



116.36 Acres, m/l, Howard County, IA

High Quality Farm Near Elma, IA

Date: Tue., August 1, 2017

Time: 10:00 a.m.

Auction Site:

Elma Memorial Hall

Address:

348 Plum Street

Elma, IA 50628

Property Information

Location

From Elma, travel north on Hwy V18 to 180th Street and turn west. Proceed 7/8 mile, farm is located on the south side of 180th Street. Also from Elma, travel 1 1/4 mile west on B17 to Elm Ave. then north 1 mile on Elm Ave to 180th St. Turn east onto 180th Street and travel 5/8 mile. The farm is on the south side of 180th Street.

Legal Description

Part NW 1/4, Section 1 and Part NE 1/4, Section 2, T97N-R14W, Afton Twp.
Exact legal per Abstract of Title.

Real Estate Tax

Taxes Payable 2016-2017: \$3,068.00
Net Taxable Acres: 116.36
Tax per Net Taxable Acre: \$26.37

FSA Data

Farm Number 3472, Tract 444
Crop Acres*: 103.8
Corn Base: 47.85
Corn PLC Yield: 180 Bu.
Bean Base: 47.85
Bean PLC Yield: 40 Bu.

**Crop acres include 3.7 acres in waterways/grass.*

CRP Contracts

CRP contract on 4.7 ac. pays \$372

annually and expires 9/30/2022. CRP contract on 1.0 acre pays \$329 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Floyd, Bassett and Racine loam. See soil map for detail.

- **CSR2:** 85.2 per 2017 AgriData, Inc., based on 103.8 FSA cropland acres.
- **CSR:** 75.9 per 2017 AgriData, Inc., based on 103.8 FSA cropland acres.
- **CSR:** 81.22 per County Assessor, based on 116.36 net taxable acres.

Land Description

Cropland areas are level to slightly rolling.

Buildings/Improvements

None

Drainage

Tile maps available upon request.

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Aerial Photo



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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Comments

Auction Information

Method of Sale

- ## Seller

Agency

Terms of Possession

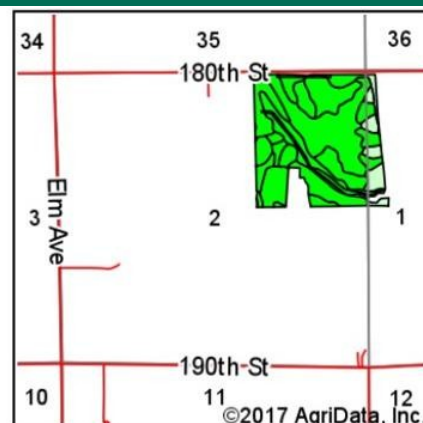
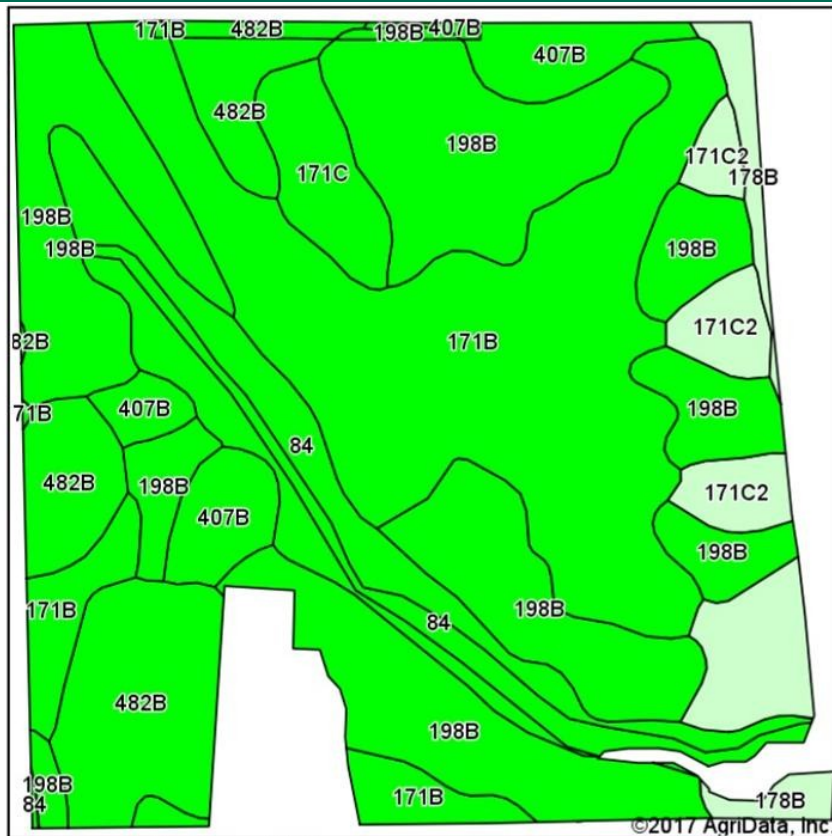
Announcements

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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Soil Map



State: Iowa
County: Howard
Location: 2-97N-14W
Township: Afton
Acres: 103.8
Date: 6/16/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA089, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	35.83	34.5%		Ilw	89	78		
171B	Bassett loam, 2 to 5 percent slopes	28.72	27.7%		Ile	85	78	215	62
482B	Racine loam, 2 to 5 percent slopes	11.55	11.1%		Ile	86	78		
84	Clyde silty clay loam, 0 to 3 percent slopes	11.07	10.7%		Ilw	88	73	193.5	56
407B	Schley silt loam, 1 to 4 percent slopes	5.21	5.0%		Ilw	81	70		
178B	Waukee loam, 2 to 5 percent slopes	4.76	4.6%		Ils	64	74		
171C2	Bassett loam, 5 to 9 percent slopes, eroded	3.59	3.5%		Ille	77	62	174	50
171C	Bassett loam, 5 to 9 percent slopes	3.07	3.0%		Ille	80	64		
Weighted Average						85.2	75.9	86.1	24.9

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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