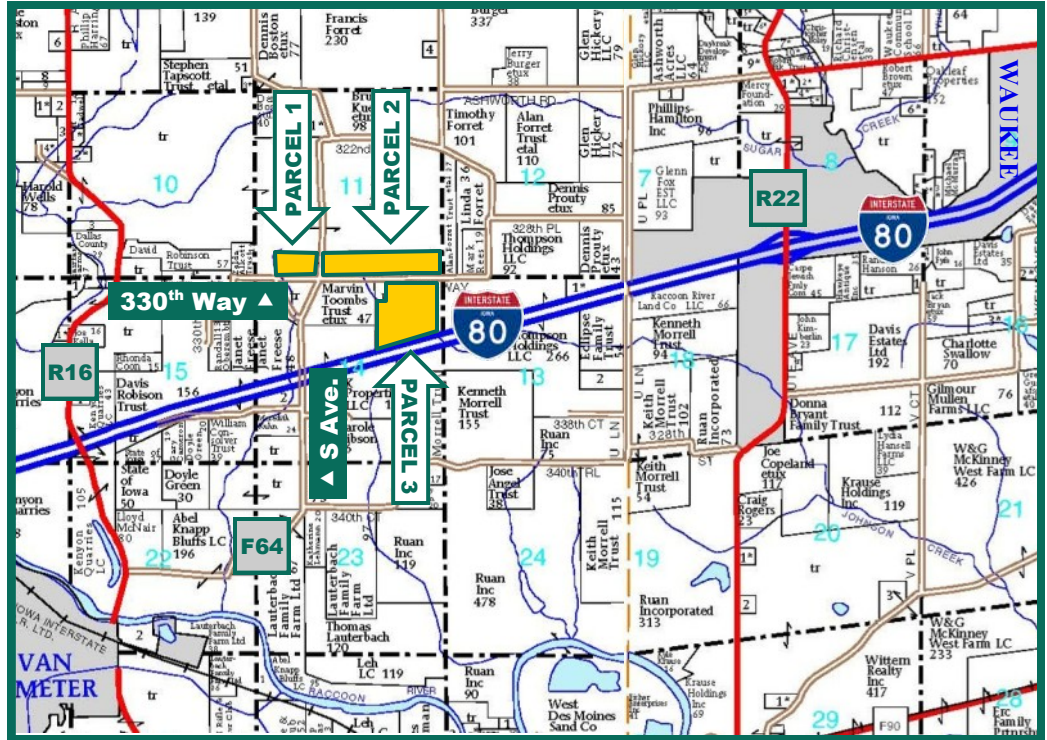


**157.25 Acres**  
**in 3 Parcels**  
**Dallas**  
**County, IA**



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.)

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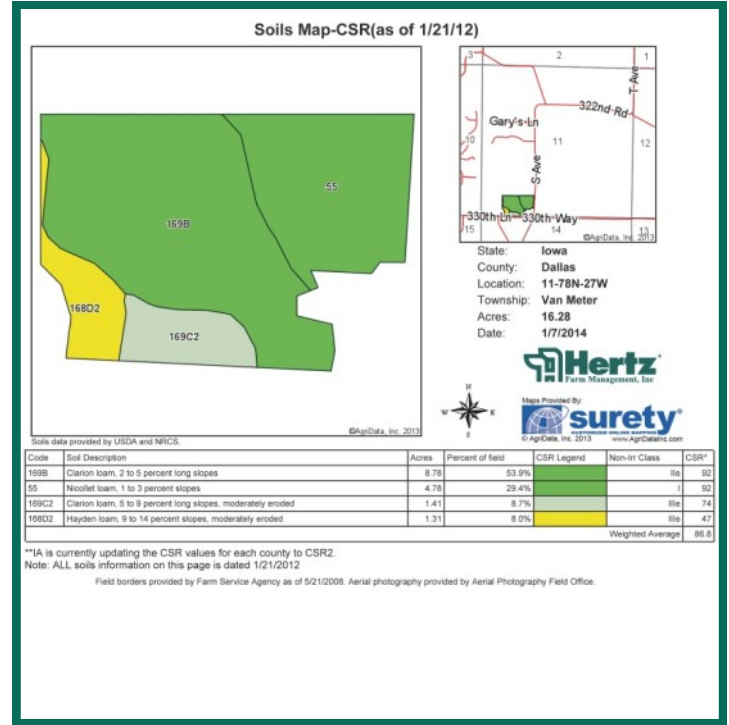
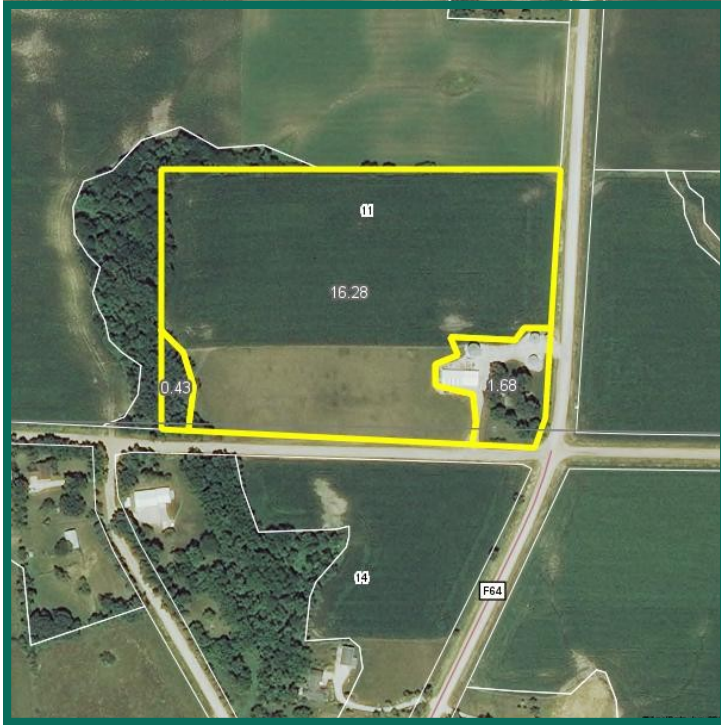
**515-382-1500 or**

**800-593-5263**

**ChrisS@Hertz.ag**

**www.Hertz.ag**

# Aerial and Soil Map: Parcel 1



## Property Information Parcel 1 - 19.96 Acres

### 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

### 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 (10,391 Bu., 11,928 Bu. and 17,177 Bu.)
- 1 Grain Bin (4,737 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.

### Drainage

Tile and natural. No tile maps available.

### 2014 Crop

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

### Comments

Very well-maintained, clean farm and home.

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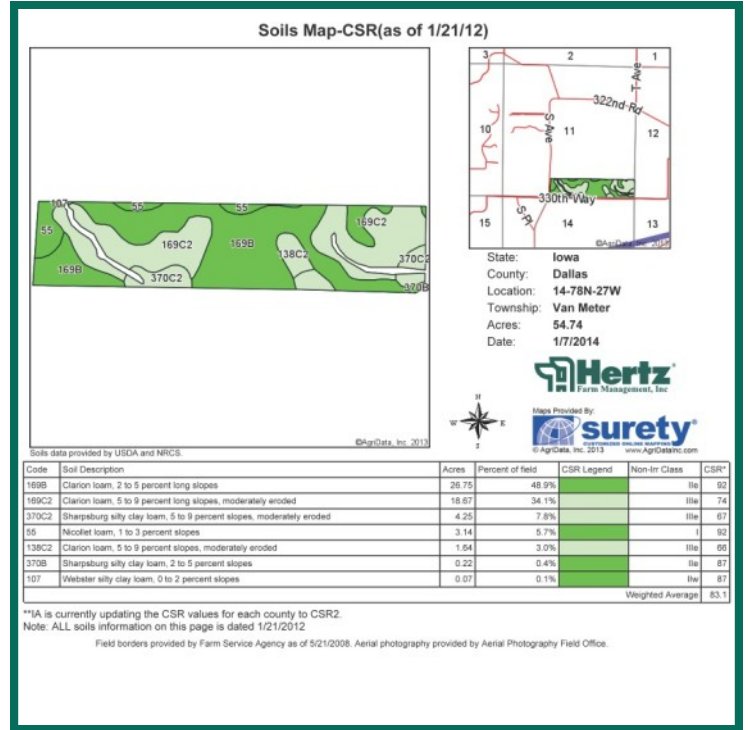
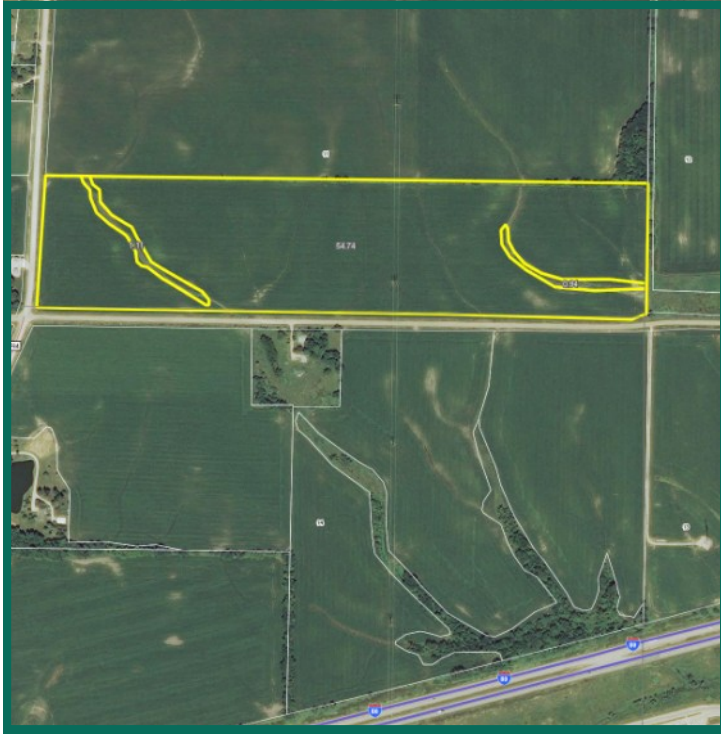
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# Aerial & Soil Map: Parcel 2



## Property Information Parcel 2 - 56.79 Acres 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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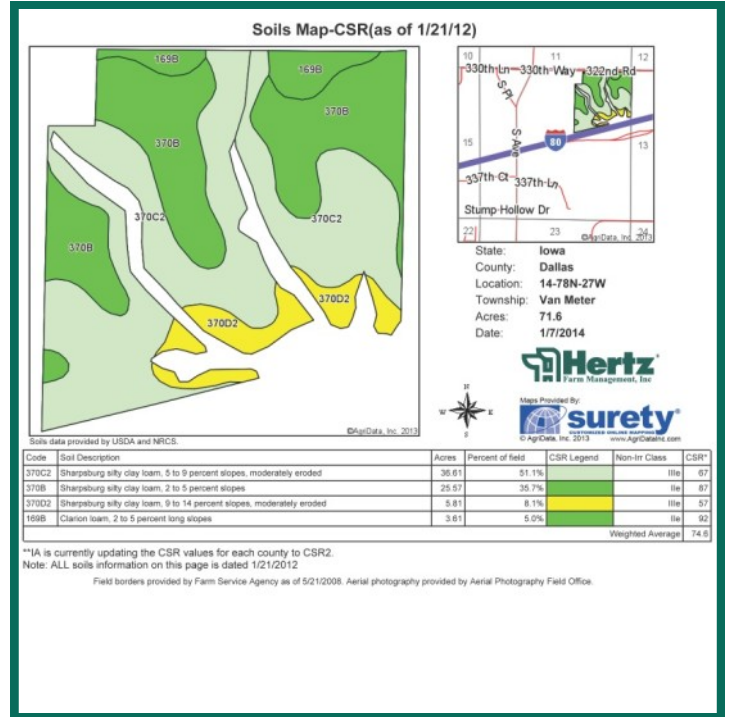
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# Aerial and Soil Map: Parcel 3



## Property Information Parcel 3 - 80.5 Acres

### Legal Description

S 7/80 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 NE 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.

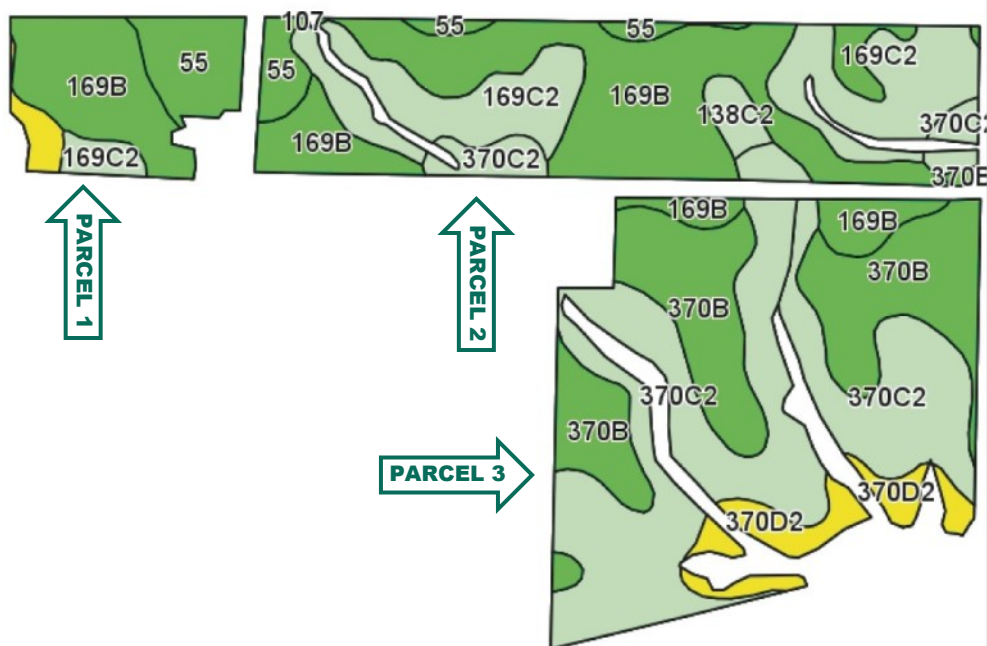
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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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 |

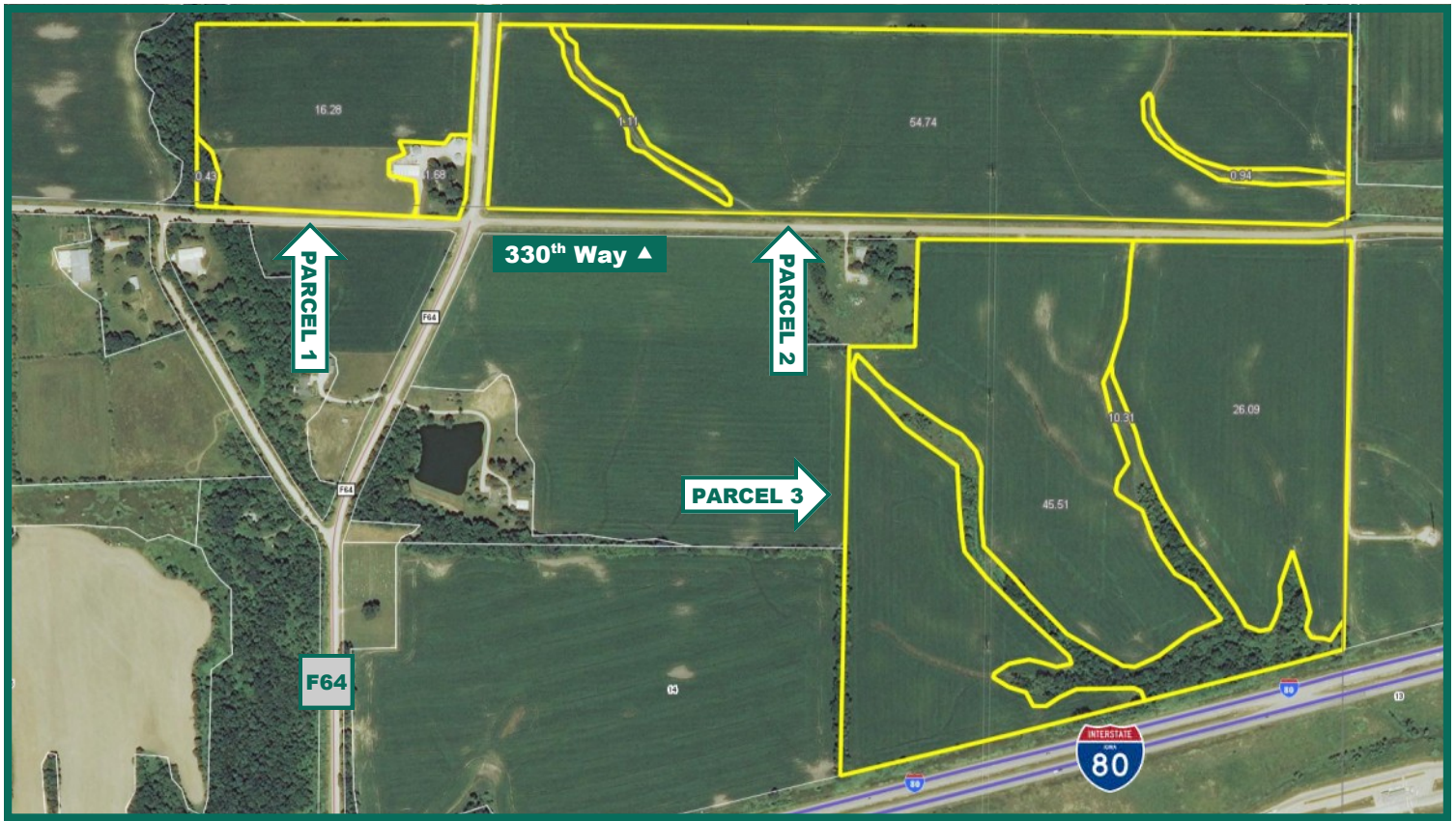


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# 157.25 Acres, Dallas County, IA: Aerial & Photos



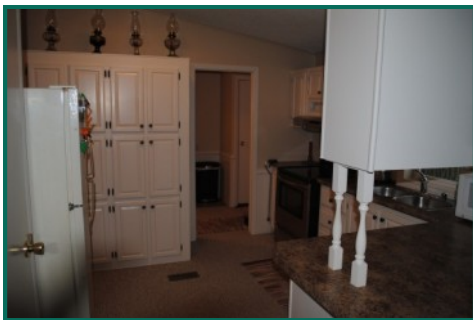
House - Built 1987, Garage - Built 1996



Front Entry/Living Room



Dining (L), Kitchen (R)



Kitchen



Dining Room



Master Bedroom

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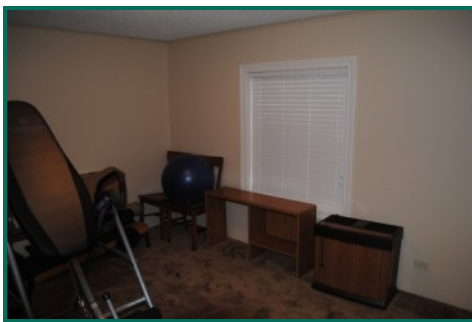
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## 157.25 Acres, Dallas County, IA: Photos



Bedroom 2



Bedroom 3



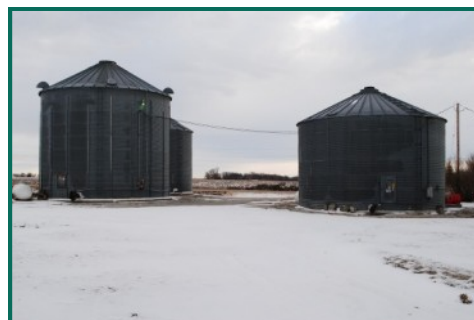
Laundry Room



4,000 SF Machine Shed - Parcel 1



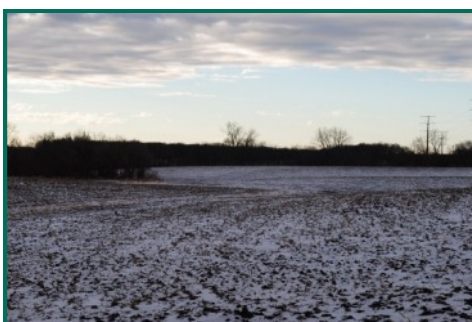
Machine Shed - Parcel 1



Grain Bins - Parcel 1



Grain Bin - Parcel 1



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