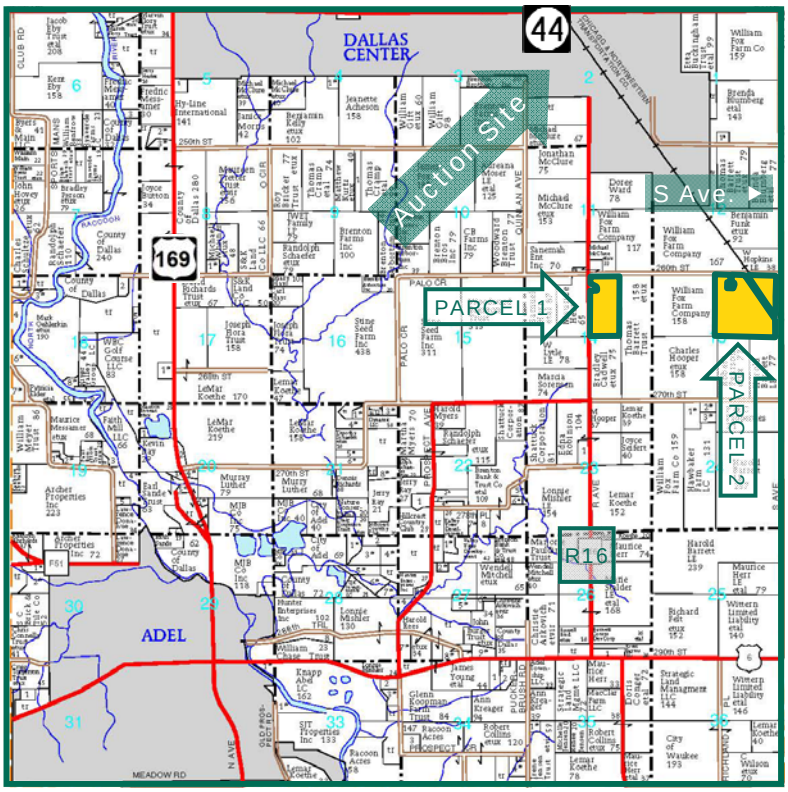
LAND AUCTION

231.58 Acres, M/L
in Two Parcels
Dallas County, IA



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

Date: Wed, October 2, 2013
Time: 10:00 a.m.
Auction Site:
Memorial Hall
Address:
1502 Walnut St.
Dallas Center, IA 50063

Auction Information

Method of Sale

- Parcels will be offered as two individual parcels and will not be combined.
- Seller reserves the right to refuse any and all bids.

Seller

Francis Bestenlehner Trust, Wells Fargo Bank, N.A, Trustee

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 December 3, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur December 3, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to December 3, 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.

Kyle Hansen, ALC
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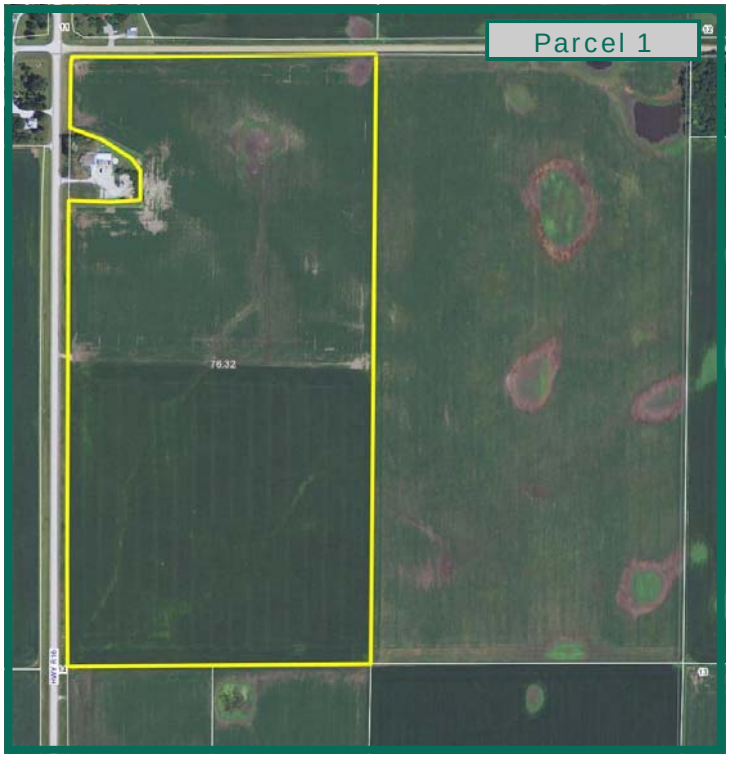
REID: 000-3293

Aerial Photo: Parcels 1 & 2



Property Information Parcel 1 - 77.48 Acres, M/L

Location
From Dallas Center, go 2 miles south on R16. Property lies on the east side of the road.

Legal Description
W½ NE¼ Except Parcel "A" Section 14, Township 79 North, Range 27 West of the 5th p.m. (Adel Twp.)

Real Estate Tax
Taxes Payable 2013-2014: $2,114
Net Taxable Acres: 73.9
Tax per Net Tax. Ac.: $28.61

FSA Data
Farm Number 285, Tract 1508
Crop Acres: 76.32
Corn Base: 37.7 Ac.
Corn Direct/CC Yields: 118/145 Bu.
Bean Base: 38.5 Ac.
Bean Direct/CC Yields: 35/42 Bu.

Soil Types / Productivity
Primary soils are Canisteo, Clarion and Nicollet. See soil map for detail.

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

Land Description
Gently rolling

Drainage
County and private tile. No maps available.

Water & Well Information
None

Comments
Great Dallas County Farm

Property Information Parcel 2 - 154.1 Acres, M/L

Location
From Dallas Center, go east on Hwy. 44 to S Ave., property is located 2 miles south on west side of road.

Legal Description
NE¼, Except acreage and RR ROW of Des Moines Valley Railroad, all in Section 13, Township 79 North, Range 27 West of the 5th p.m. (Adel Twp.)

Real Estate Tax
Taxes Payable 2013-2014: $4,300
Net Taxable Acres: 150.5
Tax per Net Tax. Ac.: $28.57

FSA Data
Farm Number 285, Tract 1507
Crop Acres: 149.44
Corn Base: 75.1 Ac.
Corn Direct/CC Yields: 118/145 Bu.
Bean Base: 74.3 Ac.
Bean Direct/CC Yields: 35/42 Bu.

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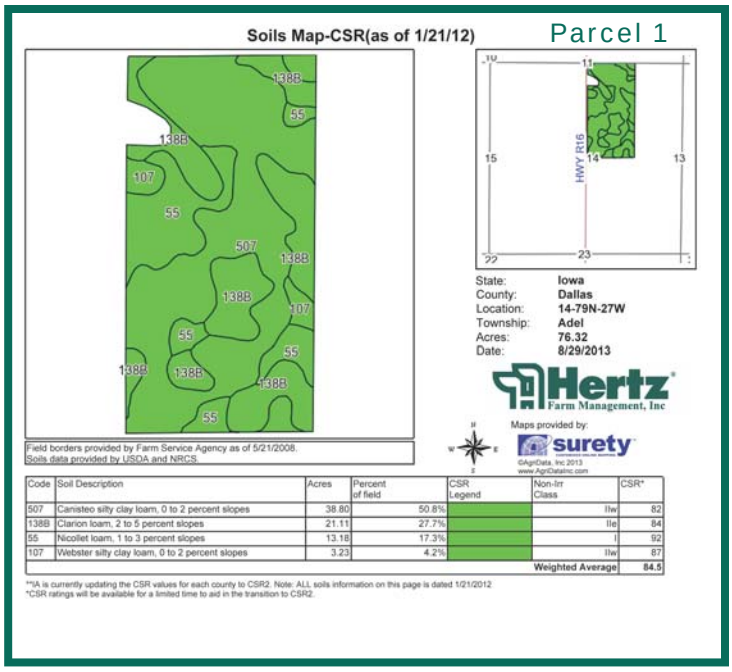
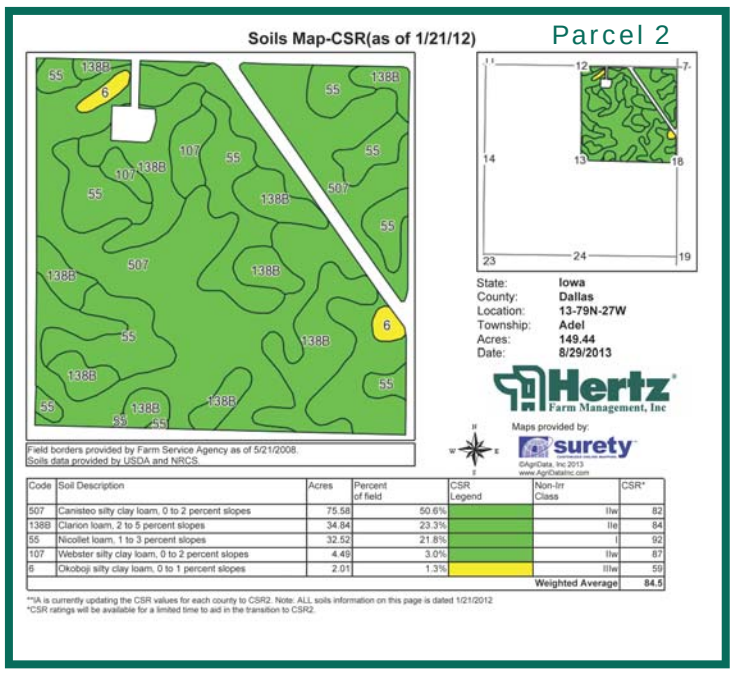
Aerial Photo and Soil Map: Parcels 1 & 2



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
507	Canisteo silty clay loam, 0 to 2 percent slopes	38.80	50.8%		IIw	82
138B	Clarion loam, 2 to 5 percent slopes	21.11	27.7%		IIe	84
55	Nicollet loam, 1 to 3 percent slopes	13.18	17.3%		I	92
107	Webster silty clay loam, 0 to 2 percent slopes	3.23	4.2%		IIw	87
					Weighted Average	84.5

**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
507	Canisteo silty clay loam, 0 to 2 percent slopes	75.58	50.6%		IIw	82
138B	Clarion loam, 2 to 5 percent slopes	34.84	23.3%		IIe	84
55	Nicollet loam, 1 to 3 percent slopes	32.52	21.8%		I	92
107	Webster silty clay loam, 0 to 2 percent slopes	4.49	3.0%		IIw	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.01	1.3%		IIIw	59
					Weighted Average	84.5

**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.

Property Information Parcel 2 - 154.1 Acres, M/L (Cont.)

Soil Types / Productivity

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

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

Land Description

Level to gently rolling

Drainage

Some ponding areas during heavy rain. Some tile and intake (no maps available).

Water & Well Information

None

Comments

Good quality farm. Great opportunity for investors and farmers.

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