

A wide-angle photograph of a lush green field, likely a soybean field, stretching to a line of trees in the distance under a clear blue sky.

169.32 Acres, m/l, Floyd County, IA in 2 Parcels

Productive Tracts in a Strong Farming Neighborhood

Date: Wed, October 18, 2017

Time: 10:00 a.m.

Auction Site:

Floyd Community Center

Address:

706 Fairfield Street
Floyd, IA 50435

Auction Information

Method of Sale

- Parcels will be offered as two individual parcels and will not be combined.
- Seller reserves the right to refuse any and all bids.

Seller

Geraldine L. Stiles 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 November 21, 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 the date of closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its

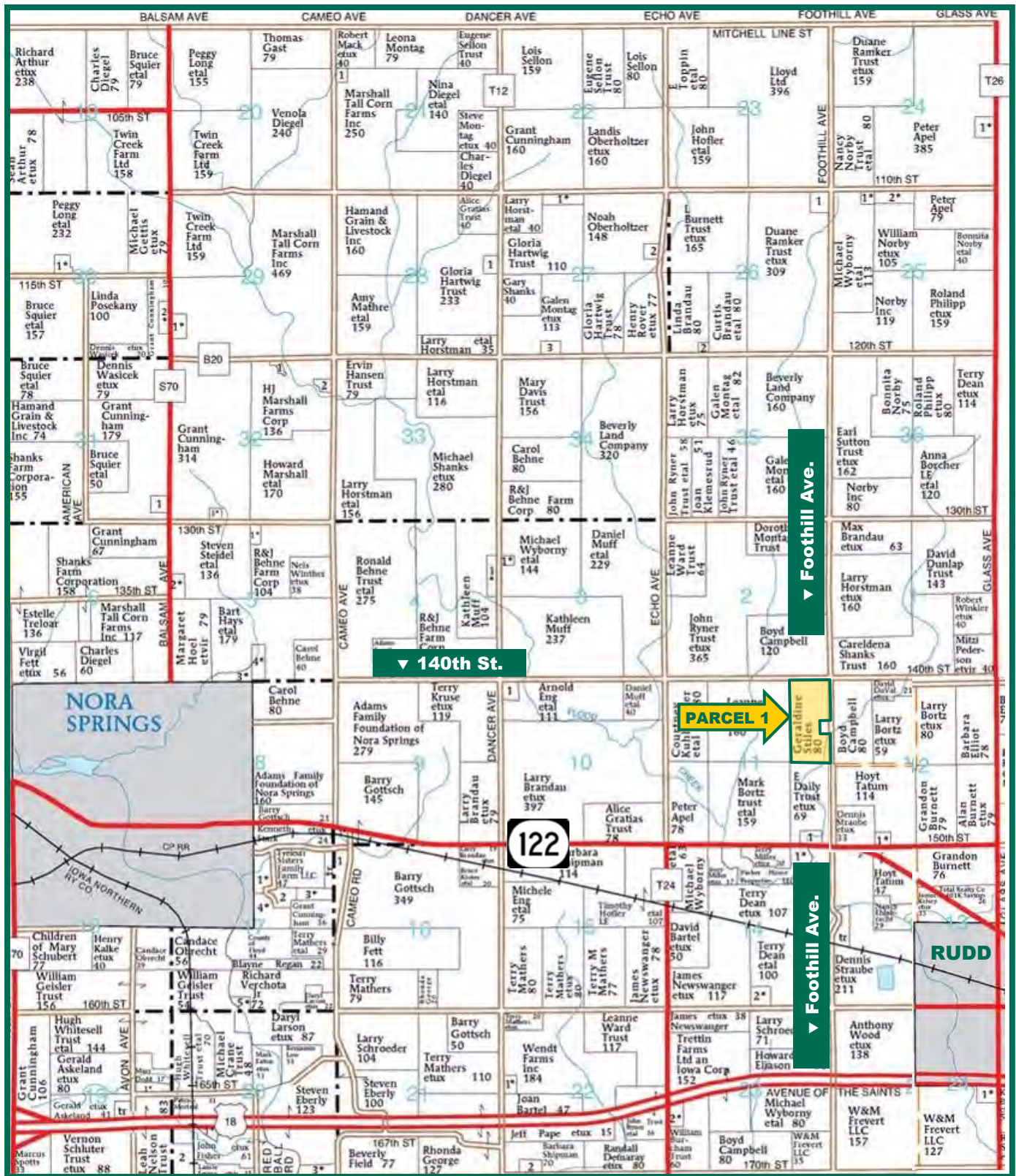
accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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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Plat Map: Parcel 1



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

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Aerial Photo: Parcel 1

Property Information Parcel 1 - 73.0 Acres, m/l Location

1.5 miles west and .5 miles north of Rudd.
3.5 miles east and .5 miles north of Nora
Springs. Located at 1431 Foothill Ave.

Legal Description

E1/2 SE1/4, less Parcel A per survey
recorded 7/19/2017 as doc. 2017-1355,
Sec. 11, T96N, R18W, Rock Grove Twp.

Real Estate Tax

Taxes Payable 2017-2018: \$1,734.00*

Net Taxable Acres: 70.29*

Tax per Net Taxable Acre: \$24.67*

**Estimated taxes and acres. Final
numbers to be determined by Floyd Co.
Assessor after acreage sale is complete.*

FSA Data

Farm Number 4563, Tract 219

Crop Acres: 70.29*

Corn Base: 59.27*

Corn PLC Yield: 144 Bu.

Bean Base: 9.49*

Bean PLC Yield: 38 Bu.

**Estimated Figures. Final crop acres and
bases will be determined by the local FSA
office.*

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Ostrander, Klinger,
Floyd, Lawler and Clyde. See soil map
for detail.

- **CSR2:** 83.2 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 81.4 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 79.59 per County Assessor,
based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None.



Drainage

Natural. No tile maps available.

Water & Well Information

None.

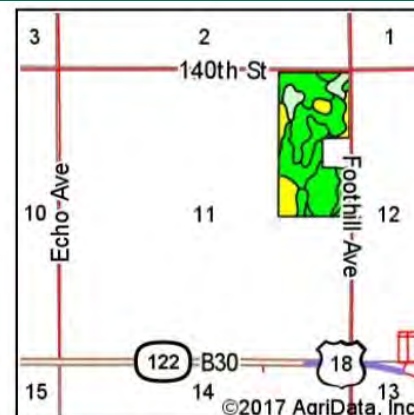
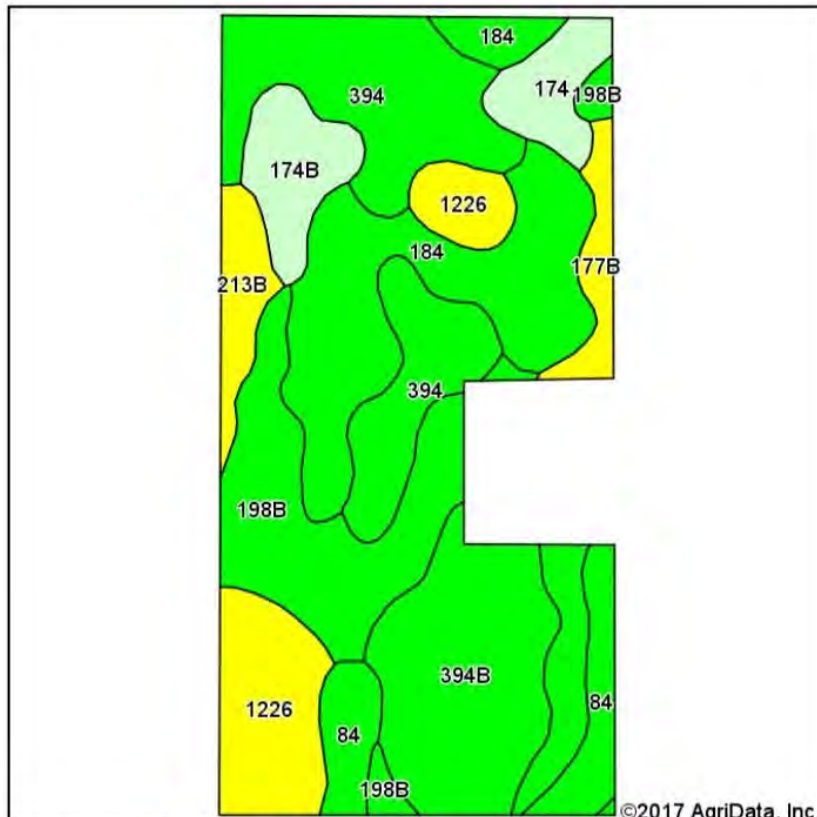
Comments

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neighborhood.

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Soil Map: Parcel 1



State: Iowa
County: Floyd
Location: 11-96N-18W
Township: Rock Grove
Acres: 70.29
Date: 8/18/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
394	Ostrander loam, 0 to 2 percent slopes	13.35	19.0%		Is	92	89
184	Klinger silty clay loam, 1 to 4 percent slopes	12.73	18.1%		Iw	95	95
198B	Floyd loam, 1 to 4 percent slopes	12.65	18.0%		Iiw	89	74
394B	Ostrander loam, 2 to 5 percent slopes	10.14	14.4%		Ile	87	84
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.07	10.1%		Ils	59	71
84	Clyde silty clay loam, 0 to 3 percent slopes	4.26	6.1%		Iiw	88	77
174B	Bolan loam, 2 to 5 percent slopes	3.36	4.8%		Ils	64	70
174	Bolan loam, 0 to 2 percent slopes	2.61	3.7%		Ils	70	75
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	2.29	3.3%		Ile	50	74
177B	Saude loam, 2 to 5 percent slopes	1.83	2.6%		Ils	55	58
Weighted Average						83.2	81.4

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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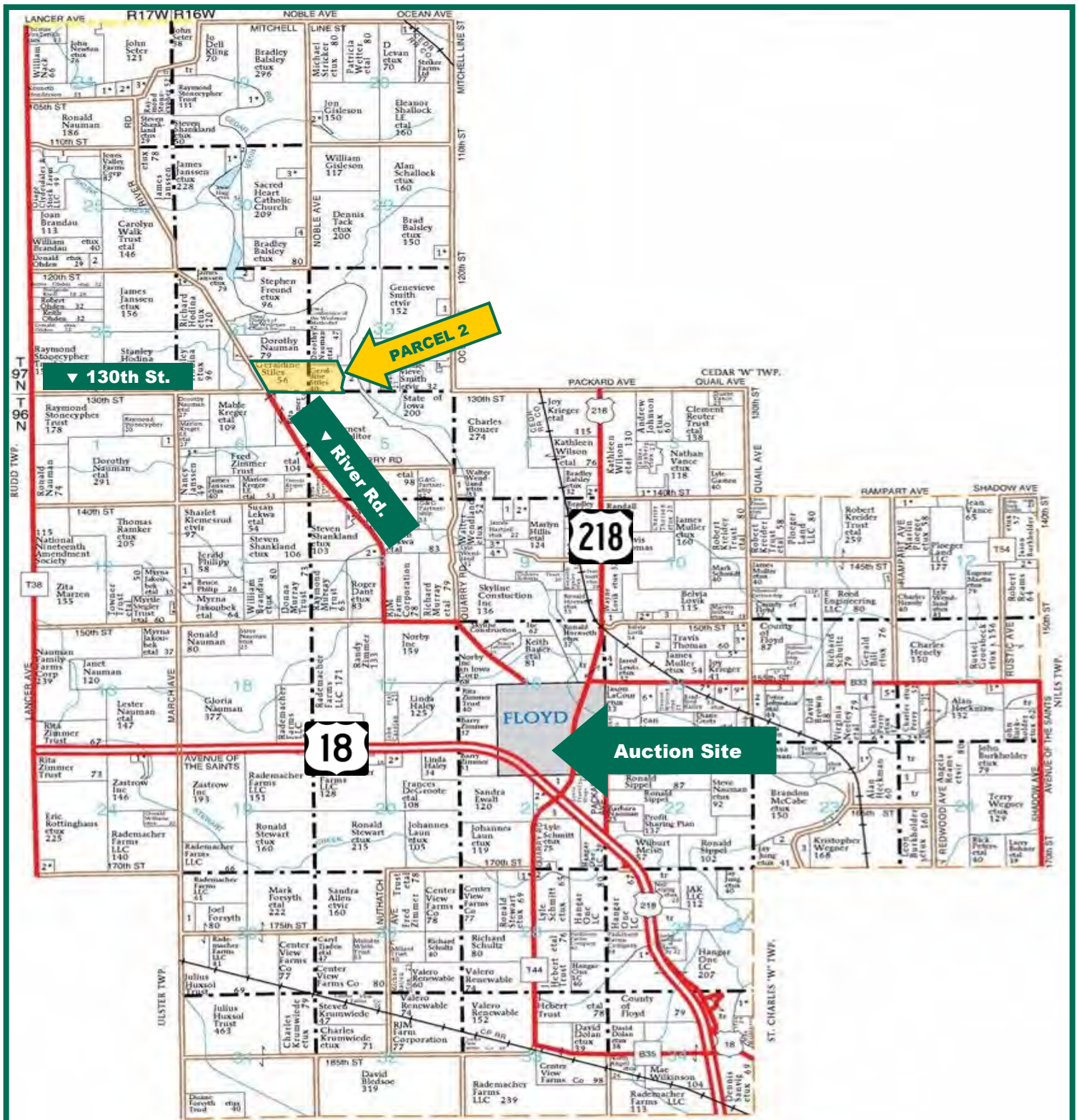
Photos: Parcel 1



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Plat Map: Parcel 2



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 96.32 Acres, m/l Location

3.5 miles northwest of Floyd at 1288 River Rd.

Legal Description

S1/2 SE1/4 east of road, Section 31, and SW1/4 SW1/4, exp. Parcel, west of River, Sec. 32; T97N, R16W, Floyd Twp.

Real Estate Tax

Taxes Payable 2017-2018: \$2,084.00
Net Taxable Acres: 96.32
Tax per Net Taxable Acre: \$21.64

FSA Data

Farm Number 4563, Tract 218
Crop Acres: 89.57
Corn Base: 76.53
Corn PLC Yield: 144 Bu.
Bean Base: 12.26
Bean PLC Yield: 38 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Ostrander, Bolan, Rockton, and Terril. See soil map for detail.

- **CSR2:** 71.2 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 70.86 per County Assessor, based on net taxable acres.

Land Description

Gently rolling.

Drainage

Natural. No tile maps available.

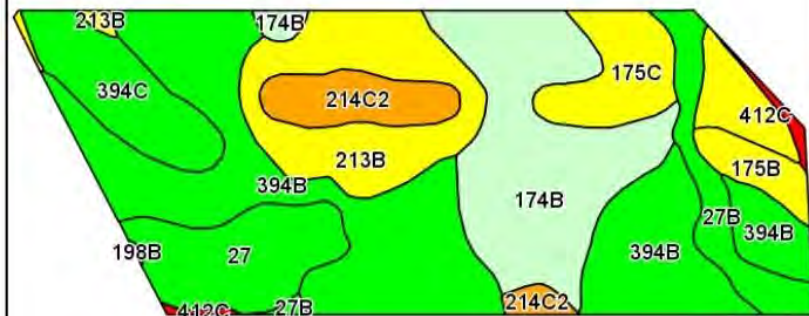
Water & Well Information

None.

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Soil Map: Parcel 2



State: **Iowa**
County: **Floyd**
Location: **31-97N-16W**
Township: **Floyd**
Acres: **89.57**
Date: **8/18/2017**



Maps Provided By



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CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

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Area Symbol: IA067, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
394B	Ostrander loam, 2 to 5 percent slopes	29.13	32.5%		Ile	87	84
174B	Bolan loam, 2 to 5 percent slopes	16.56	18.5%		IIIs	64	70
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	11.06	12.3%		Ile	50	74
27	Terril loam, 0 to 2 percent slopes	7.32	8.2%		I	93	92
394C	Ostrander loam, 5 to 9 percent slopes	6.14	6.9%		IIIe	84	69
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.69	5.2%		IIIe	46	40
27B	Terril loam, 2 to 5 percent slopes	4.63	5.2%		Ile	88	87
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	4.57	5.1%		IIIe	39	33
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	2.69	3.0%		IIIe	42	38
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.14	2.4%		IIIe	50	55
412C	Emeline loam, 2 to 9 percent slopes	0.58	0.6%		IVs	5	13
198B	Floyd loam, 1 to 4 percent slopes	0.06	0.1%		IIw	89	74
Weighted Average						71.2	72.5

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Photos: Parcel 2



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