



91.0 Acres, m/l, Cerro Gordo County, IA

Productive tract in a strong farming neighborhood!

Date: Thur., Nov. 9, 2017

Time: 10:00 a.m.

Auction Site:

Clear Lake VFW

Address:

219 Main Avenue

Clear Lake, IA 50428

Property Information

Location

From B35 and S25 intersection on south edge of Clear Lake, south 2 miles on S25 (Grouse Ave.) to 220th Street, east 0.5 miles, farm is on south side of 220th Street. From I-35 and B43 intersection south of Clear Lake, west 0.8 miles on B43 to Heather Avenue, north 0.65 miles, farm is on west side of Heather Avenue.

Legal Description

N (frl) 1/2 NE1/4, except a 10-acre tract, Section 6, T95N, R21W of the 5th pm. Mt. Vernon Twp., Cerro Gordo Co., IA.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,786

Net Taxable Acres: 88.56

Tax per Net Taxable Acre: \$20.17

FSA Data

Farm Number 7163, Tract 2492

Crop Acres: 86.54 (Includes 7.9 ac. CRP)

Corn Base: 75.4

Corn PLC Yield: 135 Bu.

Bean Base: 3.2

Bean PLC Yield: 49 Bu.

CRP Contracts

There are 7.9 acres of CRP enrolled at \$86.37 per acre for a total annual payment of \$682. This contract expires 9/30/2018.

Soil Types/Productivity

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

- **CSR2:** 73.8 per 2017 AgriData, Inc., based on non-CRP FSA crop acres.

- **CSR:** 71.0 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural plus tile and tile-intake terraces.

Water & Well Information

No well.

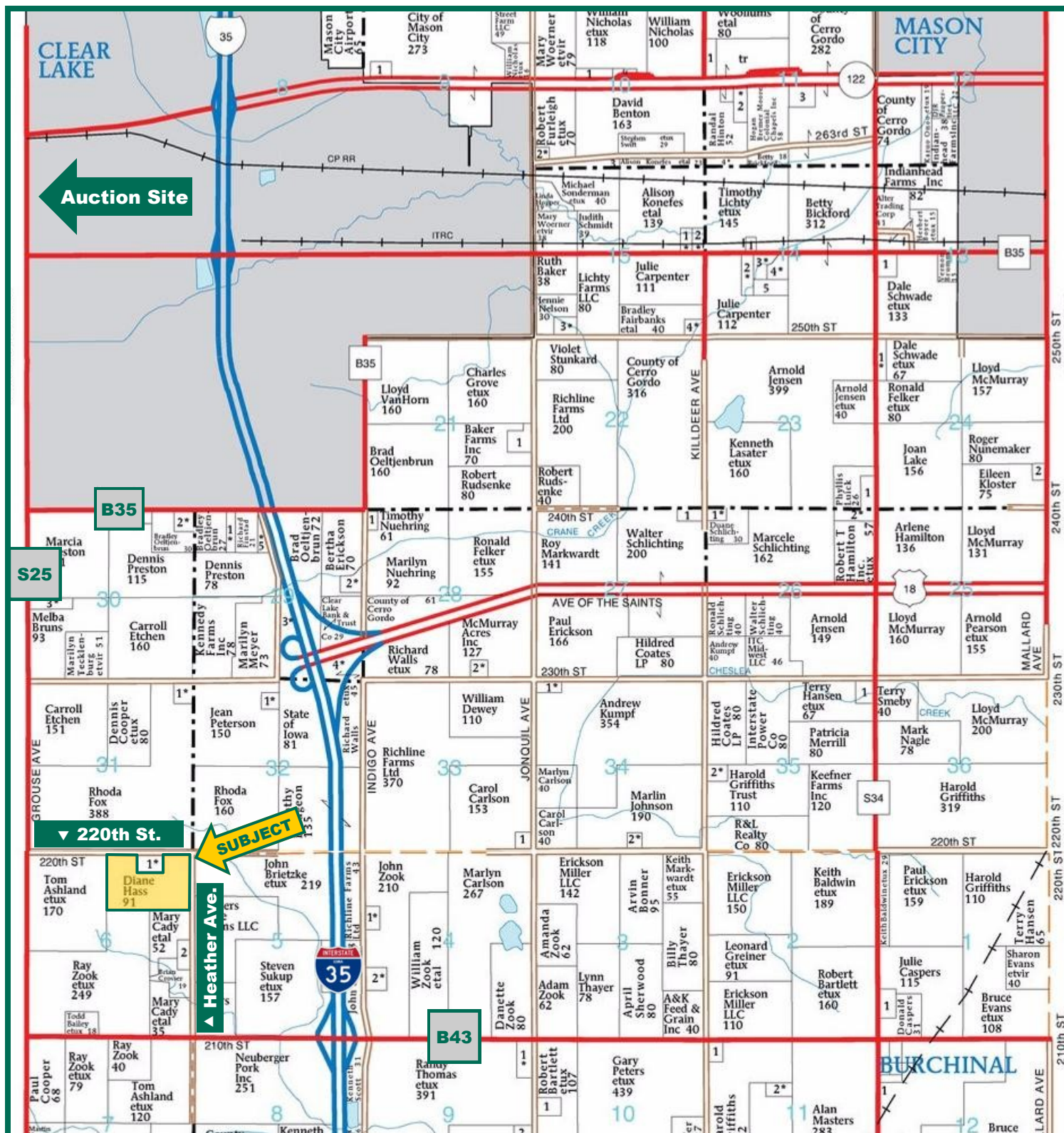
Comments

Productive tract in a strong farming area.

Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag

Plat Map



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

Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag

Aerial Photo



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

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 December 15, 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 December 31, 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

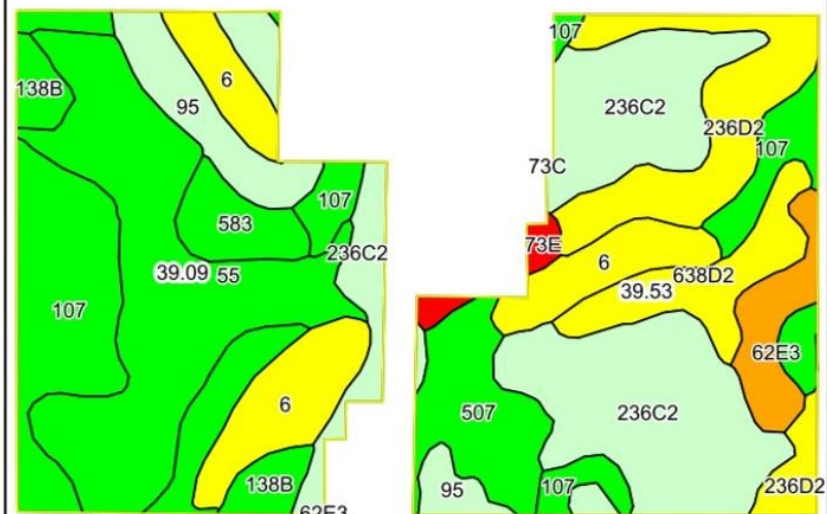
material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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.

Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag

Soil Map



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.



State: Iowa
County: Cerro Gordo
Location: 6-95N-21W
Township: Mount Vernon
Acres: 78.62
Date: 9/13/2017



Area Symbol: IA033, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
236C2	Lester loam, 6 to 10 percent slopes, moderately eroded	17.47	22.2%		IIIe	76	58
55	Nicollet clay loam, 1 to 3 percent slopes	14.00	17.8%		IW	89	88
107	Webster clay loam, 0 to 2 percent slopes	13.35	17.0%		IIW	86	83
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.74	9.8%		IIIW	59	57
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	6.63	8.4%		IVe	49	48
95	Harps clay loam, 0 to 2 percent slopes	4.65	5.9%		IIW	72	62
507	Canisteo clay loam, 0 to 2 percent slopes	4.31	5.5%		IIW	84	78
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.49	4.4%		IVe	53	46
62E3	Storden loam, 10 to 22 percent slopes, moderately eroded	2.37	3.0%		IVe	32	26
583	Minnetonka silty clay loam, 0 to 2 percent slopes	2.02	2.6%		IIW	82	69
138B	Clarion loam, 2 to 6 percent slopes	1.96	2.5%		IIe	89	80
73E	Hawick gravelly sandy loam, 12 to 20 percent slopes	0.63	0.8%		VIIIs	5	5
Weighted Average						73.8	66.9

**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.

Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag

Photos: 91.0 Acres, m/l, Cerro Gordo County, IA



Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Sterling C. Young, AFM
Licensed Broker in IA & MN
SterlingY@Hertz.ag

641-423-9531
2800 4th St SW, Ste. #7
Mason City, IA 50401
www.Hertz.ag