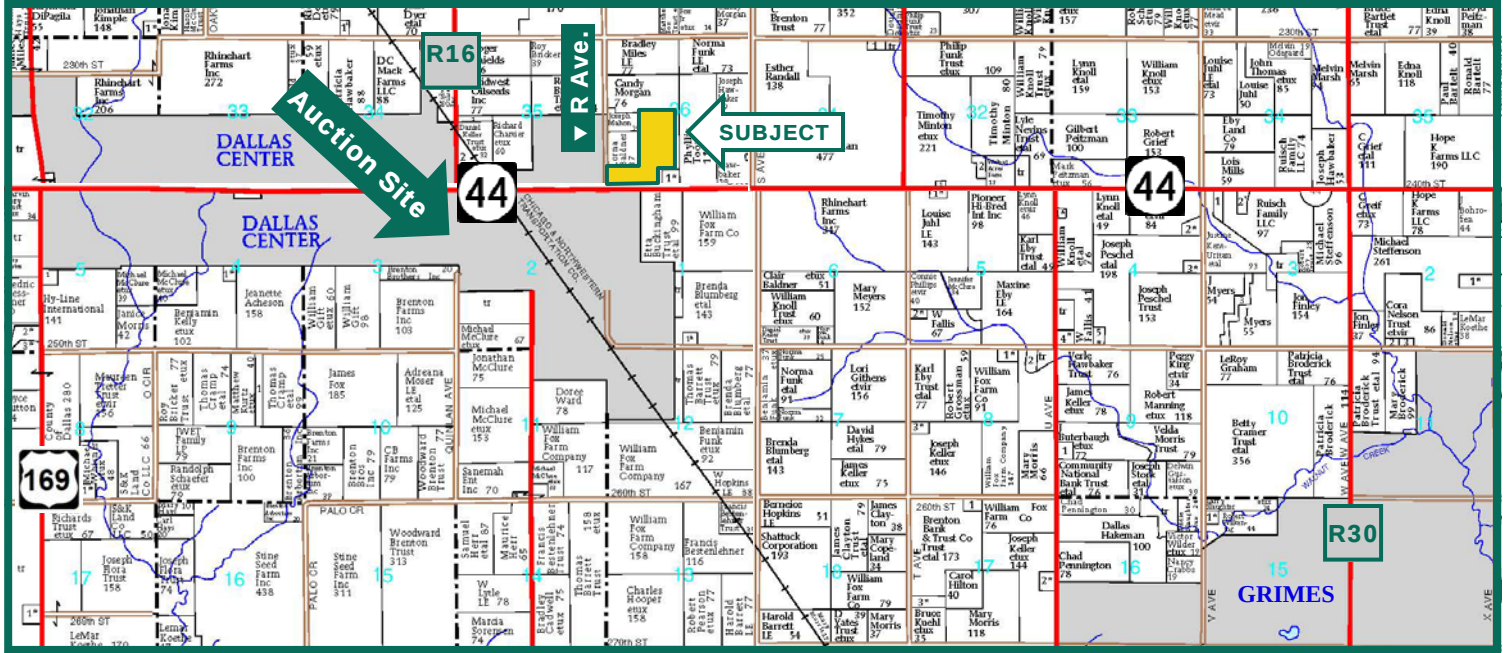


88 Acres, Dallas County, IA



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

Date: Wed., Sept. 10, 2014

Time: 10:00 a.m.

Auction Site:

Dallas Center Memorial Hall

Address:

1502 Walnut St.

Dallas Center, IA 50063

Property Information

Location

Property is located on the eastern city limits of Dallas Center, on the north side of Hwy. 44 (240th St.) at the intersection of R Ave.

Legal Description

SE $\frac{1}{4}$ SW $\frac{1}{4}$ Except Parcel 'A', NE $\frac{1}{4}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 36, Township 80 North, Range 27 West of the 5th p.m. (Sugar Grove Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$2,252

Net Taxable Acres: 85.64

Tax per Net Tax. Ac.: \$26.30

FSA Data - Estimated

Farm Number 1604, Tract 1859

Crop Acres: 85.0

Corn Base: 85.0 Ac.

Corn Direct/CC Yields: 124/124

Bean Base: 0.0 Ac.

Current FSA data includes approximately 3 acres of additional land. Final determination will be made by FSA

CRP Contracts

None

Soil Types / Productivity

Primary soils are Clarion, Canisteo & Nicollet. See soil maps for detail.

- **CSR2:** 85.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.8 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 83.2 per County Assessor, based on 85.64 net taxable acres.

Land Description

Undulating to medium rolling

Buildings/Improvements

None

Drainage

Natural. Farm is in Drainage District 16 and has some private tile that outlets to county tile per County Engineer's map. (See tile map for detail)

Jerry Lage

Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or

800-593-5263

JerryL@Hertz.ag

www.Hertz.ag

Aerial Photo

Water & Well Information

Xenia Rural Water is available off Hwy. 44 and R Ave. Old well at former building site.

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bids will be by \$/acre x 88 acres.
- Seller reserves the right to refuse any and all bids.

Seller

Estate of James L. Spellman, Sr.

Agency

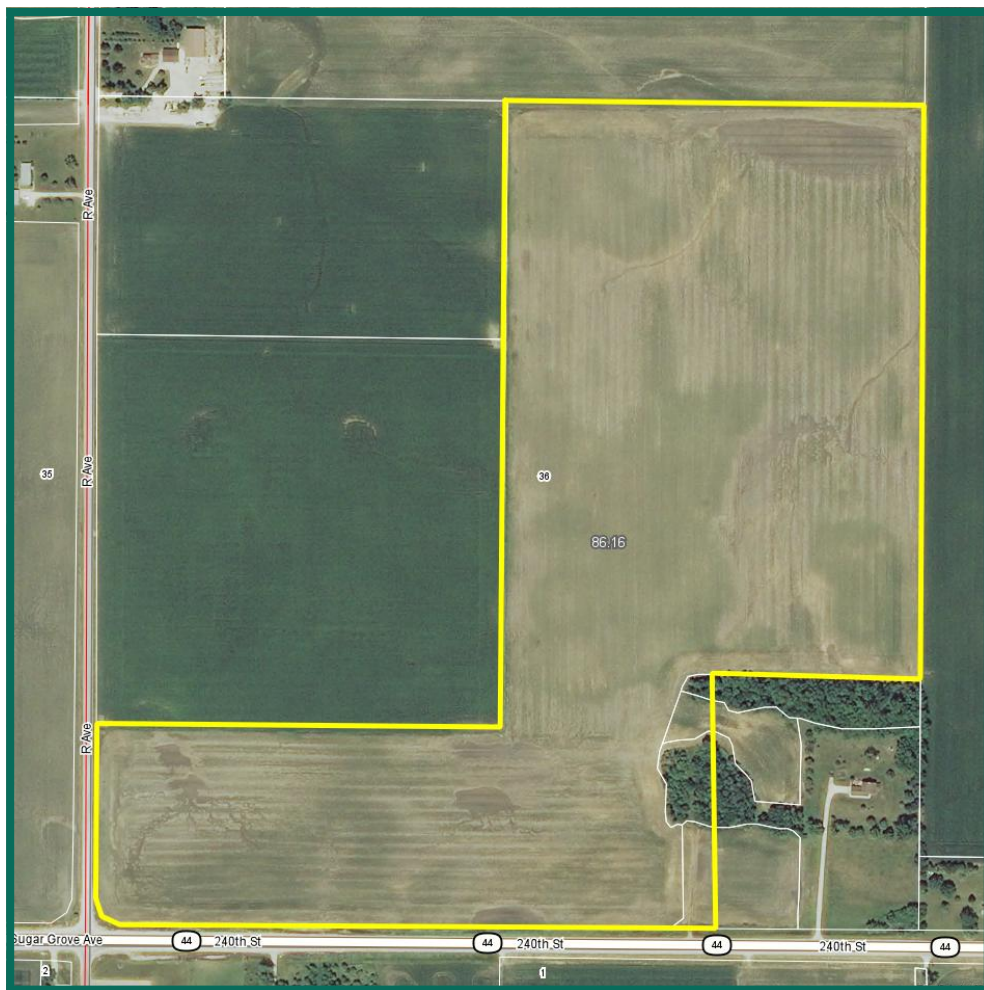
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

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 November 12, 2014. Final settlement will require certified check or wire transfer. Closing and possession will be November 12, 2014, subject to the existing lease which expires March 1, 2015. Existing lease has been terminated. Taxes will be prorated to January 1, 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.

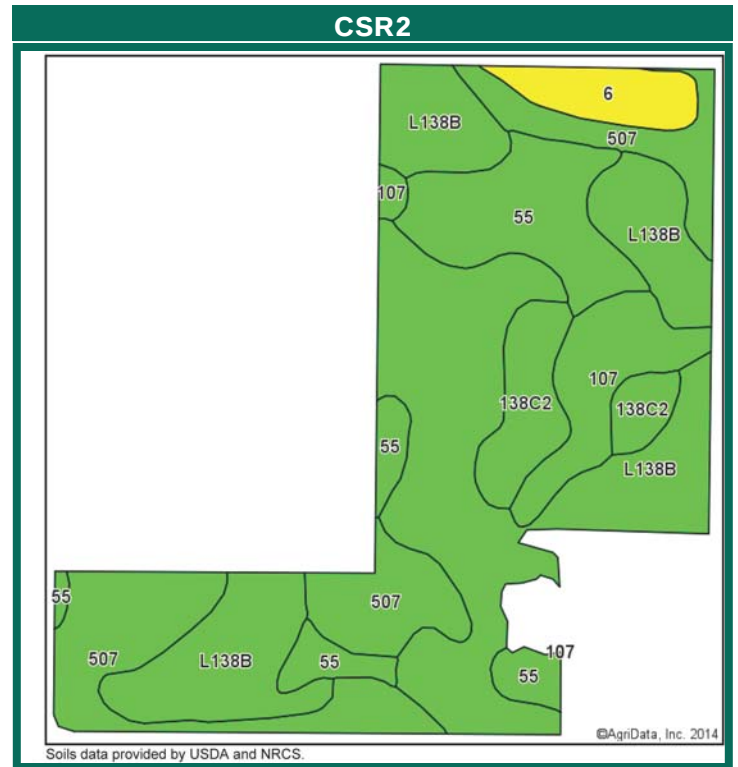
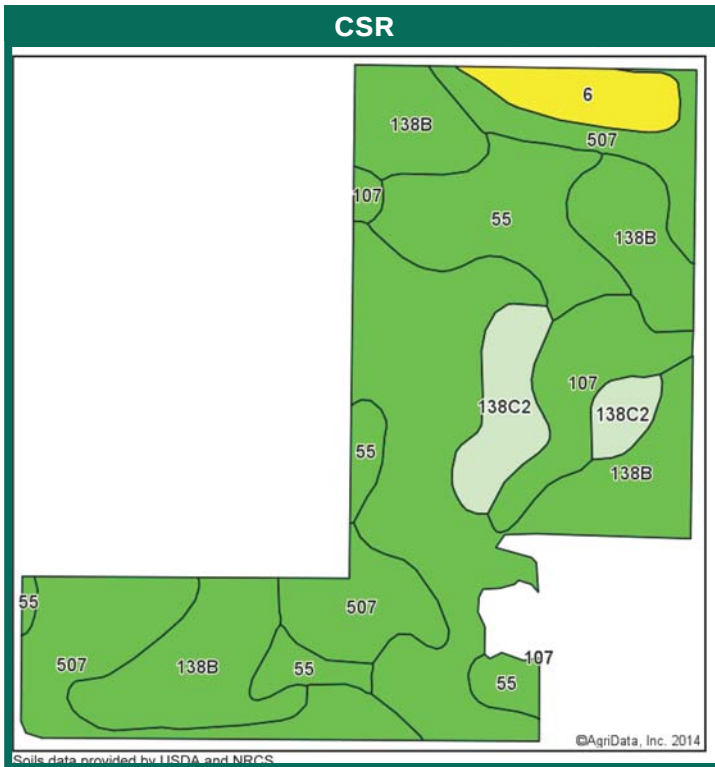
Jerry Lage

Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

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

www.Hertz.ag

Soil Maps



85.39 Acres

Area Symbol: IA049, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	40.14	47.0%		IIe	88	
507	Canisteo silty clay loam, 0 to 2 percent slopes	17.42	20.4%		IIw	86	82
55	Nicollet loam, 1 to 3 percent slopes	12.45	14.6%		I	89	92
107	Webster silty clay loam, 0 to 2 percent slopes	6.29	7.4%		IIw	88	87
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	5.68	6.7%		IIIe	80	66
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.41	4.0%		IIIw	56	59
Weighted Average						85.9	*-

Area Symbol: IA049, 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 Weighted Average cannot be calculated on the current soils data,
but the CSR Weighted Average as of 1/20/2012 was 82.8**

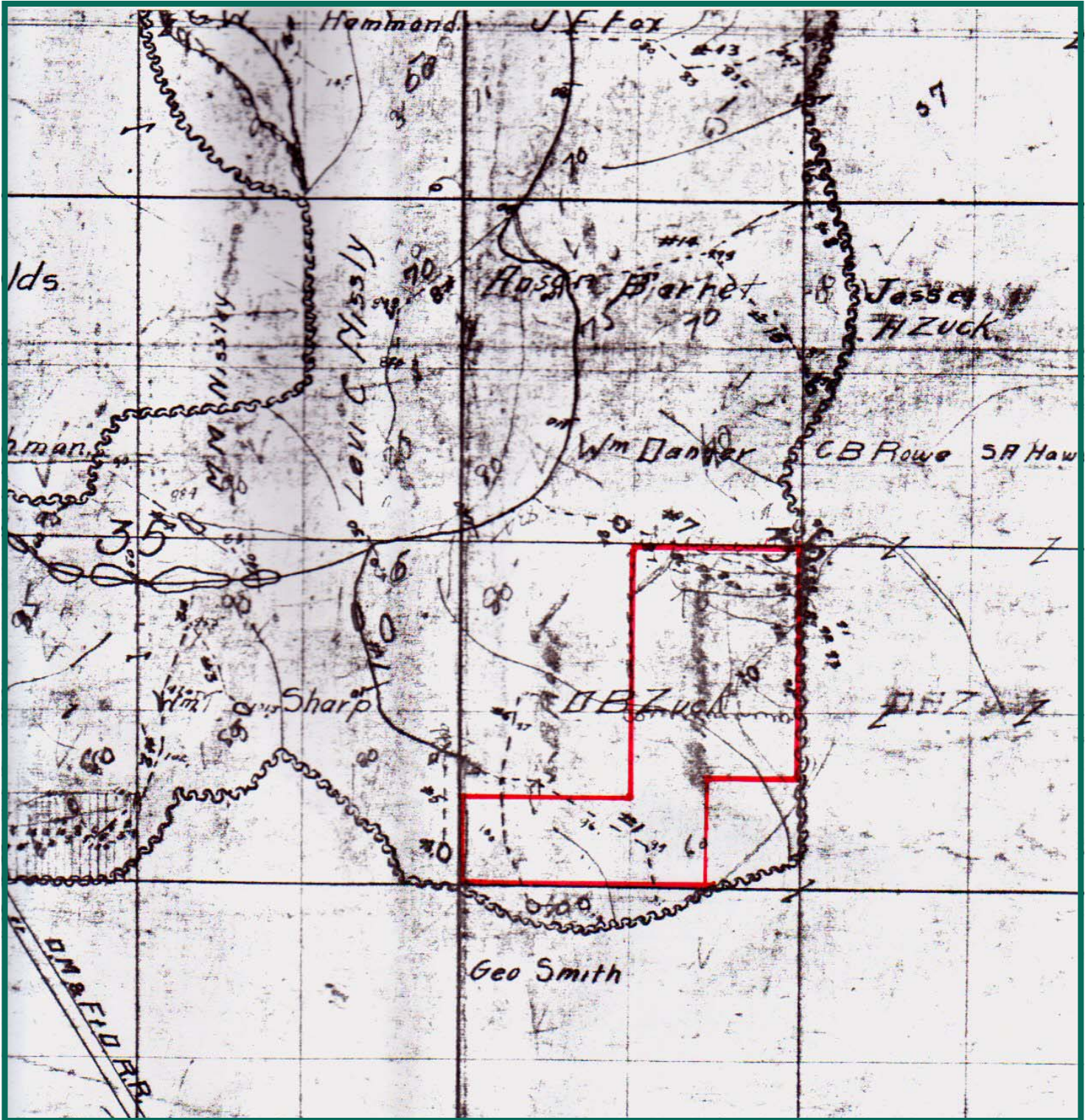
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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

Jerry Lage
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

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

www.Hertz.ag

Tile Map



Jerry Lage
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

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

www.Hertz.ag