

Rittgers Farm

113 Acres, Muscatine County, IA

85.0 CSR - This farm is located two miles west of West Liberty, Iowa

Date: Wed, March 5, 2014

Time: 10:00 a.m.

Auction Site:

West Liberty Community Center

Address:

1204 North Calhoun

West Liberty, Iowa 52776

Property Information

Location

From West Liberty: 2 miles west on Highway 6, and 1 mile south on Highway X34. The farm is located on the west side of the road.

Real Estate Tax

Taxes Payable 2013 - 2014: \$3,378.00

Net Taxable Acres: 110.79 Acres

Tax per Net Tax. Ac.: \$30.49

Legal Description

The S 1/2 of the SE 1/4 of Section 9 and that part of the SW 1/4 of the SW 1/4 of Section 10; all in Township 78 North, Range 4 West of the 5th P.M., Muscatine County, Iowa

FSA Data

Farm Number: 2286

Tract Number: 2639

Crop Acres: 110.7 Acres*

Corn Base: 95.8 Acres

Corn Direct/CC Yields: 133/133 Bu/Ac

Bean Base: 8.4 Acres

Bean Direct/CC Yields: 42/42 Bu/Ac

*There are 7.4 acres of cropland currently being certified as grass waterway.

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Tama, Muscatine and Colo. See soil map for detail.

- **CSR2:** 88.5 per AgriData, Inc., based on tillable acres.
- **CSR:** 85.0 per AgriData, Inc., based on tillable acres.
- **CSR:** 84.45 per County Assessor, based on net taxable acres.

Land Description

Topography is gently rolling to moderately rolling with Tama and Muscatine soils.

Comments

This is an excellent quality Muscatine County farm located in a strong area with excellent soils!

Seller

Mark Rittgers.

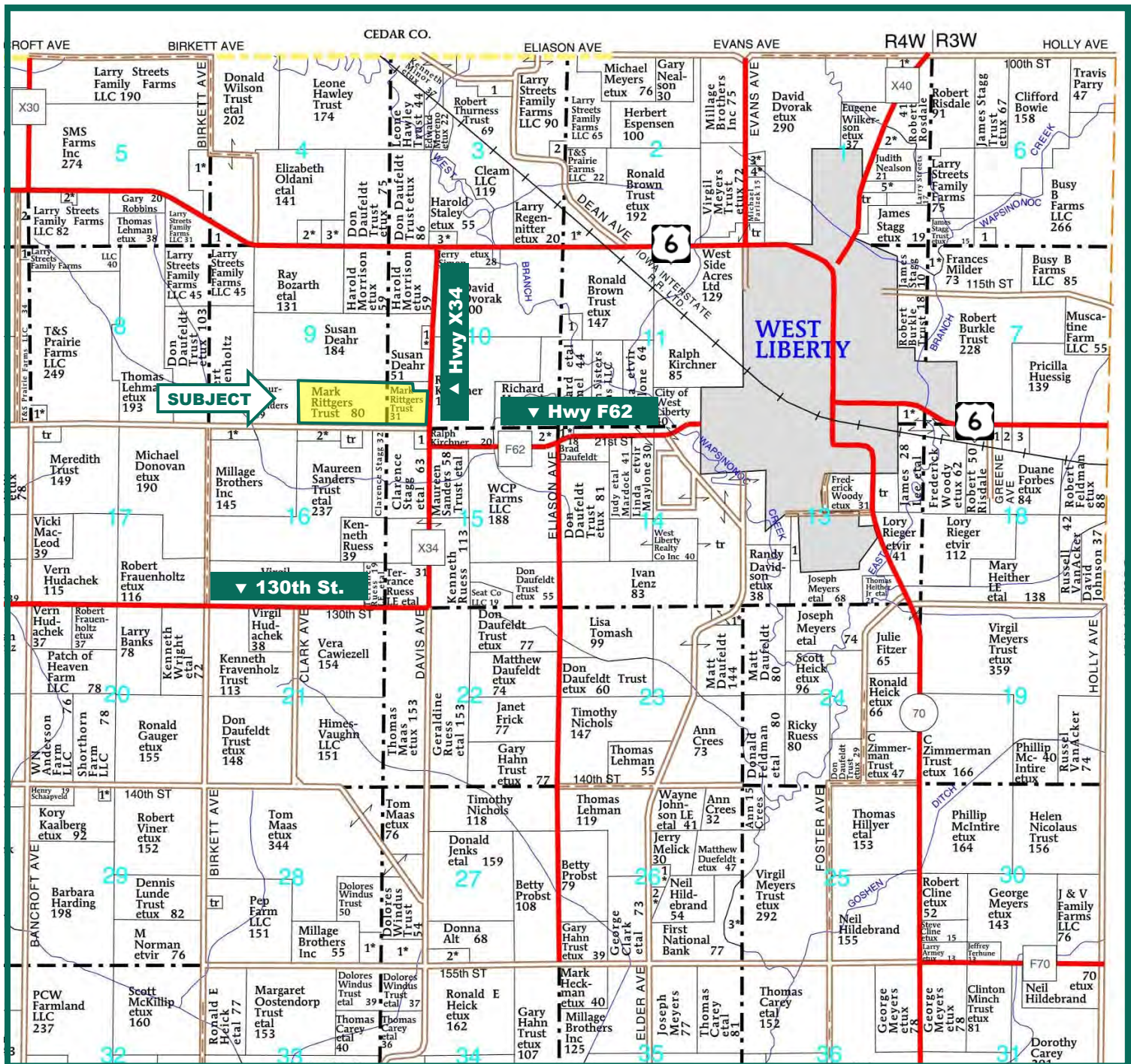
Michael C. Downey, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858
Fax: (319) 895-6949
Email: MikeD@Hertz.ag

www.Hertz.ag

Plat Map: Wapsinonoc Township

(T78N-R4W)



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.

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

Michael C. Downey, AFM
 Licensed Real Estate Salesperson in Iowa
 102 Palisades Road, PO Box 50
 Mount Vernon, IA 52314

Phone: (319) 895-8858
 Fax: (319) 895-6949
 Email: MikeD@Hertz.ag

www.Hertz.ag

Aerial Map



Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 113 acres m/l.
- Seller reserves the right to refuse any and all bids

Agency

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

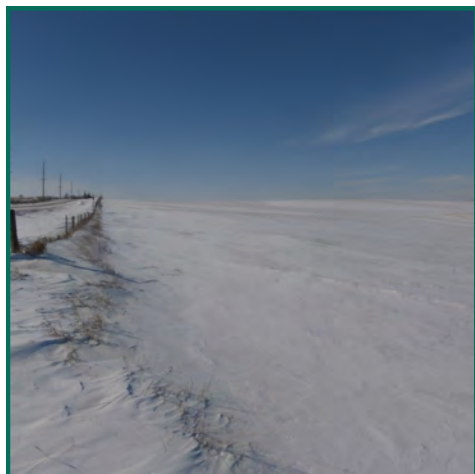
Terms of Possession

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 5, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur March 26, 2014. Taxes will be prorated to date of 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.



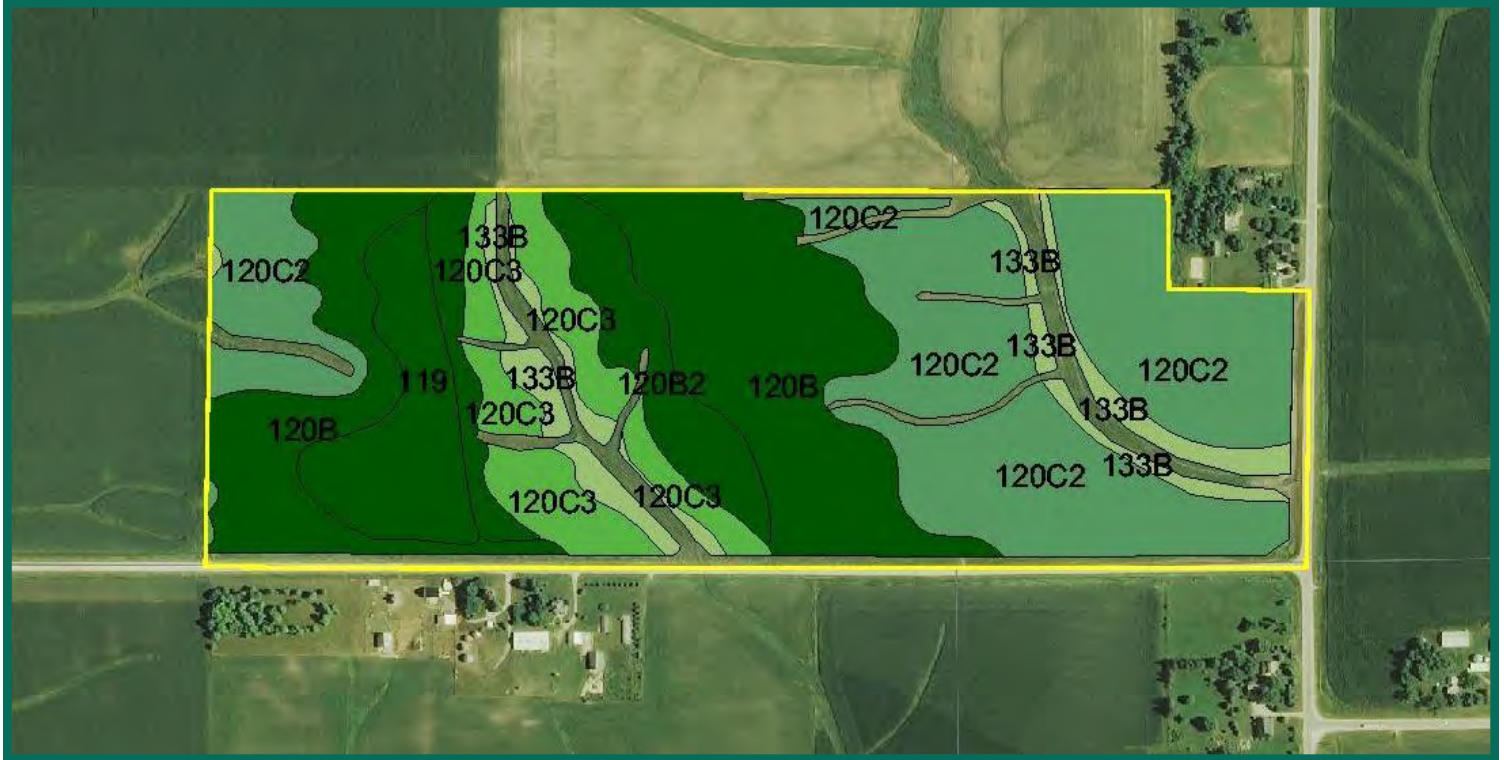
Michael C. Downey, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858
Fax: (319) 895-6949
Email: MikeD@Hertz.ag

www.Hertz.ag

CSR2 Soil Map

CSR2



Measured Tillable Acres		103.3	Ave. CSR2*		88.5	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
119	Muscataine silty clay loam, 0 to 2	96	0.8	I	8.4	
120B	Tama silt loam, 2 to 5 percent slopes	95	14.1	Ile	29.3	
120B2	Tama silt loam, 2 to 5 percent	92	4.7	Ile	9.1	
120C2	Tama silt loam, 5 to 9 percent	87	34.4	IIle	39.4	
120C3	Tama silty clay loam, 5 to 9 percent	80	5.6	IVe	9.9	
133B	Colo silty clay loam, 2 to 5 percent	69	22.6	IIw	7.2	

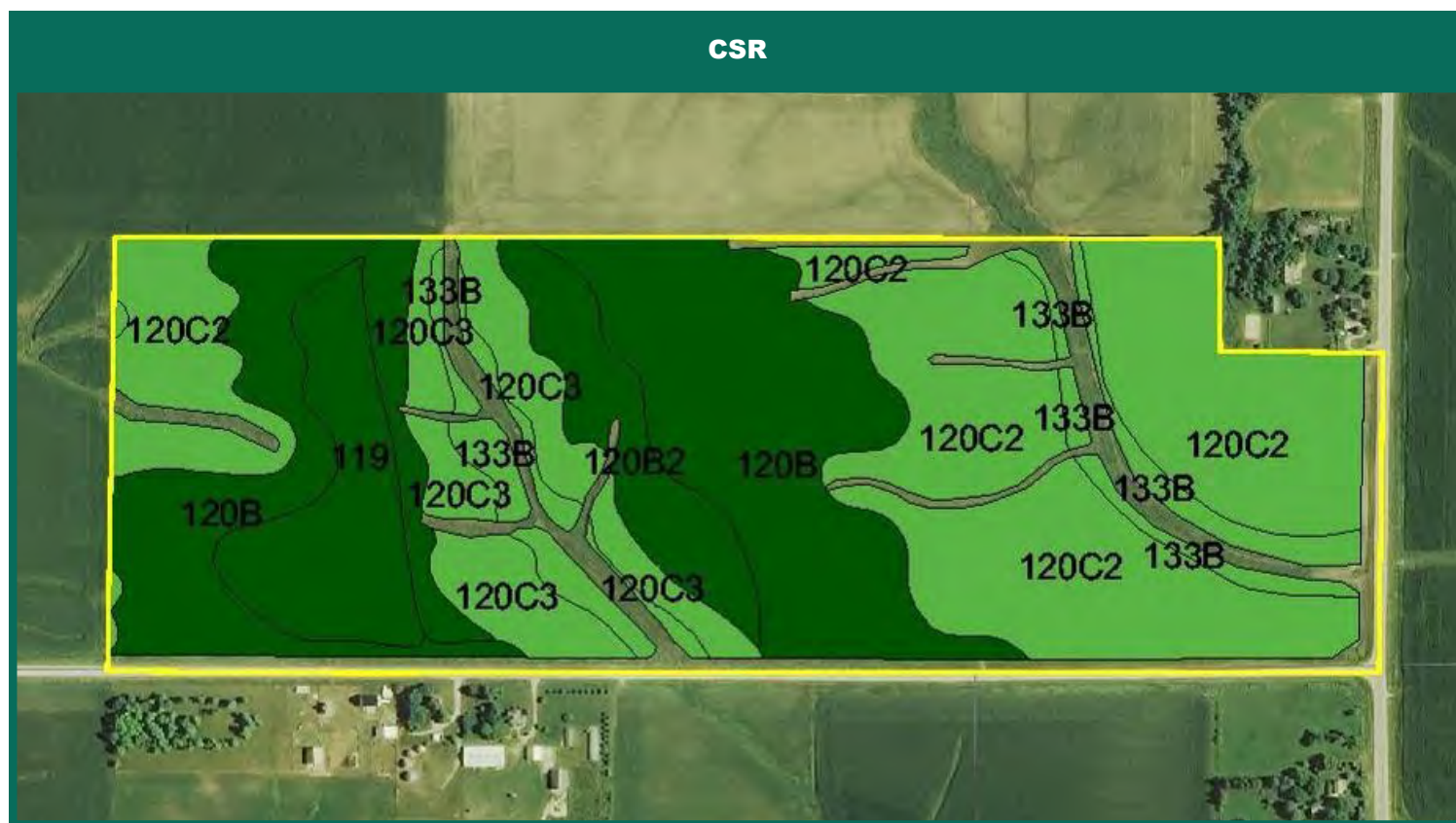
***CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In 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.

Michael C. Downey, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858
Fax: (319) 895-6949
Email: MikeD@Hertz.ag

www.Hertz.ag

CSR Soil Map



Measured Tillable Acres		103.3	Average CSR		85.0
			Corn Yield		
			Soybean Yield		
Soil Label	Soil Name	CSR			Acres
119	Muscatine silty clay loam, 0 to 2 percent slc	100	218	59	8.38
120B	Tama silt loam, 2 to 5 percent slopes	95	211	57	29.20
120B2	Tama silt loam, 2 to 5 percent slopes, mode	93	209	56	9.13
120C2	Tama silt loam, 5 to 9 percent slopes, mode	78	188	51	39.51
120C3	Tama silty clay loam, 5 to 9 percent slopes,	71	179	48	9.84
133B	Colo silty clay loam, 2 to 5 percent slopes	75	184	50	7.19

Additional Contact:

Troy R. Louwagie, ALC

Licensed Real Estate Broker in IA & IL
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858

E-mail: TroyL@Hertz.ag

Michael C. Downey, AFM

Licensed Real Estate Salesperson in Iowa
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858

Fax: (319) 895-6949

Email: MikeD@Hertz.ag

www.Hertz.ag

113 Acres, Muscatine County, IA: Photos



Michael C. Downey, AFM
Licensed Real Estate Salesperson in Iowa
102 Palisades Road, PO Box 50
Mount Vernon, IA 52314

Phone: (319) 895-8858
Fax: (319) 895-6949
Email: MikeD@Hertz.ag

www.Hertz.ag