

Beatty Farm

200 Acres, Benton County, IA

85.8 CSR2 - This farm is located 1/2 mile northeast of Atkins, Iowa

Date: Friday, March 7, 2014

Time: 10:00 a.m.

Auction Site:

Atkins American Legion

Address:

89 Main Avenue

Atkins, Iowa 52206-9750

Property Information

Location

From Atkins: 1/2 mile northeast on 33rd Avenue.

Legal Description

The NW 1/4 and that part of the N 1/2 SW 1/4 and a portion in the NW 1/4 SE 1/4 of Section 13, Township 83 North, Range 9 West of the 5th P.M., Benton Co., Iowa, except the house, buildings and 3.5 acres.

Seller

Howard Beatty Farms, Inc.

Real Estate Tax - Estimated

Taxes Payable 2013 - 2014: \$5,432

Net Taxable Acres: 194.0 Acres

Tax per Net Tax. Ac.: \$28.00

FSA Data

Farm Number: 902

Tract Number: 1877

Crop Acres: 194.0 Acres*

Corn Base: 105.0 Acres

Corn Direct/CC Yields: 131/131 Bu/Ac

Bean Base: 82.0 Acres

Bean Direct/CC Yields: 40/40 Bu/Ac

*There are approximately 3.9 acres of cropland being certified as grass waterway and approximately 1 acre of cropland being certified as CRP.

CRP Contracts

There is approximately 1 acre of CRP waterway located in the southeast portion of the farm. This contract pays \$157.40 per acre and expires September 30, 2015.

The final determination of the cropland acres and CRP acres will be determined by the Benton County FSA.

Soil Types / Productivity

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

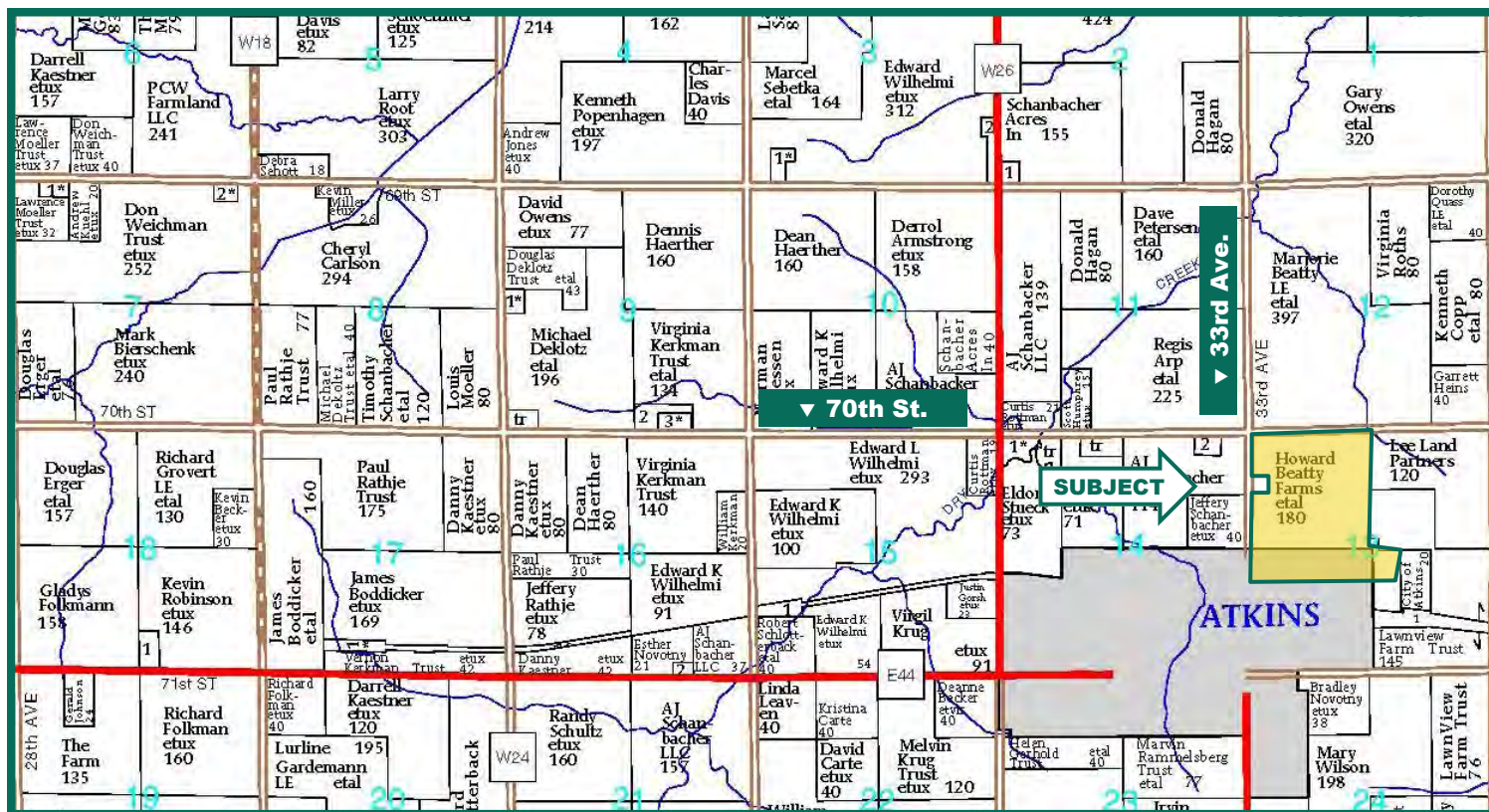
- **CSR2:** 85.8 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 78.0 per County Assessor, based on net taxable acres.
- **CSR:** 78.6 per AgriData, Inc., 2014, based on FSA crop acres.

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Plat Map



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

Land Description

This farm would be considered as gently rolling and takes little to no water from adjoining landowners.

Buildings/Improvements

Improvements include a barn and three grain bins. Tenant reserves use of the bin until July 1, 2014.

Pipeline

There is a gas pipeline crossing through this farm.

Reserved Items

The tenant reserves the personal property in the barn and also reserves the portable shed located at the bin site.

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.

Comments

This is a high quality Benton County farm with good soils located in a strong area!

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 200 acres. The bids will be dollars per acre multiplied by 200 acres to determine the total sales price.
- 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 7, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur March 28, 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

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Aerial Map

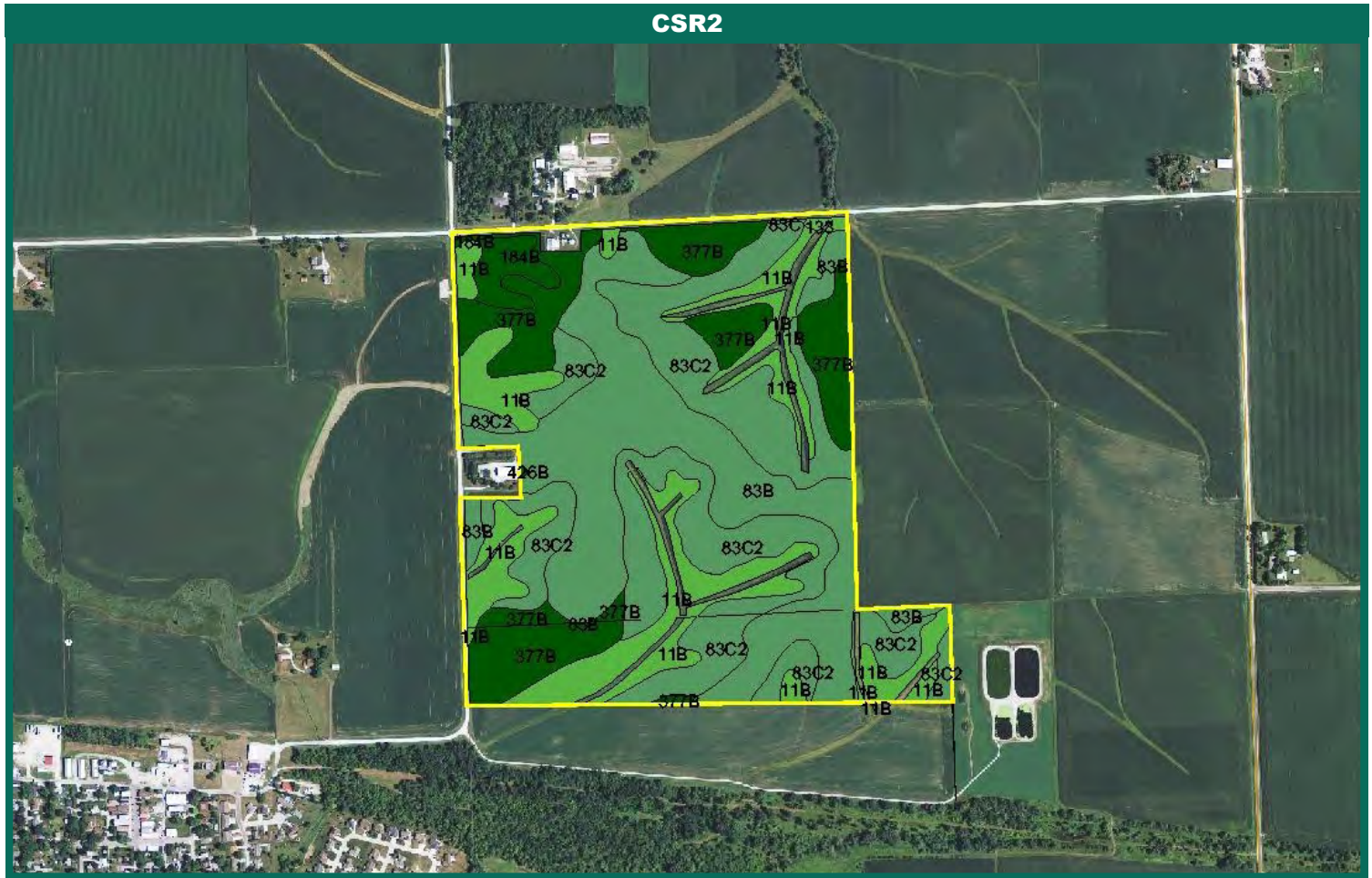


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CSR2 Soil Map



Measured Tillable Acres		190.0	Ave. CSR2*	85.8		
				Percent	Non_Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres	
11B	Colo-Ely complex, 2 to 5 percent	73	20.5	Ile	36.9	
133	Colo silty clay loam, 0 to 2 percent	74	2.6	IIw	0.5	
184B	Klinger silty clay loam, 1 to 4 percent	95	3.4	Ile	4.1	
377B	Dinsdale silty clay loam, 2 to 5	95	22.3	Ile	33.3	
426B	Aredale loam, 2 to 5 percent slopes	91	0.2	Ile	0.1	
83B	Kenyon loam, 2 to 5 percent slopes	90	14.8	Ile	55.2	
83C	Kenyon loam, 5 to 9 percent slopes	85	1.3	IIle	0.1	
83C2	Kenyon loam, 5 to 9 percent slopes,	84	21.3	IIle	59.0	

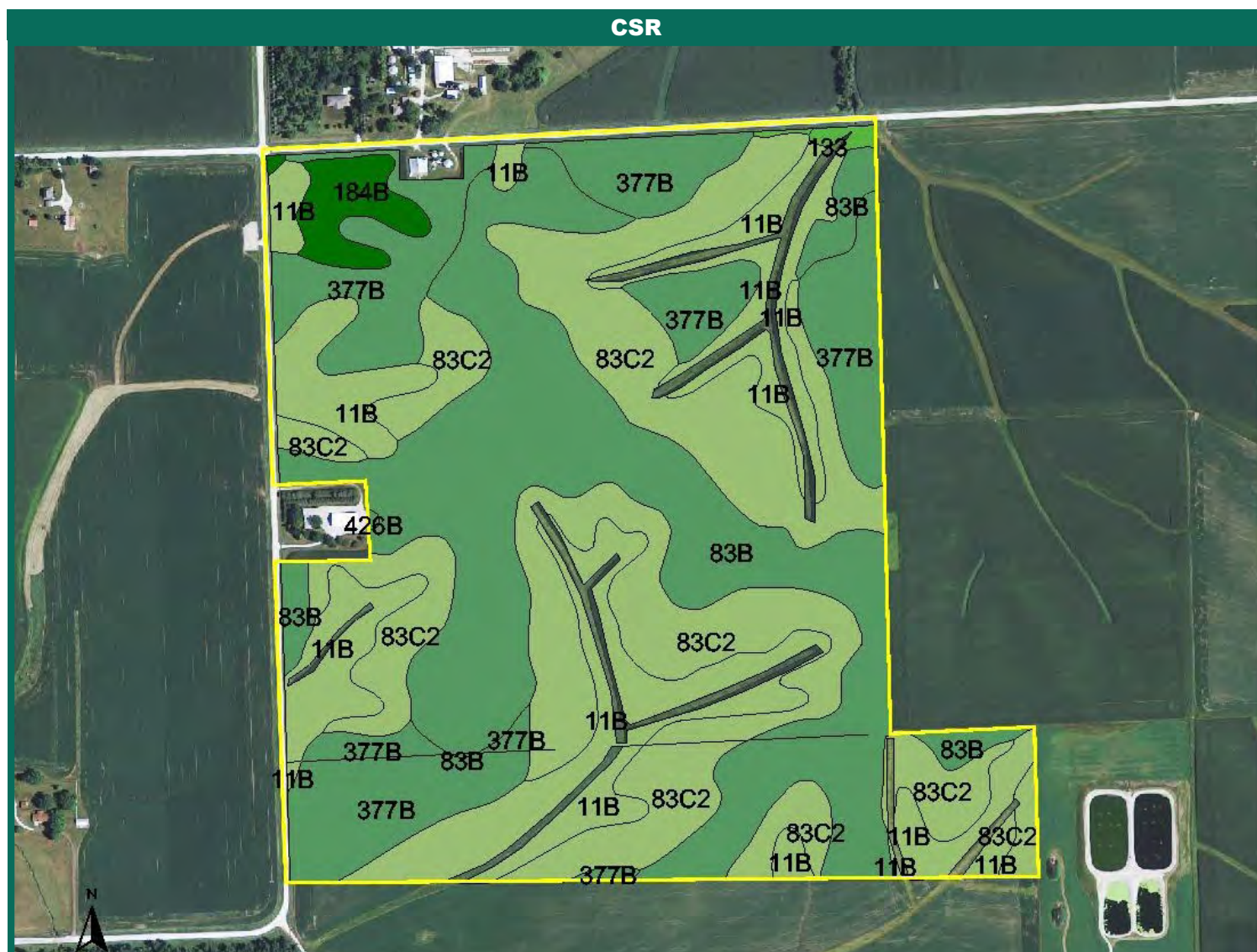
***CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In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



Measured Tillable Acres 190.0

Average CSR 78.6

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent slopes	68	178	48	36.92
133	Colo silty clay loam, 0 to 2 percent slopes	80	194	52	0.52
184B	Klinger silty clay loam, 1 to 4 percent slopes	91	209	56	4.15
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	90	208	56	33.41
426B	Aredale loam, 2 to 5 percent slopes	85	201	54	0.08
83B	Kenyon loam, 2 to 5 percent slopes	87	203	55	55.28
83C	Kenyon loam, 5 to 9 percent slopes	72	183	49	0.12
83C2	Kenyon loam, 5 to 9 percent slopes	70	181	49	59.03

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