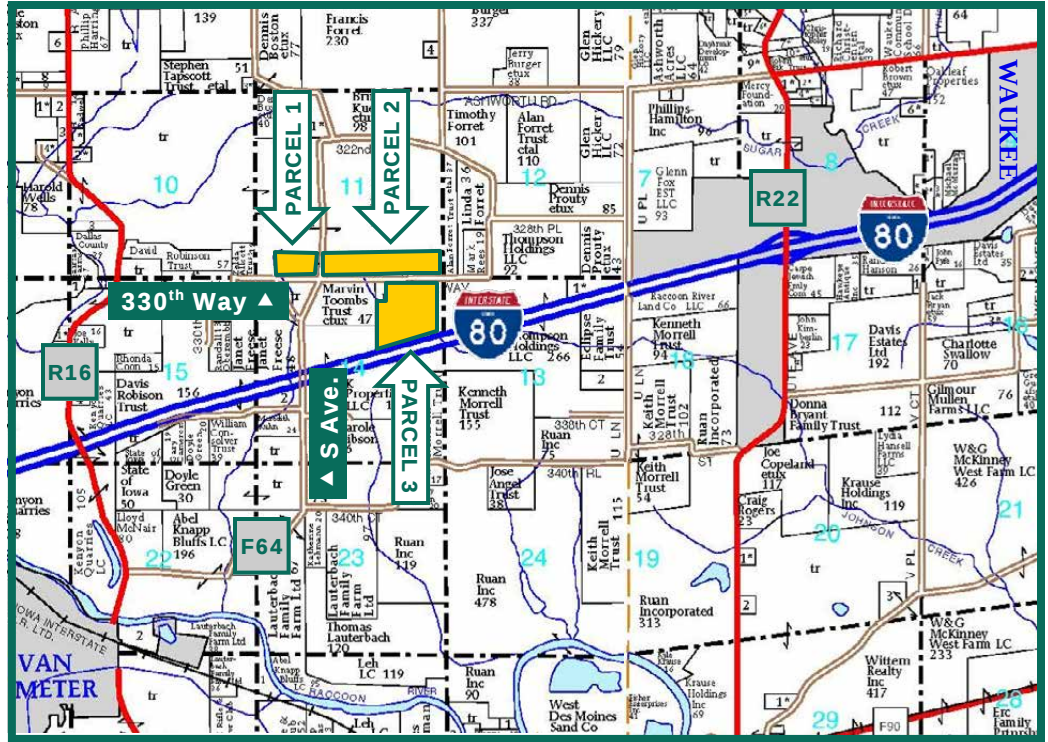


**157.25 Acres
in 3 Parcels
Dallas
County, IA**



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

Date: Thurs. Feb. 13, 2014

Time: 10:00 a.m.

Auction Site:

Waukee Community Center

Address:

675 Walnut Street
Waukee, IA 50263

Auction Information

Method of Sale

- Parcels will be offered as 3 individual parcels and will NOT be combined.
- Bids will be based on \$/acre.
- 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 20, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur March 20, 2014, subject to the terms of the Sales Agreement. Dwelling and Machine Shed available for possession no later than January 15, 2015. Grain Bins available for 2014 crop. Taxes will be prorated to March 20, 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.

Property Location

From Van Meter: Take R16 north to F64.(S Ave.) Follow F64 north and east approx. 2.5 miles to 330th Way. Parcels 1 and 2 lie north of 330th Way, and Parcel 3 lies south of 330th Way (1/4 mi. east of S Ave.)

Chris Smith

Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or

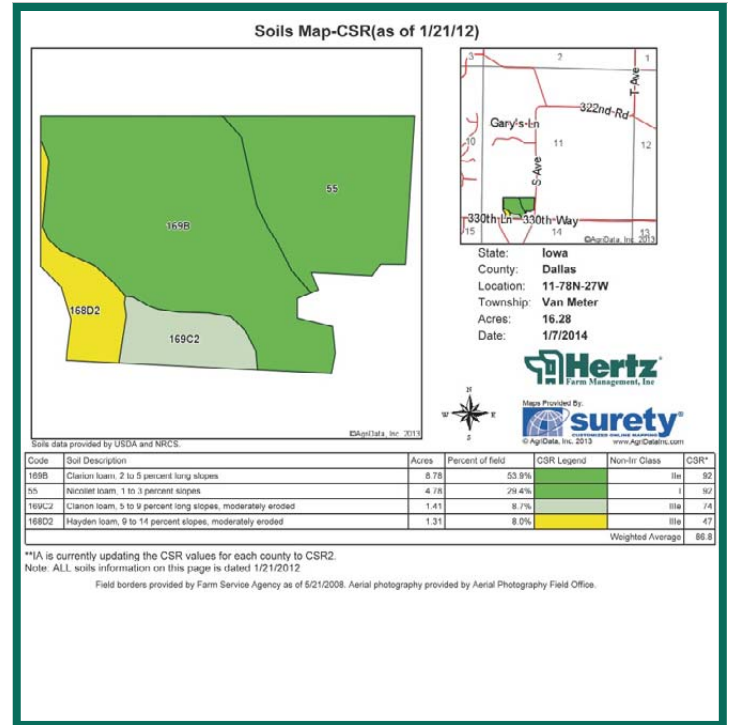
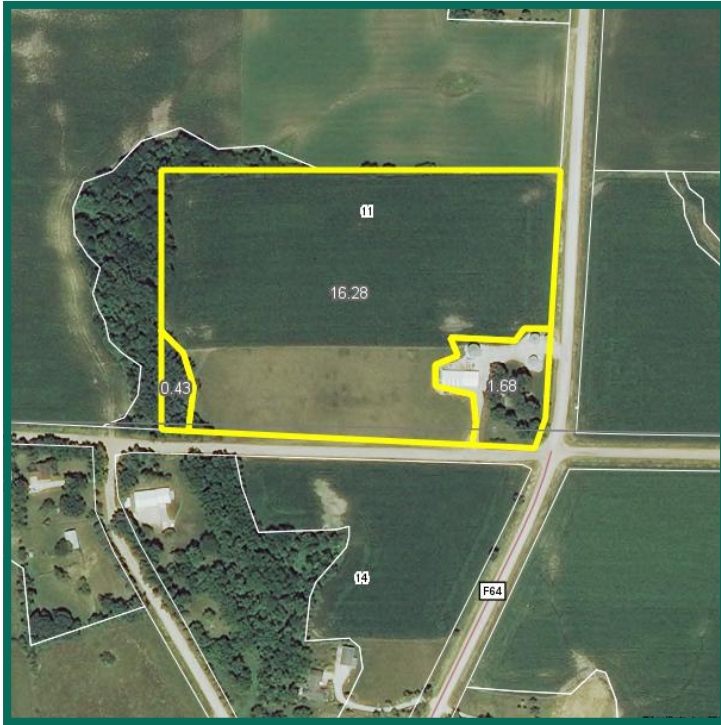
800-593-5263

ChrisS@Hertz.ag

www.Hertz.ag

REID: 000-3313

Aerial and Soil Map: Parcel 1



Property Information Parcel 1 - 19.96 Acres, m/l Address

28317 330th Way, Adel, IA 50003

OPEN HOUSE

Sunday, February 9, 2014
1:00 - 3:00 p.m.

Legal Description

South 45 Rods SE¼ SW¼, Section 11,
Township 78 North, Range 27 West of the
5th p.m. (Van Meter Twp.)

Est. Real Estate Tax

Est. Taxes Payable 2013-2014: \$1,466
Est. Net Taxable Acres: 16.28
Est. Tax per Net Tax. Ac.: \$90.05
Taxes are estimated pending final survey.

Land Description

Level to gently sloping

Drainage

Tile and natural. No tile maps available.

Buildings/Improvements

- 1-story, 3 BR, 1¼ BA Dwelling with 1,680 SF built in 1987.
- Detached 726 SF garage built in 1996.
- 4,000 SF Machine Shed
- 3 Drying Grain Bins (22,000 Bu., 10,000 Bu. and 14,000 Bu.)
- 1 Grain Bin (5,000 Bu.)

Seller will need to remain in possession of home and machine shed through no later than January 15, 2015. Grain bins reserved by Seller - available to Buyer for 2014 crop year.

Water & Well Information

1 well near house (not used). House is on Xenia Rural Water.

Septic

Buyer to be responsible for septic system inspection and upgrades, if necessary.

FSA Data

Farm Number 3408, Part of Tract 674
Crop Acres: 16.28 NHEL*

Corn Base: 12.16 Ac.*

Corn Direct/CC Yields: 116/116 Bu.

Bean Base: 4.1* Ac.

Bean Direct/CC Yields: 37/37 Bu.

**Estimated Numbers - Local FSA office will determine final Acres & Bases.*

Soil Types / Productivity

Primary soils are Clarion and Nicollet. See soil map for detail.

- **CSR:** 84.8 per County Assessor, based on net taxable acres.
- **CSR:** 86.8 per AgriData, Inc., 2012, based on FSA crop acres.

2014 Crop

Buyer to reimburse Seller \$1,384 for Fall 2013 fertilizer application.

Comments

Very well-maintained, clean farm and home. High quality farmland with future development possible. Located in path of future Southwest Connector.

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Nevada, IA 50201-0500

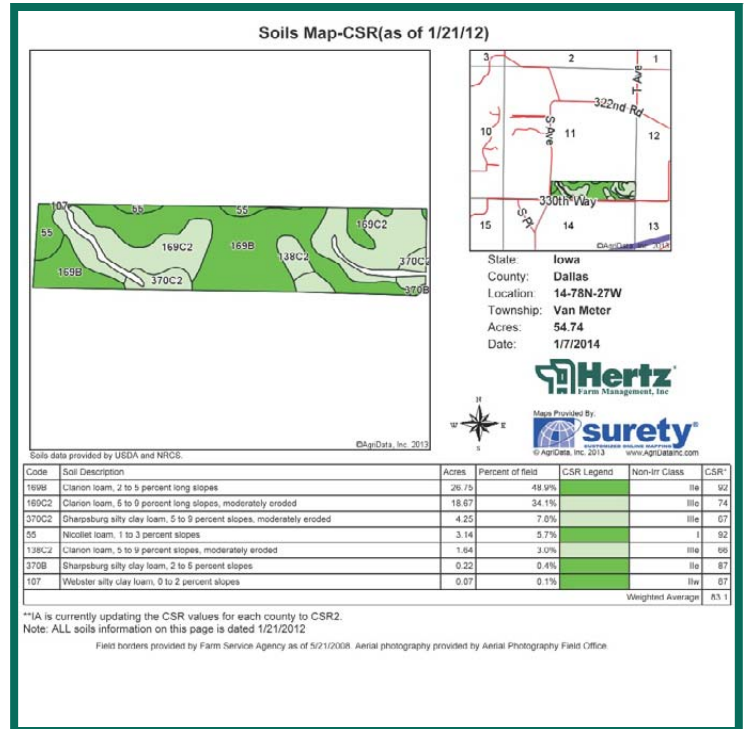
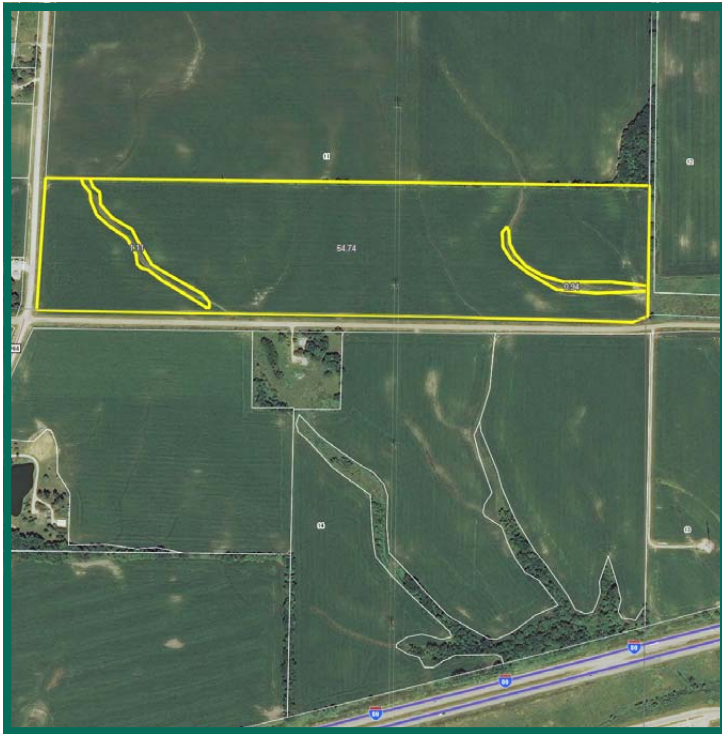
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Aerial & Soil Map: Parcel 2



Property Information Parcel 2 - 56.79 Acres, m/l Legal Description

South 45 Rods, East 40 Rods SW $\frac{1}{4}$ SW $\frac{1}{4}$; and S45 Rods SE $\frac{1}{4}$ all in Section 11, Township 78 North, Range 27 West of the 5th p.m. (Van Meter Twp.)

Est. Real Estate Tax

Est. Taxes Payable 2013-2014: \$1,526
Est. Net Taxable Acres: 56.79
Est. Tax per Net Tax. Ac.: \$26.87
Taxes are estimated pending final survey.

Easements

There is an easement in place for overhead power line.

Buildings/Improvements

None

FSA Data

Farm Number 3408, Part of Tract 674
Crop Acres: 54.74 HEL*
Corn Base: 40.94 Ac.*
Corn Direct/CC Yields: 116/116 Bu.
Bean Base: 13.8 Ac.*
Bean Direct/CC Yields: 37/37 Bu.
*Estimated Numbers - Local FSA office will determine final Acres and Bases.

Soil Types / Productivity

Primary soils are Clarion, Sharpsburg and Nicollet. See soil map for detail.

- **CSR:** 82.6 per County Assessor, based on net taxable acres.
- **CSR:** 83.1 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Level to gently sloping

Drainage

Tile and natural. No tile maps available.

Water & Well Information

None known

2014 Crop

Buyer to reimburse Seller \$4,653 for Fall 2013 fertilizer application.

Comments

High quality farmland with future development possible. Located in path of future Southwest Connector.

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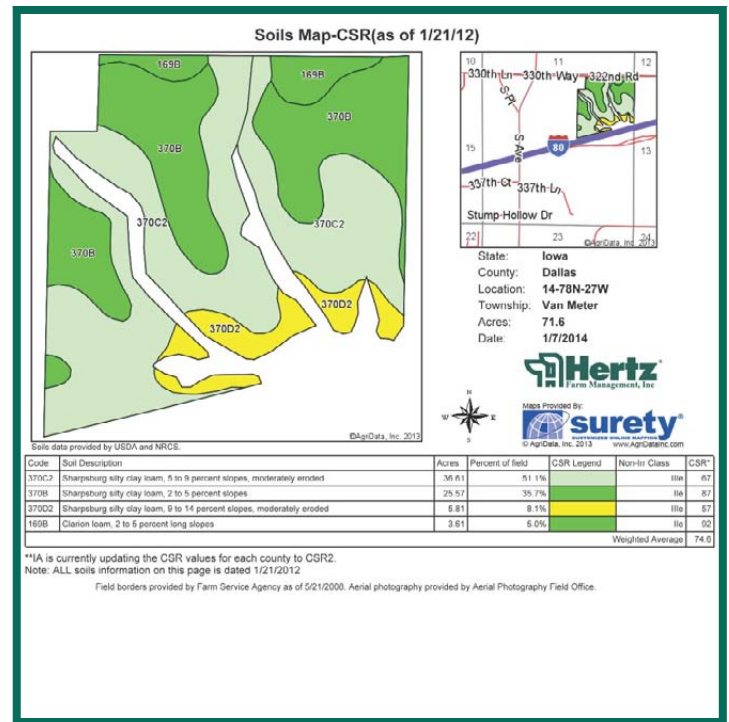
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Aerial and Soil Map: Parcel 3



Property Information Parcel 3 - 80.5 Acres

Legal Description

S 77/80 E 1/2 NW 1/4 NE 1/4 Except 265' N462'; NE 1/4 NE 1/4 Except N 3 Rods; E 1/2 SW 1/4 NE 1/4 North of I-80 and SE 1/4 NE 1/4 North of I-80 and N 3 Rods NE 1/4 NE 1/4 all in Section 14, Township 78 North, Range 27 West of the 5th p.m. (Van Meter Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$1,870.00
Net Taxable Acres: 80.5
Tax per Net Tax. Ac.: \$23.23

Buildings/Improvements

None

Easements

There is an easement in place for overhead power line.

FSA Data

Farm Number 3408, Tract 922
Crop Acres: 71.6 HEL
Corn Base: 54.6 Ac.
Corn Direct/CC Yields: 116/116 Bu.
Bean Base: 17.0 Ac.
Bean Direct/CC Yields: 37/37 Bu.

Soil Types / Productivity

Primary soils are Sharpsburg and Clarion.
See soil map for detail.

- **CSR:** 72.8 per County Assessor, based on net taxable acres.
- **CSR:** 74.6 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Level to gently sloping

Drainage

Tile and natural. No tile maps available.

Water & Well Information

None known

2014 Crop

Buyer to reimburse Seller \$7,160 for Fall 2013 fertilizer application.

Comments

High quality farmland with future development possible. Located in path of future Southwest Connector.

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.

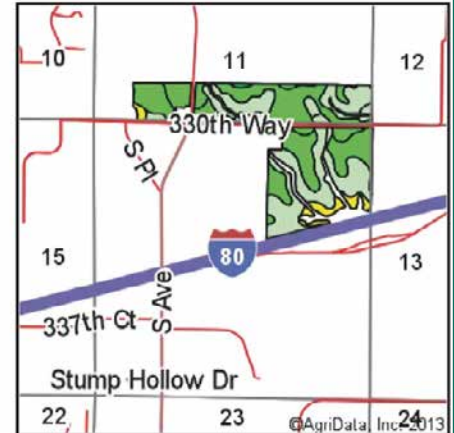
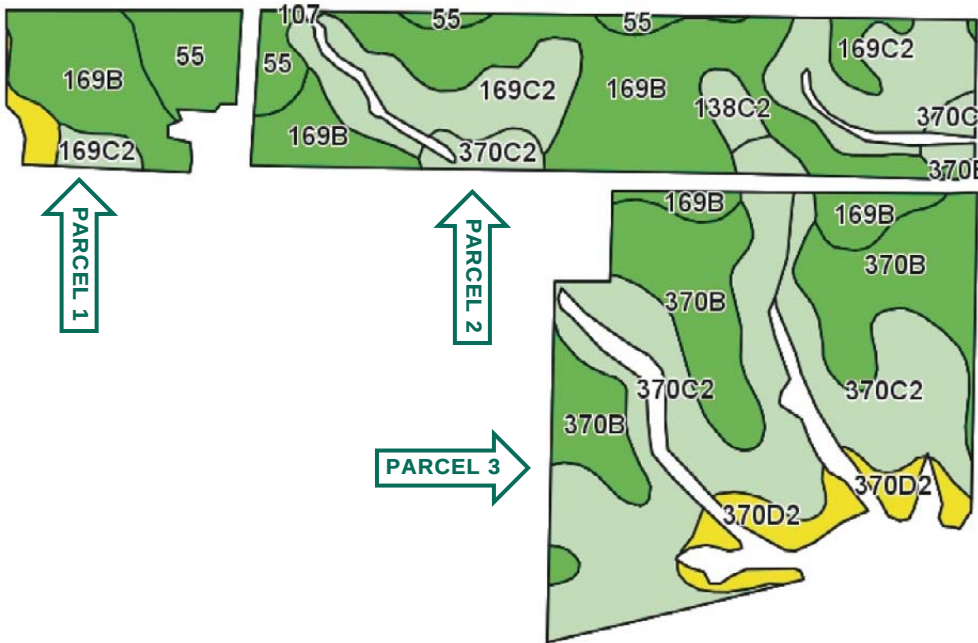
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Soil Maps



State: **Iowa**
 County: **Dallas**
 Location: **14-78N-27W**
 Township: **Van Meter**
 Acres: **142.62**
 Date: **1/7/2014**

Parcel 1: 16.28 Acres - 86.8 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
169B	Clarion loam, 2 to 5 percent long slopes	8.78	53.9%		Ile	92
55	Nicollet loam, 1 to 3 percent slopes	4.78	29.4%		I	92
169C2	Clarion loam, 5 to 9 percent long slopes, moderately eroded	1.41	8.7%		IIle	74
168D2	Hayden loam, 9 to 14 percent slopes, moderately eroded	1.31	8.0%		IIle	47
Weighted Average						86.8

Parcel 2: 54.74 Acres - 83.1 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
169B	Clarion loam, 2 to 5 percent long slopes	26.75	48.9%		Ile	92
169C2	Clarion loam, 5 to 9 percent long slopes, moderately eroded	18.67	34.1%		IIle	74
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	4.25	7.8%		IIle	67
55	Nicollet loam, 1 to 3 percent slopes	3.14	5.7%		I	92
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.64	3.0%		IIle	66
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.22	0.4%		Ile	87
107	Webster silty clay loam, 0 to 2 percent slopes	0.07	0.1%		IIw	87
Weighted Average						83.1

Parcel 3: 71.6 Acres - 74.6 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	36.61	51.1%		IIle	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	25.57	35.7%		Ile	87
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	5.81	8.1%		IIle	57
169B	Clarion loam, 2 to 5 percent long slopes	3.61	5.0%		Ile	92
Weighted Average						74.6



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 Nevada, IA 50201-0500

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157.25 Acres, Dallas County, IA: Aerial & Photos



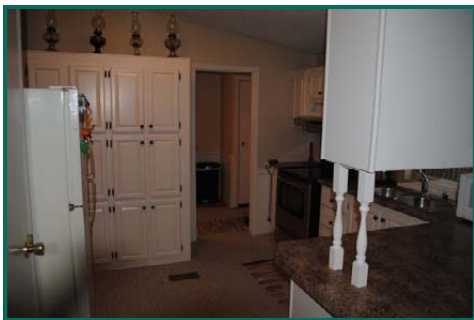
House - Built 1987, Garage - Built 1996



Front Entry/Living Room



Dining (L), Kitchen (R)



Kitchen



Dining Room



Master Bedroom

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157.25 Acres, Dallas County, IA: Photos



Bedroom 2



Bedroom 3



Laundry Room



4,000 SF Machine Shed - Parcel 1



Machine Shed - Parcel 1



Grain Bins - Parcel 1



Grain Bin - Parcel 1



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