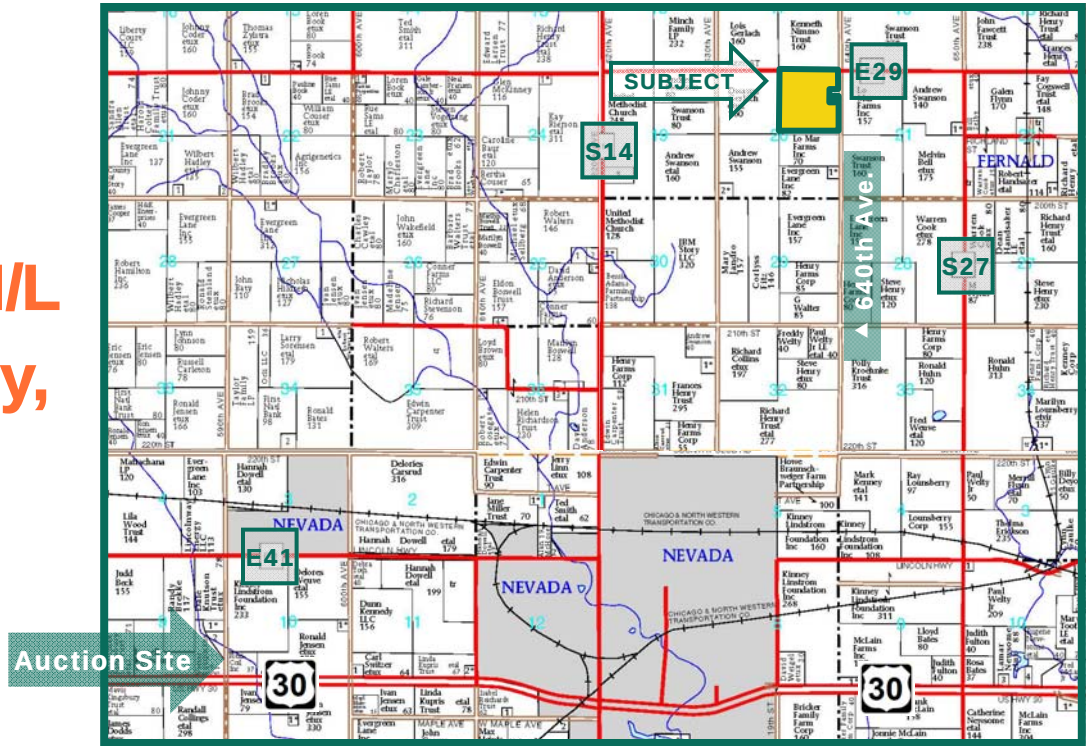


**156 Acres, M/L
Story County,
IA**



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

Date: Fri., Sept. 27, 2013

Time: 10:00 a.m.

Auction Site:

Ag Information Center

Address:

23942 590th Ave.

Nevada, IA, 50201

(intersection of Hwy 30 and 590th Ave.)

Property Information

Location

From Nevada, take Hwy. 30 to Co. Rd. S14, then north 5 miles to Co. Rd. E29, then 1½ miles east. Property is located on the south side of Co. Rd. E29 and west side of 640th Ave.

General Legal Description

NE¼, Except approx. 3.8 Ac. Acreage site, all in Section 20, Township 84 North, Range 22 West of the 5th p.m. (Richland Twp.) *Exact legal description will come from final Abstract.*

Real Estate Tax

Taxes Payable 2013-2014: \$4,272

Net Taxable Acres: 151.6

Tax per Net Tax. Ac.: \$28.18

FSA Data

Farm Number 1481, Tract 2065

Crop Acres: 148.3

Corn Base: 71 Ac.

Corn Direct/CC Yields: 123/166 Bu.

Bean Base: 77.3 Ac.

Bean Direct/CC Yields: 41/49 Bu.

Buildings/Improvements

2 small bins and a corn crib

Soil Types / Productivity

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

- **CSR:** 85.5 per County Assessor, based on net taxable acres.
- **CSR:** 86.5 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Mostly level to gently rolling

Drainage

Drainage District #10 and private tile

Water & Well Information

None known

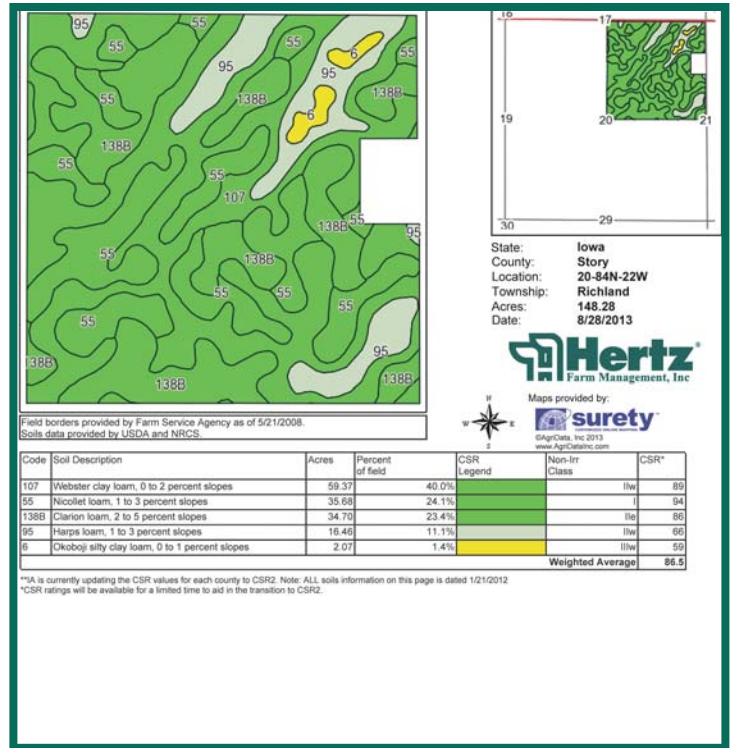
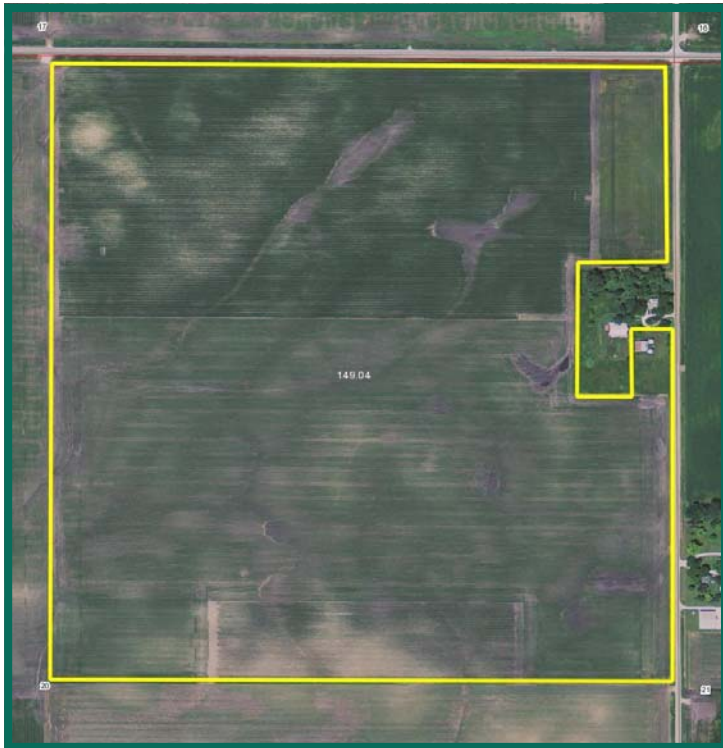
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Sharon Chism, AFM, ARA, CCA, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

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

www.Hertz.ag

Aerial Photo, Soil Map & Drainage District Map



Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bids will be \$/acre x 156 acres
- Seller reserves the right to refuse any and all bids

Seller

Winnett

Agency

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

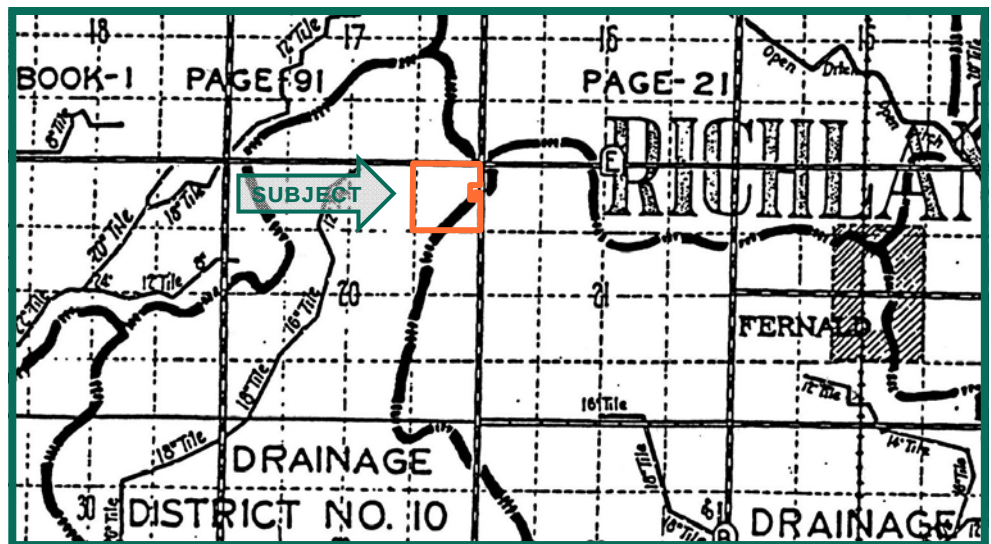
Terms of Possession

10% down payment required the day of auction. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 14, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 14, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to November 14, 2013.

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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