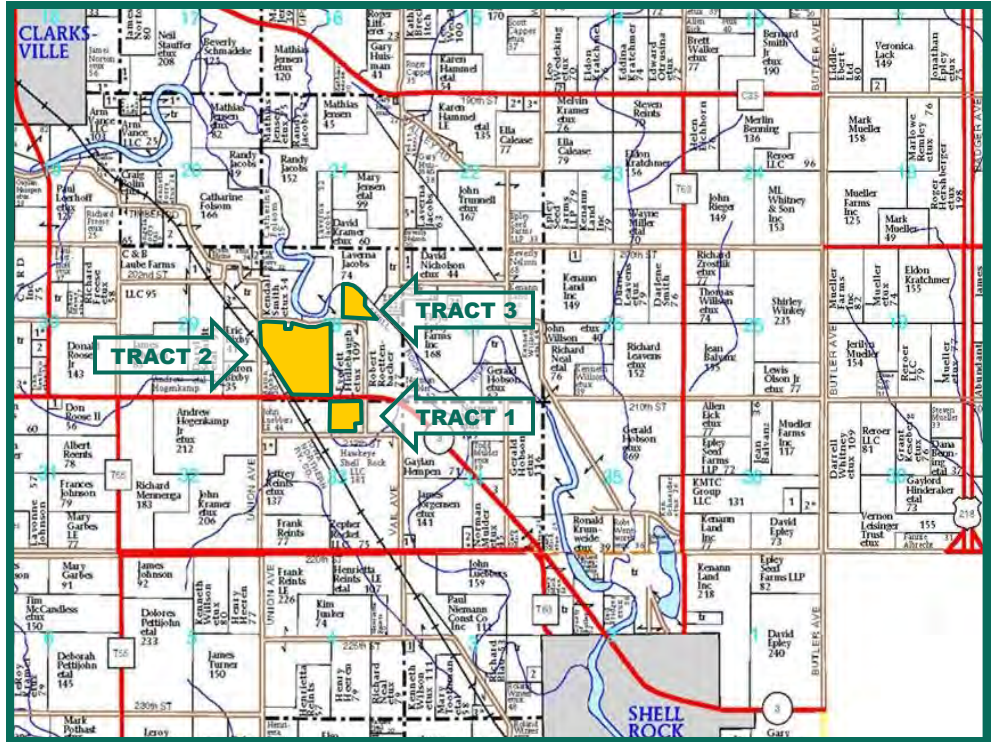


LAND AUCTION

**178.97
Acres m/l,
Three Tracts,
Butler
County, IA**



Map reproduced with permission of [Farm & Home Publishers, Ltd.](#)

Date: Wed., March 26, 2014

Time: 10:00 a.m.

Auction Site:

Faith Lutheran Church Fellowship
Hall

Address:

422 North Prairie St.
Shell Rock, IA 50670

Auction Information

Method of Sale

- Parcels will be offered separately as **Tract #1** consisting of 34.09 acres m/l primarily cropland with Hwy. 3 frontage. **Tract #2** consisting of 118.36 acres m/l of cropland, timber-pasture with RR and Hwy 3 frontage. **Tract #3** consisting of 26.52 acres m/l of CRP, timber and river frontage.

- Seller reserves the right to refuse any and all bids.

Seller

Renning Farms, LLC

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 March 26, 2014. Final settlement will require certified check or wire transfer.

Closing and possession will occur April 29, 2014. Taxes will be prorated to April 29, 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.

Lease

No leases in place for the 2014 crop year.

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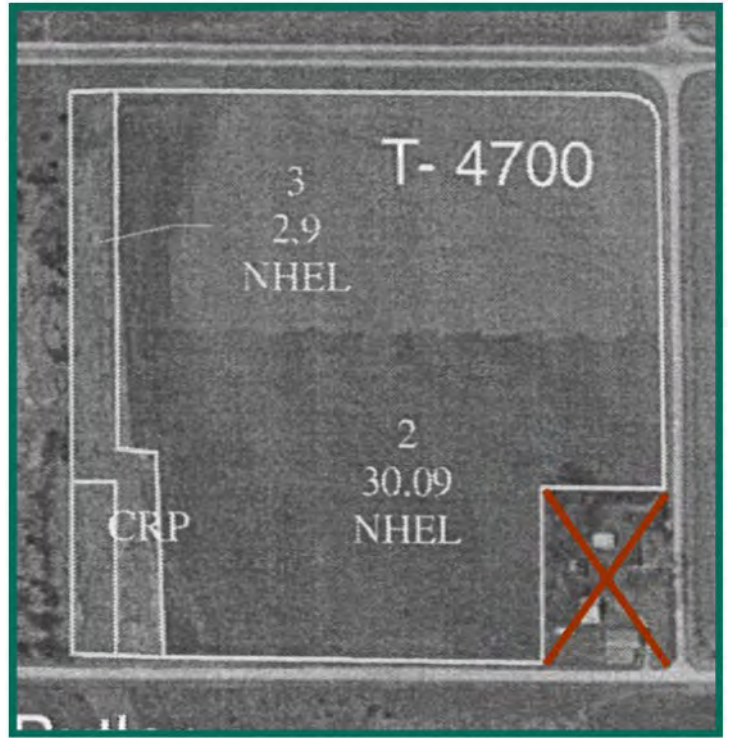
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Waterloo, IA 50704

319.234.1949

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www.Hertz.ag

Aerial Photo and FSA Map: Tract 1



Property Information Tract 1 - 34.09 Acres

Location

Approximately 2 1/2 miles Northwest of Shell Rock. North border Hwy. 3, South border 212th Street.

Legal Description

NW 1/4 NE 1/4 EXC PCL D Section 33, Township 92 North, Range 15 West of the 5th P.M., Butler County, IA

Real Estate Tax

Taxes Payable 2012 - 2013: \$662
Net Taxable Acres: 34.09
Tax per Net Tax. Ac.: \$19.42

FSA Data

Farm Number: 2969, Tract Number 4700
Crop Acres: 32.99
Corn Base: 17.4
Corn Direct/CC Yields: 124/124
Bean Base: 12.7
Bean Direct/CC Yields: 29/29

CRP Contracts

2.9 acres in CRP Contract Number 3918
Rate Per Acre: \$277.74
Annual Contract Payment: \$805
Expiration Date: September 30, 2022

Soil Types / Productivity

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

- **CSR:** 59.53 per County Assessor, based on net taxable acres.
- **CSR:** 56.2 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR2:** 57 per AgriData, Inc. 2012 based on FSA crop acres.

Land Description

Level. 95-100% of property lies in flood plain. (See attached pdf on Hertz site under "Land for Sale" tab).

Buildings/Improvements

None

Drainage

No known tile

Water & Well Information

No well

Comments

This property has a small wetland buffer CRP strip running along the west end. Located on Utica Ave. and Highway 3, adjacent to the ethanol plant approximately 5 miles to Highway 218.

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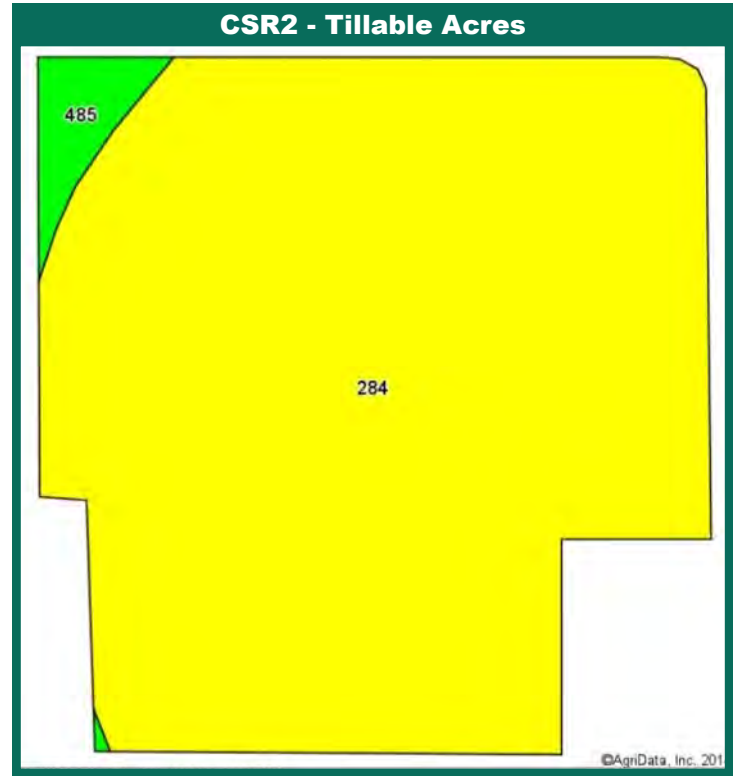
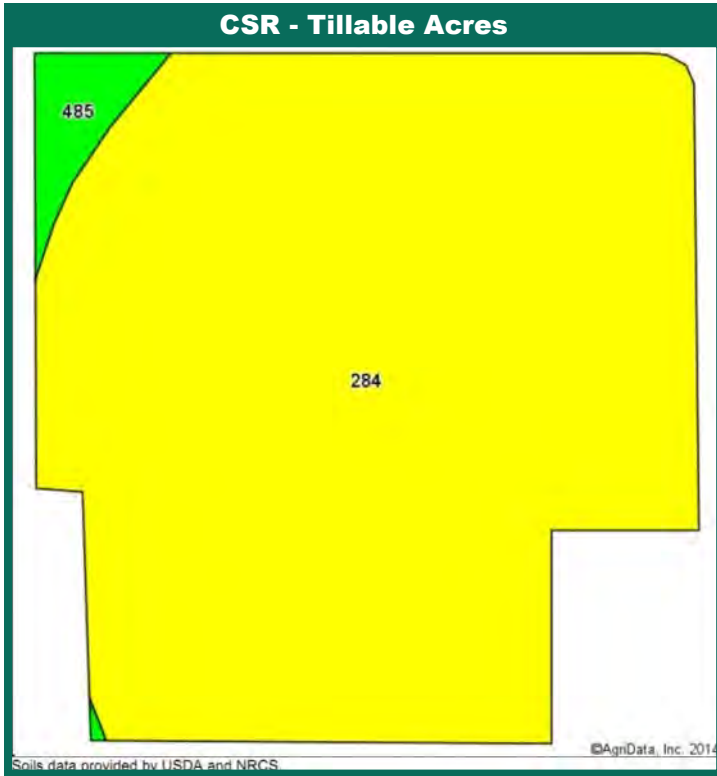
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CSR/CSR2 Soil Maps: Tract 1



CSR - Tillable Acres

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
284	Flagler sandy loam, 0 to 2 percent slopes	29.14	96.8%		III s	55
485	Spillville loam, 0 to 2 percent slopes	0.95	3.2%		II w	92
Weighted Average						56.2

CSR2 - Tillable Acres

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
284	Flagler sandy loam, 0 to 2 percent slopes	29.17	96.9%		III s	56
485	Spillville loam, 0 to 2 percent slopes	0.92	3.1%		II w	90
Weighted Average						57



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 Services (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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Aerial Photo and FSA Map: Tract 2



Property Information Tract 2 - 118.36 Acres

Location

Approximately 2 1/2 miles Northwest of Shell Rock. Union Ave. is Northwest boundary, Highway 3 is South boundary.

Legal Description

NW SW Lying NE of RR, SW SW Lying N & E of RR and E 1/2 SW 1/4 EXC TR & RD all in Section 28, Township 92 North, Range 15 West of the 5th P.M., Butler County, IA

Real Estate Tax

Taxes Payable 2012 - 2013: \$2,302
Net Taxable Acres: 118.36
Tax per Net Tax. Ac.: \$19.45

FSA Data

Farm Number: 2969, Tract #'s 4986, 4987 and 4696
Crop Acres: 104.14
Corn Base: 63.1
Corn Direct/CC Yields: 124/124
Bean Base: 41.1
Bean Direct/CC Yields: 29/29

CRP Contracts

None

Soil Types / Productivity

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

- **CSR:** 59.72 per County Assessor, based on net taxable acres.
- **CSR:** 59 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR2:** 60 per AgriData, Inc. 2012 based on FSA crop acres.

Land Description

Level. 95-98% of property lies in flood plain. (See attached pdf on Hertz site under "Land for Sale" tab).

Buildings/Improvements

None

Drainage

No known tile

Water & Well Information

No well

Comments

Very good aquifer conditions in this area. This property has the potential for irrigation as a neighboring farm has an irrigation system. Beautiful site with trees and a permanent pasture strip that lies across the road from Renning Landing which provides public access to the river. This property also has the Iowa Northern Railroad that runs along the SW border and Highway 3 borders the South.

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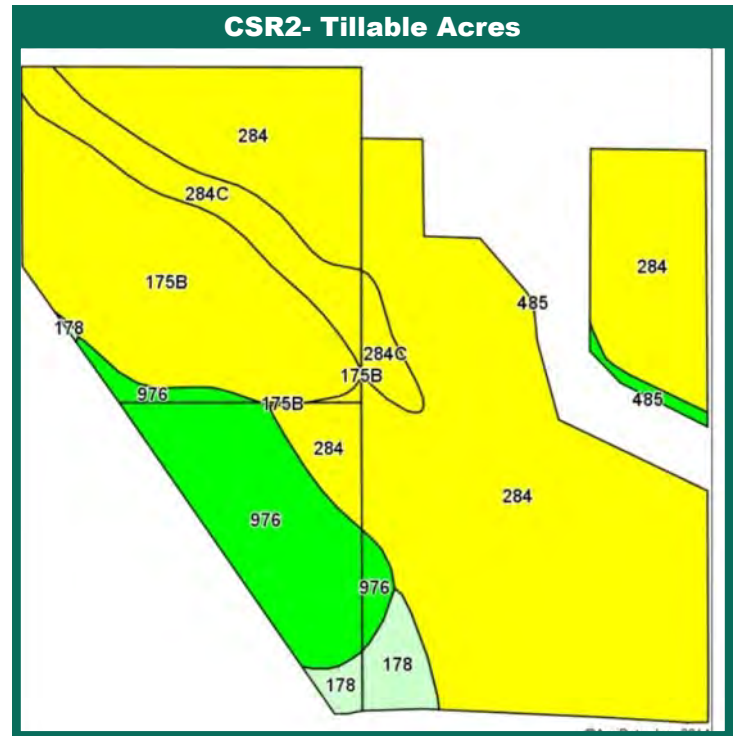
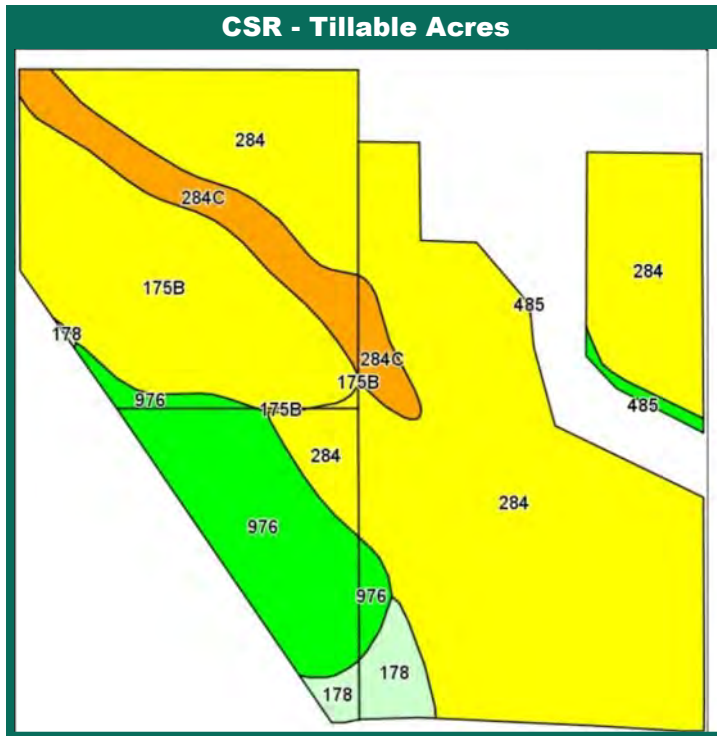
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CSR/CSR2 Soil Maps: Tract 2



CSR - Tillable Acres

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
284	Flagler sandy loam, 0 to 2 percent slopes	63.01	60.5%		IIIIs	55
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	17.97	17.3%		IIIe	55
976	Raddle silt loam, 0 to 2 percent slopes	12.77	12.3%		I	95
284C	Flagler sandy loam, 5 to 9 percent slopes	7.06	6.8%		IIIe	30
178	Waukeel loam, 0 to 2 percent slopes	2.80	2.7%		IIIs	79
485	Spillville loam, 0 to 2 percent slopes	0.53	0.5%		IIW	92
Weighted Average						59

CSR2 - Tillable Acres

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
284	Flagler sandy loam, 0 to 2 percent slopes	63.00	60.5%		IIIIs	56
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	17.94	17.2%		IIIe	51
976	Raddle silt loam, 0 to 2 percent slopes	12.78	12.3%		I	97
284C	Flagler sandy loam, 5 to 9 percent slopes	7.05	6.8%		IIIe	45
178	Waukeel loam, 0 to 2 percent slopes	2.82	2.7%		IIIs	71
485	Spillville loam, 0 to 2 percent slopes	0.55	0.5%		IIW	90
Weighted Average						60



Maps provided by:

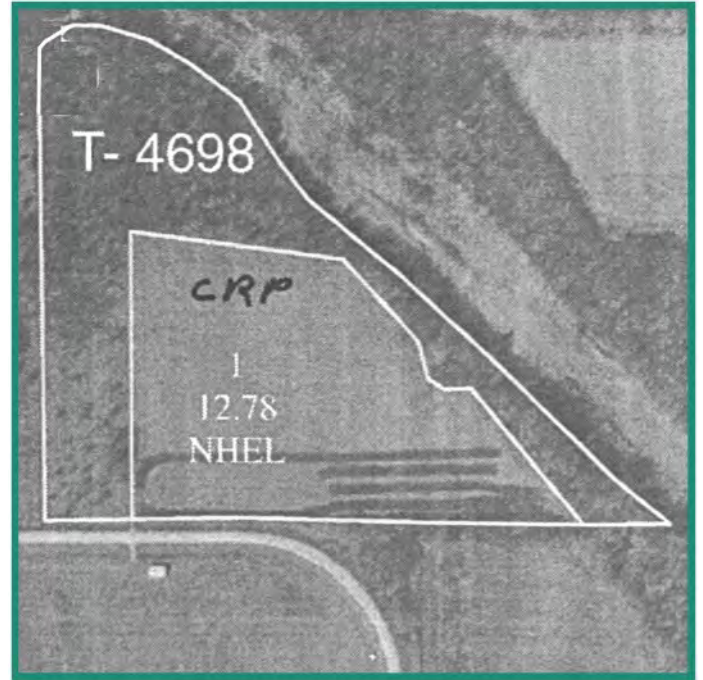
 SAgriData, Inc. 2012
www.SAgriDataInc.com

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Aerial Photo and FSA Map: Tract 3



Map received from Butler County Assessors Office

Property Information Tract 3 - 26.52 Acres

Location

Approximately 3 miles Northwest of Shell Rock. South border is 205th St. East border is the Shell Rock River.

Legal Description

Lot 2-3-4-5 EXC. W 433' Lot 3 & 5 IN S 1/2 NE Section 28, Township 92 North, Range 15 West of the 5th P.M., Butler County, IA.

Real Estate Tax

Taxes Payable 2012-2013: \$310
Net Taxable Acres: 26.52
Tax per Net Tax. Ac.: \$11.69

FSA Data

Farm Number: 2969, Tract Number 4698
Crop Acres: 12.78 all in CRP

CRP Contracts

12.8 acres in CRP Contract Number 10045
Rate Per Acre: \$164.98
Annual Contract Payment: \$2,112
Expiration Date: September 30, 2019

Soil Types / Productivity

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

- **CSR:** 45.93 per County Assessor, based on net taxable acres.
- **CSR:** 54.4 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR2:** 57.3 per AgriData, Inc. 2012 based on FSA crop acres.

Land Description

Level

Buildings/Improvements

None. 95-100% of property lies in flood plain. (See attached pdf on Hertz site under "Land for Sale" tab).

Drainage

No known tile

Water & Well Information

No well

Comments

Beautiful Tract with a CRP field with a steady income, and the remainder is beautiful river woodland. It is a prime deer hunting area with the CRP ground seeded to native grassland. Historically, this parcel was the site of the pioneer village of Lowell Town, and there was a mill on the Shell Rock river at this location. The mill washed out in the late 1800's. The Lowell Cemetery is just upstream about a mile when farming that land, Sellers would occasionally turn up antique glassware and other relics of a pioneer settlement.

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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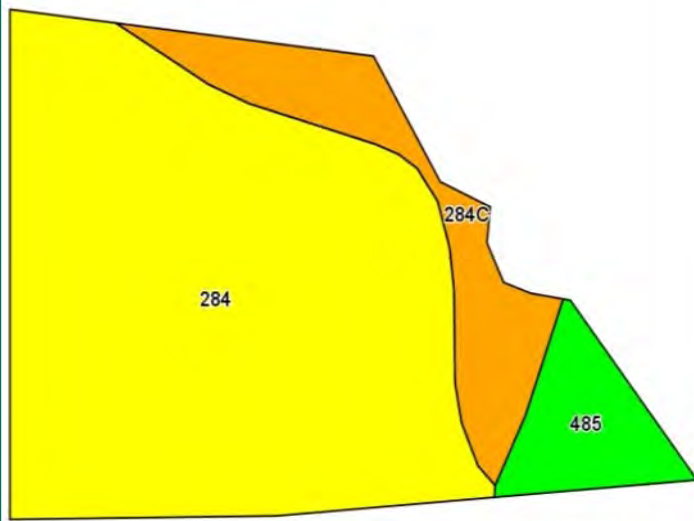
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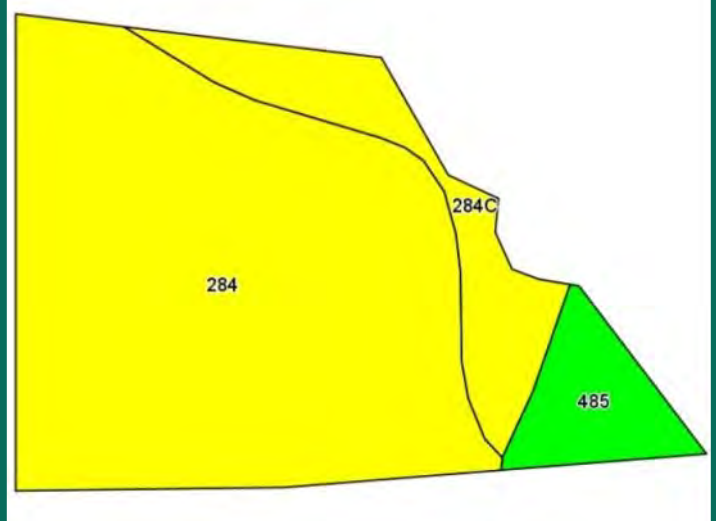
www.Hertz.ag

CSR/CSR2 Soil Maps: Tract 3

CSR - Tillable Acres



CSR2 - Tillable Acres



CSR - Tillable Acres

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
284	Flagler sandy loam, 0 to 2 percent slopes	8.90	77.5%		IIIs	55
284C	Flagler sandy loam, 5 to 9 percent slopes	1.65	14.4%		IIle	30
485	Spillville loam, 0 to 2 percent slopes	0.93	8.1%		IIw	92
Weighted Average						54.4

CSR2 - Tillable Acres

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
284	Flagler sandy loam, 0 to 2 percent slopes	8.90	77.5%		IIIs	56
284C	Flagler sandy loam, 5 to 9 percent slopes	1.63	14.2%		IIle	45
485	Spillville loam, 0 to 2 percent slopes	0.95	8.3%		IIw	90
Weighted Average						57.3

Tract 1: Photos



View from Northwest looking Southeast

Tract 3: Photos



Looking North from the road

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Tract 2: Photos



View from Northwest corner looking Southeast



View from Southeast looking Northwest

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