



230 Acres m/l, Johnson County, IA

Parcel #1 - 143 m/l Acres - 73.1 CSR and Parcel #2 - 87 m/l Acres - 54.3 CSR

Date: Thursday, September 26, 2013

Time: 10:00 a.m.

Auction Site: Solon Public Library

Address: 320 West Main Street, Solon, IA 52333

Auction Information

Seller

Vernon E. Smith Estate

Method of Sale

- These properties will be offered separately as Parcel #1, consisting of

143 Acres and Parcel #2, consisting of 87 acres. These parcels will not be combined. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.

- Seller reserves the right to refuse any and all bids.

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 September 26, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 6, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to November 6, 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. Parcel #1 is subject to survey for final acreage.

Agency

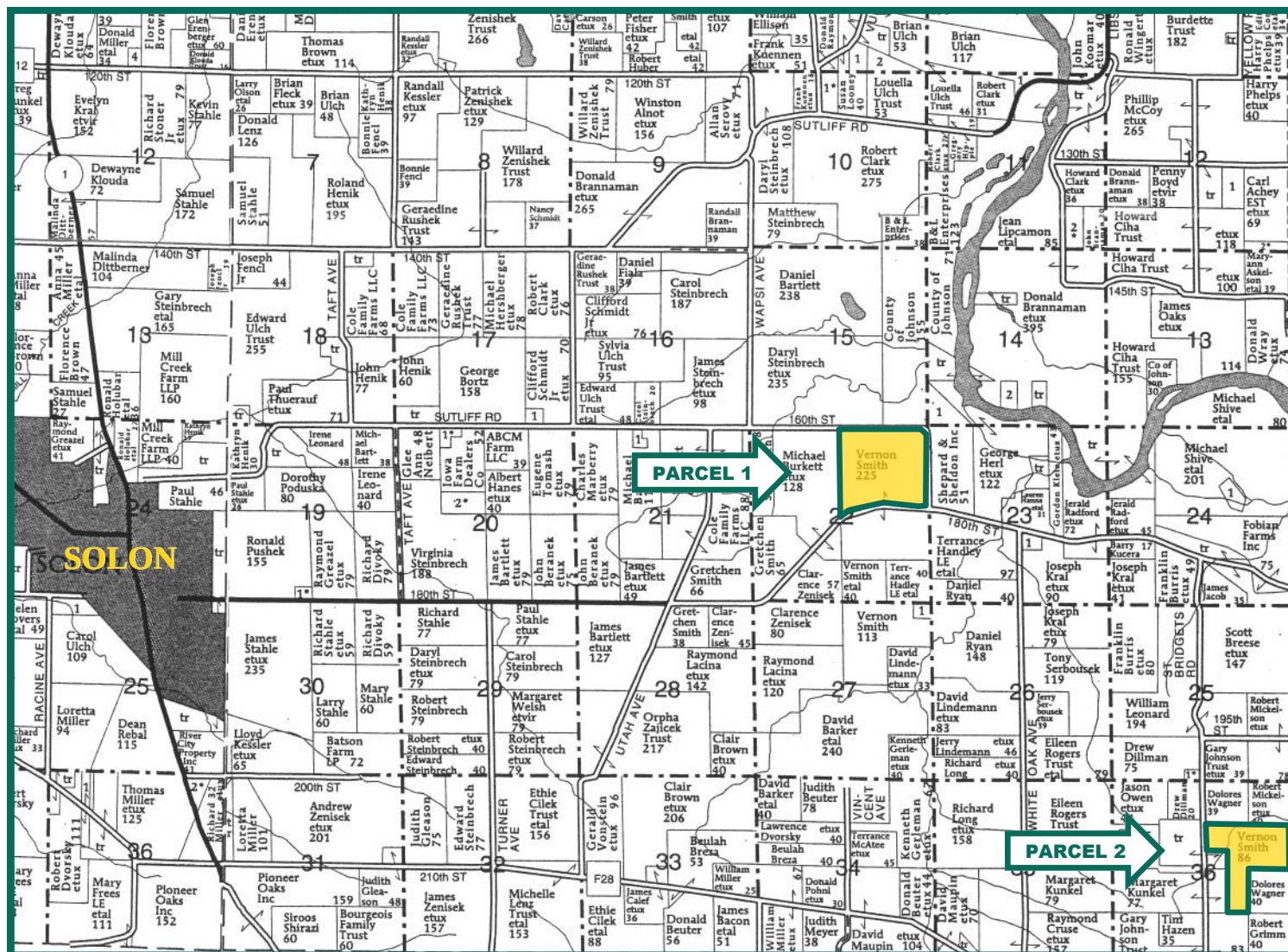
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

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Plat Map



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



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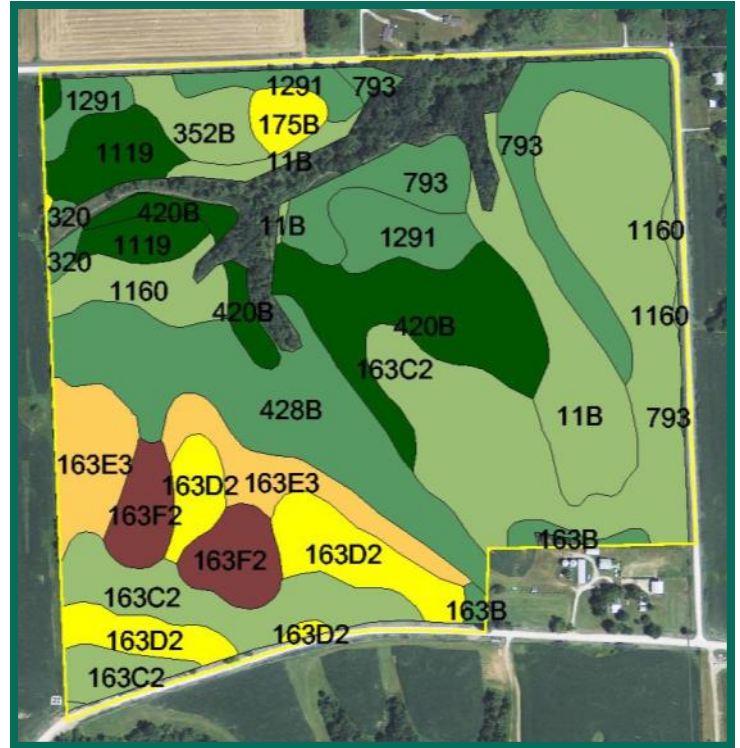
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Caring for You and Your Farm®

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Parcel # 1 : Aerial Photo and Soil Map



Property Information

Parcel #1 - 143 Acres

Location

4 miles east of Solon on 180th Street. The farm is located on the north side of the road.

Legal Description

That part of the NE 1/4 except house and buildings in the southeast portion and south of the road in Section 22, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax - ESTIMATED

Taxes Payable 2013 - 2014: \$2,898
Net Taxable Acres: 138
Tax per Net Taxable Acres: \$21.00

FSA Data

Farm Number: # 3073
Tract Number: # 7534
Crop Acres: 128.5
Corn Base: 94.65
Corn Direct/CC Yields: 124/124

Measured Tillable Acres		128.5	Average CSR		73.1	Corn		Yield	Soybean		Yield	Acres	
Soil Label	Soil Name	CSR	CSR	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield
1119	Muscatine silt loam, benches, 0 to 2	100	217	59	5.68								
1160	Walford silt loam, benches, 0 to 1 pe	63	167	45	4.12								
11B	Colo-Ely complex, 2 to 5 percent slo	70	177	48	9.31								
1291	Atterberry silt loam, benches, 0 to 2	90	204	55	6.79								
163B	Fayette silt loam, 2 to 5 percent slop	85	197	53	1.12								
163C2	Fayette silt loam, 5 to 9 percent slop	68	174	47	32.96								
163D2	Fayette silt loam, 9 to 14 percent slop	58	160	43	9.20								
163E3	Fayette silty clay loam, 14 to 18 perc	45	143	39	8.80								
163F2	Fayette silt loam, 18 to 25 percent sl	28	120	32	5.59								
173	Hoopeston fine sandy loam, 0 to 2 pi	60	163	44	0.05								
175B	Dickinson fine sandy loam, 2 to 5 pe	55	156	42	1.61								
320	Arenzville silt loam, 0 to 2 percent sl	83	194	52	0.62								
352B	Whittier silt loam, 2 to 5 percent slop	63	167	45	3.03								
420B	Tama silt loam, benches, 2 to 5 perc	95	210	57	12.92								
428B	Ely silt loam, 2 to 5 percent slopes	88	201	54	15.63								
793	Bertrand silt loam, 1 to 3 percent slop	85	197	53	11.11								

Bean Base: 33.86

Bean Direct/CC Yields: 41/41

This farm has 33.7 acres classified as Highly Erodible Land (HEL).

Soil Types / Productivity

Primary soils is Fayette, Ely and Tama. See soil map for detail.

- **CSR:** 72.68 per Johnson County Assessor, based on net taxable acres.

- **CSR:** 73.1 per AgriData, Inc., 2013, based on FSA crop acres.

Land Description

Gently rolling to rolling with terraces.

Comments

This is a Good Quality Johnson County farm with good soils located in a strong area! Farmstead split will not be available on this parcel.

Ryan T. Kay

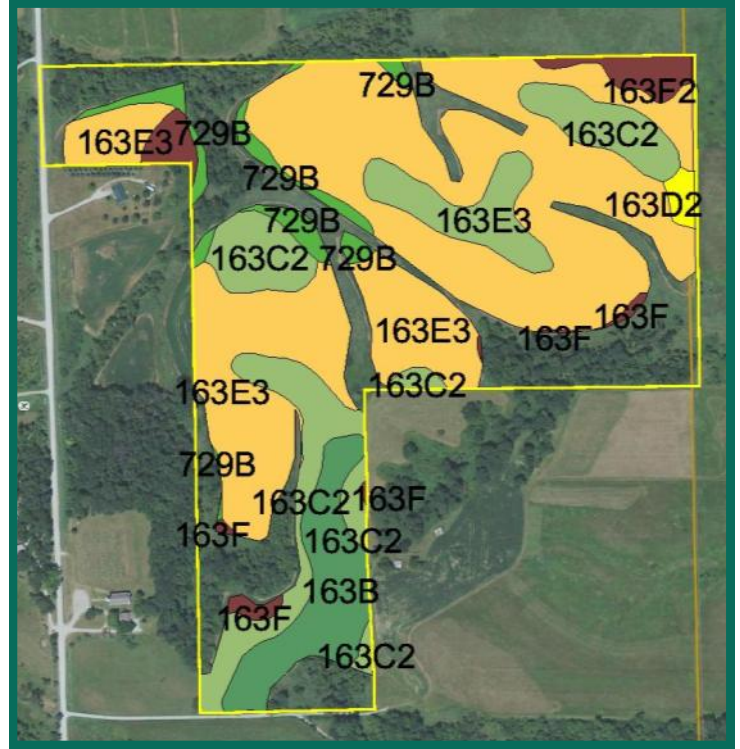
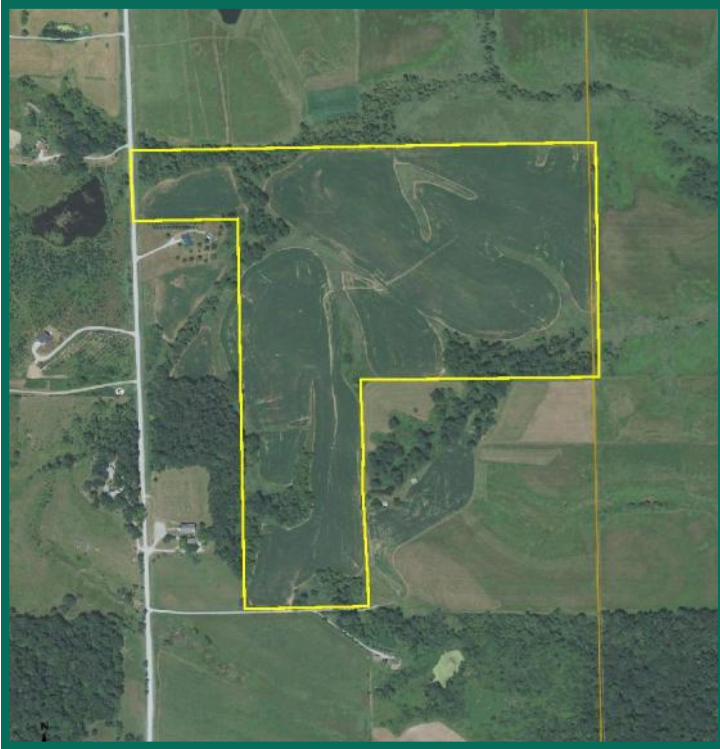
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Parcel # 2: Aerial Photo and Soil Map



Property Information

Parcel #2 - 87 Acres

Location

6 miles east of Solon on 180th Street and south 2 miles on St. Bridgets Road. The property is located on the east side of the road.

Legal Description

That part of the E ½ of the NW ¼ of the SE ¼ in Section 36, located in Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$1,252

Net Taxable Acres: 86.44

Tax per Net Taxable Acres: \$14.48

FSA Data

Farm Number: #3073

Tract Number: #6343

Measured Tillable Acres		63.6	Average CSR		54.3	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield				
163B	Fayette silt loam, 2 to 5 percent slope	85	197	53	5.39		
163C2	Fayette silt loam, 5 to 9 percent slope	68	174	47	13.79		
163D2	Fayette silt loam, 9 to 14 percent slope	58	163	44	0.56		
163D3	Fayette silty clay loam, 9 to 14 percent slope	55	156	42			
163E3	Fayette silty clay loam, 14 to 18 percent slope	45	145	39	38.00		
163F	Fayette silt loam, 18 to 25 percent slope	30	123	33	0.65		
163F2	Fayette silt loam, 18 to 25 percent slope	27	121	32	2.20		
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slope	77	186	50	2.67		

Crop Acres: 66.1

Corn Base: 54.4

Corn Direct/CC Yields: 124/124

Bean Base: 11.7

Bean Direct/CC Yields: 41/41

This farm is classified as Highly Erodible Land (HEL).

Soil Types / Productivity

Primary soils is Fayette. See soil map for detail.

- **CSR:** 54.4 per Johnson County Assessor, based on net taxable acres.

- **CSR:** 54.3 per AgriData, Inc., 2013, based on FSA crop acres.

Land Description

Rolling farm ground with some timber. There are an additional 2.5 acres of cropland currently being certified grass.

Comments

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Photos : 230 Acres, Johnson County, IA



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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