

Winterberg Farm

104 Acres, Benton County, IA

72.3 CSR2 - This farm is located on the northern edge of Norway, Iowa

Date: Wed, March 12, 2014

Time: 10:00 a.m.

Auction Site:

Norway Community Building

Address:

210 South Street

Norway, Iowa 52318

Property Information

Location

This property is located on the north edge of Norway, Iowa.

Legal Description

That part of the S 1/2 of the SW 1/4 and that part of the SW 1/4 of the SE 1/4 of Section 17, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,164.00

Net Taxable Acres: 101.99 Acres

Tax per Net Tax. Ac.: \$21.22

FSA Data

Farm Number: 58.52

Tract Number : 3106

Crop Acres: 89.5

Corn Base: 73.7

Corn Direct/CC Yields: 123/123

Bean Base: 14.7

Bean Direct/CC Yields: 36/36

Soil Types / Productivity

Primary soils are Wiota, Vesser, and Colo-Ely. See soil map for detail.

- **CSR:** 69.9 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR2:** 72.3 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 68.96 per County Assessor, based on net taxable acres.

Land Description

The east portion of this farm lays very nice with good eye appeal. The west portion would be considered as rolling.

Buildings/Improvements

None.

Drainage

None.

Water & Well Information

None.

Comments

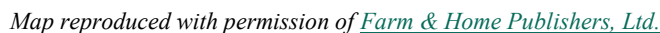
This is a good quality Benton County farm located in a strong area, adjoining the city of Norway.

Troy R. Louwagie, ALC
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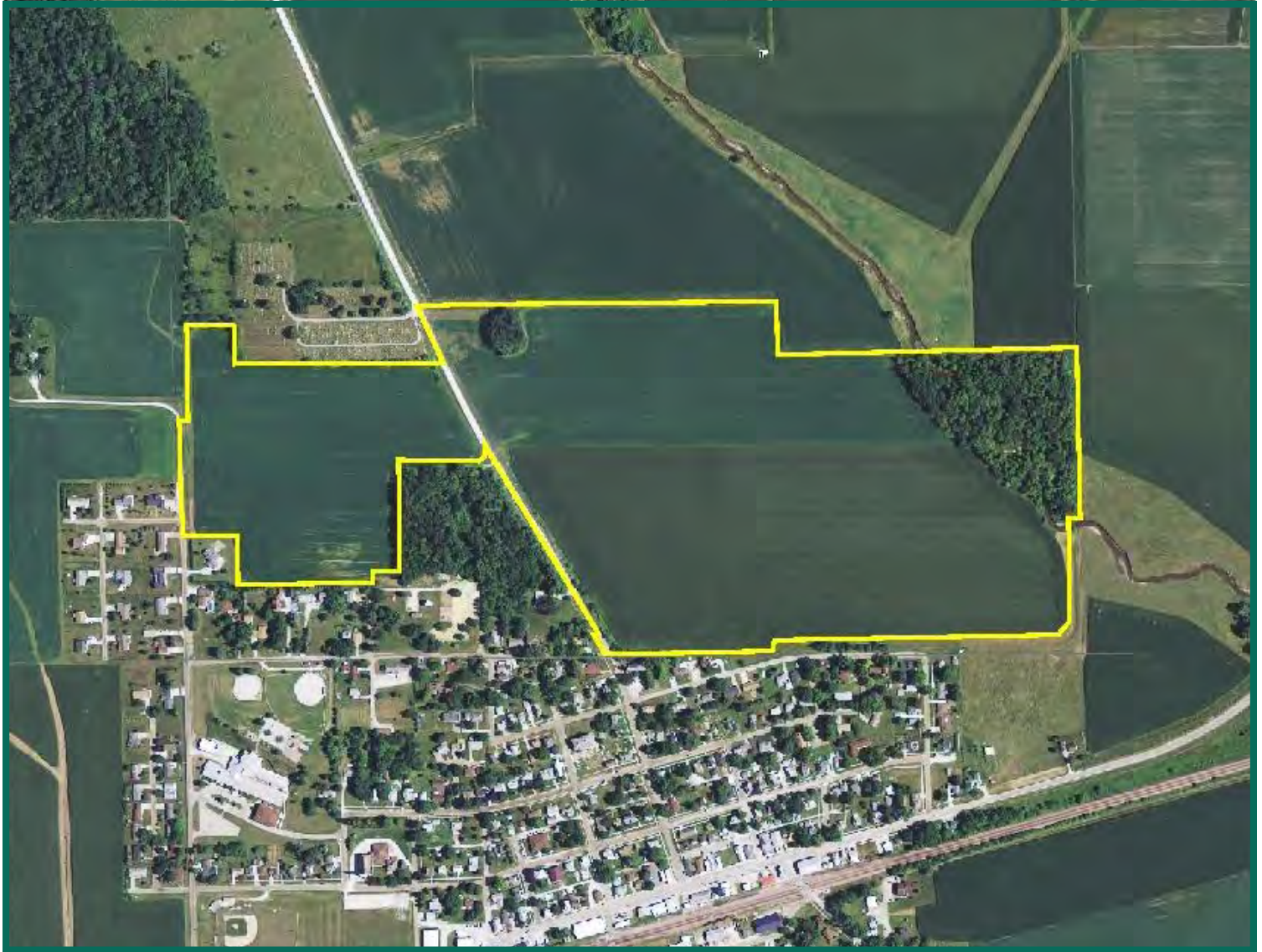
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R-9-W



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Aerial Photo



Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 104 acres m/l.
- Seller reserves the right to refuse any and all bids

Seller

Owen F. Winterberg Revocable 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 March 12, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur April 8, 2014. Taxes will be prorated to closing.

Announcements

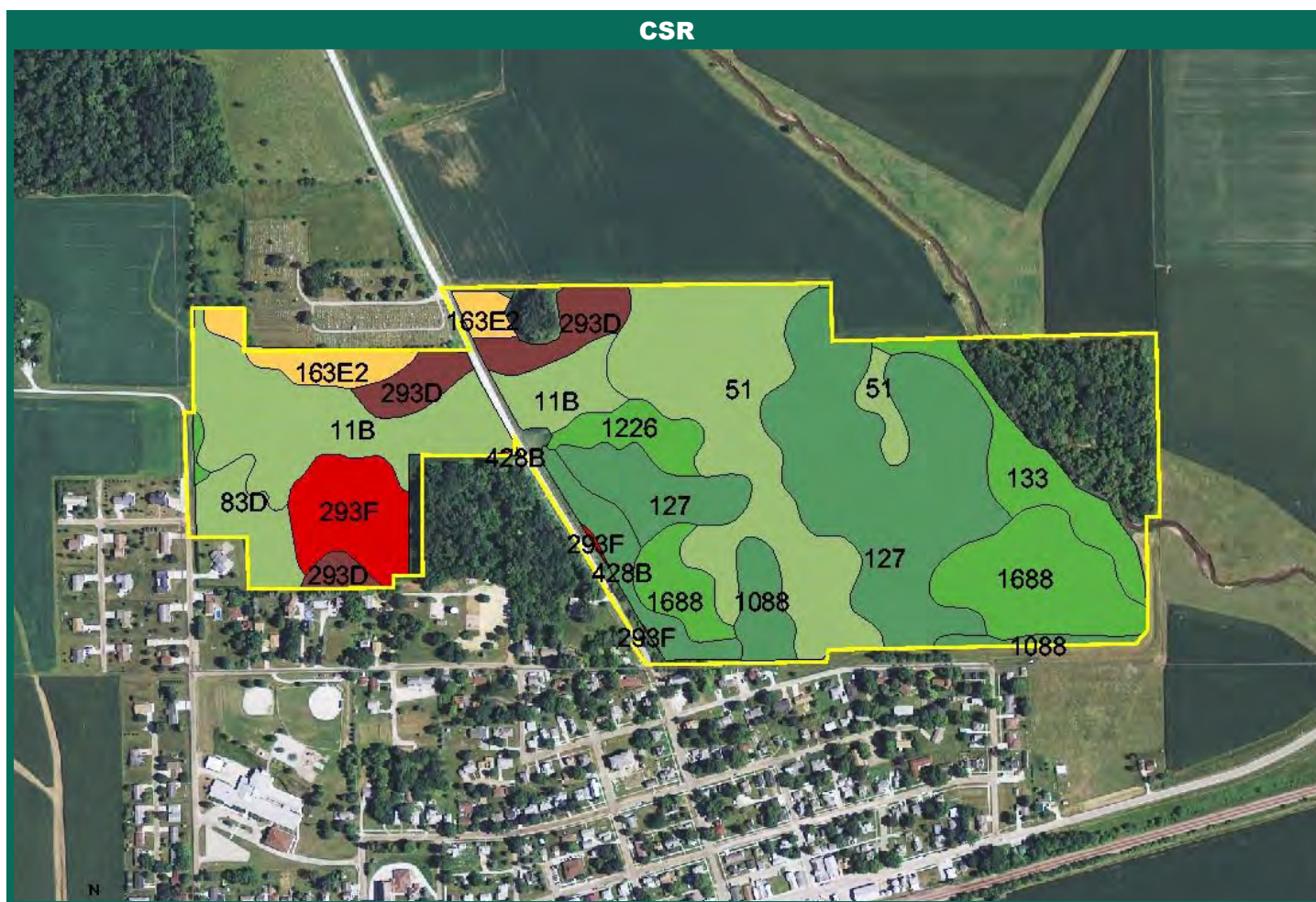
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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CSR Soil Map



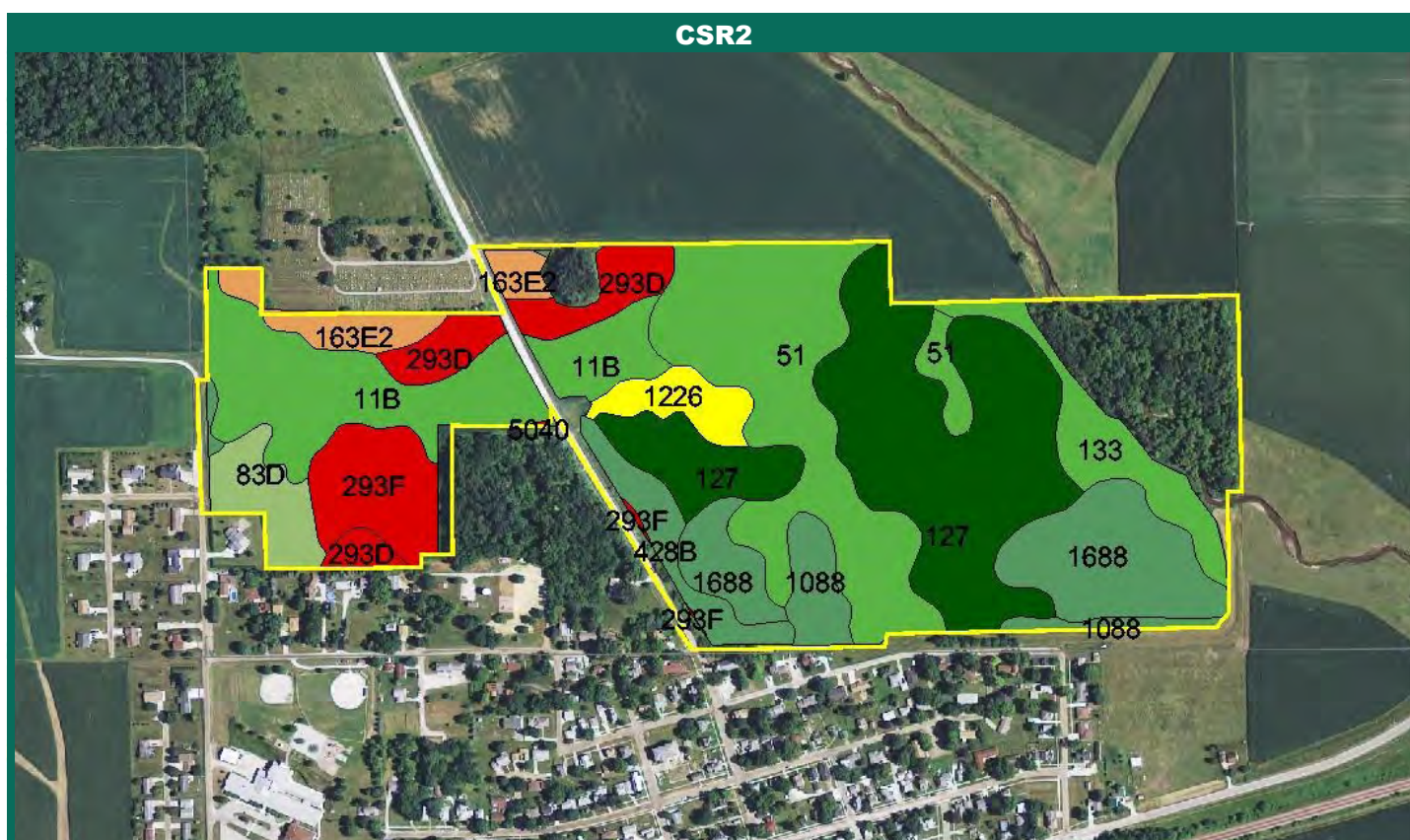
Measured Tillable Acres	89.5	Average CSR	69.9		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
1088	Nevin silty clay loam, sandy substratum, 0 to 2 p	88	205	55	2.88
11B	Colo-Ely complex, 2 to 5 percent slopes	68	178	48	12.56
1226	Lawler loam, 24 to 40 inches to sand and gravel,	73	185	50	2.33
127	Wiota silt loam, loamy substratum, 1 to 3 percent	87	203	55	21.92
133	Colo silty clay loam, 0 to 2 percent slopes	80	194	52	4.41
163E2	Fayette silt loam, 14 to 18 percent slopes, moderate	48	151	41	3.18
1688	Koszta silt loam, loamy substratum, 0 to 2 percent	77	190	51	9.54
293D	Chelsea-Lamont-Fayette complex, 9 to 18 percent	29	125	34	4.82
293F	Chelsea-Lamont-Fayette complex, 18 to 30 percent	9	98	26	4.71
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	75	187	50	0.22
428B	Ely silt loam, 2 to 5 percent slopes	88	205	55	2.86
5040	Orthents, loamy	5			0.02
51	Vesser silt loam, 0 to 2 percent slopes	70	181	49	17.04

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CSR2 Soil Map



Measured Tillable Acres 89.5

Average CSR2* 72.3

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1088	Nevin silty clay loam, sandy	83	8.5	I	2.9
11B	Colo-Ely complex, 2 to 5 percent	73	9.5	Ile	12.6
1226	Lawler loam, 24 to 40 inches to sand	60	0.4	Ils	2.3
127	Wiota silt loam, loamy substratum, 1	95	3.4	Ile	21.9
133	Colo silty clay loam, 0 to 2 percent	74	14.3	IIw	4.4
163E2	Fayette silt loam, 14 to 18 percent	38	2.9	IVe	3.1
1688	Koszta silt loam, loamy substratum,	88	3.0	I	9.5
293D	Chelsea-Lamont-Fayette complex, 9	20	1.5	IVe	4.8
293F	Chelsea-Lamont-Fayette complex,	8	0.4	VIIIs	4.7
377C	Dinsdale silty clay loam, 5 to 9	90	9.1	IIIe	0.2
428B	Ely silt loam, 2 to 5 percent slopes	87	2.0	Ile	2.9
5040	Orthents, loamy	5	0.4		0.0
51	Vesser silt loam, 0 to 2 percent	71	1.9	IIw	17.0
83D	Kenyon loam, 9 to 14 percent slopes	63	0.2	IIIe	3.0

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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104 Acres, Benton County, IA: Photos



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