



80 Acres, m/l, Greene County, IA

Date: Tues. Sept. 19, 2017

Time: 10:00 a.m.

Auction Site:

St. Josephs Parish Center

Address:

501 N. Locust St.

Jefferson, IA 50129

Property Information

Location

From Jefferson - At intersection of Hwy. 30 and Hwy. 4, go 2 miles west on Hwy. 30 to Co. Rd. P16 (L Ave.), then north 2 miles. Property lies on the west side of Co. Rd P16 (L Ave.)

Lease

Current lease expires 3/1/2018

Legal Description

S½ SE¼ Section 23, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.).

Real Estate Tax

Taxes Payable 2017-2018: \$2,316.00

Net Taxable Acres: 79

Tax per Net Taxable Acre: \$29.32

FSA Data

Farm Number 282, Tract 2127

Crop Acres: 78.53

Corn Base: 70.35 Ac.

Corn PLC Yield: 134 Bu.

Bean Base: 8.10 Ac.

Bean PLC Yield: 45 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Websster & Nicollet. See soil map for detail.

- **CSR2:** 85.7 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 81.3 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 85.7 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

Buildings/Improvements

None

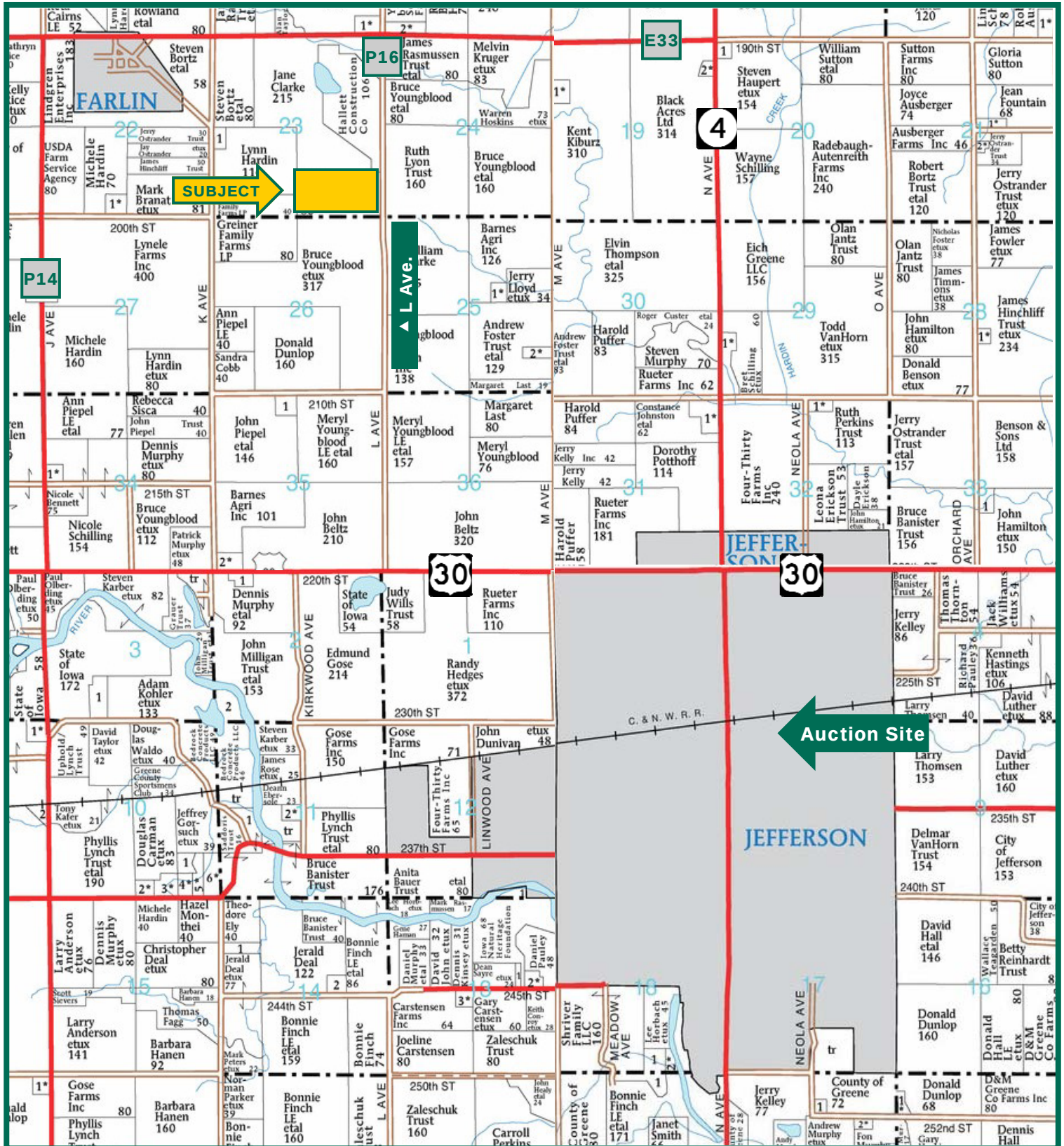
Water & Well Information

None known

Kyle J. Hansen, ALC
Licensed Broker in IA, MO
KyleH@Hertz.ag

800-593-5263/515-382-1500
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Plat Map: Bristol Township



Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo & Drainage District Map

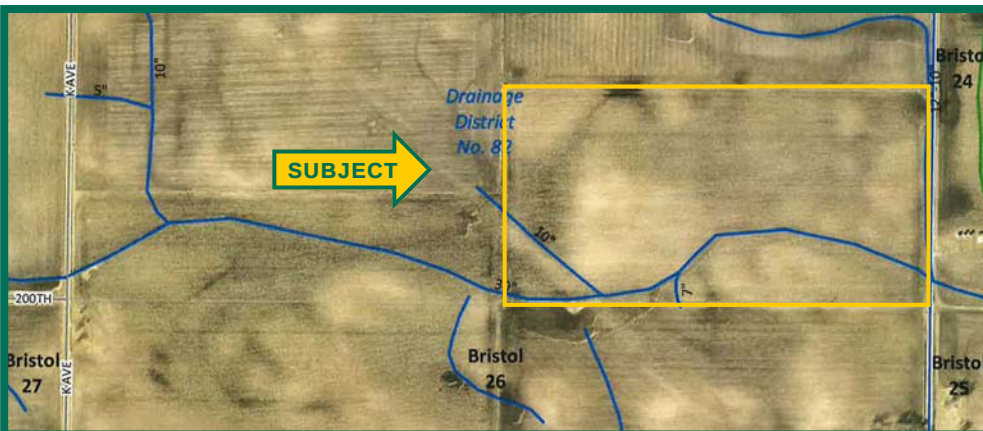


Drainage

Property is in Drainage District #82. There is a County 30" main that runs along south half of farm.

Comments

Great Greene County farm close to elevator.



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/ac x 80 Acres
- Seller reserves the right to refuse any and all bids.

Seller

Louise Shaw-Chapin 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 19, 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 19, 2017.

Announcements

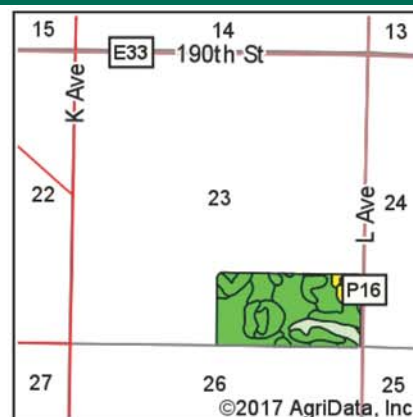
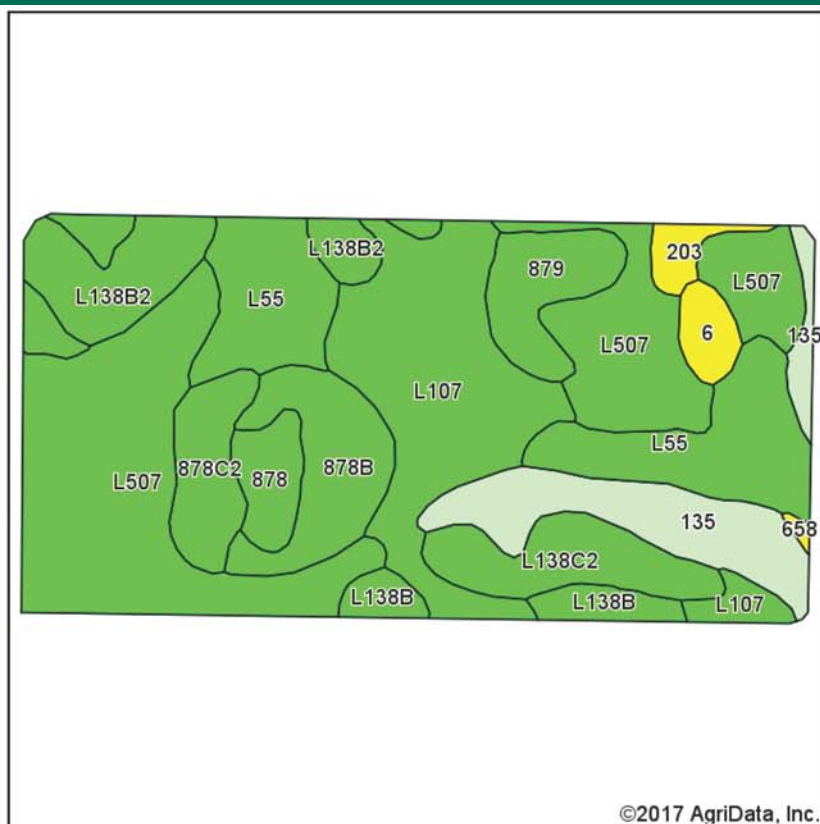
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Soil Map



State: Iowa
 County: Greene
 Location: 23-84N-31W
 Township: Bristol
 Acres: 78.53
 Date: 8/16/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	21.51	27.4%		IIw	87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	12.64	16.1%		IIw	88	
L55	Nicollet loam, 1 to 3 percent slopes	11.46	14.6%		Ie	91	
135	Coland silty clay loam, 0 to 2 percent slopes	6.62	8.4%		IIw	73	81
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	4.91	6.3%		Ile	85	
878B	Ocheyedan loam, 2 to 5 percent slopes	4.80	6.1%		Ile	88	78
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.13	5.3%		IIIle	83	
879	Fostoria loam, 0 to 2 percent slopes	3.28	4.2%		Iw	94	86
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	3.04	3.9%		IIIle	83	61
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.99	2.5%		Ile	88	
878	Ocheyedan loam, 0 to 2 percent slopes	1.89	2.4%		Ie	92	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.20	1.5%		IIIw	59	58
203	Cylinder loam, 0 to 2 percent slopes	0.93	1.2%		IIs	58	
658	Mayer loam, 0 to 2 percent slopes	0.13	0.2%		IIw	54	
Weighted Average						85.7	*.

**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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