

260 Acres, M/L
in 2 Parcels
Guthrie
County, IA

Date: Thurs. Sept. 26, 2013

Time: 10:00 a.m.

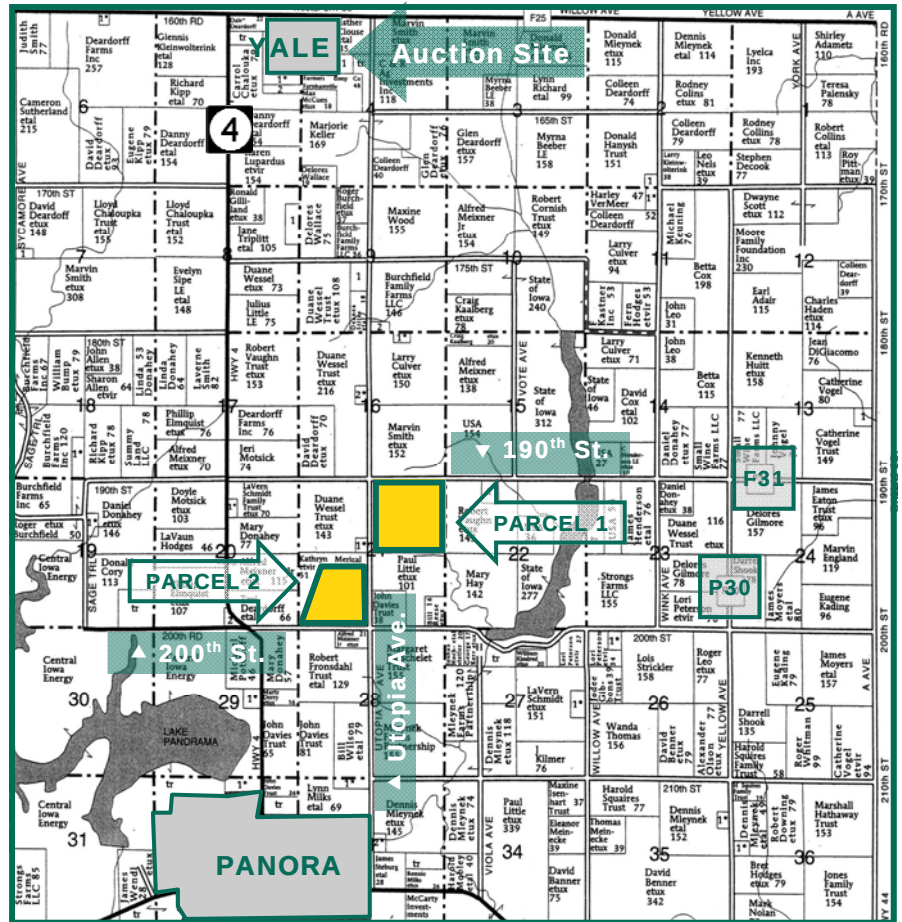
Auction Site:

Yale Community Building

Address:

Main Street

Yale, IA 50277



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

Auction Information

Method of Sale

- Parcels will be offered via the Choice with Privilege method. High bidder will have the option to purchase one or both parcels. Should high bidder select only one parcel, the remaining parcel will be auctioned.
- Bids will be \$/Acre
- 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 13, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 13, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to November 13, 2013.

Announcements

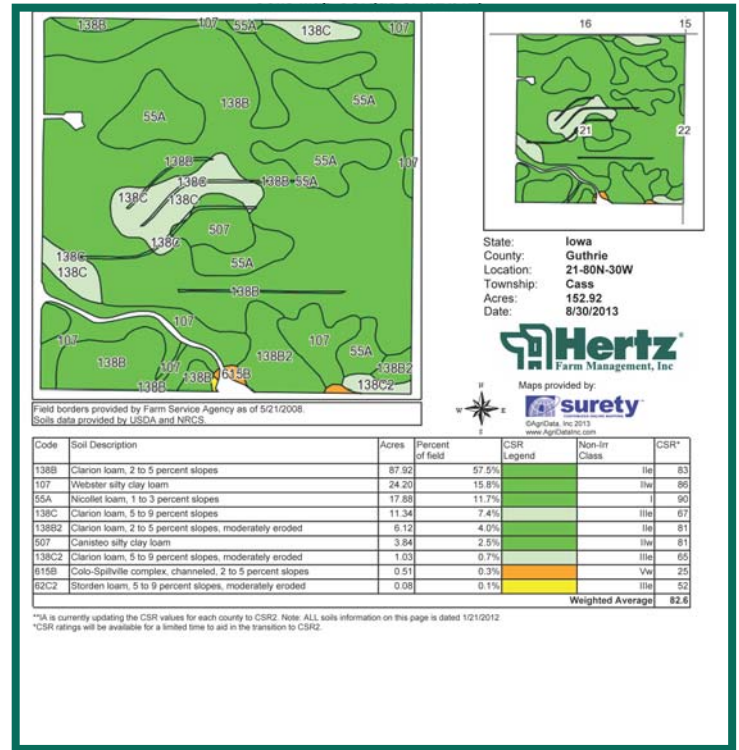
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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Aerial Photo and Soil Map: Parcel 1



Property Information Parcel 1 - 160 Acres, M/L

Location

From Panora, go north 1¼ miles on Hwy. 4 to 200th St., then 1 mile east to Utopia Ave., then 1/2 mile north. Property is on the east side of Utopia Ave. and south side of 190th St.

Legal Description

NE¼ Section 21, Township 80 North, Range 30 West of the 5th p.m. (Cass 'N' Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$4,650
 Net Taxable Acres: 155.9
 Tax per Net Tax. Ac.: \$29.83

FSA Data

Farm Number 392, Tract 1392
 Crop Acres: 152.9
 Corn Base: 103.9 Ac.
 Corn Direct/CC Yields: 109/109 Bu.
 Bean Base: 49 Ac.
 Bean Direct/CC Yields: 37/37 Bu.

Soil Types / Productivity

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

- **CSR:** 83.5 per County Assessor, based on net taxable acres.
- **CSR:** 82.6 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Terraces and grass waterway

Buildings/Improvements

- 24,000 Bu. Conrad grain drying bin built in 2006
- 2 small grain storage bins

Drainage

Natural and private tile. Tile map available.

Water & Well Information

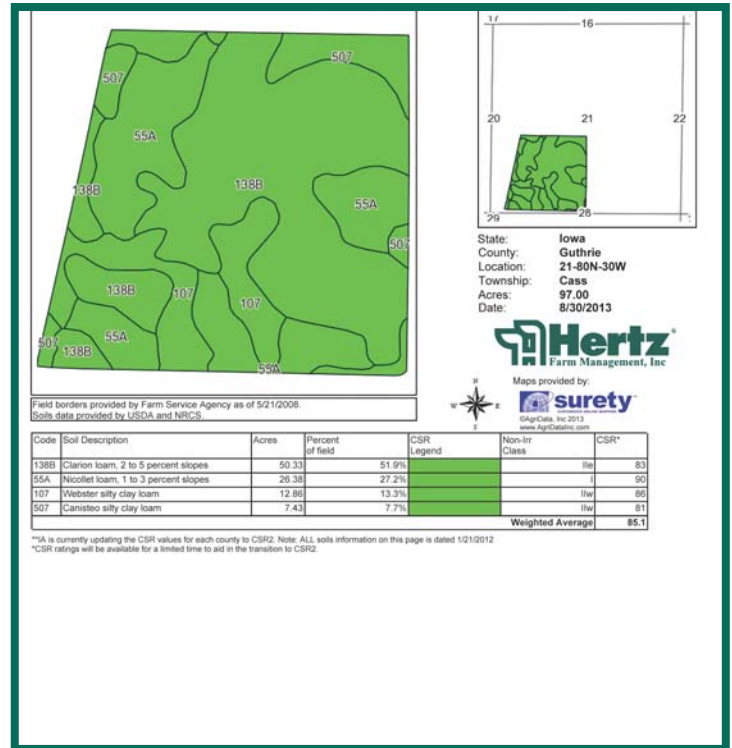
None known

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Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 100 Acres, M/L

Location

From Panora, go north 1¼ miles on Hwy. 4, to 200th St, then 1 mile east. Property lies on the north side of 200th St. and west side of Utopia Ave.

Legal Description

Lot 1 of SW¼, Section 21, Township 80 North, Range 30 West of the 5th p.m. (Cass 'N' Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$2,884
Net Taxable Acres: 98.0
Tax per Net Tax. Ac.: \$29.43

FSA Data

Farm Number 392, Tract 1391
Crop Acres: 97.0
Corn Base: 64.6 Ac.
Corn Direct/CC Yields: 109/109 Bu.
Bean Base: 32.4 Ac.
Bean Direct/CC Yields: 37/37 Bu.

Soil Types / Productivity

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

- **CSR:** 86 per County Assessor, based on net taxable acres.
- **CSR:** 85.1 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Natural and private tile. Tile map available.

Water & Well Information

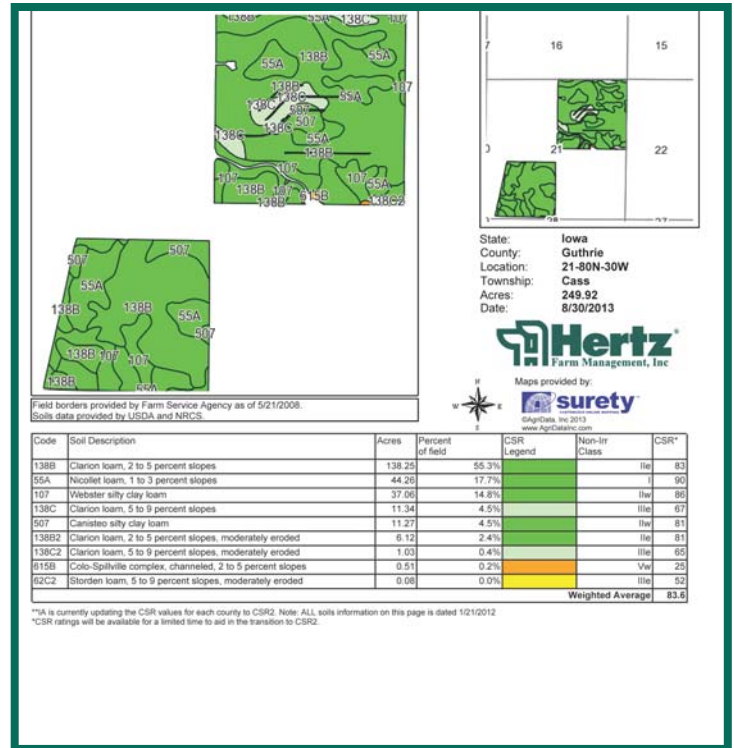
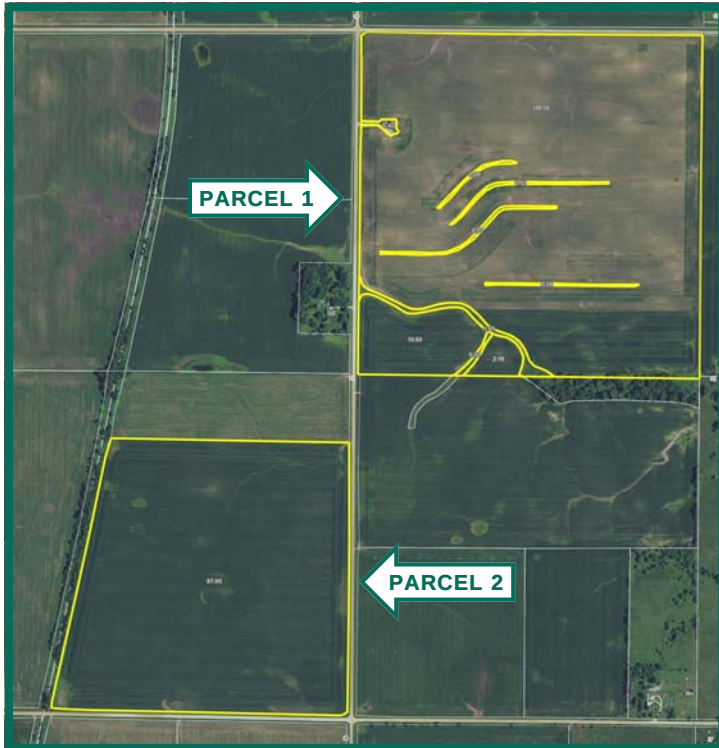
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Aerial Photo and Soil Map: Combined Parcels



Property Information Combined Parcels 260 Acres, M/L

Legal Description

Lot 1 of SW¼, and NE¼ all in Section 21,
Township 80 North, Range 30 West of the
5th p.m. (Cass 'N' Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$7,534
Net Taxable Acres: 253.9
Tax per Net Tax. Ac.: \$29.68

FSA Data

Farm Number 392, Tracts 1391 & 1392
Crop Acres: 249.9
Corn Base: 168.5 Ac.
Corn Direct/CC Yields: 109/109 Bu.
Bean Base: 81.4 Ac.
Bean Direct/CC Yields: 37/37 Bu.

Soil Types / Productivity

Primary soils are (soil types here). See
soil map for detail.

- **CSR:** 84.5 per County Assessor, based
on net taxable acres.
- **CSR:** 83.6 per AgriData, Inc., 2012,
based on FSA crop acres.

Land Description

Level to gently rolling. The 160 acre
parcel has terraces and grass waterway.

Buildings/Improvements

- 24,000 Bu. Conrad grain drying bin
built in 2006
- 2 small grain storage bins

Drainage

Natural and private tile. Tile map
available.

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.*

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