

322 Acres m/l, Jones County, IA

Offered in Four Parcels

Parcel 1 - 111 Acres m/l

Parcel 2 - 38 Acres m/l

Parcel 3 - 136 Acres m/l

Parcel 4 - 37 Acres m/l

Newman Trust Farms

High Quality Jones County Farms Located east of Martelle along a Hard Surface Road

Date: Wed, Nov. 1, 2017

Time: 10:00 a.m.

Auction Site:

National Motorcycle Museum

Address:

102 Chamber Drive
Anamosa, IA 52205

- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Dale R. Newman Family Trust and
Scott T. Newman Revocable Trust

Attorney

Matthew McQuillen
Remley, Willems, McQuillen & Voss,
L.L.P.

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 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 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.

Auction Information

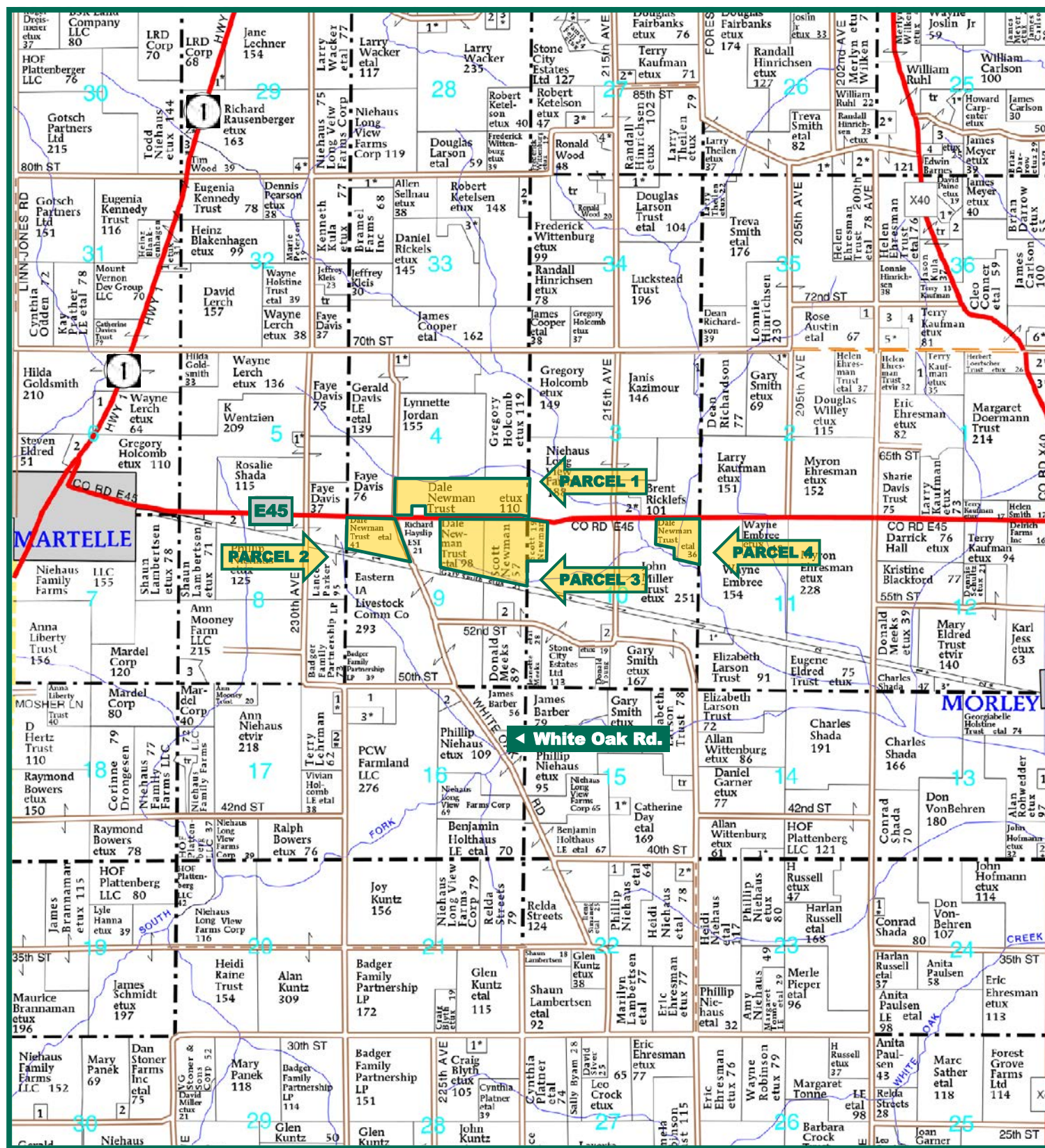
Method of Sale

- Land will be offered by the **Choice and Privilege Method** with the choice to high bidder to take any individual or combination of parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any or all the remaining parcels at the high bid. Should the contending bidder elect not to purchase all remaining parcels, the remaining parcels will be offered with another round of bidding.

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Plat Map: All Parcels

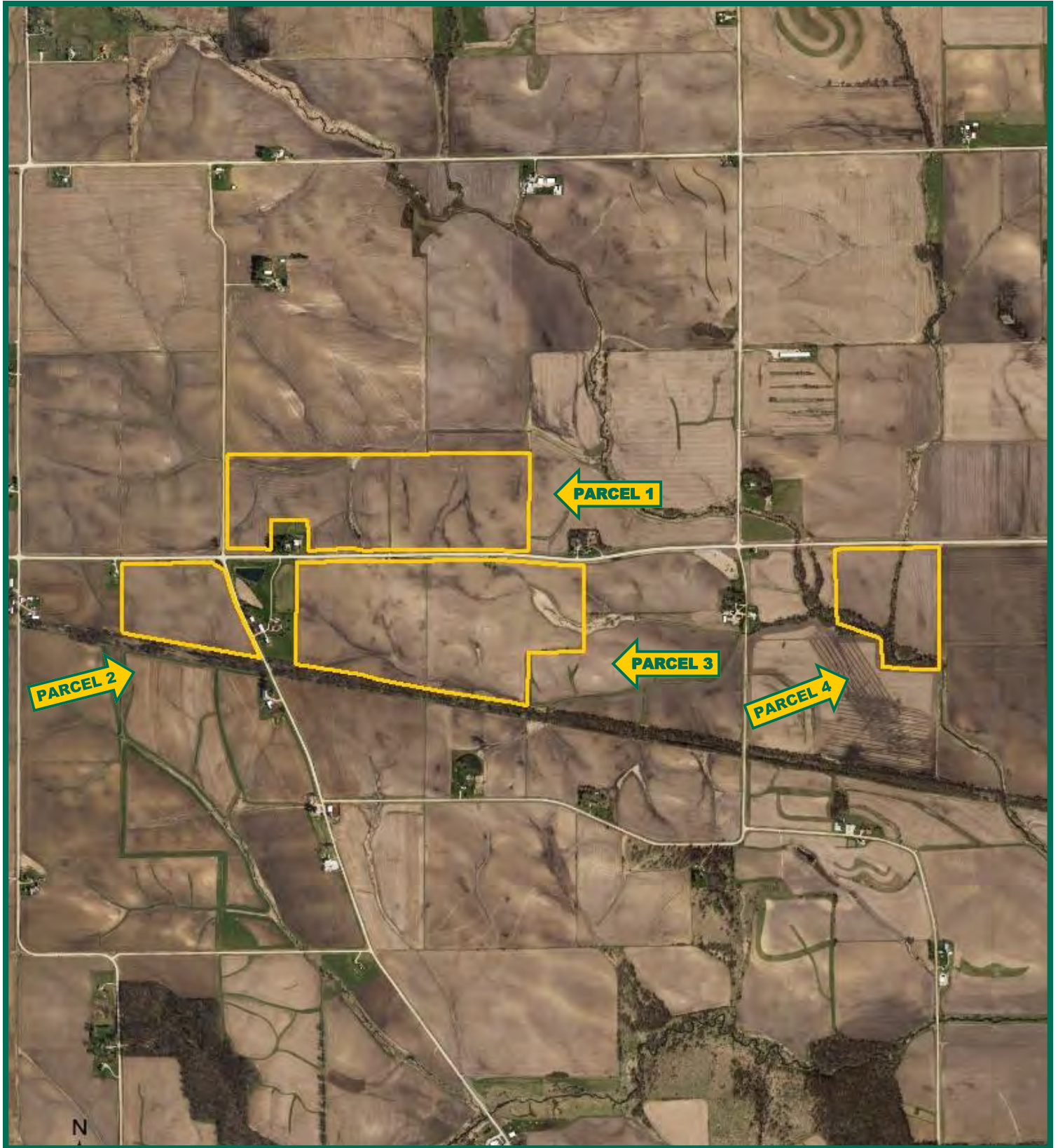


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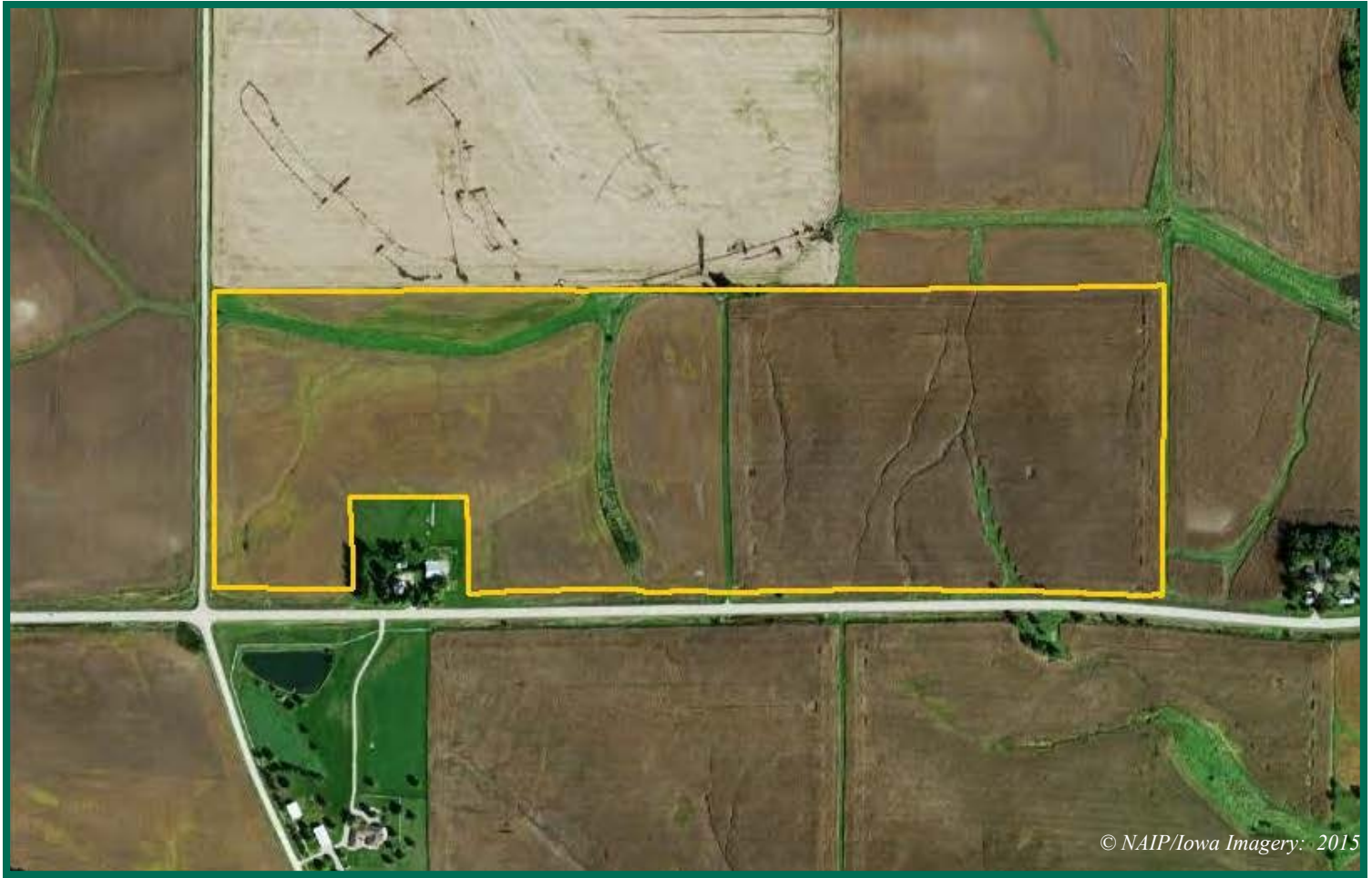
Aerial Photo: All Parcels



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 111 Acres m/l Location

From Martelle: 1½ miles east on County Road E45. Property is located on the north side of the road.

Legal Description

The S ½ of the SE ¼ and the SE ¼ of the SW ¼ of Section 4, Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa except for the house and buildings.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,092.00
Net Taxable Acres: 109.56
Tax per Net Taxable Acre: \$37.35

FSA Data

Part of Farm Number 5995, Tract 11776
Crop Acres*: 103.1
Corn Base: 66
Corn PLC Yield: 165 Bu.
Bean Base: 31
Bean PLC Yield: 49 Bu.

**There are 0.9 acres currently being certified as grass and 4.83 acres enrolled in the CRP program.*

CRP Contracts

There are 4.83 acres enrolled in the Conservation Reserve Program (CRP) at \$277.53 per acre, for a total annual payment of \$1,340. This contract expires September 30, 2027.

The owner has currently applied for 1.57 acres of CRP waterway at \$300 per acre.

An application has been made to the Jones County FSA office. We will know within the next month if this contract is approved.

Soil Types/Productivity

Primary soils are Floyd, Ostrander and Bassett. See soil map for detail.

- **CSR2:** 84.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.5 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Comments

This is a nice Jones County farm located along a hard surface road.

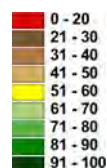
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Soil Map: Parcel 1



Measured Tillable Acres		103.1	Avg. CSR		72.5	Avg. CSR2		84.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
198B	Floyd loam, 1 to 4 percent slopes	75	89	28.4%	Ilw	29.09		
394C	Ostrander loam, 5 to 9 percent	70	86	19.2%	Ille	19.69		
171C	Bassett loam, 5 to 9 percent slopes	65	80	17.0%	Ille	18.38		
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	15.3%	Ilw	15.71		
933	Sawmill silty clay loam, 0 to 2	80	76	11.4%	Ilw	11.64		
84	Clyde silty clay loam, 0 to 3 percent	75	88	5.3%	Ilw	5.43		
394B	Ostrander loam, 2 to 5 percent	85	91	1.9%	Ile	1.91		
174C	Bolan loam, 5 to 9 percent slopes	55	59	1.5%	Ille	1.5		



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 38 Acres m/l Location

From Martelle: 1¼ miles east on County Road E45. Property is located on the south side of the road.

Legal Description

That part of the NW ¼ of the NW ¼ of Section 9, Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$1,436.00
Net Taxable Acres: 36.8

Tax per Net Taxable Acre: \$39.00
Taxes estimated due to potential survey of property.

FSA Data

Part of Farm Number 5995, Tract 11776
Crop Acres: 36.73
Corn Base: 25
Corn PLC Yield: 165 Bu.
Bean Base: 11
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Franklin, Waubeek and Klinger. See soil map for detail.

- **CSR2:** 89.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.6 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

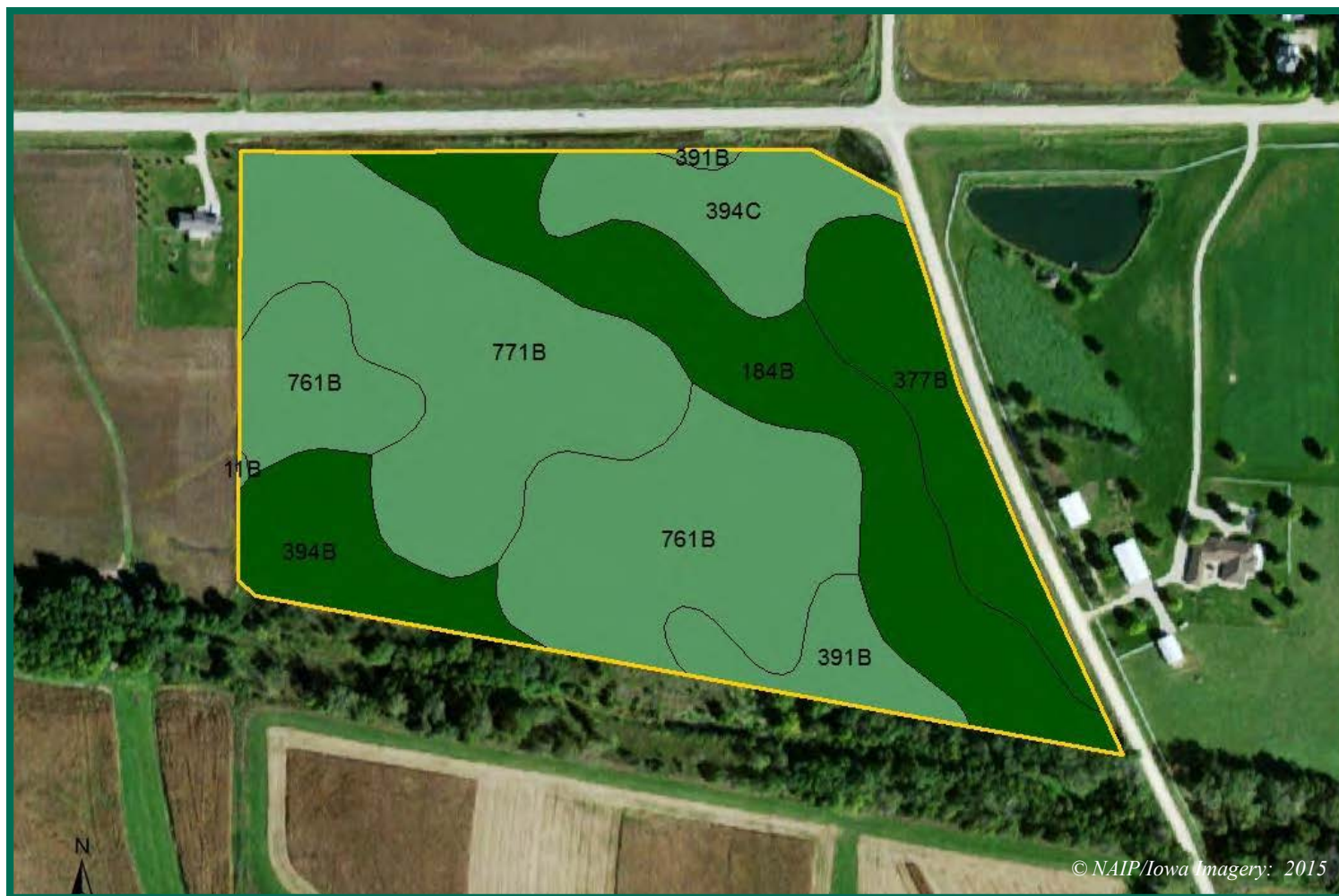
Comments

This is a clean Jones County farm located along a hard surface road.

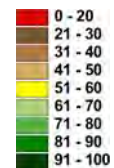
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Soil Map: Parcel 2



Measured Tillable Acres		36.8	Avg. CSR		84.6	Avg. CSR2		89.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
761B	Franklin silt loam, 1 to 4 percent	85	85	24.5%	Ile	9.01		
771B	Waubeek silt loam, 2 to 5 percent	85	90	23.6%	Ile	8.69		
184B	Klinger silt loam, 1 to 4 percent	90	95	21.0%	Iw	7.71		
377B	Dinsdale silt loam, 2 to 5 percent	90	95	9.8%	Ile	3.60		
394C	Ostrander loam, 5 to 9 percent	70	86	8.6%	IIle	3.15		
394B	Ostrander loam, 2 to 5 percent	85	91	7.4%	Ile	2.71		
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	5.0%	IIw	1.85		



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Aerial Photo: Parcel 3



Property Information Parcel 3 - 136 Acres m/l Location

From Martelle: 1¾ miles east on County Road E45. Property is located on the south side of the road.

Legal Description

That part of the NE ¼ lying north of the former RR tracks of Section 9 and that part of the W ½ of the NW ¼ of the NW ¼ of Section 10; all located in Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$4,288

Net Taxable Acres: 134

Tax per Net Taxable Acre: \$32.00

Taxes estimated due to potential survey of property.

FSA Data

Farm Number 507, Tract 1959 and Part of Farm Number 5995, Tract 11776
Crop Acres*: 131.4

Corn Base*: 97

Corn PLC Yield: 165 Bu.

Bean Base*: 29

Bean PLC Yield: 45 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases. There are 6.65 acres of cropland currently being certified as grass.*

CRP Contracts

The Owner has applied for 2.24 acres of CRP waterway with an annual rental rate of \$300 per acre.

The Owner has also applied for 5.16 acres of wetlands CRP in the southeast portion of the farm with an annual rental rate of \$300 per acre. The Owner will know within the next month if these contracts will be accepted.

Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Clyde-Floyd and Ostrander. See soil map for detail.

- **CSR2:** 69.3 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 62.7 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Water & Well Information

There is an old well located in the north-east corner of the farm.

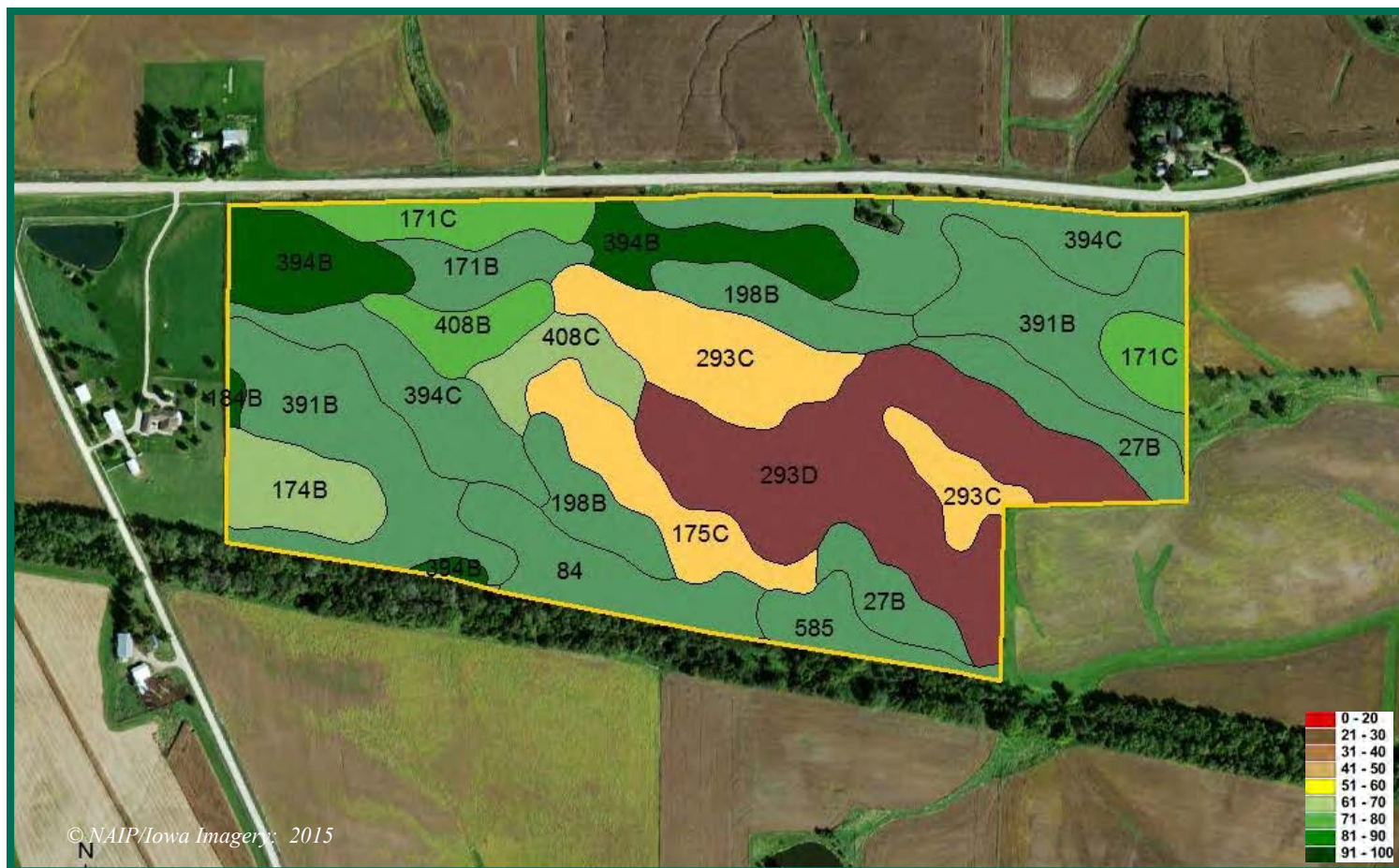
Comments

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Soil Map: Parcel 3



Measured Tillable Acres		Avg. CSR		Avg. CSR2		
131.4		62.7		69.3		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
293D	Chelsea-Fayette-Lamont complex, 9	31	25	16.8%	Vle	22.03
391B	Clyde-Floyd complex, 1 to 4 percent	73	87	14.7%	Ilw	19.34
293C	Chelsea-Fayette-Lamont complex, 2	41	44	8.3%	Ille	10.94
198B	Floyd loam, 1 to 4 percent slopes	75	89	5.8%	Ilw	7.61
27B	Terril loam, 2 to 5 percent slopes	87	86	5.7%	Ile	7.45
171C	Bassett loam, 5 to 9 percent slopes	65	80	4.8%	Ille	6.26
175C	Dickinson fine sandy loam, 5 to 9	40	46	4.7%	Ille	6.18
174B	Bolan loam, 2 to 5 percent slopes	70	64	3.5%	Ils	4.6
171B	Bassett loam, 2 to 5 percent slopes	80	85	2.6%	Ile	3.5
184B	Klinger silt loam, 1 to 4 percent	90	95	0.2%	Iw	0.3
394B	Ostrander loam, 2 to 5 percent	85	91	7.8%	Ile	10.3
394C	Ostrander loam, 5 to 9 percent	70	86	12.6%	Ille	16.6
408B	Olin fine sandy loam, 2 to 5 percent	67	76	2.5%	Ile	3.3
408C	Olin fine sandy loam, 5 to 9 percent	52	66	2.6%	Ille	3.5
585	Spillville-Coland complex, 0 to 2	86	83	2.4%	Ilw	3.1

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Aerial Photo: Parcel 4



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Property Information Parcel 4 - 37 Acres m/l

Location

From Martelle: 3 miles east on County Road E45. Property is located on the south side of the road.

Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 83 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,144.00
Net Taxable Acres: 36.19
Tax per Net Taxable Acre: \$31.61

FSA Data

Part of Farm Number 5995, Tract 1955
Crop Acres: 32.45
Corn Base: 21.9
Corn PLC Yield: 165 Bu.
Bean Base: 10.6
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Arenzville, Sawmill and Lawler. See soil map for detail.

- **CSR2:** 72.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.2 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level.

Comments

This is a clean 37 acres located along a hard surface road.

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.

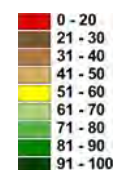
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Soil Map: Parcel 4



Measured Tillable Acres		32.4	Avg. CSR		79.2	Avg. CSR2		72.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
320	Arenzville silt loam, 0 to 3 percent	83	75	55.9%	IIw	18.12		
933	Sawmill silty clay loam, 0 to 2	80	76	24.4%	IIw	7.92		
1226	Lawler loam, 0 to 2 percent slopes,	73	59	10.8%	IIs	3.49		
293C	Chelsea-Fayette-Lamont complex, 2	41	44	4.9%	IIIe	1.60		
489	Ossian silt loam, 0 to 2 percent	85	90	4.0%	IIw	1.31		



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