

207 Acres, Jones County, IA



Offered in 2 Parcels—These farms are located 5 miles west of Monticello, Iowa.

Date: Friday, Dec. 6, 2013

Time: 10:00 a.m.

Auction Site:

Citizens State Bank Youth
Development Center

Address:

800 North Maple
Monticello, Iowa 52310

Auction Information

Method of Sale

- These parcels will be offered separately as Parcel #1 (West Farm), consisting of 100 acres and Parcel #2 (East Farm), consisting of 107 acres. The parcels will sell individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

Seller

Dale Streif Estate

- Adrian T. Knuth, Knuth Law Office, Executor of the Estate
- Attorney for the Estate, Nick Strittmatter, Strittmatter Law Office, Monticello, Iowa

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 February 21, 2014. Final settlement will require certified check or wire transfer at closing which will occur February 21, 2014. Possession will be at closing, subject to the 2013 Cash Rent

Lease which is terminated effective March 1, 2014. Taxes will be prorated to date of closing.

Announcements

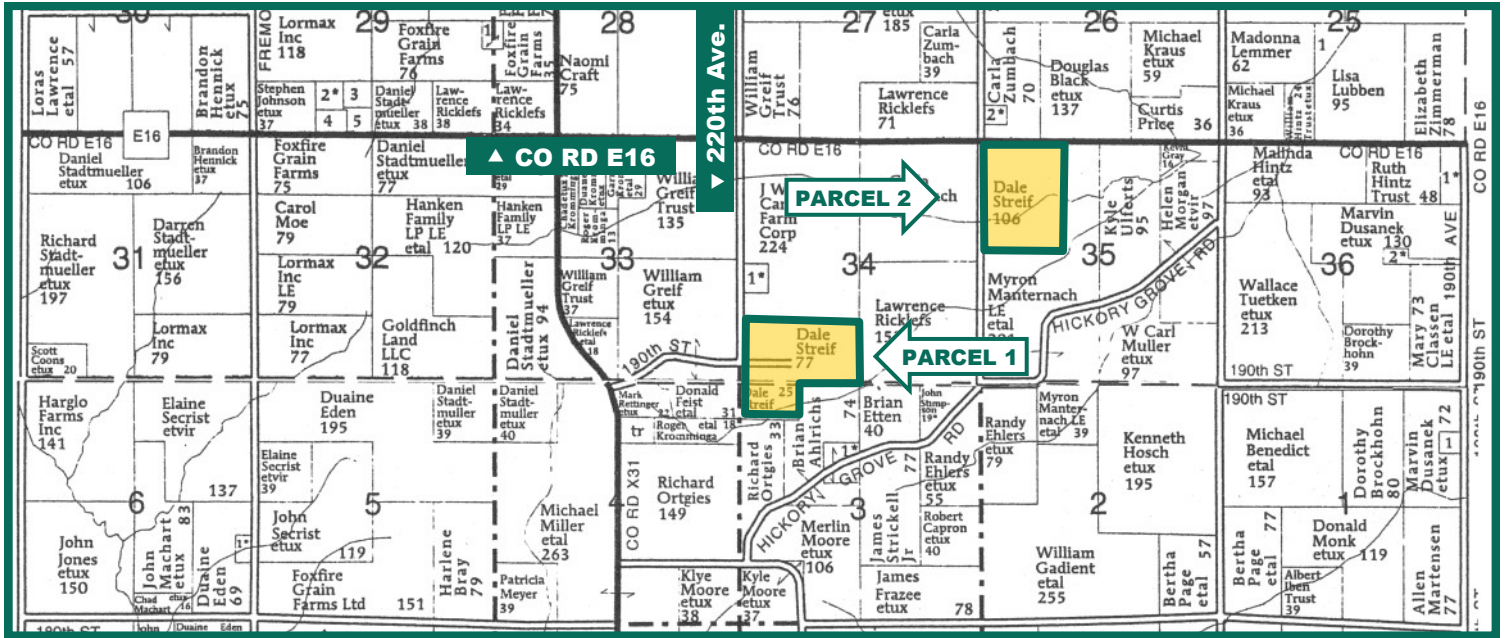
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Mount Vernon, IA 52314

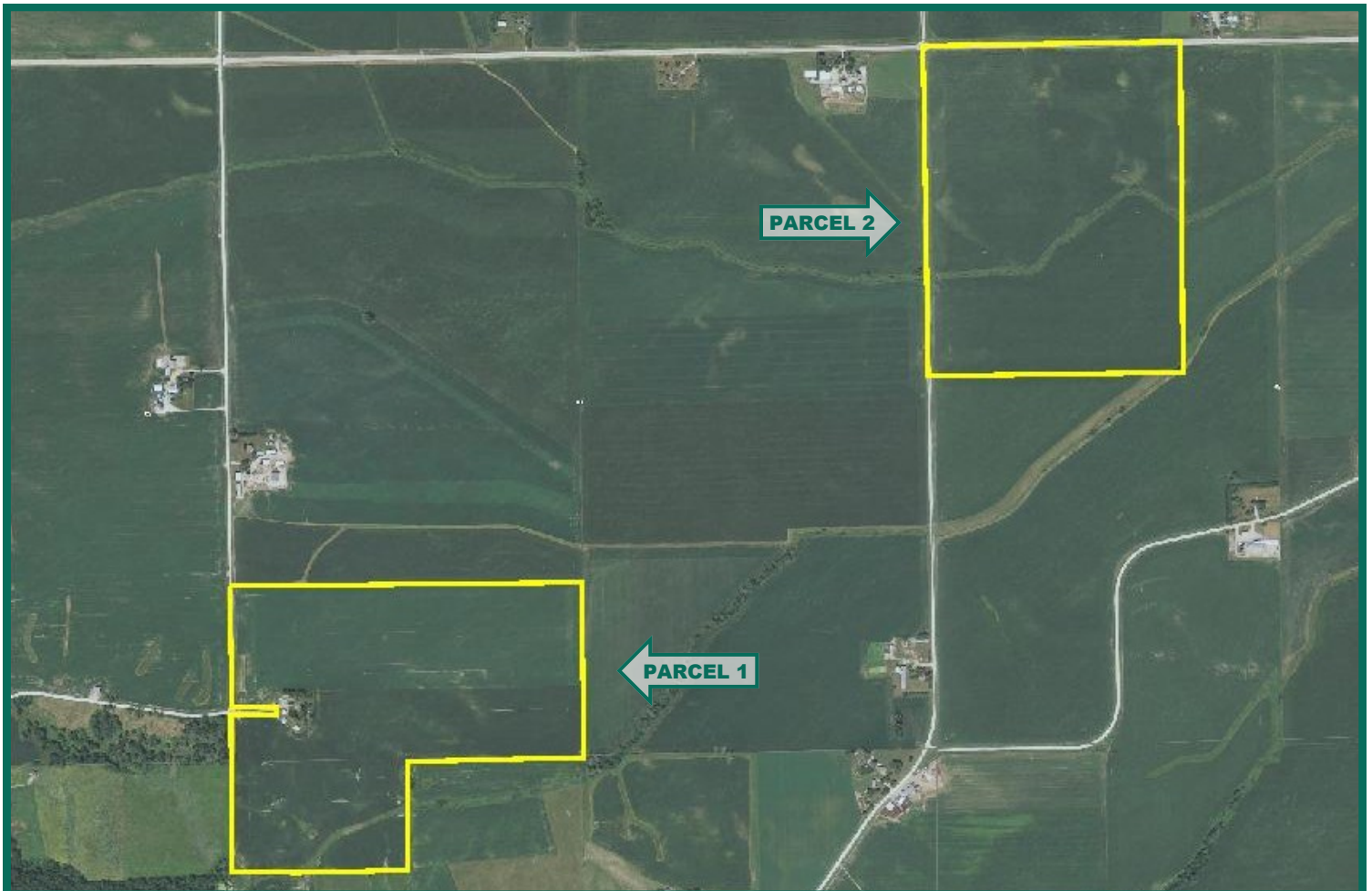
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Plat & Aerial Maps: Parcel 1 & 2



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

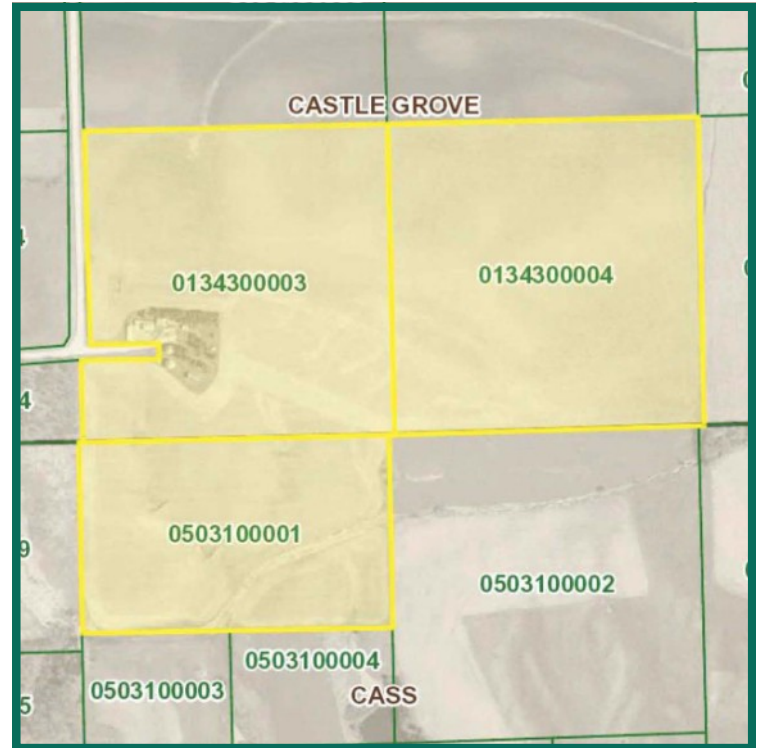
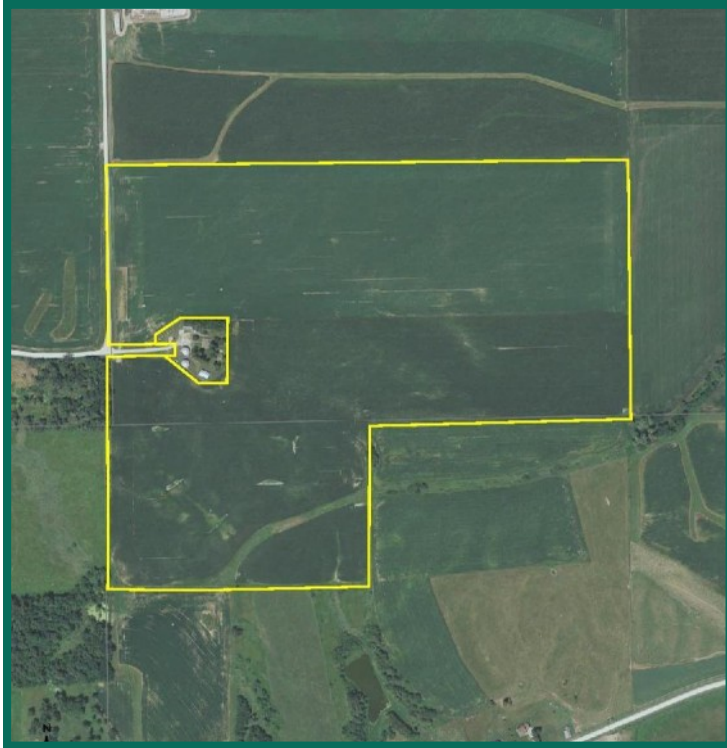


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Aerial Photos: Parcel 1



Property Information Parcel 1 - 100 Acres

Location

From Monticello: 6 miles west on County Road E16 (Lower P Road) and 1 mile south on 220th Avenue.

From Anamosa: 7 miles north on County Road X31 and 1/2 mile east on 190th Street.

Address 21942 190th Street,
Monticello, Iowa.

Legal Description

Parcel #1, the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 34, Castle Grove Township and the north 25 acres of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 3, Cass Township, except the house buildings and 2.13 acres m/l.

Real Estate Tax - Estimated

Taxes Payable 2013 - 2014: \$2,189.00
Net Taxable Acres: 99.5 Acres
Tax per Net Tax. Ac.: \$22.00

FSA Data

Farm Number: 1697
Tract Number: 112
Crop Acres: 100.0 Acres
Corn Base: 86.7 Acres
Corn Direct/CC Yields: 125/125 Bu/Ac
Bean Base: 13.3 Acres
Bean Direct/CC Yields: 48/48 Bu/Ac

Soil Types / Productivity

Primary soils are Colo-Ely, Downs and Fayette. See soil map for detail.

- **CSR:** 63.9 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 63.4 per County Assessor, based on net taxable acres.

Land Description

The northern portion of this farm lays very nice with good eye appeal. The south 25 acres would be considered as gently rolling. There is a gravel road along the northwest portion of this farm. This farm is excluding the house, buildings and 2.13 acres.

Buildings/Improvements

There are two well-cared-for grain bins on this farm. The North drying bin includes a stirrator and holds 12,000 bushels. The South storage bin has an aeration fan and has a capacity of 15,000 bushels. The tenant reserves use of the bins until September 1, 2014.

Easements

The owner of this farm will have an easement over the driveway area to turn semis and equipment around. The owner of the house and buildings will have an easement over the driveway area for ingress and egress to their home.

Drainage

The north 80 acres of this farm has considerable tile that has been installed over the years. Contact the Broker for the tile maps.

Comments

This is a good quality Jones County farm with good soils.

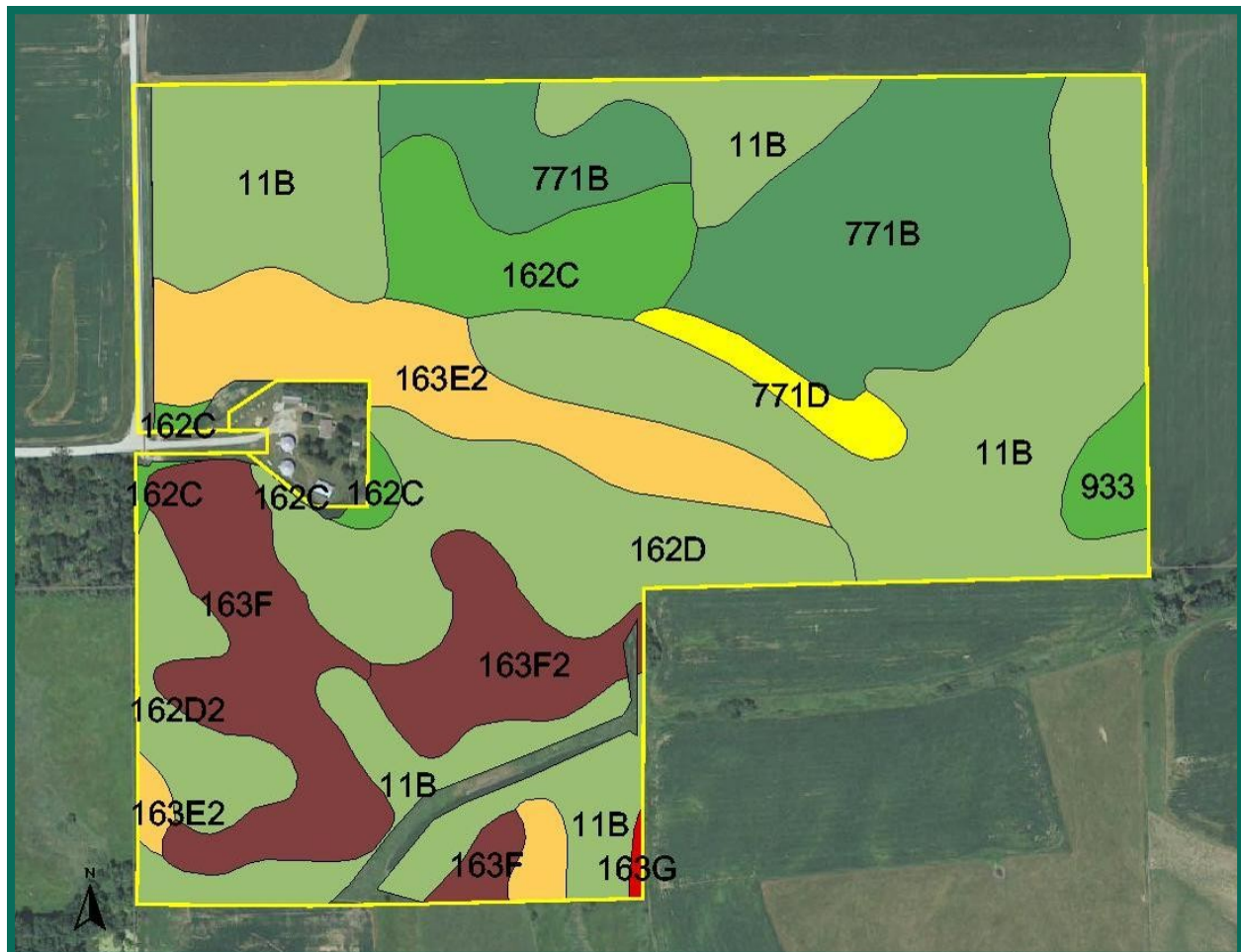
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Soil Maps: Parcel 1

CSR



Measured Tillable Acres	100.0	Average CSR	63.9		
			Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
11B	Colo-Ely silty clay loams, 2 to 5 per	68	176	48	35.54
162C	Downs silt loam, 5 to 9 percent slop	75	185	50	6.65
162D	Downs silt loam, 9 to 14 percent slo	65	172	46	11.06
162D2	Downs silt loam, 9 to 14 percent slo	63	169	46	3.49
163E	Fayette silt loam, 14 to 18 percent s	50	152	41	0.77
163E2	Fayette silt loam, 14 to 18 percent s	48	149	40	9.21
163F	Fayette silt loam, 18 to 25 percent s	30	125	34	8.72
163F2	Fayette silt loam, 18 to 25 percent s	28	122	33	4.60
163G	Fayette silt loam, 25 to 40 percent s	20	111	30	0.14
771B	Waubeek silt loam, 2 to 5 percent s	85	199	54	17.81
771D	Waubeek silt loam, 9 to 14 percent	60	165	45	1.64
933	Sawmill silty clay loam, 0 to 2 perce	80	192	52	1.47

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Aerial Photos: Parcel 2



Property Information Parcel 2 - 107 Acres

Location

From Monticello: 5 miles west on County Road E16 (Lower P Road) The farm is located on the south side of the road.

From Anamosa: 8 miles north on County Road X31 and 2 miles east on County Road E16 (Lower P Road). The farm is located on the south side of the road.

Legal Description

The NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the north 35 acres of the W $37\frac{1}{2}$ acres of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ except the south 5.5 acres, Section 35 of Castle Grove Township.

Real Estate Tax

Taxes Payable 2013 - 2014: \$3,296.00
Net Taxable Acres: 101.5 Acres
Tax per Net Tax. Ac.: \$32.47

FSA Data

Farm Number: 1697
Tract Number: 147
Crop Acres: 101.2 Acres
Corn Base: 92.2 Acres
Corn Direct/CC Yields: 125/125 Bu/Ac
Bean Base: 7.9 Acres
Bean Direct/CC Yields: 48/48 Bu/Ac

Soil Types / Productivity

Primary soils are Floyd, Clyde and Marshan. See soil map for detail.

- CSR: 75.2 per AgriData, Inc., 2013, based on FSA crop acres.
- CSR: 76.02 per County Assessor, based on net taxable acres.

Land Description

This farm lays nice with good eye appeal. There is a hard surface road along the north boundary and a gravel road along the west boundary.

Drainage

This farm would be considered as well tiled. Contact the Broker for the tile maps.

Buildings/Improvements

None.

Comments

This is a high quality Jones County farm with good soils located on a hard surface road.



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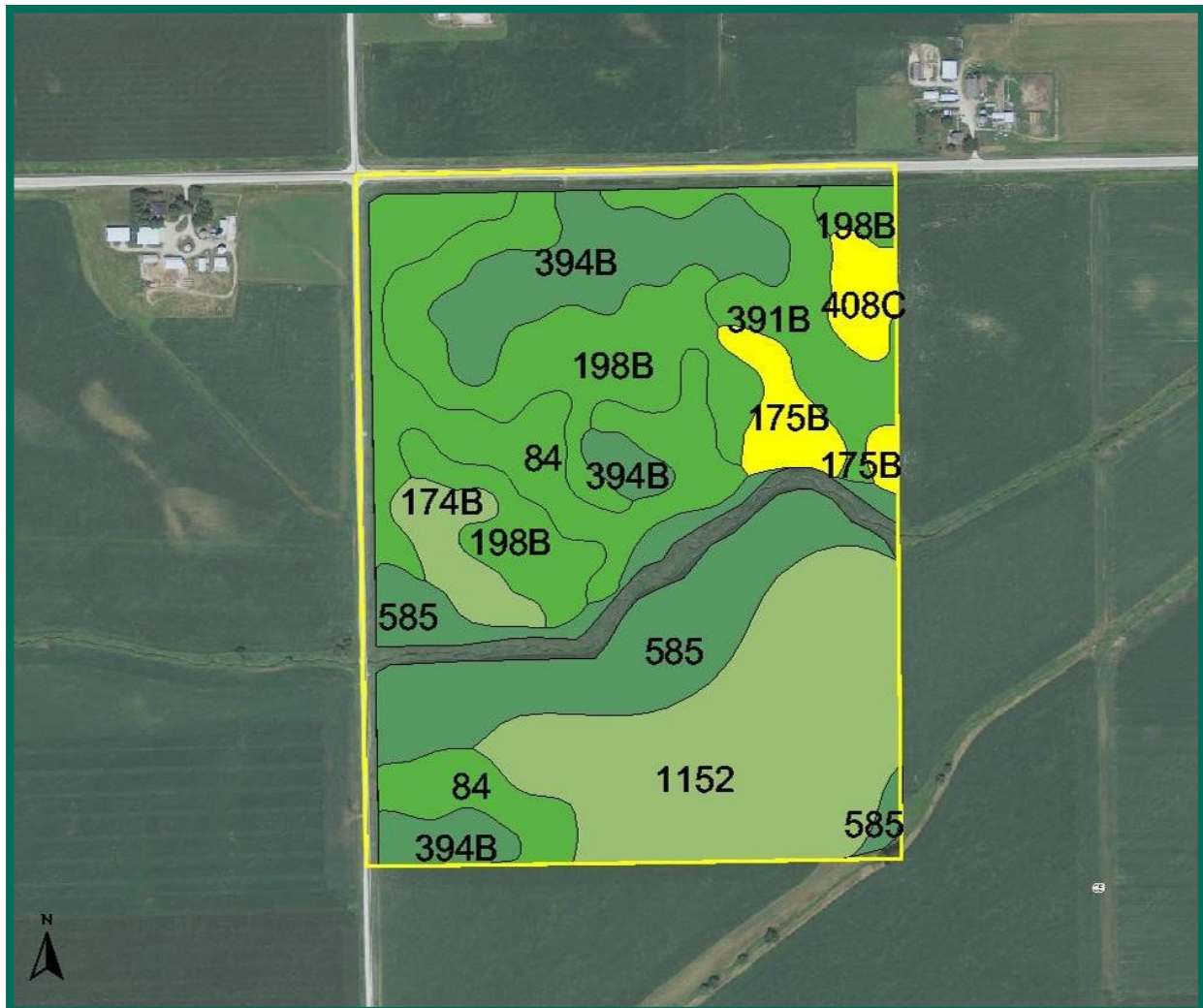
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Soil Maps: Parcel 2

CSR



Measured Tillable Acres	101.2	Average CSR	75.2		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
1152	Marshan clay loam, 0 to 2 percent s	69	177	48	23.20
174B	Bolan loam, 2 to 5 percent slopes	70	179	48	3.25
175B	Dickinson fine sandy loam, 2 to 5 pe	55	158	43	3.38
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	17.86
391B	Clyde-Floyd complex, 1 to 4 percent	73	183	49	6.88
394B	Ostrander loam, 2 to 5 percent slope	85	199	54	11.95
408C	Olin fine sandy loam, 5 to 9 percent	52	154	42	2.14
585	Spillville-Coland complex, 0 to 2 per	86	200	54	16.59
84	Clyde silty clay loam, 0 to 2 percent	75	185	50	15.94

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207 Acres, Jones County, IA: Photos



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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