



160 Acres m/l, Benton County, IA

Frederiksen Trust Farm

83 CRS2 - This farm is located 4 miles northeast of Belle Plaine, Iowa

Date: Thurs, April 17, 2014

Time: 10:00 a.m.

Auction Site:

Luzerne Community Center

Address:

114 East Iowa Street
Luzerne, IA 52257

Property Information

Location

From Luzerne - 2 miles north on 16th Ave.

Address

7479 16th Ave., Luzerne, IA 52257

Legal Description

The SE 1/4 of Section 1, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$4,272.00

Net Taxable Acres: 155.0 Acres

Tax per Net Tax. Ac.: \$27.56

FSA Data

Farm Number: 1130

Tract Number : 838

Crop Acres: 149.3 Acres

Corn Base: 74.7 Acres

Corn Direct/CC Yields: 112/129

Bean Base: 74.6 Acres

Bean Direct/CC Yields: 33/39

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Tama, Dinsdale and Colo-Ely. See soil map for detail.

- **CSR2:** 83.0 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 78.7 per AgriData, Inc., 2014, based on FSA crop acres.

- **CSR:** 76.84 per County Assessor, based on net taxable acres.

Land Description

This farm lays nice with good eye appeal on a hard surface road.

Buildings/Improvements

A couple older outbuildings that are in poor condition.

Water & Well Information

None.

Closing

May 14, 2014.

Possession

April 17, 2014.

Reserved Items

Tenant reserves any equipment and any personal property in the buildings. This will be removed by July 1, 2014.

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Aerial Photo



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.

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Solid Waste

There is some concrete and old junk located at the building site.

Comments

This is a high quality Benton County farm located on a hard surface road in a strong area. This farm has an open lease and is available to farm for the 2014 crop year.

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 160 acres m/l.
- Seller reserves the right to refuse any and all bids.

Seller

Wilma Frederiksen Trust Farm

Agency

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

Terms of Possession

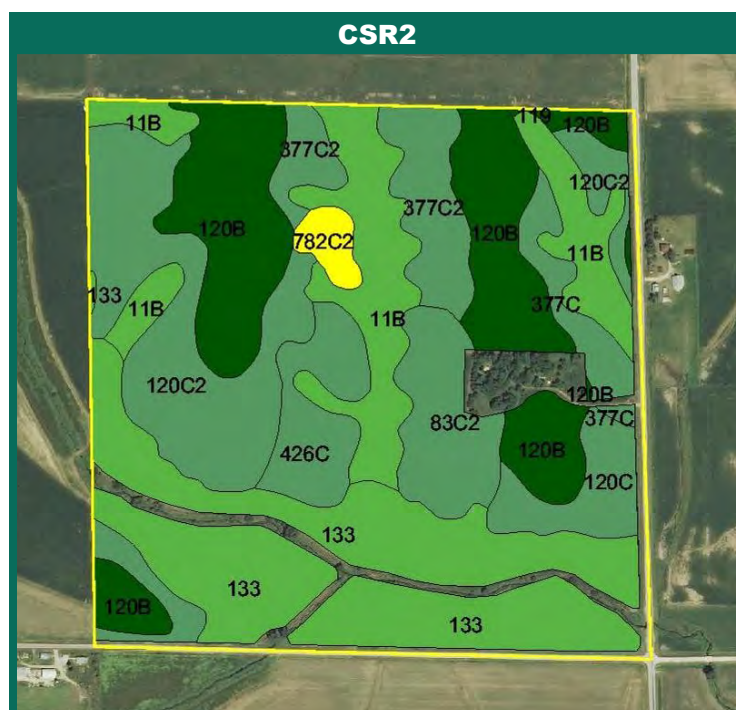
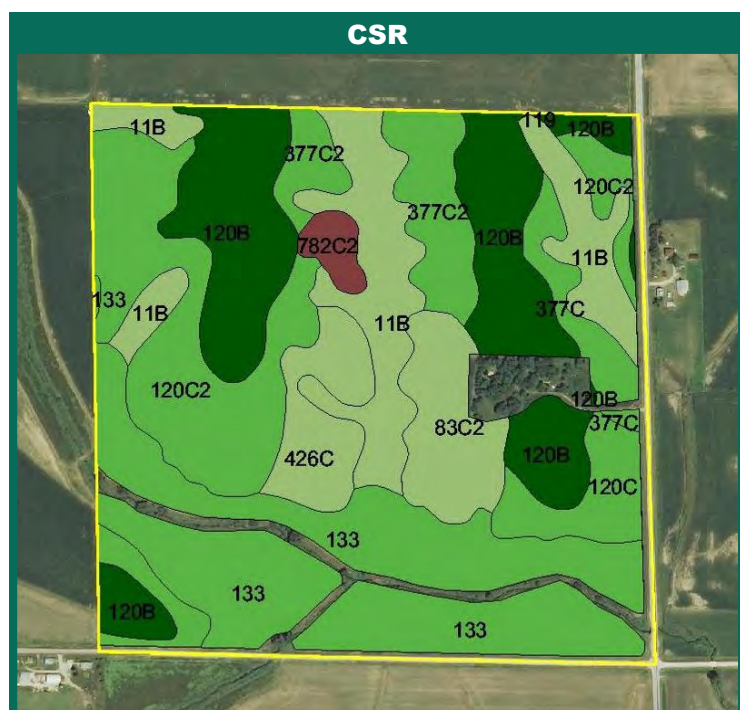
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on May 14, 2014. Final settlement will require certified check or wire transfer. Closing will occur May 14, 2014. Taxes will be prorated to January 1, 2014. Full possession will be April 17, 2014.

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Soil Maps



Measured Tillable Acres		149.3	Avg. CSR	78.7	Avg. CSR2*	83.0	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
119	Muscatine silty clay loam, 0 to 2	100.0	100.0	2.6	I	0.1	
11B	Colo-Ely complex, 2 to 5 percent	68.0	73.0	14.2	Ile	21.1	
120B	Tama silty clay loam, 2 to 5 percent	95.0	95.0	23.9	Ile	29.5	
120C	Tama silty clay loam, 5 to 9 percent	80.0	90.0	7.6	IIle	5.5	
120C2	Tama silty clay loam, 5 to 9 percent	78.0	87.0	13.0	IIle	25.4	
133	Colo silty clay loam, 0 to 2 percent	80.0	74.0	20.0	IIw	36.4	
377C	Dinsdale silty clay loam, 5 to 9	75.0	90.0	5.1	IIle	4.2	
377C2	Dinsdale silty clay loam, 5 to 9	73.0	87.0	5.7	IIle	9.4	
426C	Aredale loam, 5 to 9 percent slopes	70.0	86.0	1.0	IIle	7.4	
782C2	Donnan silt loam, 5 to 9 percent	30.0	55.0	0.3	IIle	1.9	
83C2	Kenyon loam, 5 to 9 percent slopes,	70.0	84.0	1.3	IIle	8.5	

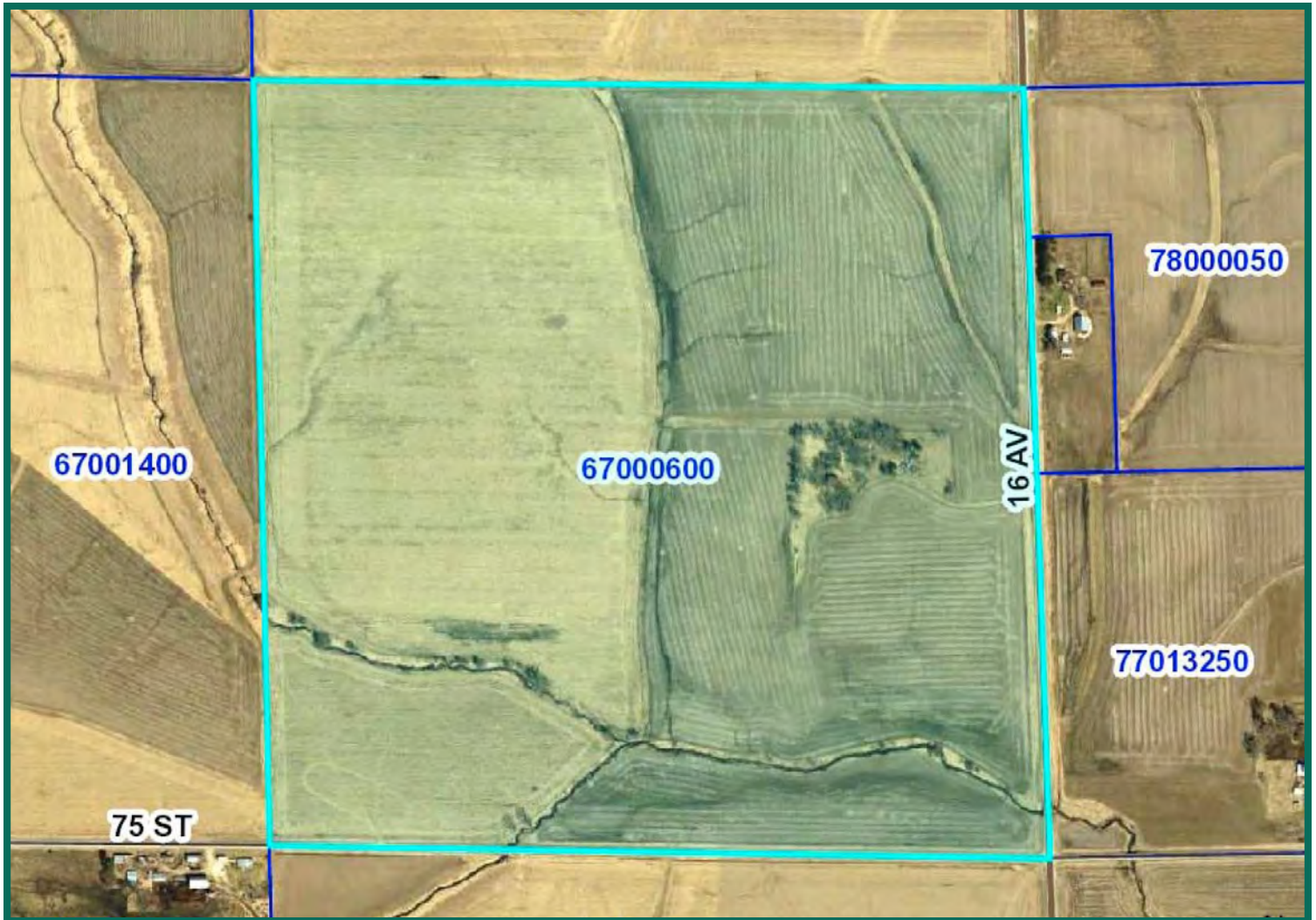
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Photos: 160 Acres, Benton County, IA



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