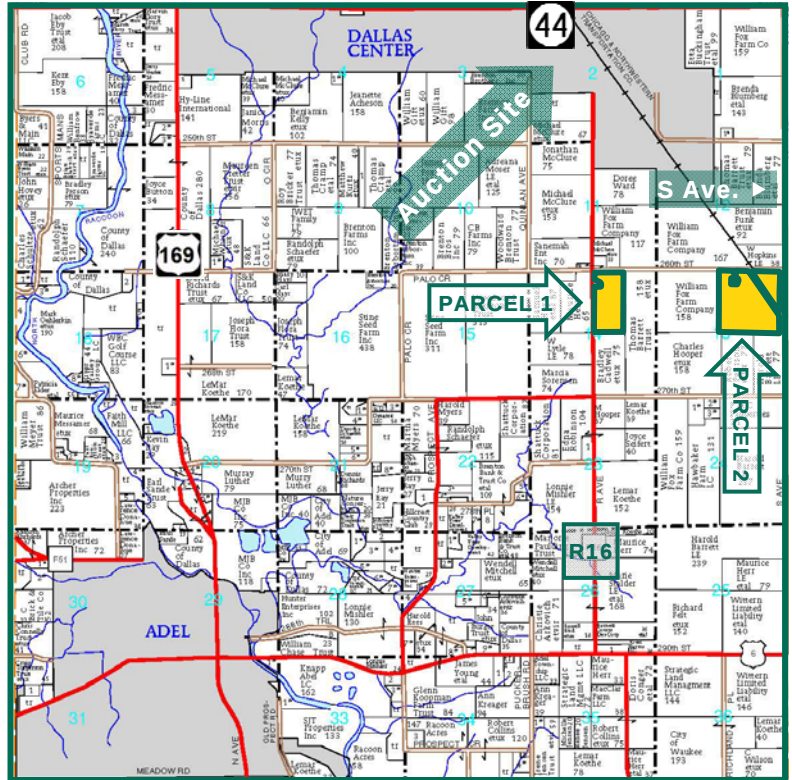


231.58 Acres, M/L in Two Parcels Dallas County, IA



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
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
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www.Hertz.ag

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

W $\frac{1}{2}$ NE $\frac{1}{4}$ 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

NE $\frac{1}{4}$, 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

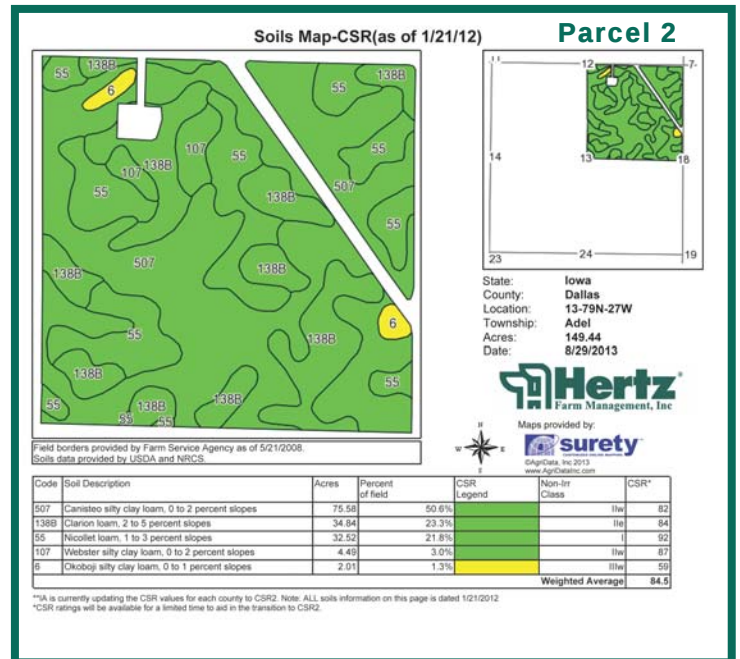
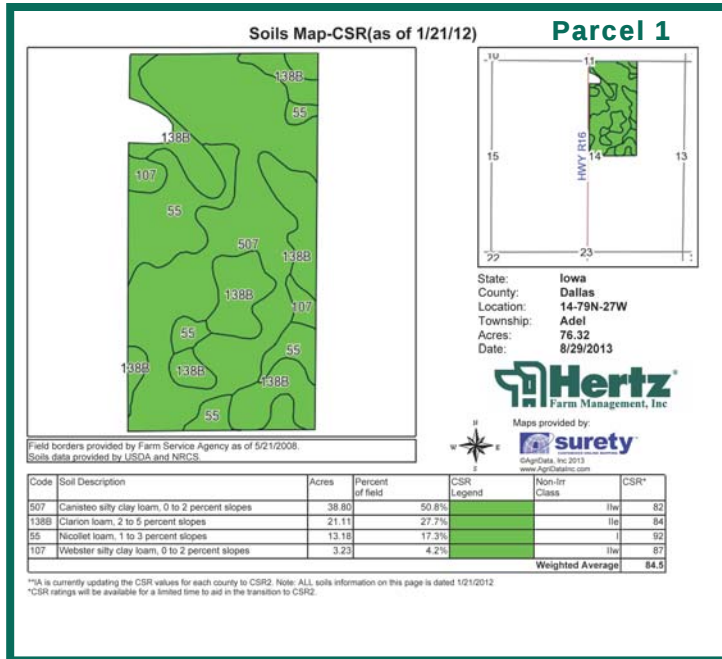
Farm Number 285, Tract 1507
Crop Acres: 149.44
Corn Base: 75.1 Ac.
Corn Direct/CC Yields: 118/145 Bu.
Bean Base: 74.3 Ac.
Bean Direct/CC Yields: 35/42 Bu.

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Aerial Photo and Soil Map: Parcels 1 & 2



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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