



159 Acres m/l, Washington County, IA

David A. Miksch Trust

75.7 CSR2 - Located 5 miles Southwest of Washington

Date: Thurs. Sept. 21, 2017

Time: 10:00 a.m.

Auction Site:

Washington County Fair Grounds

Address:

611 Hwy 1 South

Washington, IA 52353

Property Information

Location

From Washington - 3 miles south on Hwy 1, then 2 miles west on 270th St. The farm is located on the north side of the road.

Legal Description

SW ¼ of Sec. 28-T75N-R8W of the 5th P.M., EXC. Auditor's Parcel A.

Real Estate Tax

Taxes Payable 2017-2018: \$4,374.00

Net Taxable Acres: 154.80

Tax per Net Taxable. Acre: \$28.26

FSA Data

Farm Number 700, Tract 996

Crop Acres: 152.85*

Corn Base: 113.9 Ac.

Corn Direct/CC Yields: 131 Bu.

Bean Base: 33.1 Ac.

Bean Direct/CC Yields: 49 Bu.

**There are 9.5 acres of cropland being certified as grass left standing.*

Land Description

Level to gently rolling.

Soil Types/Productivity

Primary soils are Nira, Mahaska and Clarinda. See soil map for details.

• **CSR2:** 75.7 per 2017 AgriData, Inc., based on FSA crop acres.

• **CSR:** 72.4 per 2017 AgriData, Inc., based on FSA crop acres.

• **CSR:** 75.72 per County Assessor, based on net taxable acres.

Buildings/Improvements

• 50' x 70' Livestock Barn

• 54' x 54' Pole Barn

• 28' x 36' Double Crib

• 27' Drying Bin

• 24' Grain Bin

• 18' Grain Bin

• 15' Grain Bin

Drainage

Natural, plus tile. No maps available.

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Washington, IA 52353

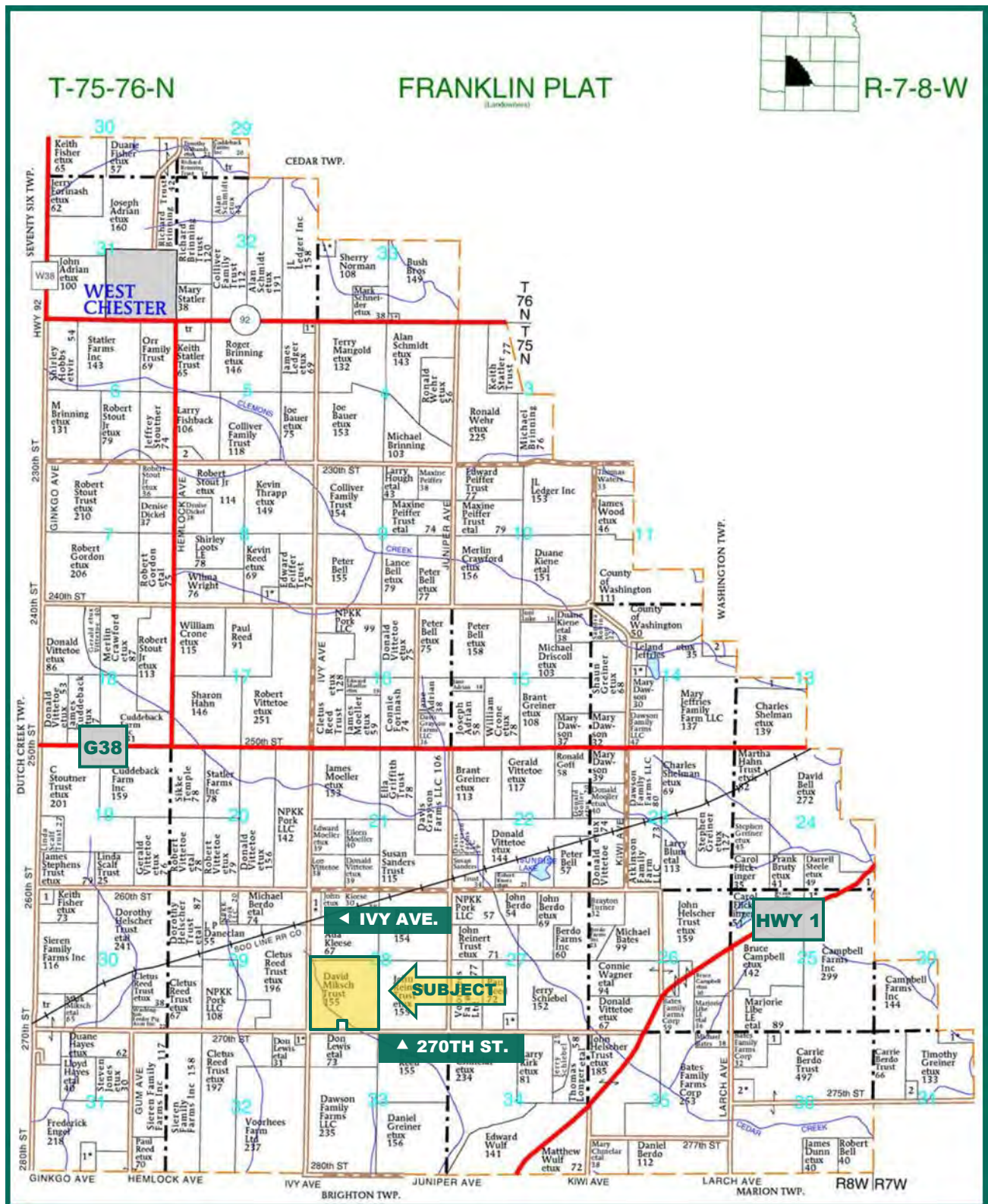
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Plat Map



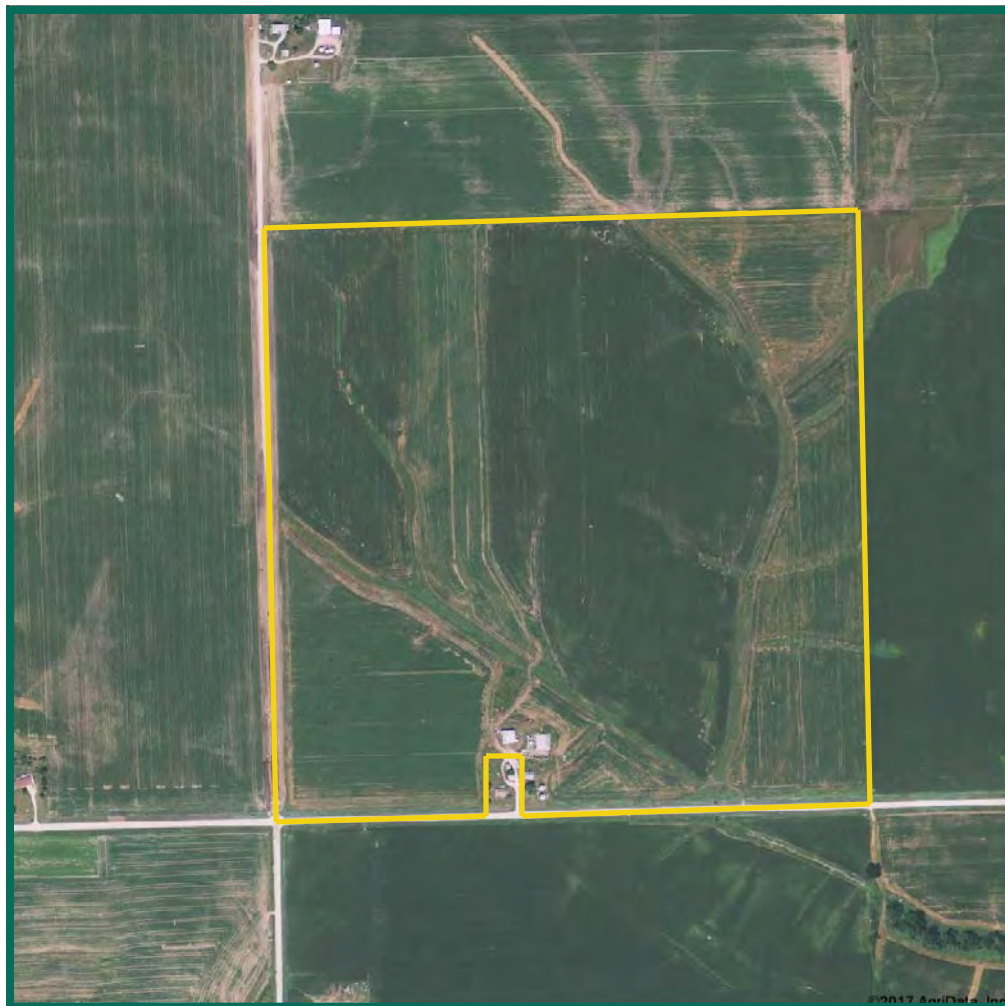
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Aerial Photo



Seller

David A. Miksch Trust

Agency

Hertz Real Estate Services, Inc./Hertz Farm Management, 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 November 10, 2017. Final settlement will require certified check or wire transfer. Closing will occur November 10, 2017, subject to the existing lease which expires February 28, 2018. The new buyer will be granted permission to complete customary fall tillage and fertilization this fall after the completion of harvest. Seller is retaining the rights to the use of the grain bins until August 2018. Taxes will be prorated to date of closing.

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.

Water & Well Information

There is an old well located in the building lot, condition and status unknown.

Rural water service runs along the south property boundary and is serviced by the Wapello Rural Water Association.

Easements

Access Easement: There is a recorded access easement in place allowing for rights of ingress and egress across the existing driveway and access to grain bins across Auditor's Parcel A. Contact Agent for copy of easement.

Septic Easement: There is a septic easement in place allowing the owner of Auditor's Parcel A to install, replace and maintain existing sand filter for septic system. Current sand filter is located directly north of existing corn crib. Contact Agent for copy of easement.

Comments

This is a good quality Washington County farm located in a strong area!

Auction Information

Method of Sale

- Property will be sold as a single tract of land containing 159 acres m/l.
- Seller reserves the right to refuse any and all bids.

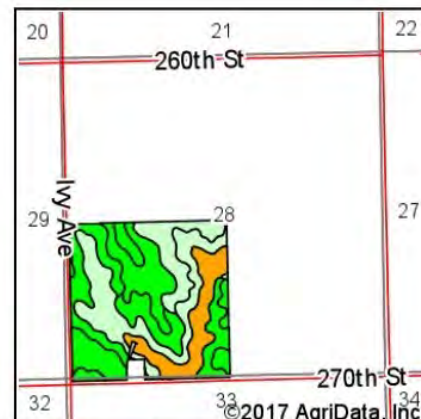
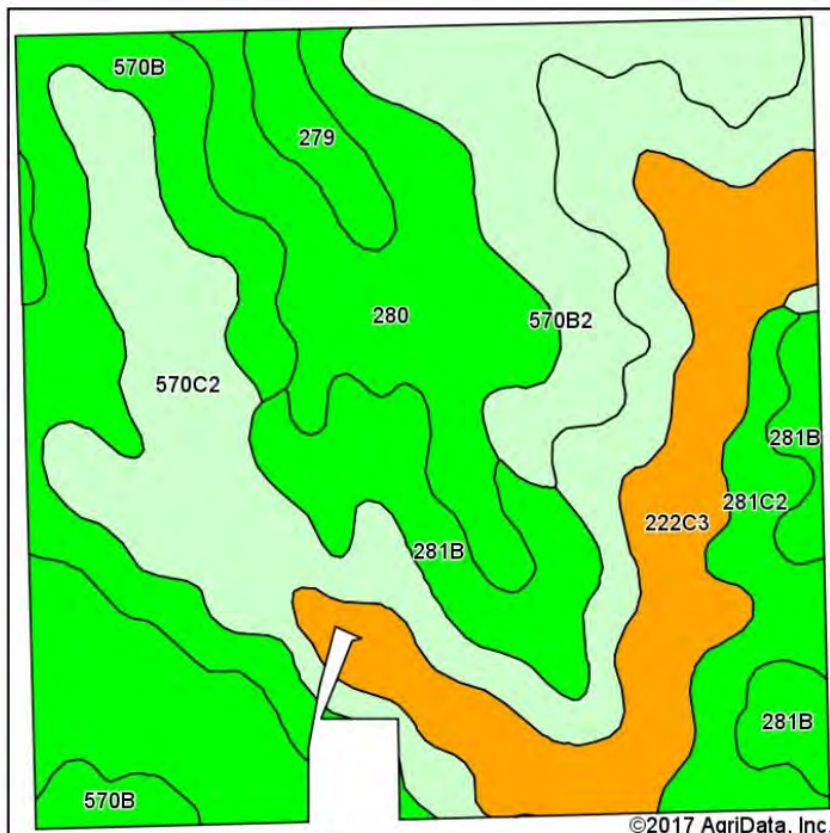
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Soils Map



State: Iowa
 County: Washington
 Location: 28-75N-8W
 Township: Franklin
 Acres: 152.85
 Date: 8/18/2017

Hertz
 Farm Management, Inc

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA183, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	37.36	24.4%		IIIe	71	67
280	Mahaska silty clay loam, 0 to 2 percent slopes	31.11	20.4%		Iw	94	95
222C3	Clarinda silty clay loam, 5 to 9 percent slopes, severely eroded	21.71	14.2%		VIe	37	15
570B	Nira silty clay loam, 2 to 5 percent slopes	19.37	12.7%		IIe	81	87
570B2	Nira silty clay loam, 2 to 5 percent slopes, moderately eroded	16.33	10.7%		IIe	78	82
281B	Otley silty clay loam, 2 to 5 percent slopes	15.04	9.8%		IIe	91	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	8.47	5.5%		IIIe	82	70
279	Taintor silty clay loam, 0 to 2 percent slopes	3.46	2.3%		IIw	83	88
Weighted Average						75.7	72.4

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FSA Map



United States
Department of
Agriculture

Washington County, Iowa



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Boundary

- PLSS

0 170 340 680
Feet
2015 Ortho Imagery

2017 Program Year
Map Created December 29, 2016

Farm 700
Tract 996

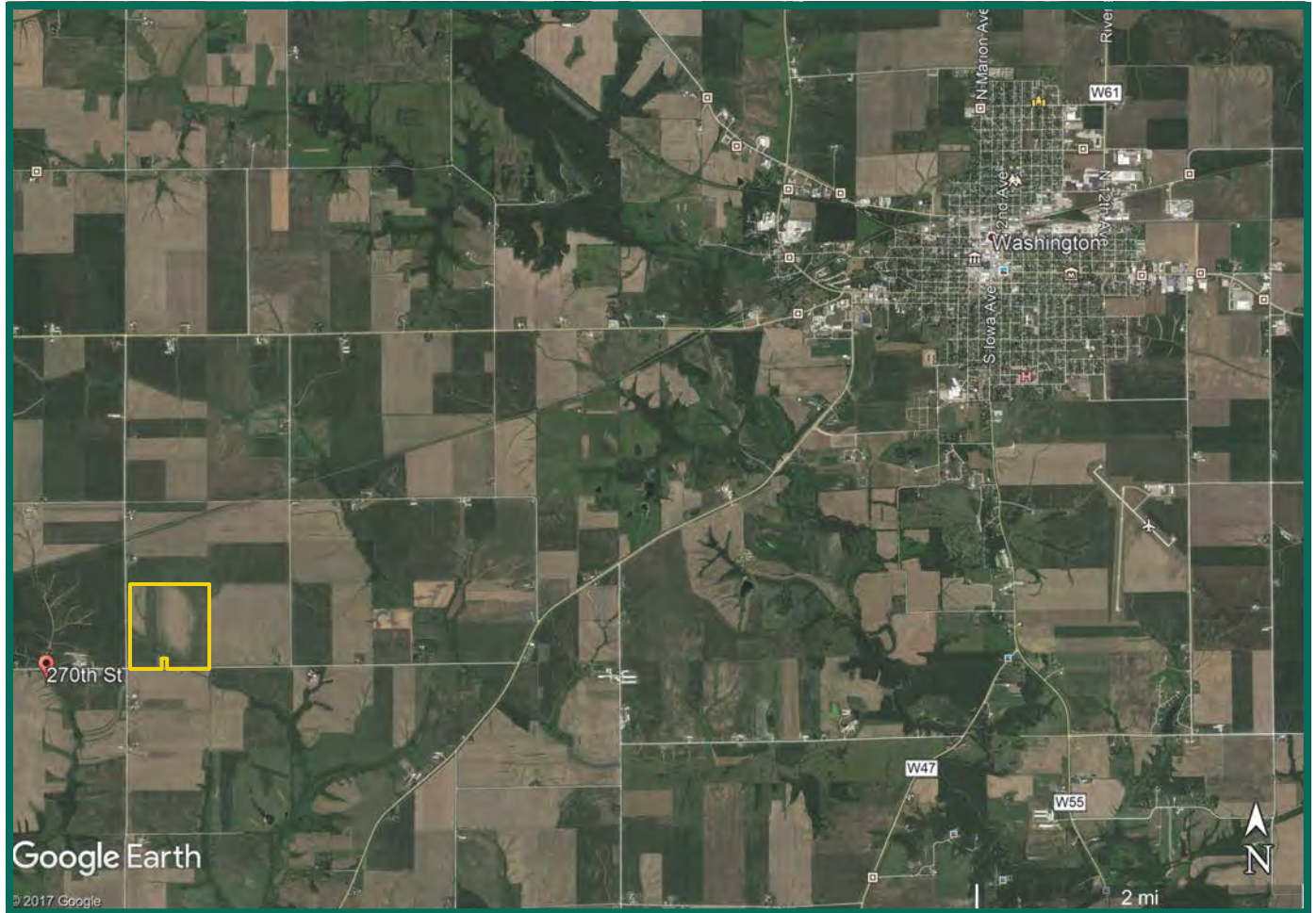
Tract Cropland Total: 152.85 acres

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Google Earth Photo



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