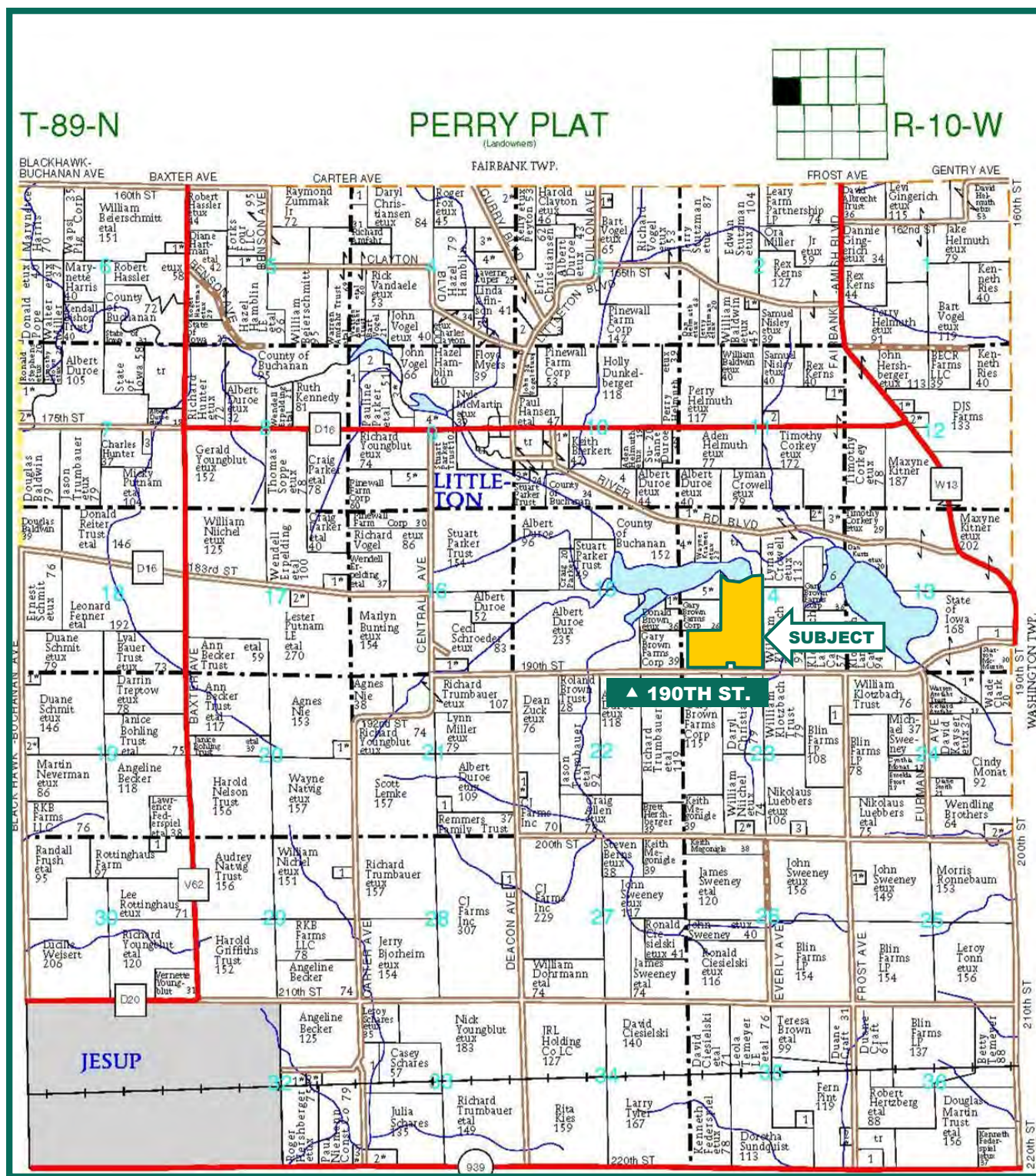
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Location Map



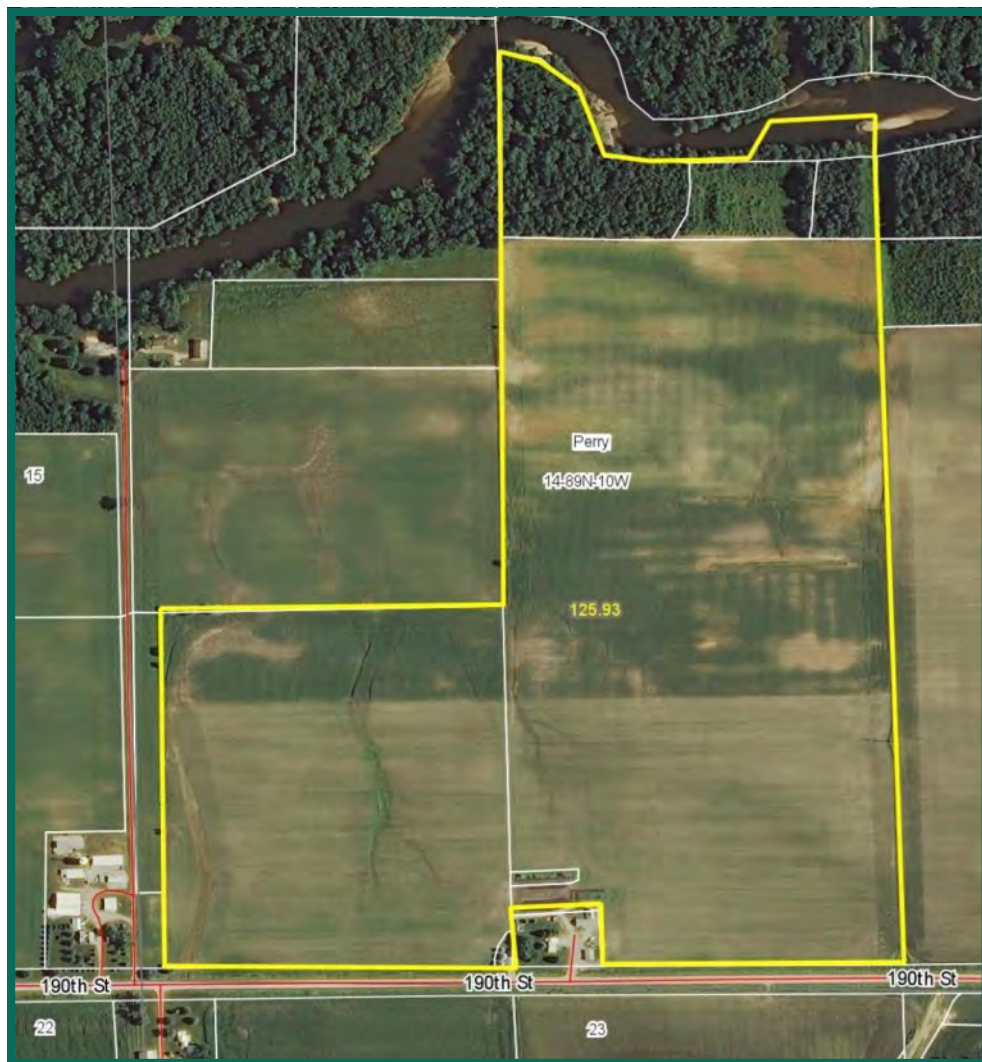
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Aerial Map



CRP Contracts

Tract #1686 Field 0009
Contract #1661 Total Acres .7
Practice CP8A Rate \$252
Annual Pay \$176 Expires 9/30/2022

Soil Types / Productivity

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

- **CSR2:** 75.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 74.2 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 67.0 per County Assessor, based on net taxable acres.

Buildings/Improvements

Three Steel Grain storage bins - built in 1978, 1982 and 1983.

Water & Well Information

No well.

Comments

This farm lays nice and includes 2 steel bins including 1 dryer bin. Borders the Wapsipinicon River and includes timber in the backend of the farm providing some recreational opportunities.

Property Information

Location

Approximately 2 miles northeast of Jesup.
South border 190th St.

Legal Description

SE NW Lying S of CEN of River (W/
Forest Reserve), NE SW, EX W4A SW
SW, SE SW EX BEG SW COR N266'
E327.52' S266' W327.52' TO POB
Section 14, Township 89 North, Range 10
West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$2,520
Net Taxable Acres: 125.93
Tax per Net Tax. Ac.: \$20.01

FSA Data

Farm Number: 582
Crop Acres: 116.46
Corn Base: 77.3
Corn Direct/CC Yields: 121/121
Bean Base: 36.4
Bean Direct/CC Yields: 34/34

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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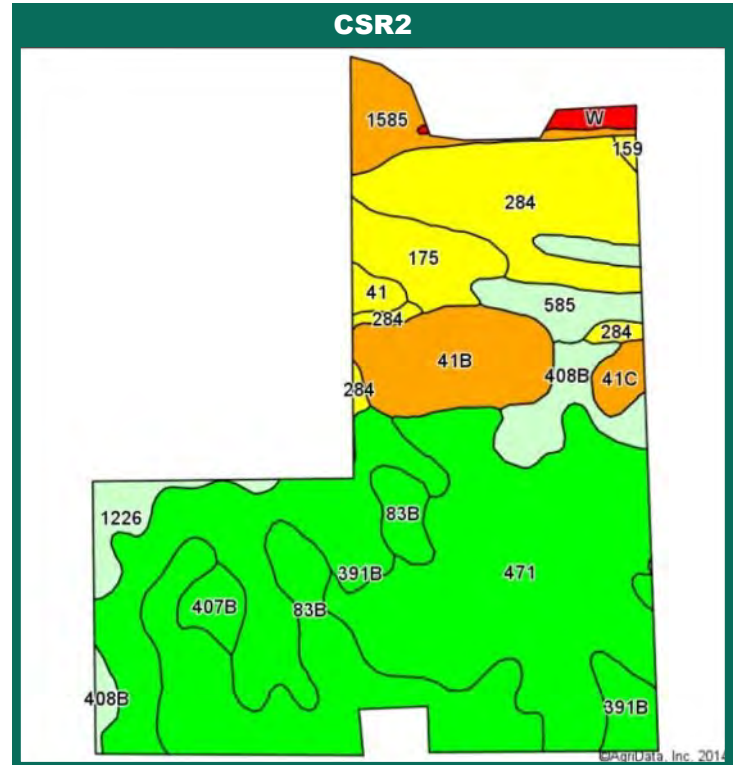
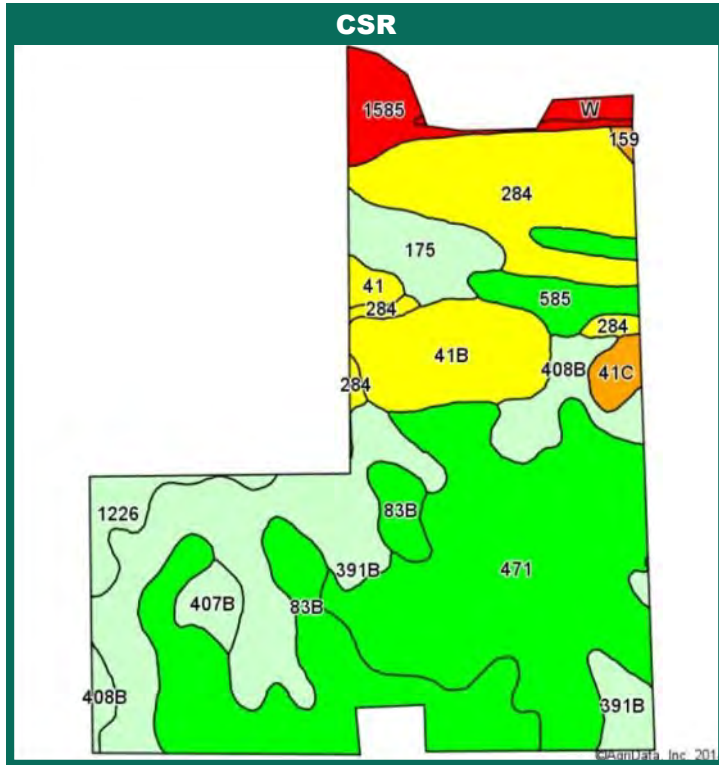
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Soil Maps Entire Property



Area Symbol: IA019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
471	Oran loam, 1 to 3 percent slopes	33.26	26.4%			I	81	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.00	17.5%			IIw	87	76
83B	Kenyon loam, 2 to 5 percent slopes	20.57	16.3%			IIe	90	86
284	Flagler sandy loam, 0 to 2 percent slopes	15.16	12.0%			IIIs	55	50
41B	Sparta loamy fine sand, 2 to 5 percent slopes	8.91	7.1%			IVs	37	40
408B	Olin fine sandy loam, 2 to 5 percent slopes	5.02	4.0%			IIe	74	67
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.98	4.0%			IIIs	55	60
585	Spillville-Coland complex, 0 to 2 percent slopes	4.10	3.3%			IIw	76	80
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	3.79	3.0%			Vw	25	5
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.68	2.1%			IIIs	60	72
407B	Schley loam, 1 to 4 percent slopes	1.89	1.5%			IIw	81	70
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.45	1.2%			IVs	32	25
W	Water	0.93	0.7%				0	0
41	Sparta loamy fine sand, 0 to 2 percent slopes	0.93	0.7%			IVs	43	45
159	Finchford loamy sand, 0 to 2 percent slopes	0.26	0.2%			IVs	43	30
Weighted Average							72.2	*-

Area Symbol: IA019, Soil Area Version: 19

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

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



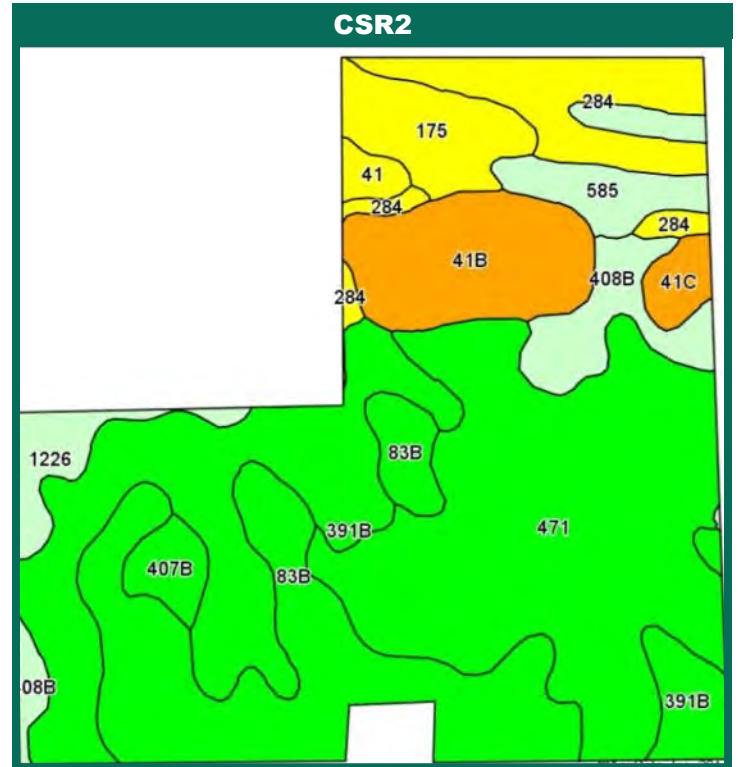
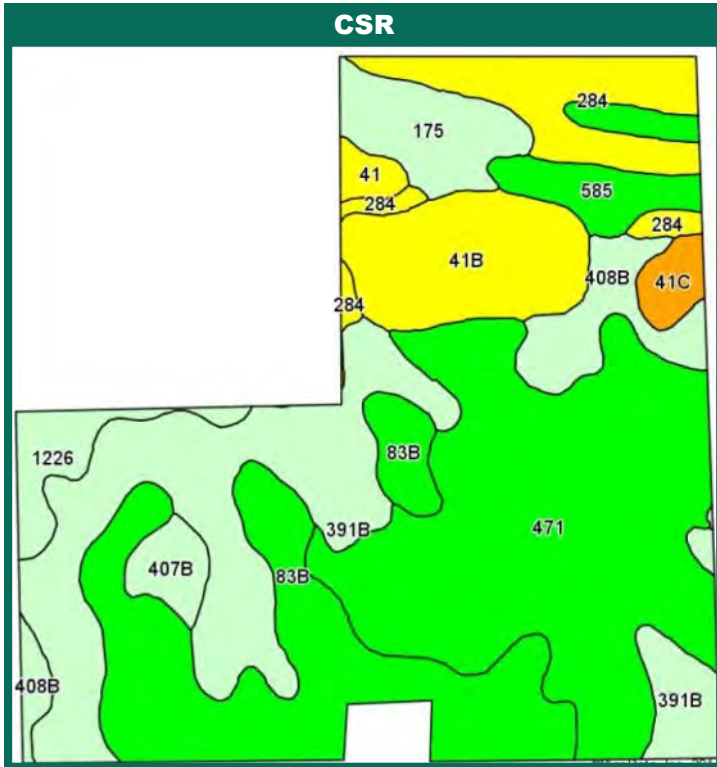
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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



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Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
471	Oran loam, 1 to 3 percent slopes	33.63	28.9%			I	81	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.69	19.5%			IIw	87	76
83B	Kenyon loam, 2 to 5 percent slopes	21.70	18.6%			IIe	90	86
41B	Sparta loamy fine sand, 2 to 5 percent slopes	8.91	7.7%			IVs	37	40
284	Flagler sandy loam, 0 to 2 percent slopes	8.03	6.9%			IIIs	55	50
408B	Olin fine sandy loam, 2 to 5 percent slopes	5.19	4.5%			IIe	74	67
175	Dickinson fine sandy loam, 0 to 2 percent slopes	4.97	4.3%			IIIs	55	60
585	Spillville-Coland complex, 0 to 2 percent slopes	4.16	3.6%			IIw	76	80
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.86	2.5%			IIIs	60	72
407B	Schley loam, 1 to 4 percent slopes	1.89	1.6%			IIw	81	70
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.51	1.3%			IVs	32	25
41	Sparta loamy fine sand, 0 to 2 percent slopes	0.92	0.8%			IVs	43	45
Weighted Average							75.6	74.2

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



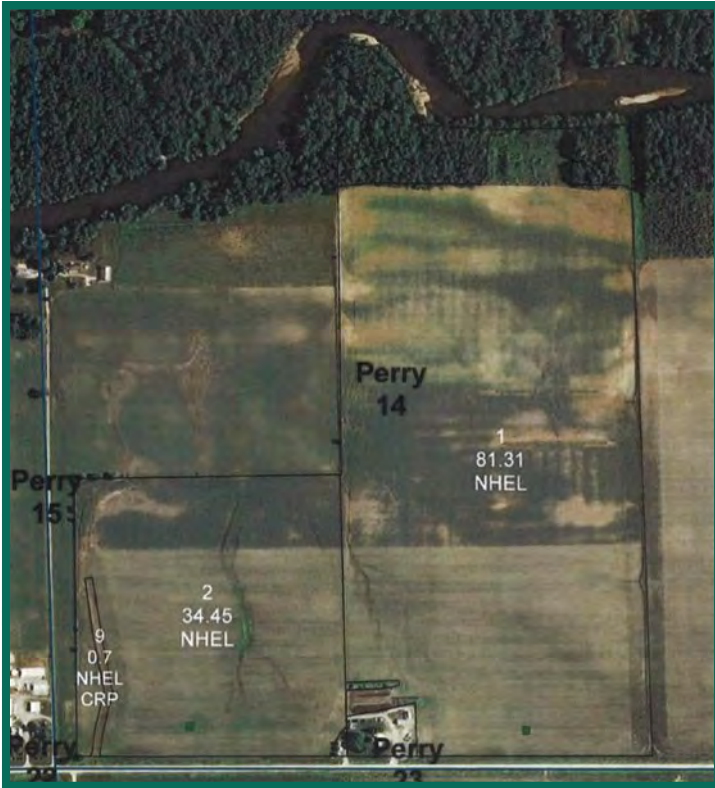
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FSA / GIS / FEMA Flood Plain Maps



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Photos: 125.93 Acres m/l, Buchanan County, IA



SW Corner Looking NE



SE Corner Looking NW



Timber and River Located at Back End (North End) of Property.



Grain Bins