



Date: Wed, August 9, 2017

Time: 10:00 a.m.

Auction Site:

Huxley Safe Room

Address:

515 N. Main Ave.

Huxley, IA 50124

Property Information

Location

From Huxley go 2 miles N on Hwy. 69 then 1 mile W on 290th St. **OR From Ames** go 3 miles S on Hwy. 69, then 1 mile W on 290th St.

Legal Description

W½ NE¼ Except Parcel 'B' in Section 10, Township 82 North, Range 24 West of the 5th p.m. (Palestine Twp.)

Real Estate Tax

Taxes Payable 2017-2018: \$2,186

Net Taxable Acres: 75.24

Tax per Net Taxable Acre: \$29.05

FSA Data

Farm Number 1372, Tract 1826

Crop Acres: 75.95, all NHEL

Corn Base: 36.8 Ac.

Corn PLC Yield: 151 Bu.

Bean Base: 36.8 Ac.

Bean PLC Yield: 41 Bu.

Soil Types/Productivity

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

- **CSR2:** 85.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 85.06 per County Assessor, based on net taxable acres.

CRP Contracts

None

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Tile installed in 2013. Map available. The SE corner of farm is in Drainage District No. 87. 2016 Drainage Assessment - \$20.30

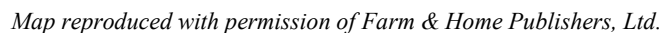
Water & Well Information

None

Lease

Buyer has permission to perform fall operations once 2017 crop is harvested.

R-24-W



800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Aerial Photo



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/acre x 77.82 gross acres
- Seller reserves the right to refuse any and all bids.

Seller

Ronald Chelsvig Estate

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 or before September 20, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2018. Taxes will be prorated to September 20, 2017.

Announcements

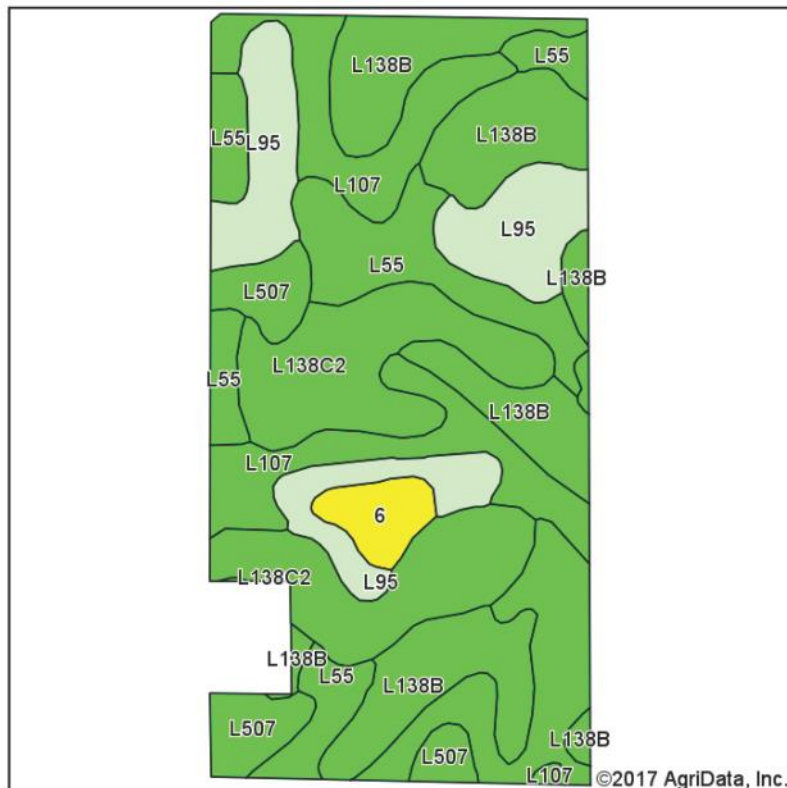
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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.

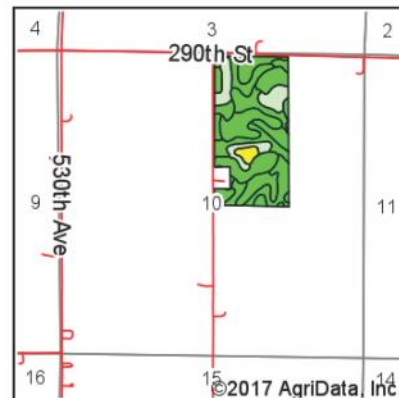
Marv Huntrods, ALC
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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 10-82N-24W
Township: Palestine
Acres: 75.95
Date: 6/29/2017



Maps Provided By:



Area Symbol: IA169, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.06	22.5%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	16.34	21.5%		Ie	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.72	19.4%		IIIe	83	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	10.90	14.4%		IIw	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	10.69	14.1%		IIw	75	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.30	5.7%		IIw	87	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.94	2.6%		IIIw	59	59
Weighted Average						85	*-

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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