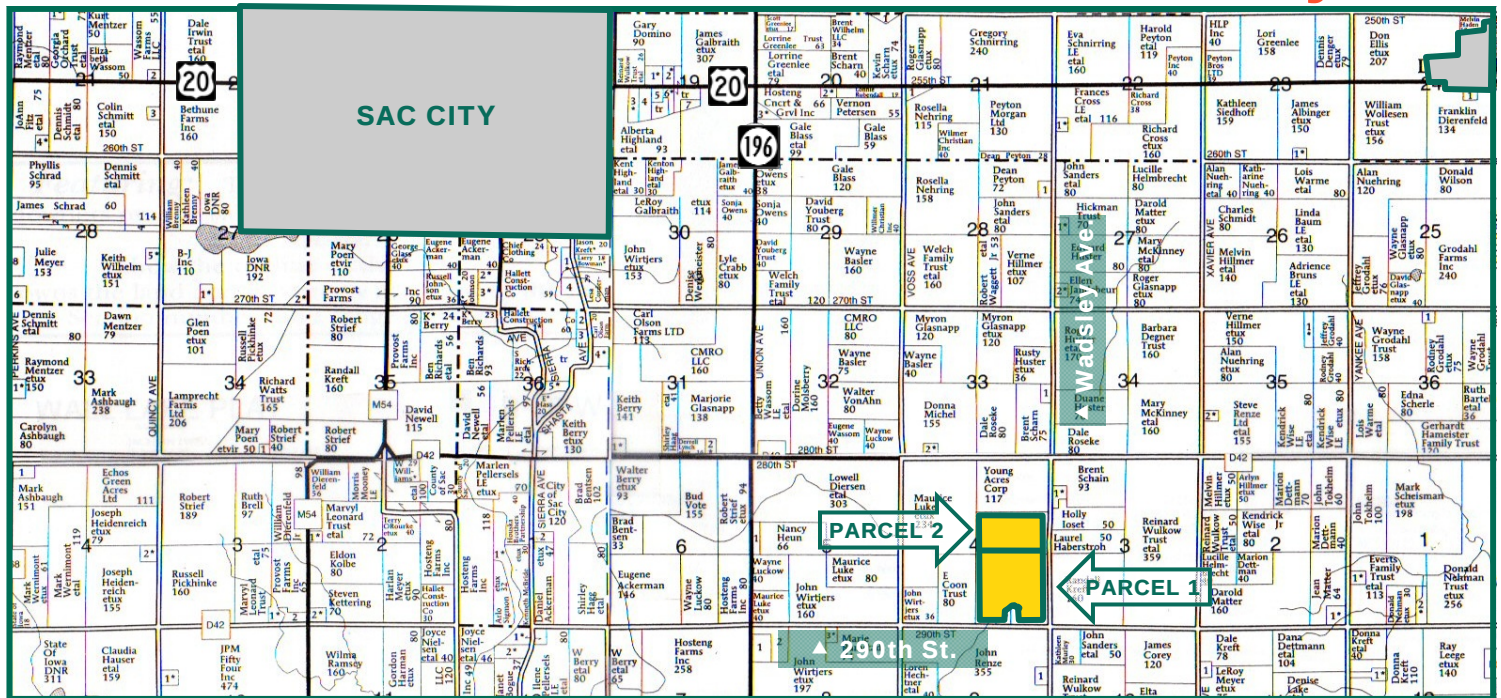


## 233.62 Acres, in 2 Parcels, Sac County, IA



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

**Date:** Tue., October 22, 2013

**Time:** 2:00 p.m.

### Auction Site:

Sac County 4-H Building  
210 Park Ave.  
Sac City, IA 50583

### Seller

Parcel 1 - Frank J. Schug Trust  
Parcel 2 - Wilma B. Schug Estate

### Agency

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

### Terms of Possession

10% of minimum acceptable price down payment required upon acceptance of offer. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on January 15, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur January 15, 2014, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to January 15, 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. Acreage figures are based on information currently available, but are not guaranteed.

## Auction Information

### Method of Sale

- Parcels will be offered individually
- Bids will be \$/acre
- Seller reserves the right to refuse any and all bids.

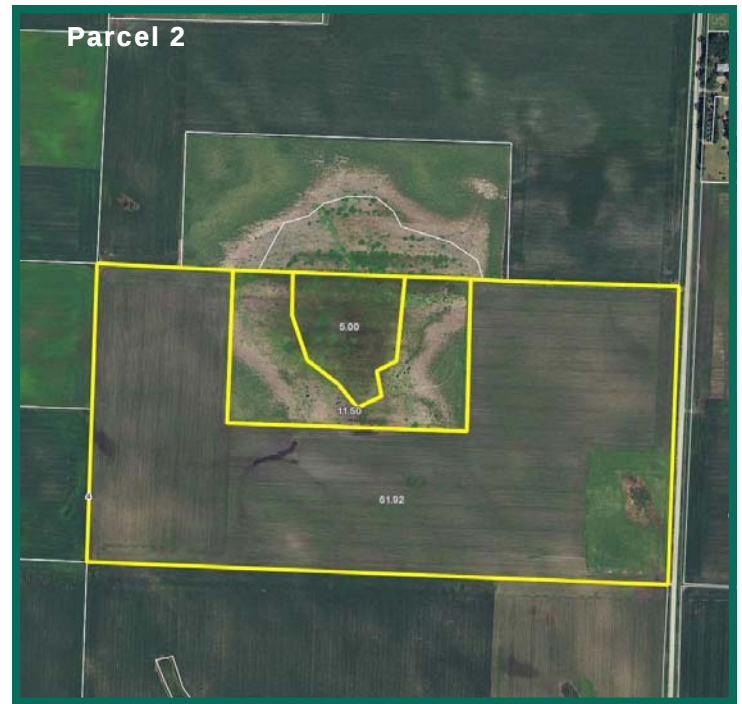
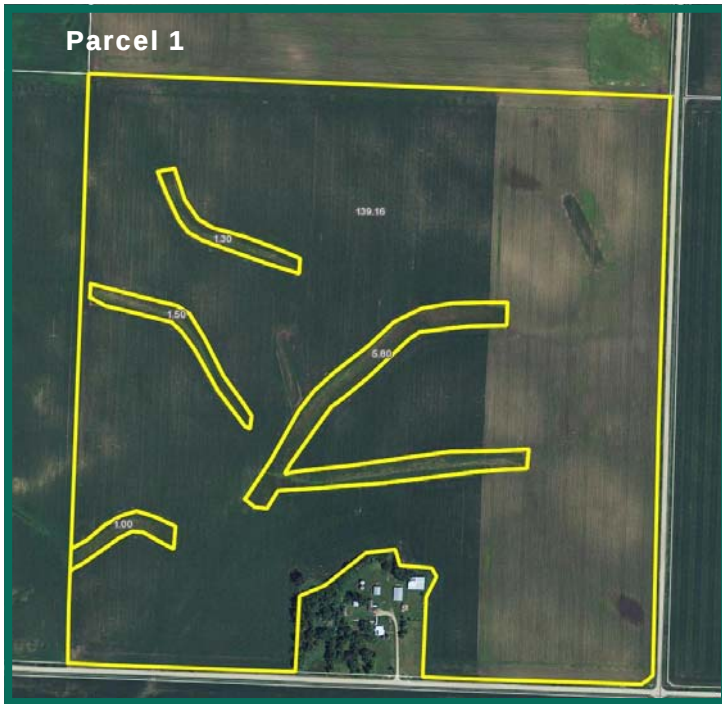
**Kyle Hansen**  
Licensed R.E. Salesperson in Iowa  
415 S. 11th St., PO Box 500  
Nevada, IA 50201-0500

515-382-1500 or  
800-593-5263  
KyleH@Hertz.ag

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REID: 000-3287

## Aerial Photos: Parcels 1 & 2



### Property Information Parcel 1 - 153.62 Acres

#### Location

3 miles east of Sac City on Hwy. 20 (255th St.) to Wadsley Ave., 3 miles south. Property is on the west side of the road.

#### Legal Description

SE¼, Except acreage Section 4, Township 87 North, Range 35 West of the 5th p.m. (Coon Valley Twp.)

#### Real Estate Tax

Taxes Payable 2013-2014: \$3,494  
Net Taxable Acres: 150.04  
Tax per Net Tax. Ac.: \$23.29

#### Land Description

Undulating to gently rolling.

#### Drainage

In Drainage District #6. Drainage tile is present, but no maps available. CRP waterways assist in surface drainage.

#### FSA Data

Farm Number 3777, Tract 10085  
Crop Acres: 148.8, including 9.6 in CRP  
Corn Base: 80 Ac.  
Corn Direct/CC Yields: 111/111 Bu.  
Bean Base: 58.8 Ac.  
Bean Direct/CC Yields: 34/34 Bu.

#### CRP Contracts

9.6 acres in CRP paying \$2,514 annually and expiring 9/30/2022.

#### Soil Types / Productivity

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

- **CSR:** 78 per County Assessor, based on net taxable acres.
- **CSR:** 78.1 per AgriData, Inc., 2012, based on FSA non-CRP crop acres.

#### Comments

Great opportunity to own good quality Sac County farmland

### Property Information Parcel 2 - 80 Acres

#### Location

3 miles east of Sac City on Hwy. 20 (255th St.) to Wadsley Ave., 2.5 miles south. Property is on west side of the road.

#### Legal Description

S½ NE¼ Section 4, Township 87 North, Range 25 West of the 5th p.m. (Coon Valley, Twp.)

#### Real Estate Tax

Taxes Payable 2013-2014: \$1,706  
Net Taxable Acres: 79  
Tax per Net Tax. Ac.: \$21.59

#### Land Description

Undulating topography with several low areas.

#### Drainage

Farm is not in a county drainage district. Some tile on the property, but a few wet areas still remain.

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# Aerial Photo

## FSA Data

Farm Number 3777, Tract 8947  
Crop Acres: 78.4, including 21.2 in CRP  
Corn Base: 42.3 Ac.  
Corn Direct/CC Yields: 111/111 Bu.  
Bean Base: 14.9 Ac.  
Bean Direct/CC Yields: 34/34 Bu.

## CRP Contracts

There are two CRP contracts on this parcel. There are 16.5 acres under contract through 9/30/2017 that pay \$2,500 annually; and 4.7 acres under contract through 9/30/2019 that pay \$1,109 annually.

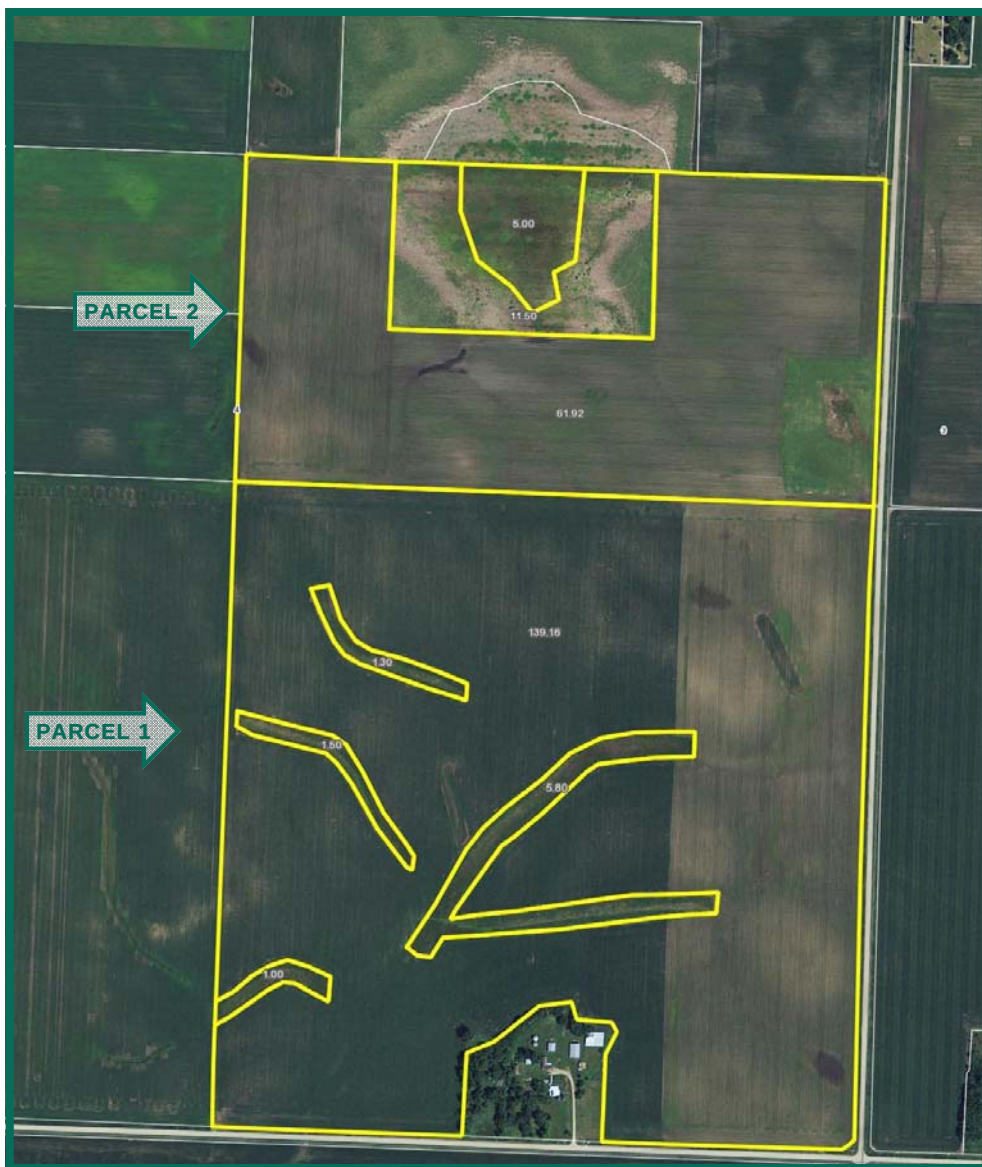
## Soil Types / Productivity

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

- **CSR:** 72.4 per County Assessor, based on net taxable acres.
- **CSR:** 76.7 per AgriData, Inc., 2012, based on FSA non-CRP crop acres.

## Comments

Good farm with CRP income from non-tillable acres.



*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.*

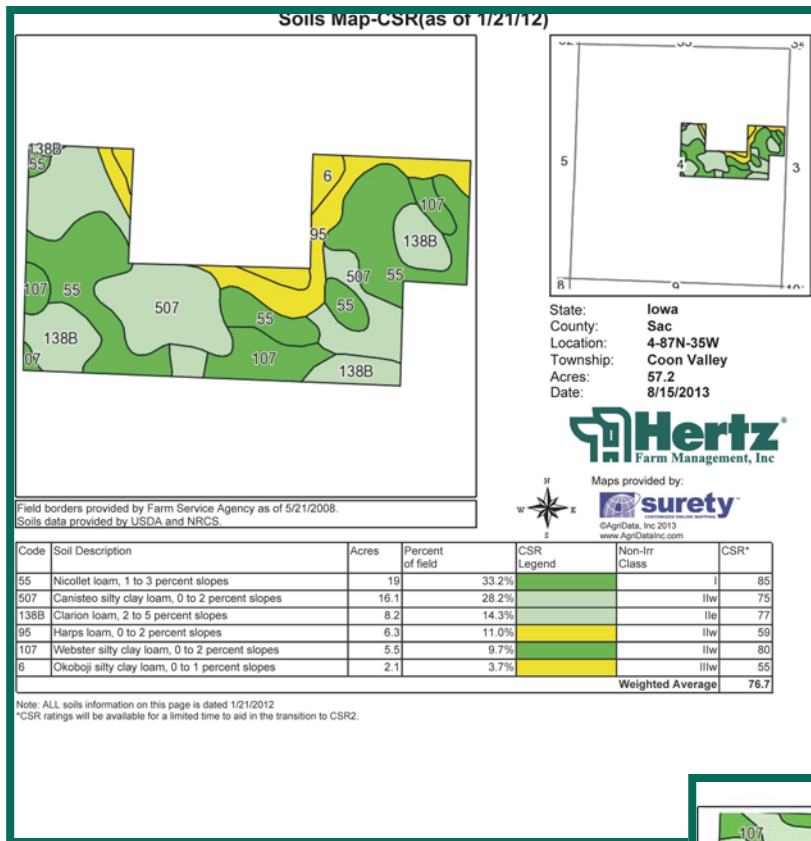
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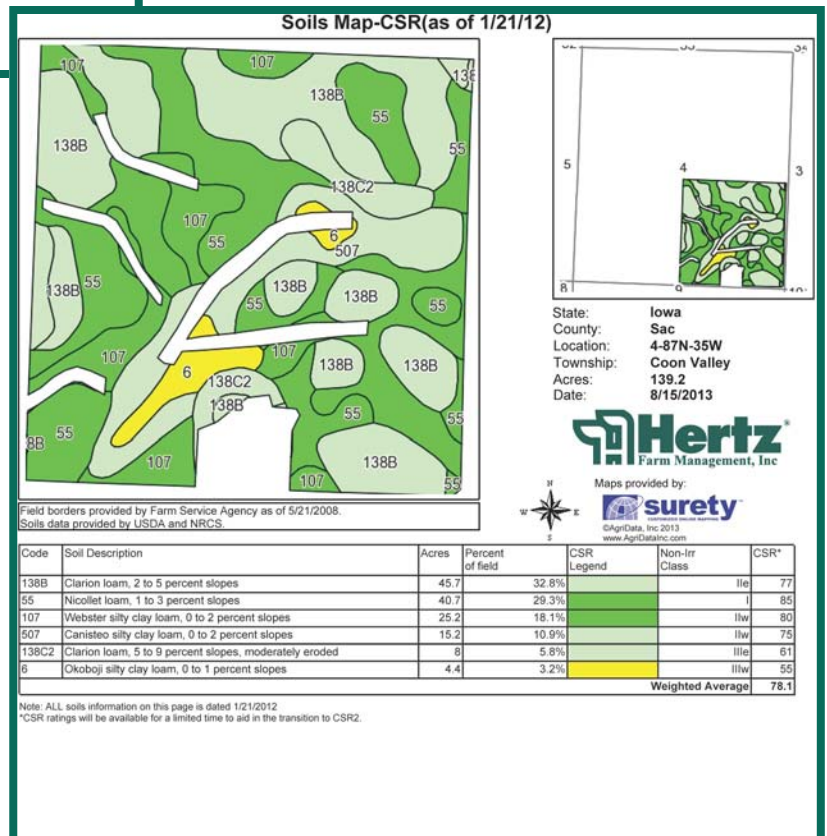
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# Soil Maps



← PARCEL 2

PARCEL 1 →



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