



138.92 Acres, m/l, Story County, IA

2 miles south of Ames / 4 miles north of Huxley

Date: Wed. August 30, 2017

Time: 10:00 a.m.

Auction Site:

Huxley Safe Room

Address:

515 N. Main Ave.

Huxley, IA 50124

Property Information

Location

From Ames: 2 miles south on Hwy. 69 to 265th St, then east ½ mile to 550th Ave, and 1/2 mile south. Property lies on the east side of 550th Ave.

Legal Description

N60 Ac. of the NW¼ Section 36 AND the S½ SW¼ Section 25 EXCEPT acreage

site in NW corner of NW¼; all in Township 83 North, Range 24 West of the 5th p.m. (Washington Twp). *Full legal description to come from Final Abstract.*

Real Estate Tax

Taxes Payable 2017-2018: \$4,384.00

Net Taxable Acres: 137.32

Tax per Net Taxable Acre: \$31.93

FSA Data

Farm Number 2058, Tract 2681

Crop Acres: 134.9 (Including 8.1 acres in CRP)

Corn Base: 68 Ac.

Corn PLC Yield: 138 Bu.

Bean Base: 53.8 Ac.

Bean PLC Yield: 40 Bu.

CRP Contracts

8.1 acres are enrolled in a CP8A CRP contract (grassed waterways) that pays

\$1,615 annually and expires 9/30/2018.

Lease Status

Lease expires March 1, 2018. Tenant owns outbuildings (except corn crib) and old machinery on property. Tenant reserves the right to remove these items until March 1, 2018. Anything remaining after that date belongs to Buyer.

Soil Types/Productivity

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

- **CSR2:** 87.93, based on FSA non-CRP crop acres.
- **CSR:** 86.3 per 2017 AgriData, Inc., based on FSA non-CRP crop acres.
- **CSR:** 87.9 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

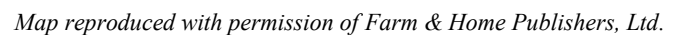
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WASHINGTON PLAT

R-24-W



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Aerial Photo



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 28, 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 28, 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.

Buildings/Improvements

Corn crib

Drainage

Tile, intakes and natural drainage.

Water & Well Information

No known wells.

Comments

Great Story County farm. Tenant has had research plots on property.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.
- Property is being sold "As Is, Where Is"

Seller

The Betty Muckle Revocable Trust

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

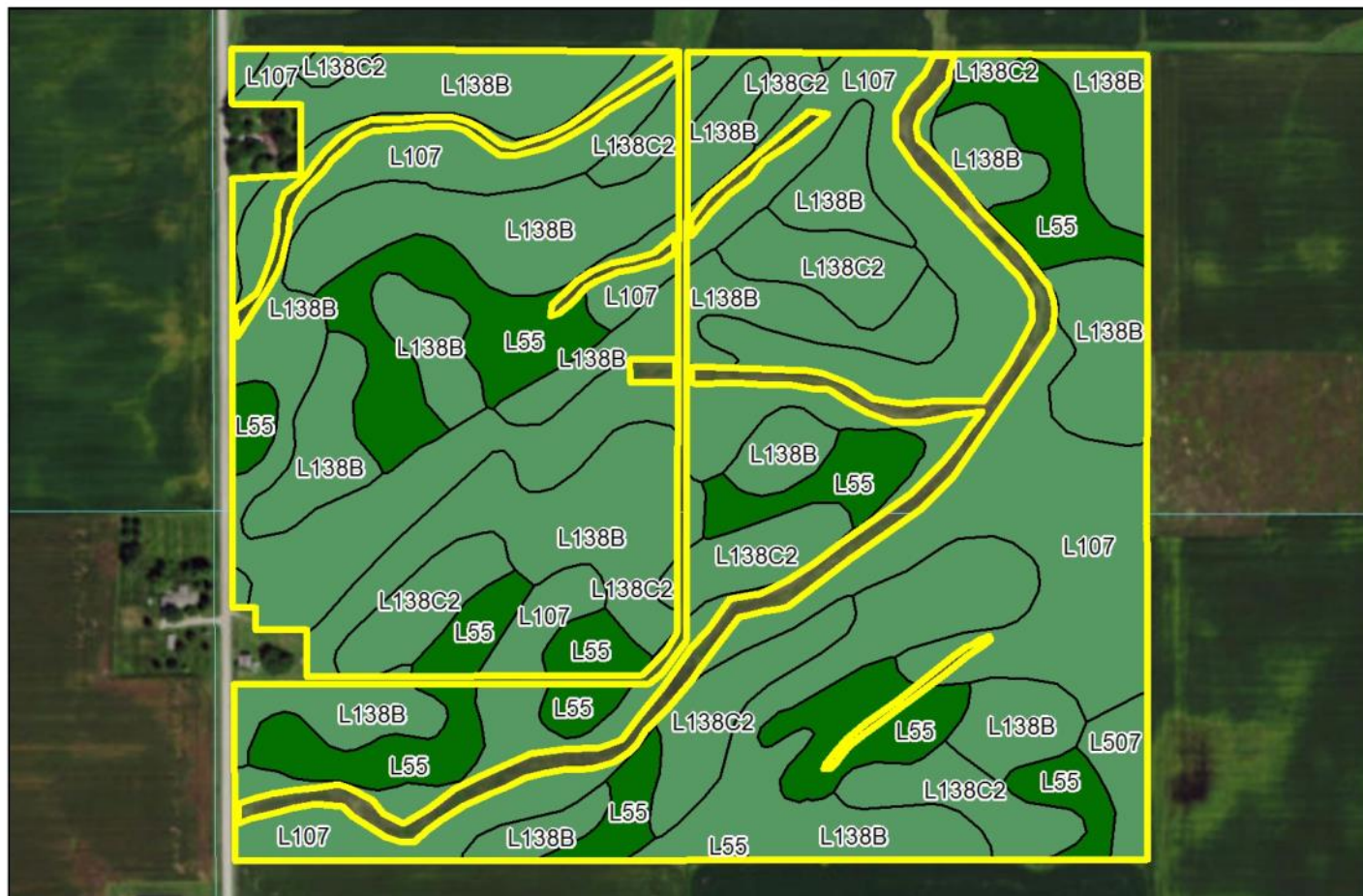
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Soil Map



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
27B	Terril loam, 2 to 6 percent slopes	0.05	0.04	2	87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	41.33	32.57	2	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	48.89	38.53	2	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.10	11.11	3	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	1.40	1.10	2	87	
L55	Nicollet loam, 1 to 3 percent slopes	21.12	16.64	1	91	

Measured Tillable Acres: 126.90

Average CSR2: 87.93

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Photos



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