



Farm located 2 miles south of Hubbard on 305th St.

Date: Tues., Aug. 29, 2017

Time: 10:00 a.m.

Auction Site:

Hubbard Golf & Recreation Club

Address:

21251 Co. Rd. D55

Hubbard, IA 50122

Property Information

Location

From Hubbard go south on Hwy 65 to 305th Street, then east 1 mile. Property is located on north side of road.

Address

21043 305th St.

Hubbard, IA 50122

Legal Description

W½ NW¼ Section 15; and SW¼ SW¼ Section 10 all in Township 86 North, Range 21 West of the 5th p.m. (Grant Township).

Real Estate Tax

Taxes Payable 2017-2018: \$3,310.00

Net Taxable Acres: 118.65

Tax per Net Taxable Acre: \$27.90

FSA Data

Farm Number 7054, Tract 8532

Crop Acres: 109.95 NHEL

Corn Base: 66.6 Ac.

Corn PLC Yield: 166 Bu.

Bean Base: 39.3 Ac.

Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

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

- **CSR2:** 82.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 85.56 per County Assessor, based on net taxable acres.

Yield History

Corn 181.7 Bu. 10-year yield average

Beans 48.7 Bu. 10-year yield average

Source: Operator/Farm Manager

Land Description

Undulating to gently rolling

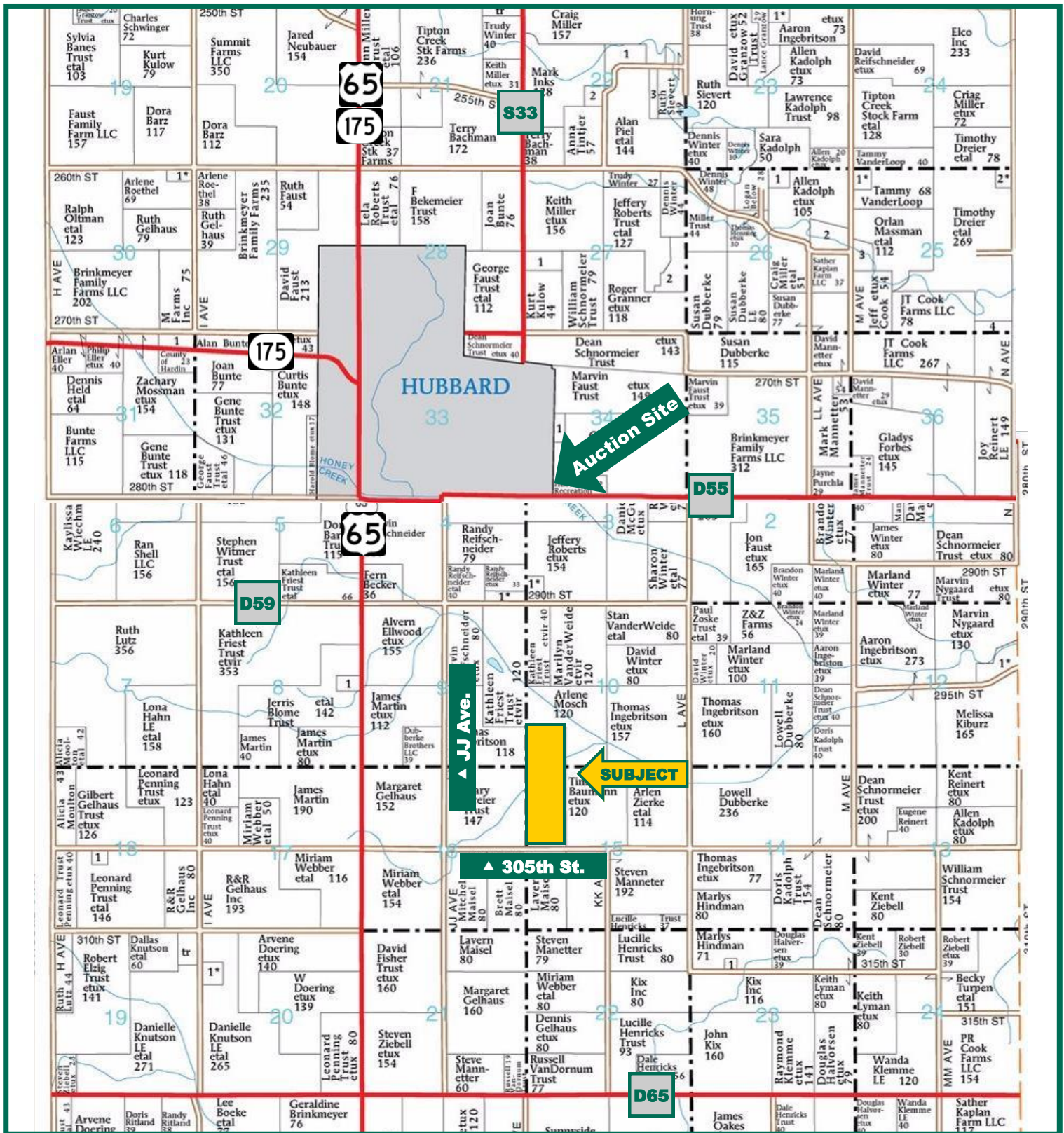
Drainage

Well tiled with a sump pump that drains east side of the farm, also some natural drainage. Limited tile maps available.

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800-593-5263 or 515-382-1500
415 S. 11th St., PO Box 500
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Plat Map: Grant & Tipton Twps.



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Aerial Photo



Buildings/Improvements

- 32' x 50' Pole Building*
- 9,000 Bu. Bin**
- 3,000 Bu. Bin

**Repairs to Pole Building roof and the larger Bin, due to Spring wind storm, are scheduled to be completed this summer at Seller's expense.*

Water & Well Information

Well located near building and bins.

Comments

High quality, highly productive farm with excellent soils. Property includes 5.26 acres of established walnut trees. Owners plan a small timber harvest (approx. 40 trees), prior to closing, per DNR guidelines. For specific information on the harvest schedule please contact agent.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be based on \$/Ac. x 119 Acres.
- Seller reserves the right to refuse any and all bids.

Seller

Roberta S. Boeke Irrevocable Trust

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 October 13, 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. Seller reserves grain bins until July 31, 2018. Taxes will be prorated to October 13, 2017.

Announcements

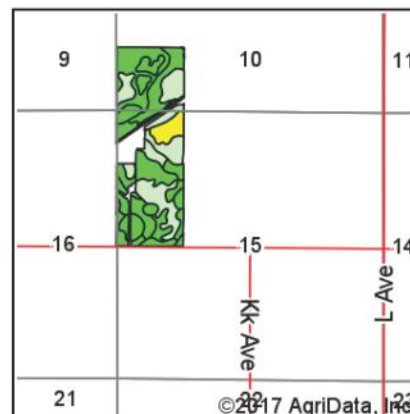
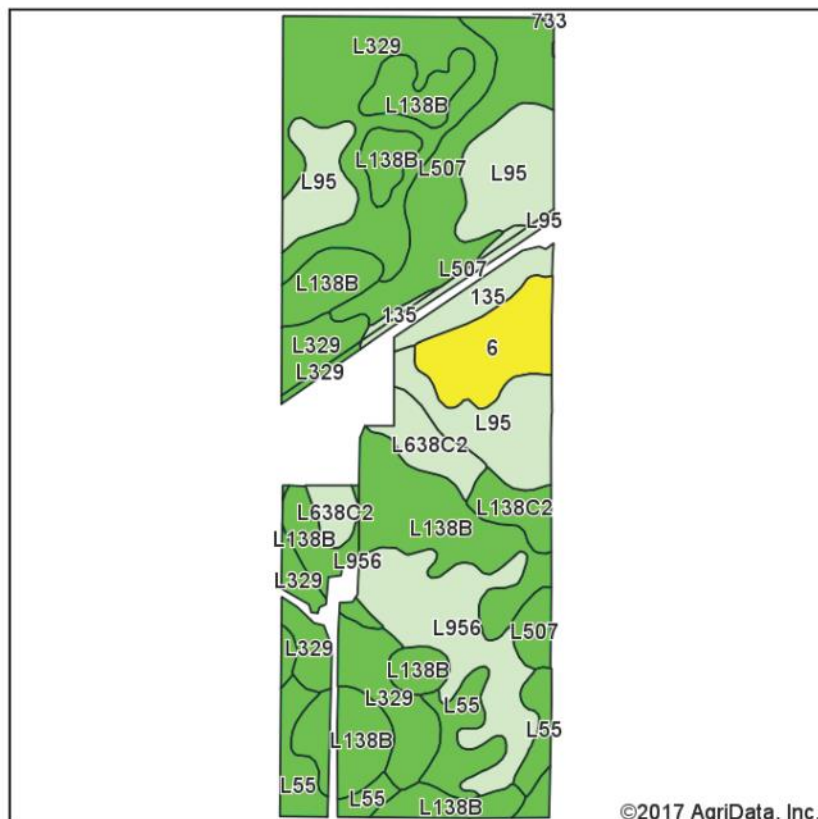
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Soil Map



State: **Iowa**
 County: **Hardin**
 Location: **15-86N-21W**
 Township: **Grant**
 Acres: **109.95**
 Date: **7/13/2017**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA083, Soil Area Version: 21

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	26.30	23.9%		Ile	88	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	23.40	21.3%		IIlw	89	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	14.94	13.6%		IIlw	75	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	11.44	10.4%		IIlw	87	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	10.40	9.5%		IIlw	69	
L55	Nicollet loam, 1 to 3 percent slopes	7.44	6.8%		Ile	91	
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.93	5.4%		IIlw	59	59
135	Coland silty clay loam, 0 to 2 percent slopes	4.01	3.6%		IIlw	75	80
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.94	3.6%		IIIle	75	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.15	2.0%		IIIle	83	
Weighted Average						82.1	*-

**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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Photos



Cropland



Walnut Trees



Building Site - Corn and Soybean Storage Bins



Pole Building - New Roof Spring 2017



Sump Pump - East side of Farm



Sump Pump Outlet

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