

Land Auction

ACREAGE:

318.0 Acres, m/l
In 3 parcels
Washington County, IA

DATE:

Thursday
November 9, 2017
10:00 a.m.

LOCATION:

Washington County
Fairgrounds
Washington, IA



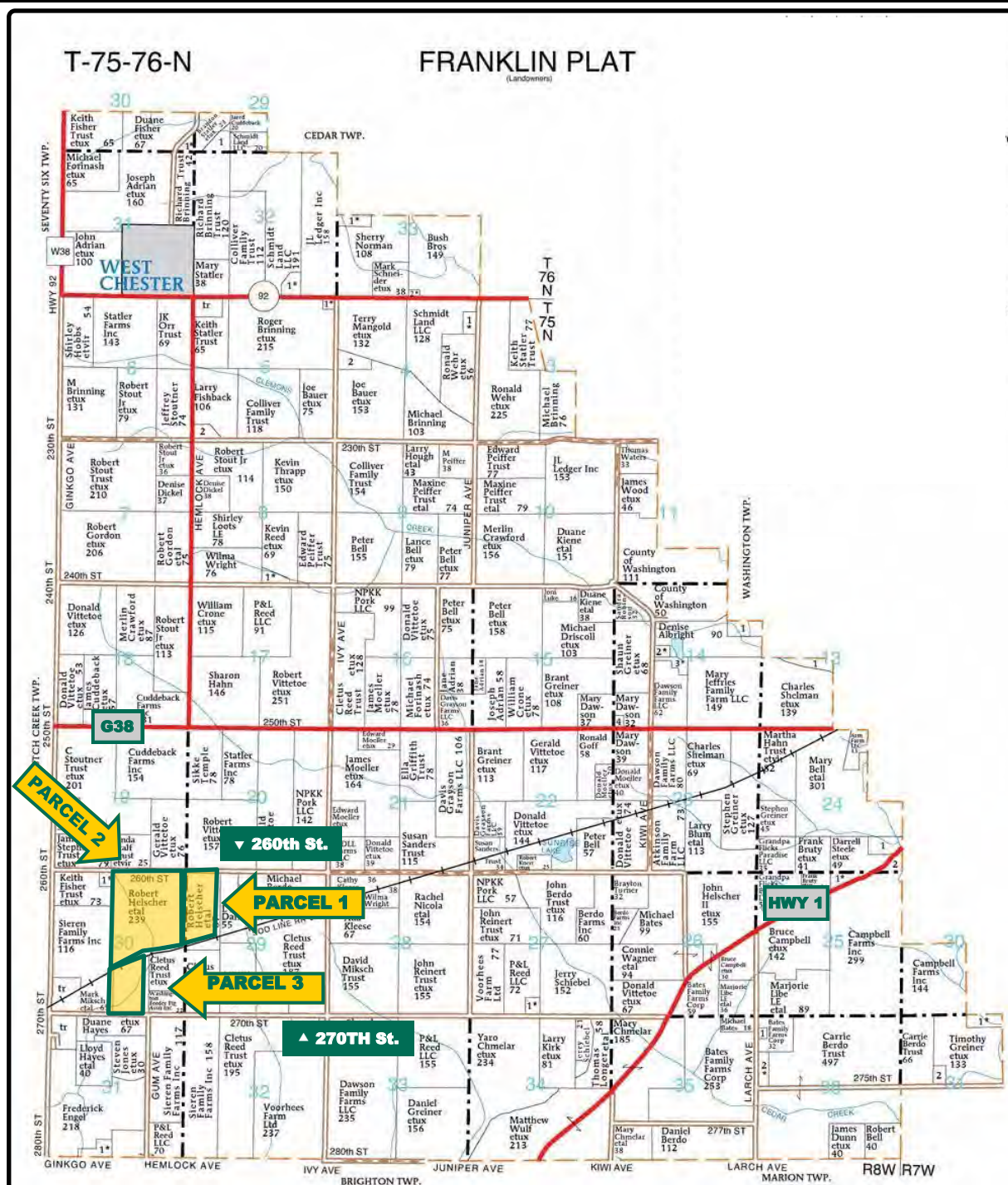
Property Key Features

- High quality, well-drained tillable land.
- Well-maintained home, grain storage and livestock building.
- Diverse farm featuring cropland, pasture and timber.

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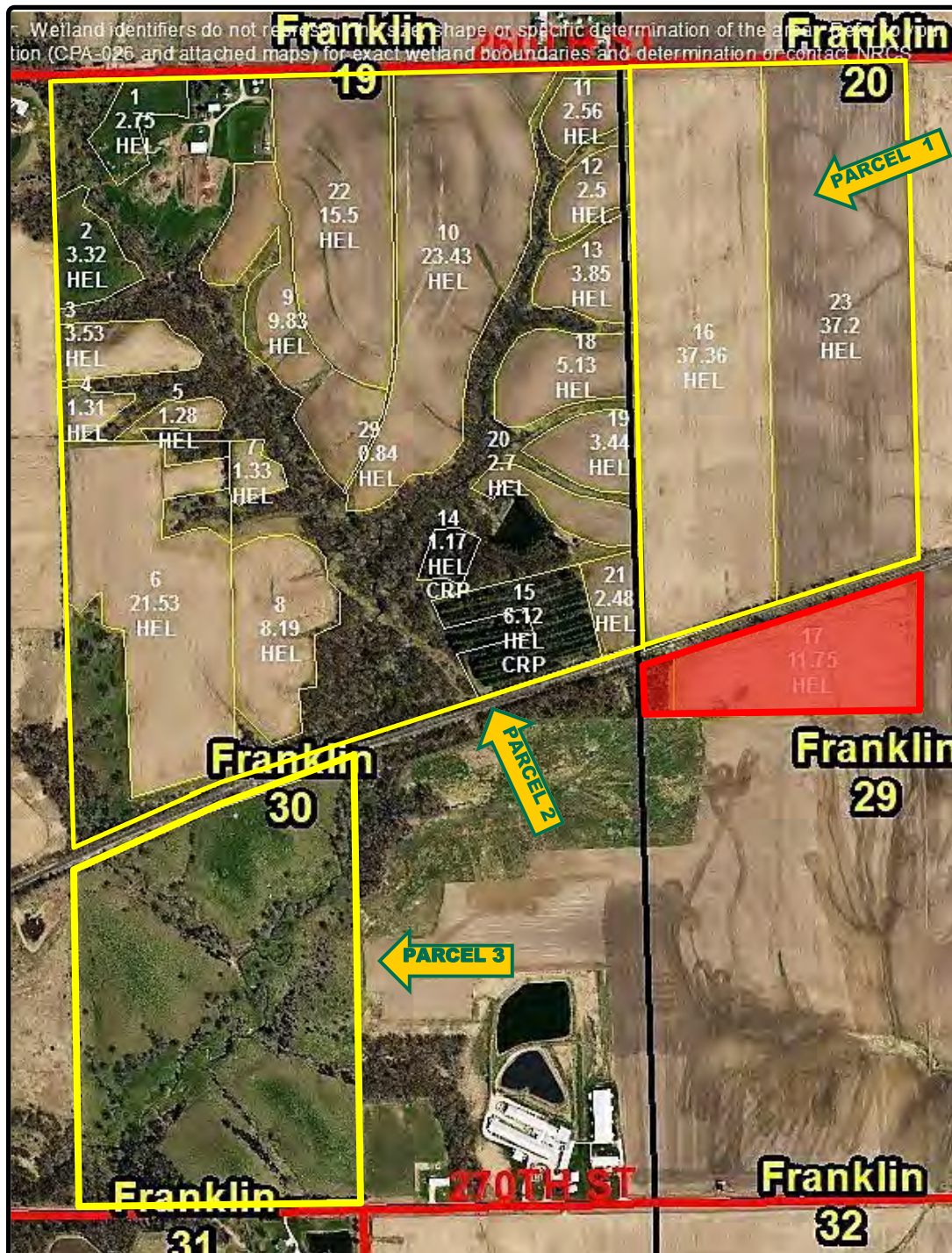


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Parcel 1

Total Acres:.	76.0
Crop Acres:	74.1 *
Corn Base:	49.1 *
Bean Base:	13.2 *
Oat Base:	1.9 *
Soil Productivity:	85.7 CSR2

Parcel 1 Property Information 76.0 Acres, m/l

Location

From Washington— 3 miles south on Hwy 1, 2 miles west on 270th St., 1 mile north on Ivy Ave., 1 mile west on 260th St. The farm is located on the south side of the road.

Legal Description

W ½ NW ¼ of Sec. 29-T75N-R8W of the 5th P.M. lying North of RR ROW.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,239
Net Taxable Acres: 74.14
Tax per Net Taxable Acre: \$30.20

FSA Data

Farm Number: 695
Crop Acres: 74.1*
Corn Base: 49.1*
Corn PLC Yield: 125 Bu.
Bean Base: 13.2*
Bean PLC Yield: 49 Bu.
Oat Base: 1.9*
Oat PLC Yield: 51 Bu.

**Parcel is part of a larger FSA farm.
Final Acres and Bases will be determined
by FSA office.*

Soil Types/Productivity

Primary soils are Taintor, Mahaska and Ladoga. See soil map for detail.

• **CSR2:** 85.7 per Hertz GIS based on est. FSA crop acres.

Fertility Averages

YEAR	PH	P	K
Nov. 2008	6.5	22.4	167.6
Nov. 2012	6.5	22.9	164.9
Oct. 2016	6.5	25.3	149.0

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
280	Mahaska silty clay loam, 0 to 2 percent slopes	25.83	34.86	1	94	
279	Taintor silty clay loam, 0 to 2 percent slopes	19.78	26.70	2	83	
76B	Ladoga silt loam, 2 to 5 percent slopes	11.55	15.59	2	86	
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	5.26	7.10	3	75	
570B	Nira silty clay loam, 2 to 5 percent slopes	4.32	5.83	2	81	
281B	Otley silty clay loam, 2 to 5 percent slopes	2.27	3.07	2	91	
779	Kalona silty clay loam, 0 to 2 percent slopes	1.53	2.07	2	71	
571B	Hedrick silt loam, 2 to 5 percent slopes	1.30	1.75	2	85	
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.83	1.12	3	71	
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.61	0.82	4	36	
571C2	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	0.41	0.55	3	75	
223D2	Rinda silty clay loam, 9 to 14 percent slopes, moderately eroded	0.40	0.54	4	11	

Measured Tillable Acres: 74.10

Average CSR2: 85.70

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Natural plus supplemental tile. Contact agent for copy of tile maps.

Comments

A investment-grade farm with excellent drainage.

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Parcel 2

Total Acres:.	187.0
Crop Acres:	114.72 *
Corn Base:	76.3 *
Bean Base:	20.4 *
Oat Base:	3.0 *
Soil Productivity:	63.76 CSR2

Open House

Thursday, October 12, 4-6 pm

Thursday, October 26, 4-6 pm

Parcel 2 Property Information 187 Acres, m/l

Location

From Washington—3 miles south on Hwy 1, 2 miles west on 270th St., 1 mile north on Ivy Ave., 1.5 miles west on 260th St. The farm is located on the south side of the road.

Legal Description

NE ¼ and N ½ SE ¼ laying N of RR ROW of Sec. 30-T75N-R8W of the 5th P.M.

Land Description

Level to rolling

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,473
Net Taxable Acres: 184.77
Tax per Net Taxable Acre: \$24.21

FSA Data

Farm Number: 695
Crop Acres: 114.72*
Corn Base: 76.3*
Corn PLC Yield: 125 Bu.
Bean Base: 20.4*
Bean PLC Yield: 49 Bu.
Oat Base: 3.0*
Oat PLC Yield: 51 Bu.
**Parcel is part of a larger FSA farm.
Final Acres and Bases will be determined by FSA office.*

CRP Contracts

Contract #11269, Practice CP3A, includes 7.29 acres, with an annual payment of \$1,805.00. Contract expires 9/30/2025.

Dwelling

- 2 Story Frame built in approx. 1910, 1,538 sq. ft. living area
- 4 Bedrooms
- 1 Bathroom
- LP Furnace and Central Air
- Unfinished Basement

Buildings/Improvements

- 24' Drying Bin
- 27' Grain Bin
- 18' Grain Bin
- 34' x 70' Cattle Pole Shed
- 30' x 52' Machine Shed, concrete floor

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Parcel 3

Total Acres:	55.0
Use:	Pasture
Water:	Spring-Fed Creek

Parcel 3 Property Information 55 Acres, m/l

Location

From Washington— 3 miles south on Hwy 1, then 4 miles west on 270th St. The farm is located on the north side of the road.

Legal Description

W½ SE¼ laying S of RR ROW of Section 30-T75N-R8W of the 5th P.M.

Real Estate Tax

Taxes Payable 2017-2018 \$777
Net Taxable Acres: 54.0
Tax per Net Taxable Acre: \$14.39

Land Description

Level to steep

Water & Well Information

There is a natural spring which provides water to the creek running through the pasture. This water source has been continuous but is not guaranteed

Comments

A rare stand-alone pasture tract.

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Parcel 2 - Dwelling



Parcel 2 - Bins



Parcel 2 - Machine Shed



Parcel 2 - Cattle Barn

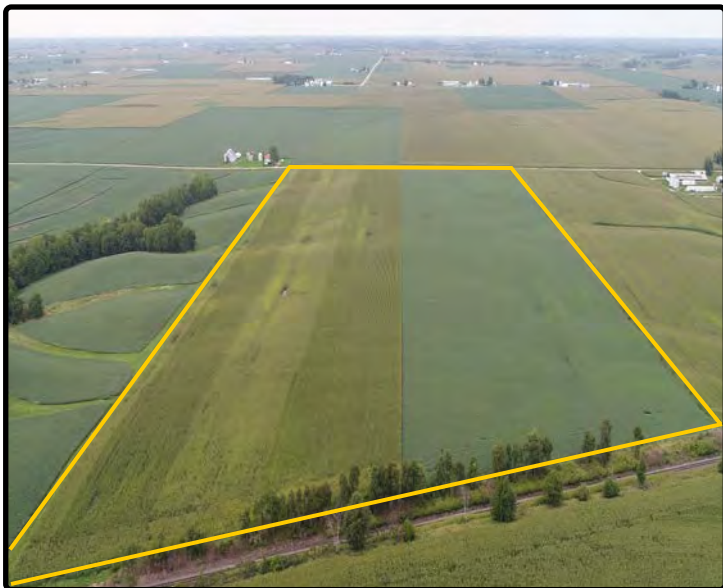


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Parcel 1 - 76 Acres m/l



Parcel 2 - 187 Acres m/l



Parcel 2 - 187 Acres m/l



Parcel 3 - 55 Acres m/l



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Date: **Thursday, Nov. 9, 2017**

Time: **10:00 a.m.**

Site: **Washington County
Fairgrounds
611 Hwy 1 South
Washington, IA 52353**

Seller

Brinton Farm

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

Joe McConnell
Lloyd, McConnell, Davis & Lujan, L.L.P.

Method of Sale

- Parcels will be offered individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

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.

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 leases which expire March 1, 2018 as outlined below. Taxes will be prorated to date of closing.

Buyers will be granted permission to complete customary fall tillage and fertilization after completion of harvest. Seller and tenant retain the rights to the use of the grain bins until August 1, 2018. Full possession of the house and machine shed will be granted on or before January 1, 2018.

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