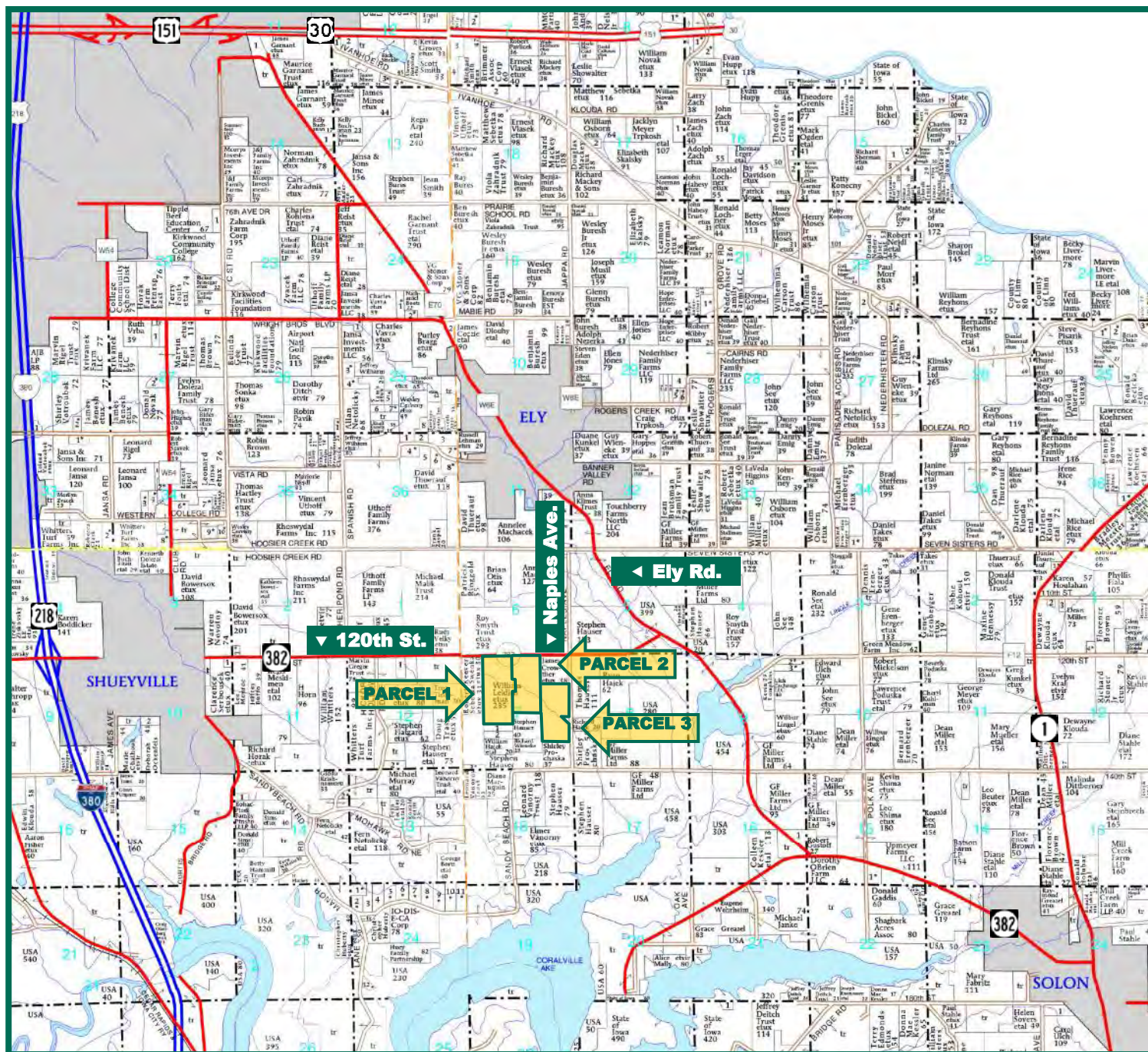




Parcel 1 - 104 Acres m/l
Parcel 2 - 72 Acres m/l
Parcel 3 - 76 Acres m/l

REID: 010-1710-1

Plat Map: All Parcels



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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

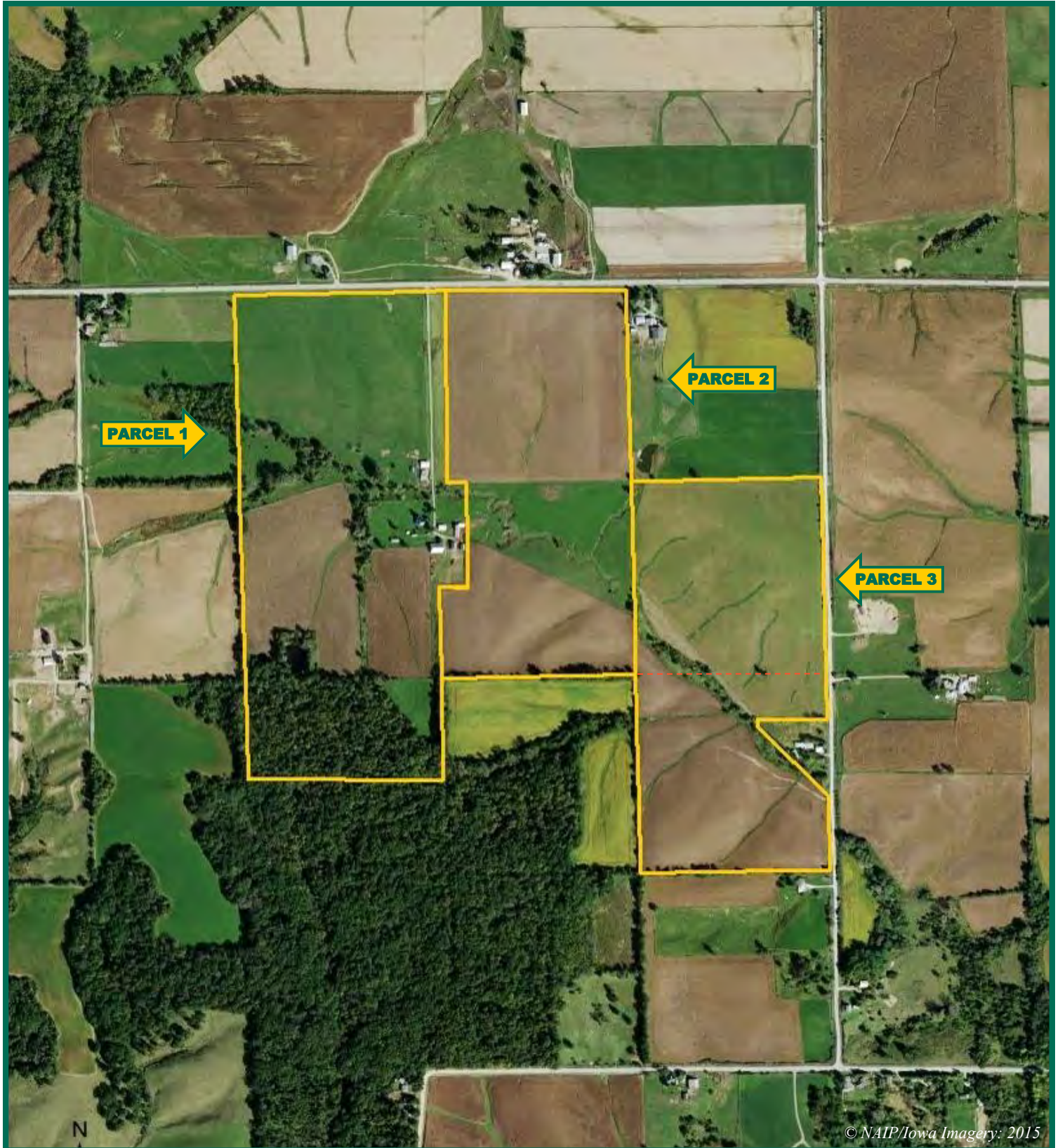
their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on

information currently available, but are not guaranteed.

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Aerial Photo: All Parcels



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Aerial Photo: Parcel 1



Survey

If Parcels 1 and 2 sell to different buyers, property will be surveyed at seller's expense. The exact legal description will be determined by a survey. The final purchase price will be adjusted up or down based on actual net surveyed acres. There are posts with flags on the properties showing the approximate boundaries.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$2,808.00

Net Taxable Acres: 104

Tax per Net Taxable Acre: \$27.00

FSA Data - Estimated

Part of Farm Number 2766, Tract 1316

Crop Acres: 29.1*

Corn Base: 118**

Corn PLC Yield: 117 Bu.

Oat Base: 3**

Oat PLC Yield: 52 Bu.

**There are an additional 27.8 acres cropland currently being certified as grass.*

***Acres and bases are estimated pending parcel split, if the parcel should sell separately. The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont and Nodaway-Arenzville. See soil map for detail.

- **CSR2:** 48.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 47.7 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Rolling cropland, pasture and attractive timber.

House

There is a two-story farmhouse that was built around 1900 consisting of 2,160 finished square feet. The home has a newer steel roof. The home is being sold "As Is Where Is."

Property Information Parcel 1 - 104 Acres m/l Location

From Swisher/Shueyville Exit at Intersection of I-380 and Hwy 382: 3½ miles east on Highway 382 (120th St.). Farm is located on the south side of the road.

From Solon: 1½ miles west on Hwy 382 NE, 2½ miles north on Ely Rd. and 1½ miles west on 120th St.

Address

3497 120th Street NE
Solon, IA 52333

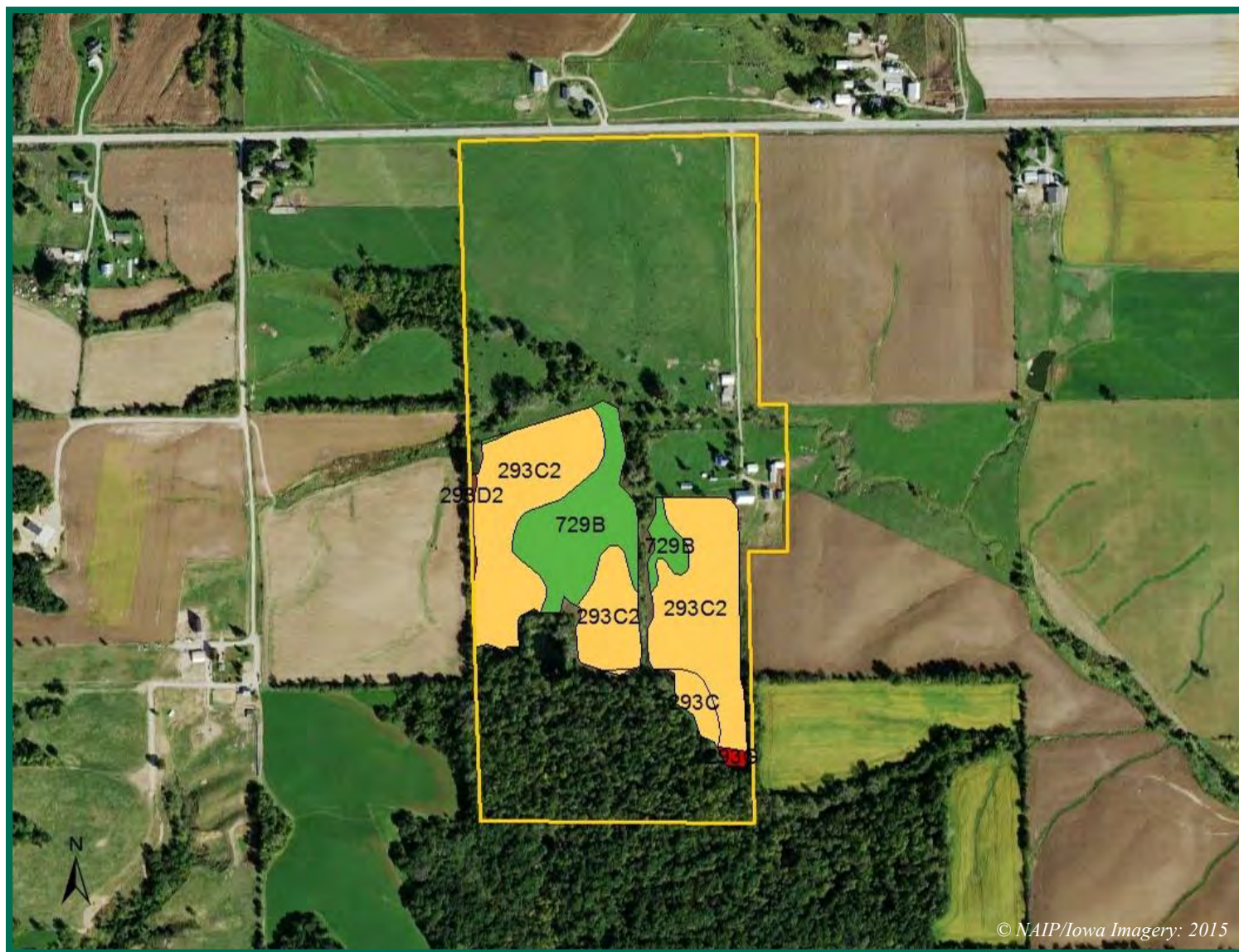
Legal Description

That part of the E ½ of the NW ¼ and the north 20 acres of the NE ¼ of the SW ¼ of Section 7, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

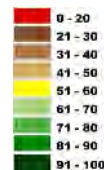
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Soil Map: Parcel 1



Measured Tillable Acres		29.1	Avg. CSR		47.7	Avg. CSR2		48.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
293C2	Chelsea-Fayette-Lamont complex, 5	38	41	69.3%	IIIe	20.14		
729B	Nodaway-Arenzville silt loams, 1 to 4	77	71	25.5%	IIw	7.41		
293C	Chelsea-Fayette-Lamont complex, 5	40	44	3.7%	IIIe	1.08		
293D2	Chelsea-Fayette-Lamont complex, 9	28	24	0.8%	VIe	0.22		
293G	Chelsea-Fayette-Lamont complex,	5	5	0.7%	VIIe	0.21		



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Photos: Parcel 1



Outbuildings

There are various outbuildings that would work well for storage or livestock.

Open House Schedule

Date: Tues, Oct. 24, 2017

Time: 4 - 6 p.m.

Date: Sun, Oct. 29, 2017

Time: 12 - 2 p.m.

House Address:

3497 120th Street NE
Solon, IA 52333

Septic System

The seller is an Estate and is exempt from the time of transfer exception. The septic system is being sold "As Is Where Is."

Water & Well Information

The well is located east of the house.

Reserved Items

The tenant reserves the feed bunks.

Pond/Timber

There are 20 acres of nice, attractive timber in the south portion of the farm. This includes a nice pond area.

Comments

This is a nice farmstead east of Shueyville along a hard surface road. It includes a well maintained pasture, cropland and timber. The outbuildings would work well for storage or livestock.

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Photos: Parcel 1



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 72 Acres m/l

Location

From Swisher/Shueyville Exit at Intersection of I-380 and Hwy 382: 4 miles east on Highway 382 (120th St.). Farm is located on the south side of the road.

From Solon: 1½ miles west on Hwy 382 NE, 2½ miles north on Ely Rd. and 1½ miles west on 120th St.

Address

3497 120th Street NE
Solon, IA 52333

Legal Description

That part of the W ½ of the NE ¼ of Section 7, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

Survey

If Parcels 1 and 2 sell to different buyers, property will be surveyed at seller's expense. The exact legal description will be determined by a survey. The final purchase price will be adjusted up or down based on actual net surveyed acres. There are posts with flags on the properties showing the approximate boundaries.

Real Estate Tax - Estimated

Taxes Payable 2017 - 2018: \$864.00
Net Taxable Acres: 72
Tax per Net Taxable Acre: \$12.00

FSA Data - Estimated

Part of Farm Number 2766, Tract 1316
Crop Acres: 56.8*
Corn Base: 10*
Corn PLC Yield: 117 Bu.

Bean Base: 3*

Bean PLC Yield: 52 Bu.

**Acres and bases are estimated pending parcel split, if the parcel should sell separately. The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

Primary soils are Chelsea-Fayette-Lamont, Chelsea and Nodaway-Arenzville. See soil map for detail.

- **CSR2:** 33.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 33.7 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Access Driveway

Johnson County Secondary Roads has approved a new driveway in the north-central portion of this farm. If this parcel sells separately, it will be the buyer's responsibility/expense to install a new driveway.

Farmstead Split

This farm is allowed one farmstead split according to the Johnson County Planning and Zoning office. This is where you can split off 5 acres or less as a new home site. The farmstead split is reserved for this parcel.

Solid Waste

There is some old metal and junk down the creek.

Comments

A nice Johnson County farm with a mixture of cropland and pasture. This would make an ideal homesite along a hard surface road.

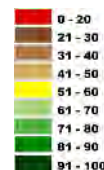
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Soil Map: Parcel 2



Measured Tillable Acres		56.1	Avg. CSR	33.7	Avg. CSR2	33.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
293C2	Chelsea-Fayette-Lamont complex, 5	38	41	39.0%	Ille	21.92
293D2	Chelsea-Fayette-Lamont complex, 9	28	24	26.6%	Vle	14.96
63C	Chelsea loamy fine sand, 5 to 9	21	14	9.9%	IVs	5.55
729B	Nodaway-Arenzville silt loams, 1 to 4	77	71	8.5%	Ilw	4.77
110E	Lamont fine sandy loam, 9 to 18	12	16	8.0%	Vle	4.50
110C	Lamont fine sandy loam, 5 to 9	33	47	4.6%	Ille	2.56
63E	Chelsea loamy fine sand, 9 to 18	5	5	2.9%	Vlls	1.64
63B	Chelsea loamy fine sand, 2 to 5	37	19	0.3%	IVs	0.2
293E2	Chelsea-Fayette-Lamont complex,	18	17	0.1%	Vlle	0.1



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Photos: Parcel 2



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Aerial Photo: Parcel 3



FSA Data - Estimated

Part of Farm Number 2766, Tract 1316

Crop Acres: 67.5*

Corn Base: 12*

Corn PLC Yield: 117 Bu.

Oat Base: 5*

Oat PLC Yield: 52 Bu.

**Acres and bases are estimated pending parcel split, if the parcel should sell separately. The local FSA office will determine final Acres and Bases.*

Soil Types/Productivity

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

- **CSR2:** 37.0 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 35.5 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling to rolling.

Division Line

The owner to the west owns a 24' strip as shown by the orange dash line on the aerial map. The owner to the west is willing to move this 24' strip to the south portion of this farm. Contact the listing broker for more details.

Comments

This is a nice Johnson County farm located in a strong area.

Property Information Parcel 3 - 76 Acres m/l

Location

From Swisher/Shueyville Exit at Intersection of I-380 and Hwy 382: 4½ miles east on Highway 382 (120th St.) and ¼ mile south on Naples Ave. Farm is located on the south side of the road.

From Solon: 1½ miles west on Hwy 382 NE, 2½ miles north on Ely Rd., ¾ mile west on 120th St. and ¼ mile south on Naples Ave.

Legal Description

The SE ¼ of the NE ¼, except the south 24' and the NE ¼ of the SE ¼, except the house and buildings; all located in Section 7, Township 81 North, Range 6 West of the 5th P.M., Johnson County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,026

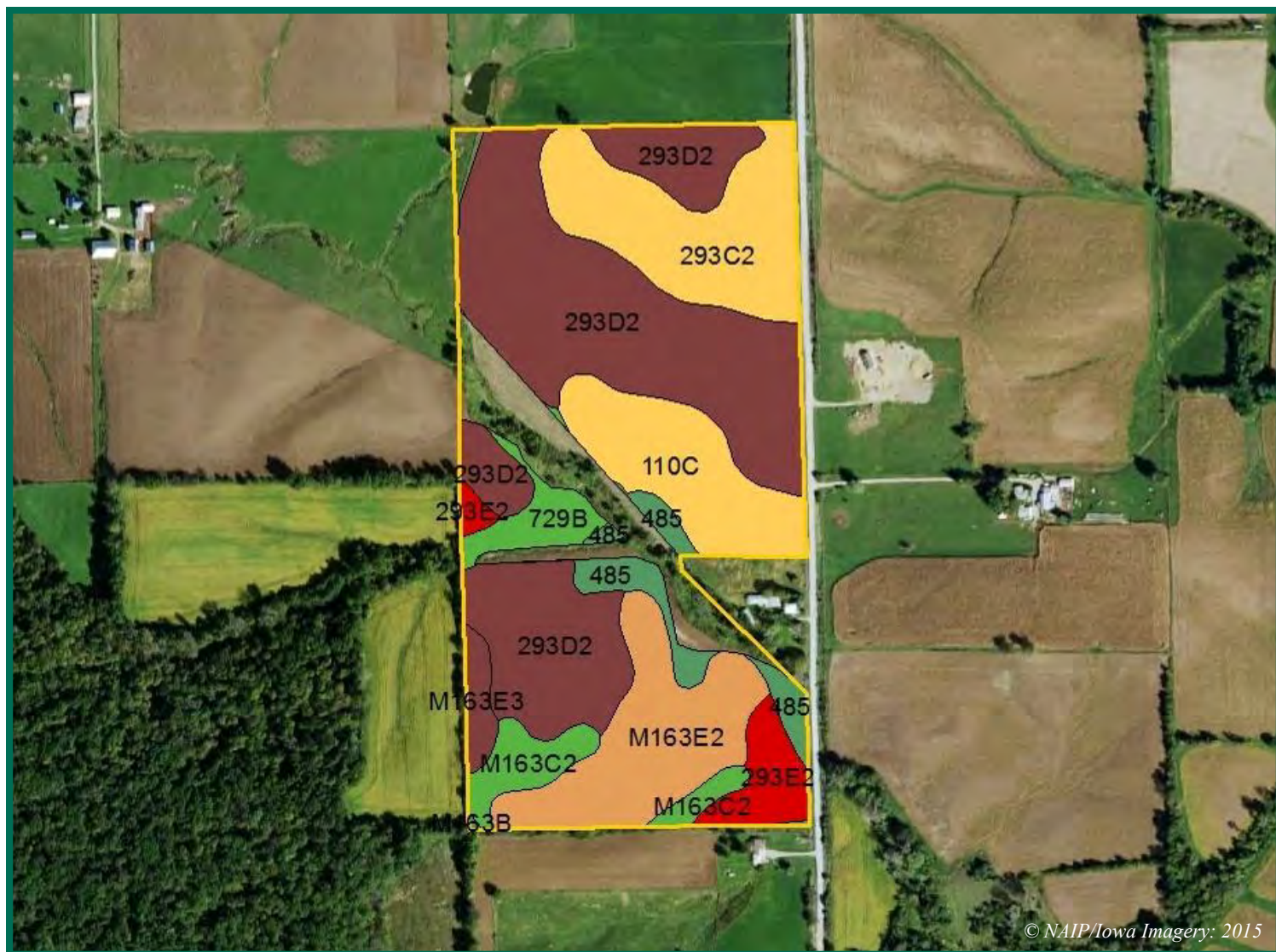
Net Taxable Acres: 74.59

Tax per Net Taxable Acre: \$13.76

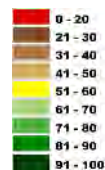
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Soil Map: Parcel 3



Measured Tillable Acres		Avg. CSR		Avg. CSR2			
67.5		35.5		37.0			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
293D2	Chelsea-Fayette-Lamont complex, 9	28	24	43.5%	Vle	29.34	
293C2	Chelsea-Fayette-Lamont complex, 5	38	41	14.4%	IIle	9.74	
M163E2	Fayette silt loam, till plain, 14 to 18	0	36	13.2%	IVe	8.90	
110C	Lamont fine sandy loam, 5 to 9	33	47	10.9%	IIle	7.33	
485	Spillville loam, 0 to 2 percent slopes	92	88	4.6%	IIw	3.09	
M163C2	Fayette silt loam, till plain, 5 to 9	0	76	4.3%	IIle	2.89	
293E2	Chelsea-Fayette-Lamont complex,	18	17	4.2%	VIIe	2.80	
729B	Nodaway-Arenzville silt loams, 1 to 4	77	71	3.2%	IIw	2.1	
M163E3	Fayette silty clay loam, till plain, 14	0	29	1.7%	Vle	1.2	



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