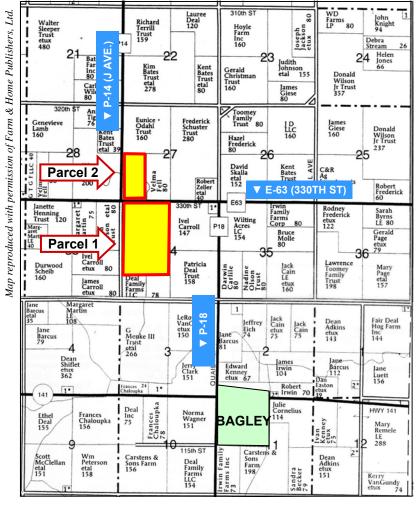
# FARM REAL ESTATE AUCTION

320 Acres, m/l, in two parcels - Greene County, Iowa Thursday, June 14, 2012 at 10:00 a.m. Sale held at the St. Joseph's Parish Center 501 N. Chestnut, Jefferson, IA



From Bagley, go north 2 miles on P18 to E63 (330th St.), then west 1 mile to Co. Rd. P14 (J Ave.). From Jefferson, go west 3 miles on Hwy. 30 to P14, then south 11 miles to intersection of P14 and E63. Parcel 1 is bordered by E63/330th St. on the north and P14/J Ave. on the West.

Parcel 2 is bordered by E63/330th St. on the south and P14/J Ave. on the West.

### **LEGAL DESCRIPTION:**

Parcel 1 -NW1/4 and N1/2 SW1/4 Sec. 34-T82N-R31W of the 5th P.M. (Greenbrier Twp.)

Parcel 2 - W1/2 SW1/4 Sec. 27-T82N-R31W of the 5th P.M. (Greenbrier Twp.)

### **METHOD OF SALE:**

- Parcels will be sold individually and will not be combined.
- Seller reserves the right to refuse any and all bids.

SELLER: Cali Limited Partnership

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

**TERMS AND 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 November 15, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 15, 2012, subject to existing lease expiring March 1, 2013. Taxes will be prorated to November 15, 2012.

### **INFORMATION ON PARCELS OFFERED:**

**BUILDINGS/IMPROVEMENTS:** 

WATER/WELL INFORMATION:

Parcel 1 Parcel 2 Gross Acres: 240 80 232 46 75.48 Taxable Acres: Net Taxes Payable 2011-2012: \$6,532 (\$28.10/Net Ac.) \$1,974 (\$26.15/Net Ac.)

Part of Farm No. 418, Tract 475 Part of Farm No. 418, Tract 475 FSA Data: Crop Acres\* 219.85\* 72.56\* Corn Base\* 107.14\* 35.36\* Corn Yields 122/143 122/143 94.59\* 31.21\* Bean Base' Bean Yields 34/41 34/41

\*Estimated - FSA cropland and base acres for individual tracts will be determined by local FSA office.

**CRP CONTRACTS:** 16.6 Ac. Paying \$2,796.11 Annually 5.1 Ac. Paying \$854.86 Annually Expires 9/30/2015

Expires 9/30/2015

**PRIMARY SOILS:** Webster, Nicollet, Clarion Coland, Nicollet, Clarion

CSR per AgriData, Inc.: 82.2 on currently tilled ac. 81.6 on currently tilled ac. LAND DESCRIPTION: Level to moderately sloping Level to moderately sloping

DRAINAGE: Drainage ditch runs length of farm Drainage ditch runs West to East North to South across farm

& 24' x 50' Machine Shed None

1 grain bin, 1 dry bin, corn crib

**COMMENTS:** Great opportunity for good southern Nice Greene County Farm

Greene County Farmland

## For additional information, contact Kyle Hansen:

415 S. 11th St., PO Box 500 • Nevada, IA 50201 Telephone: 515-382-1500 or 1-800-593-5263

www.hfmgt.com



None

None

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

Auction- Multi Parcel 000-3206

# **AERIAL & SOIL MAPS**



	Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
Y	107	Webster clay loam, 0 to 2 percent slopes	57	28.1%		llw	86	205	55
CSR	55	Nicollet loam, 1 to 3 percent slopes	41.1	20.2%		1	91	212	57
2.	138B	Clarion loam, 2 to 5 percent slopes	32.2	15.8%		lle	83	201	54
82.	138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	32	15.8%		lle	81	198	53
∞	135	Coland silty clay loam, 0 to 2 percent slopes	12.5	6.1%		llw	81	198	53
ن	507	Canisteo clay loam, 0 to 2 percent slopes	6.8	3.4%		llw	81	198	53
۷	733	Calco silty clay loam, 0 to 2 percent slopes	6.1	3.0%		llw	76	192	52
203.3	138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	4.1	2.0%		Ille	66	178	48
Š	108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	3.5	1.7%		lle	51	158	43
Н	639C2	Salida-Storden complex, 5 to 9 percent slopes, moderately erode	2.4	1.2%		IVe	24	121	33
7	4	Knoke silty clay loam, 0 to 1 percent slopes	1.9	0.9%		Illw	58	167	45
arcel	34B	Estherville sandy loam, 2 to 5 percent slopes	1.5	0.7%		Ills	20	116	31
ar	138C	Clarion loam, 5 to 9 percent slopes	1.4	0.7%		Ille	68	181	49
J.	95	Harps loam, 0 to 2 percent slopes	0.6	0.3%		llw	64	175	47
	585B	Coland-Spillville complex, 1 to 5 percent slopes	0.1	0.0%		lle	70	184	50
	Weighted Average							199.8	53.7

9.1	Code	Soil Description		Percent of field		Non-Irr Class	CSR	Corn	Soybeans
81	135	Coland silty clay loam, 0 to 2 percent slopes	14.5	21.5%		llw	81	198	53
ن-	55	Nicollet loam, 1 to 3 percent slopes	14.1	20.9%		- 1	91	212	57
A	138B	Clarion loam, 2 to 5 percent slopes	13.4	19.9%		lle	83	201	54
7.5	138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	10.7	15.9%		lle	81	198	53
<b>6</b> 7	107	Webster clay loam, 0 to 2 percent slopes	7.7	11.4%		llw	86	205	55
2 -	6	Okoboji silty clay loam, 0 to 1 percent slopes	3	4.4%		Illw	58	167	45
el 2	138C	Clarion loam, 5 to 9 percent slopes	2.7	3.9%		Ille	68	181	49
ق	1135	Coland silty clay loam, channeled, 0 to 1 percent slopes	1.1	1.6%		Vw	25		
Par	507	Canisteo clay loam, 0 to 2 percent slopes	0.3	0.5%		llw	81	198	53
					Weighted	l Average	81.6	197.1	52.9

**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 or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.