



149.4 Acres, m/l, in 3 Parcels Webster & Calhoun Counties, IA

Calhoun Co. 88.34 acre Farm - Parcel 1

Date: Thurs., Sept. 14, 2017

Time: 10:00 a.m.

Auction Site:

Webster County Fairgrounds
Auditorium

Address:

22770 Old Hwy. 169
Fort Dodge, IA 50501

Auction Information

Method of Sale

- Parcels will be individually and will not be combined.
- Bids will be \$/net taxable acre
- Seller reserves the right to refuse any and all bids.

Seller

Bernard L. Hayden Estate

Agency

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

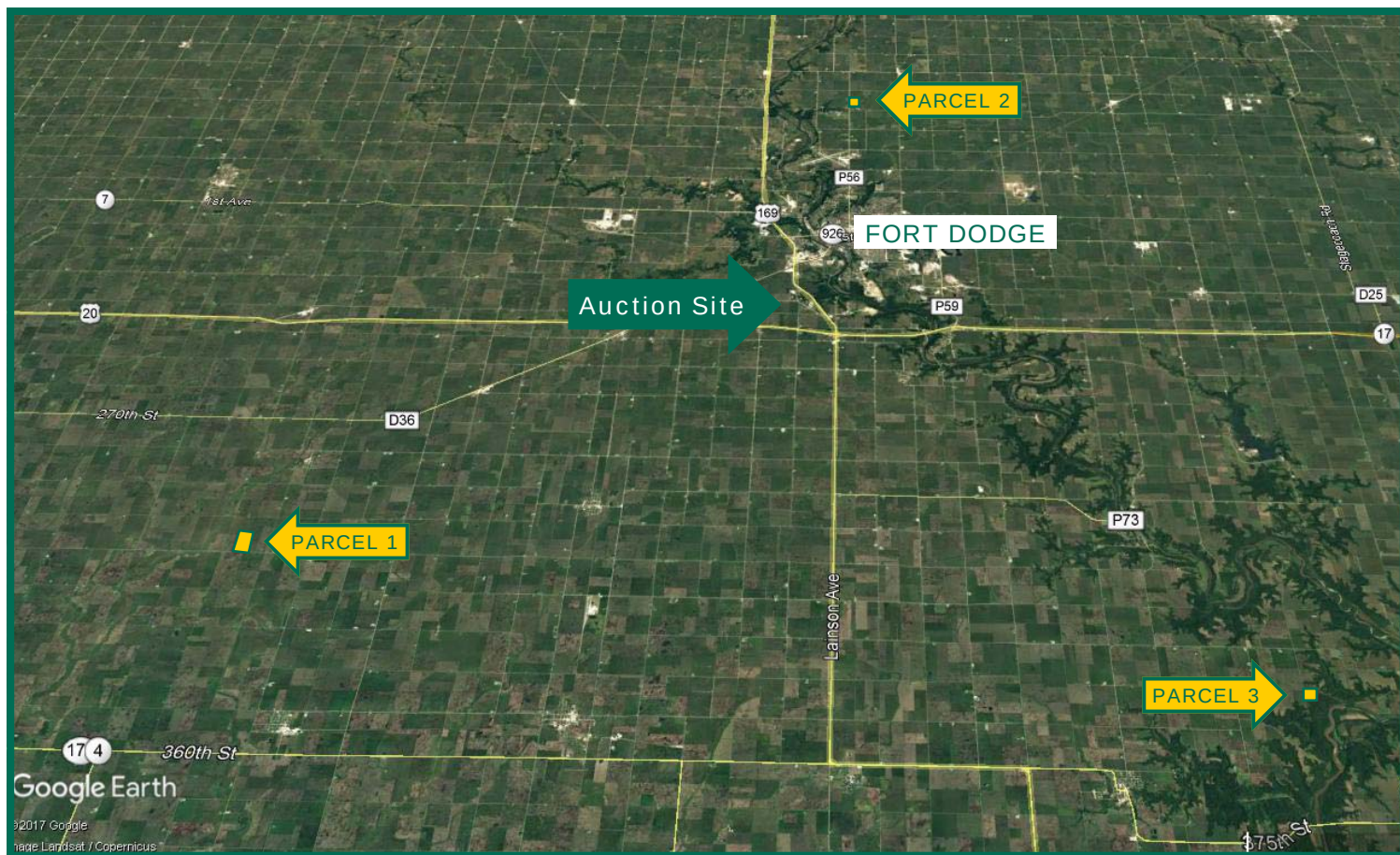
Terms of Possession

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 October 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 October 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.

Aerial Photo



Webster Co. 26.06 Ac. Farm - Parcel 2



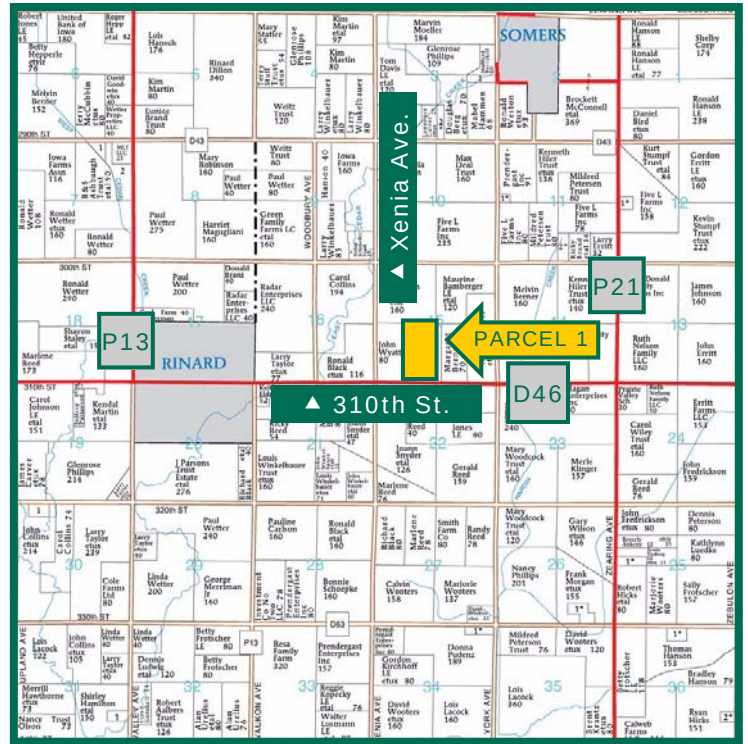
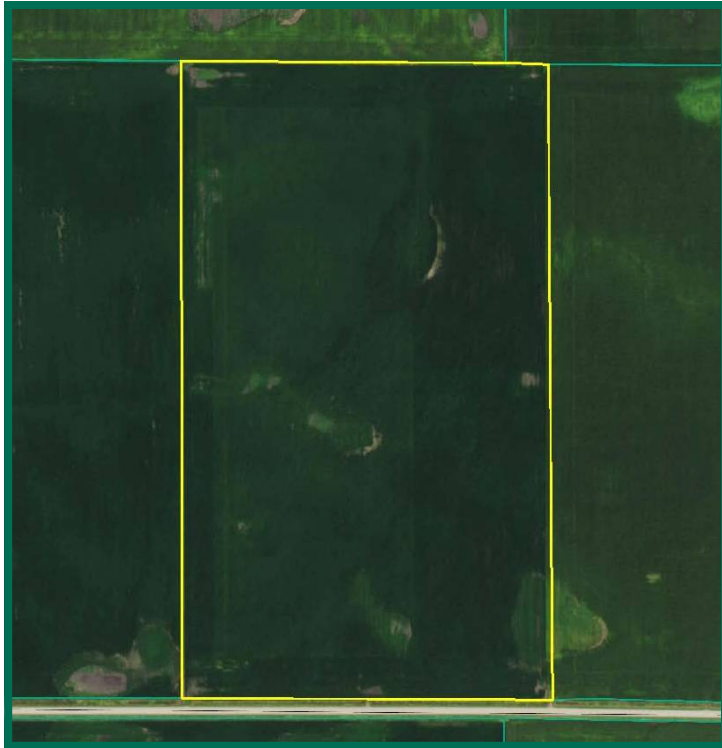
Webster Co. 35 Ac. Farm - Parcel 3

Marv Huntrods, ALC
Licensed in IA, NE, MN & SD
MarvH@Hertz.ag

800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
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Bill Holstine, AFM
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Aerial Photo and Map: Parcel 1



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Property Information

Parcel 1 - 88.34 Acres, m/l Calhoun County

Location

From Rinard: 1¼ mile east on Co. Rd. D46 (310th St.). Property is on the north side of the road.

Legal Description

E½ SW¼ and W10 ac. of the SE¼ all in Section 15, Township 87 North, Range 31 West of the 5th p.m. (Cedar Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$1,974
Net Taxable Acres: 88.34
Tax per Net Taxable Acre: \$22.35

FSA Data

Farm Number 348, Tract 482
Crop Acres: 89.21
Corn Base: 44.4 Ac.
Corn PLC Yield: 139 Bu.
Bean Base: 44.4 Ac.
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

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

- **CSR2:** 84.1 based on FSA crop acres.
- **CSR:** 80.2, per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.14 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None

Drainage

Natural, plus tile. No maps available.

Water & Well Information

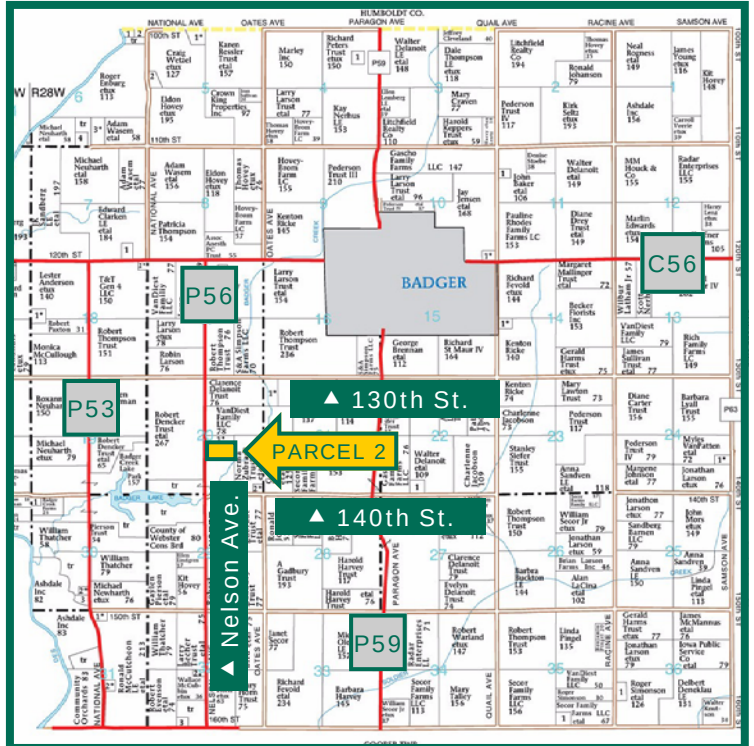
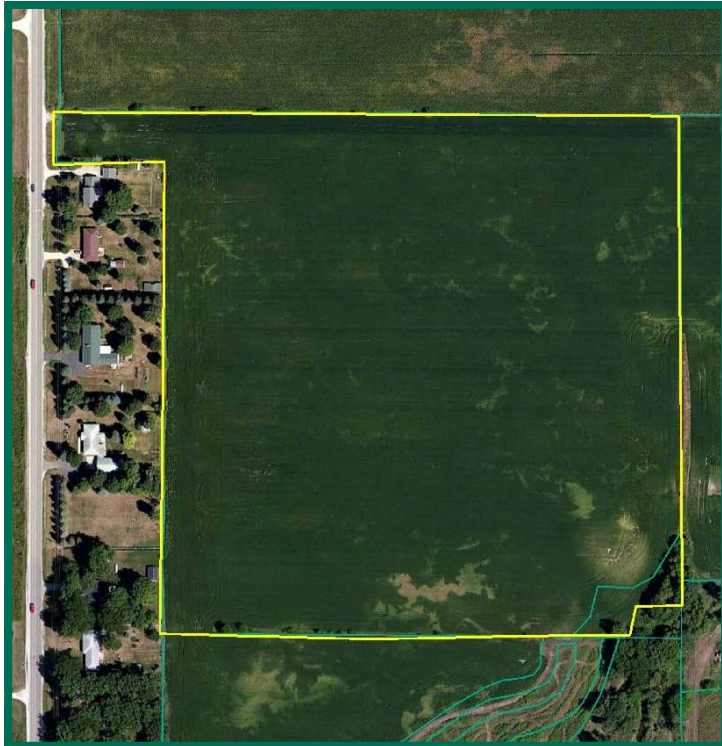
None

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Aerial Photo and Map: Parcel 2



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Property Information

Parcel 2 - 26.06 Acres, m/l Webster County

Location

From Badger: 1/2 mile south on Co. Rd. P59 (Paragon Ave.) to 130th St., then 1 1/2 mile west to Co. Rd. P56 (Nelson Ave.); then just over 1/2 mile south. Property lies on the east side of Co. Rd. P56 (Nelson Ave.).

Legal Description

Lots 5 and 15 of East Treloar Subdivision in the NW 1/4 SE 1/4 Section 20, Township 90 North, Range 28 West of the 5th p.m. (Badger Twp.).

Real Estate Tax

Taxes Payable 2016-2017: \$764.00
Net Taxable Acres: 26.06
Tax per Net Taxable Acre: \$29.32

FSA Data

Farm Number 4632, Tract 1190
Crop Acres: 25.6 NHEL
Corn Base: 12.7 ac.
Corn PLC Yield: 165 Bu.
Bean Base: 12.6 ac.
Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Harps-Okoboji, Nicollet and Canisteo. See soil map for detail.

- **CSR2:** 81.81 based on FSA crop acres.
- **CSR:** 76.1, per 2017 AgriData, Inc. based on FSA crop acres.
- **CSR:** 81.26 per County Assessor, based on net taxable acres.

Land Description

Mostly level to moderately steep

Buildings/Improvements

None

Drainage

Natural, plus tile. No maps available.

Water & Well Information

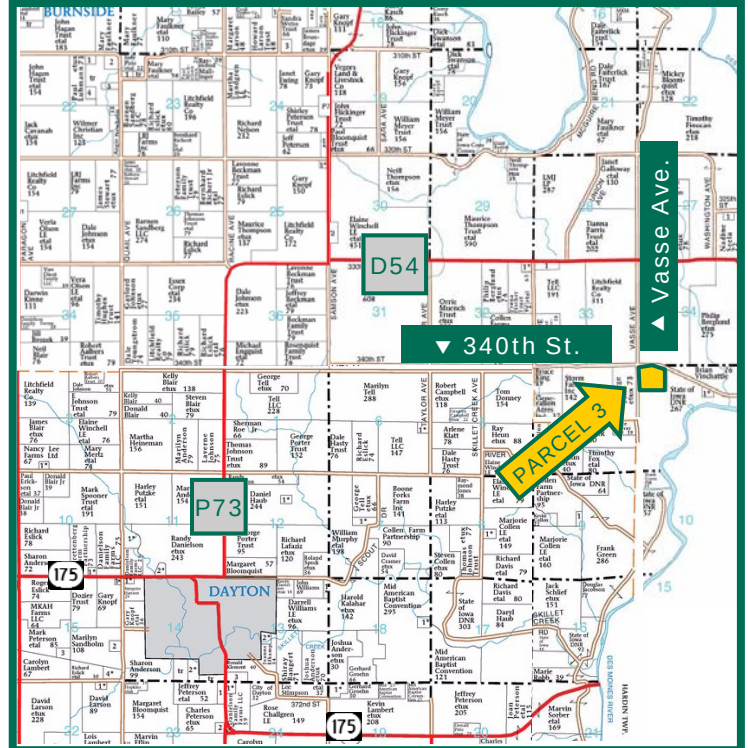
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Aerial Photo and Map: Parcel 3



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Property Information Parcel 3 - 35 Acres, m/I Webster County

Location

From Dayton: Take Co. Rd. P73 (Racine Ave.) north 2 miles to 340th St.; then east 4 miles to Vase Ave. Property lies on the SE corner of the 340th St. and Vase Ave. intersection.

Legal Description

NW¼ NW¼ Section 3, Township 86 North, Range 27 West of the 5th p.m. (Yell Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$786
Net Taxable Acres: 35
Tax per Net Taxable Acre: \$22.46

FSA Data

Farm Number 5118, Tract 10446
Crop Acres: 32.65 NHEL
Corn Base: 16.5 Ac.
Corn PLC Yield: 139 Bu.
Bean Base: 16.15 Ac.
Bean PLC Yield: 47 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Minnetonka and Marna.
See soil map for detail.

- **CSR2:** 76.73 based on FSA crop acres.
- **CSR:** 71.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.6 per County Assessor, based on net taxable acres.

Land Description

Mostly level

Buildings/Improvements

None

Drainage

Natural, plus tile. No maps available.

Water & Well Information

None

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Soil Map: Parcel 1

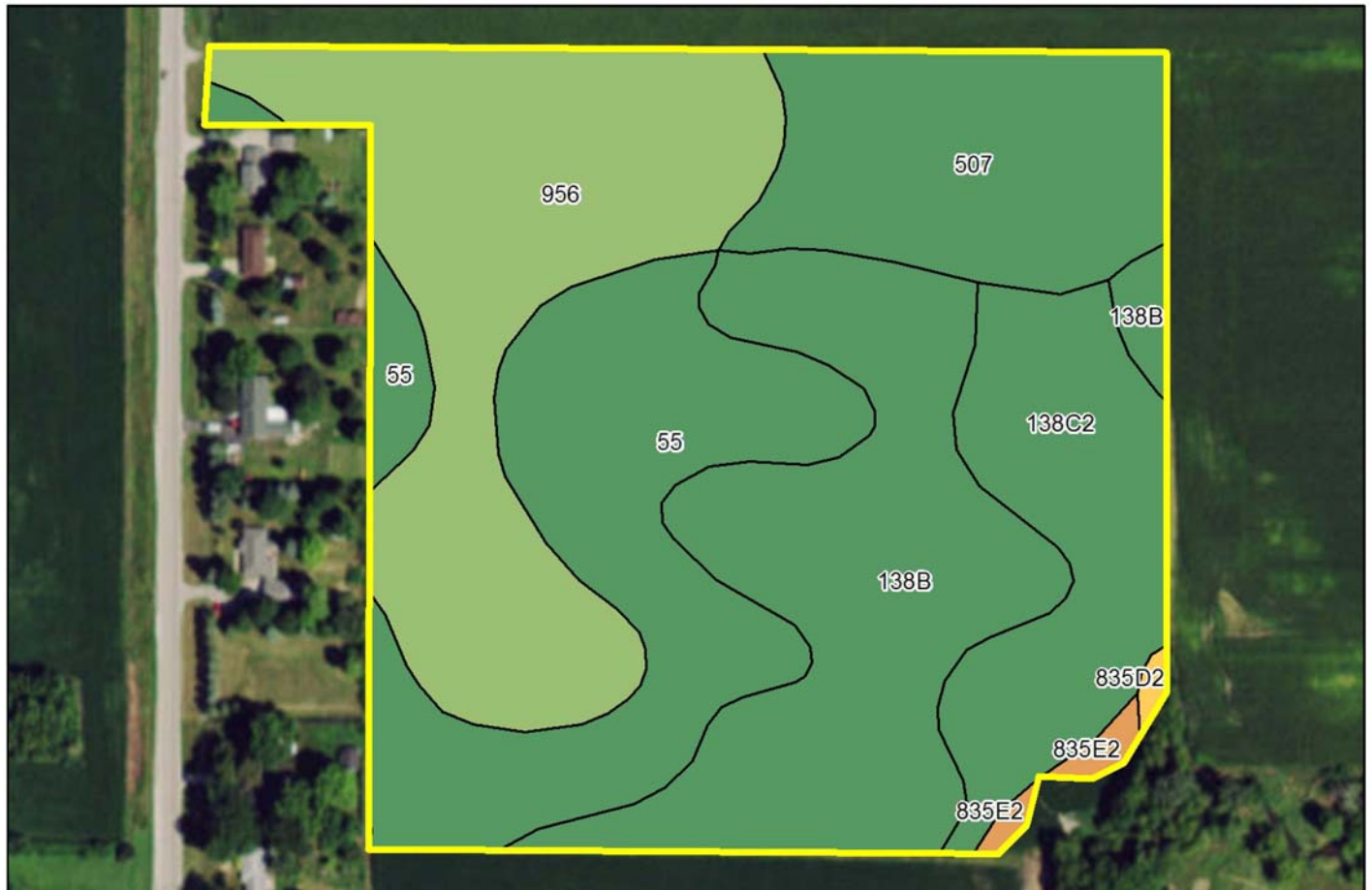


Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
107	Webster clay loam, 0 to 2 percent slopes	39.33	44.09	2	86	
138B	Clarion loam, 2 to 6 percent slopes	9.38	10.52	2	89	
274	Rolfe silt loam, 0 to 1 percent slopes	0.79	0.88	3	57	
507	Canisteo clay loam, 0 to 2 percent slopes	18.65	20.91	2	84	
55	Nicollet clay loam, 1 to 3 percent slopes	14.28	16.01	1	89	
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.48	7.27	3	59	
95	Harps clay loam, 0 to 2 percent slopes	0.30	0.33	2	72	

Measured Tillable Acres: 89.21

Average CSR2: 84.11

Soil Map: Parcel 2



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
138B	Clarion loam, 2 to 6 percent slopes	6.18	24.12	2	89	
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.26	12.74	3	83	
507	Canisteo clay loam, 0 to 2 percent slopes	3.49	13.65	2	84	
55	Nicollet clay loam, 1 to 3 percent slopes	5.77	22.53	1	89	
835D2	Storden-Omsrud complex, 9 to 14 percent slopes, moderately eroded	0.07	0.26	3	43	
835E2	Storden-Omsrud complex, 14 to 18 percent slopes, moderately eroded	0.20	0.77	4	33	
956	Harp-Okoboji complex, 0 to 2 percent slopes	6.64	25.94	2	69	

Measured Tillable Acres: 25.61

Average CSR2: 81.81

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Soil Map: Parcel 3



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	1.28	3.92	1	86	
262G	Lester-Belview complex, 25 to 70 percent slopes	0.18	0.56	6	8	
383	Marna silty clay loam, 0 to 2 percent slopes	13.70	41.95	2	69	
583	Minnetonka silty clay loam, 0 to 2 percent slopes	13.68	41.89	2	85	
855	Shorewood silty clay loam, 1 to 3 percent slopes	3.82	11.69	2	75	

Measured Tillable Acres: 32.67

Average CSR2: 76.73

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