

Land Auction

ACREAGE:

124 Acres, m/l
Scott County, IA

DATE:

Wednesday
November 22, 2017
10:00 a.m.

LOCATION:

Scott County
Farm Bureau
Eldridge, IA



Property Key Features

- 84.6 CSR2
- High-quality Scott County Farm
- Located 2½ miles NW of Davenport, Iowa

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102 Palisades Road & Hwy. 1
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Total Acres:.	124.00
Crop Acres:	120.61
Corn Base:	60.1
Bean Base:	48.3
Soil Productivity:	84.6 CSR2

Property Information

124 Acres, m/l

Location

From Davenport: 2 miles northwest on Highway 130, 1½ miles north on County Road Y52, turn west onto Allens Grove Road and west onto 242nd Street. Farm is located on the south side of the road.

Legal Description

The SW¼ of the SE¼ of Section 11, and the W½ of the NE¼ of Section 14, all in Township 79 North, Range 2 East of the 5th P.M., Scott County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,352.00
Net Taxable Acres: 123.2
Tax per Net Taxable Acre: \$27.21

FSA Data

Farm Number 4695, Tract 602
Crop Acres: 120.61*
Corn Base: 60.1
Corn PLC Yield: 203 Bu.
Bean Base: 48.3
Bean PLC Yield: 55 Bu.
**This includes 12.2 acres of CRP Filter Strips and .7 acres certified as grass.*

CRP Contracts

There are 12.2 acres enrolled in the CP-21 Filter Strips at an annual rental rate of \$259.50, which expires September 30, 2021. Total annual payment is \$3,166.00.

Soil Types/Productivity

Primary soils are Tama, Ackmore and Kenyon. See soil map for detail.
• **CSR2:** 84.6 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Drainage

Natural with some tile.

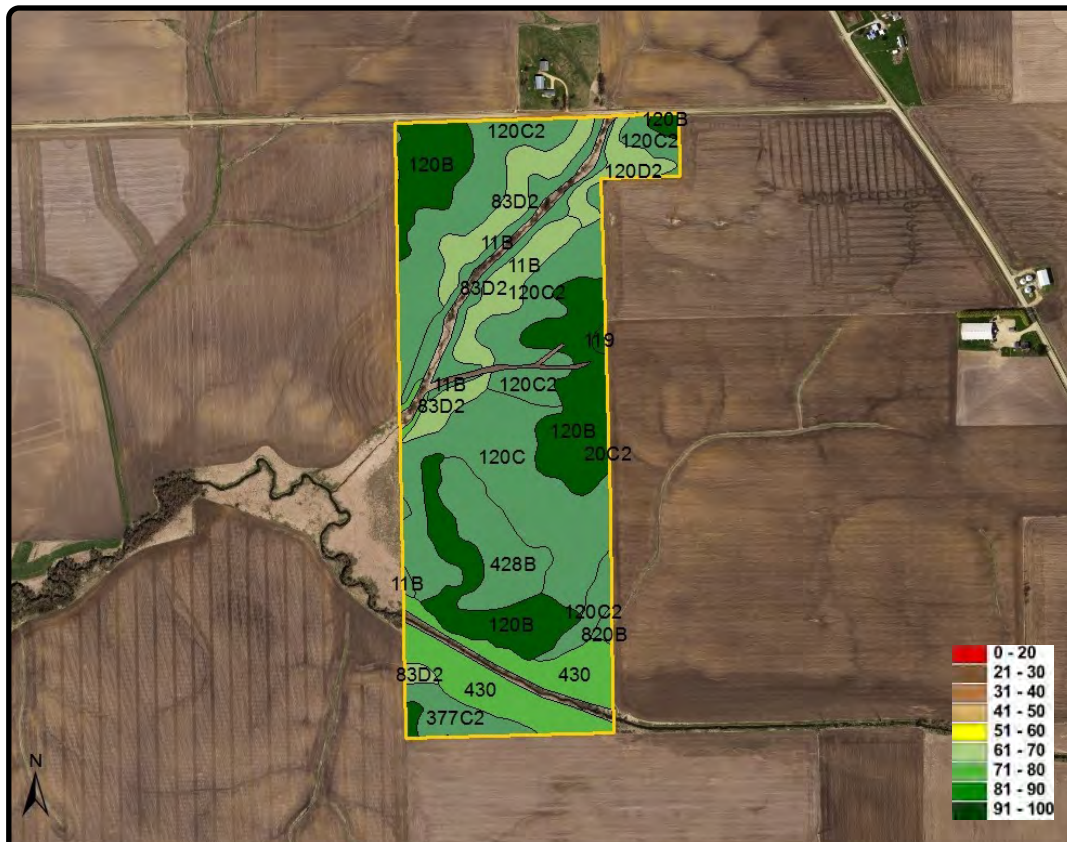
Comments

This is a high-quality Scott County farm located in a strong area.

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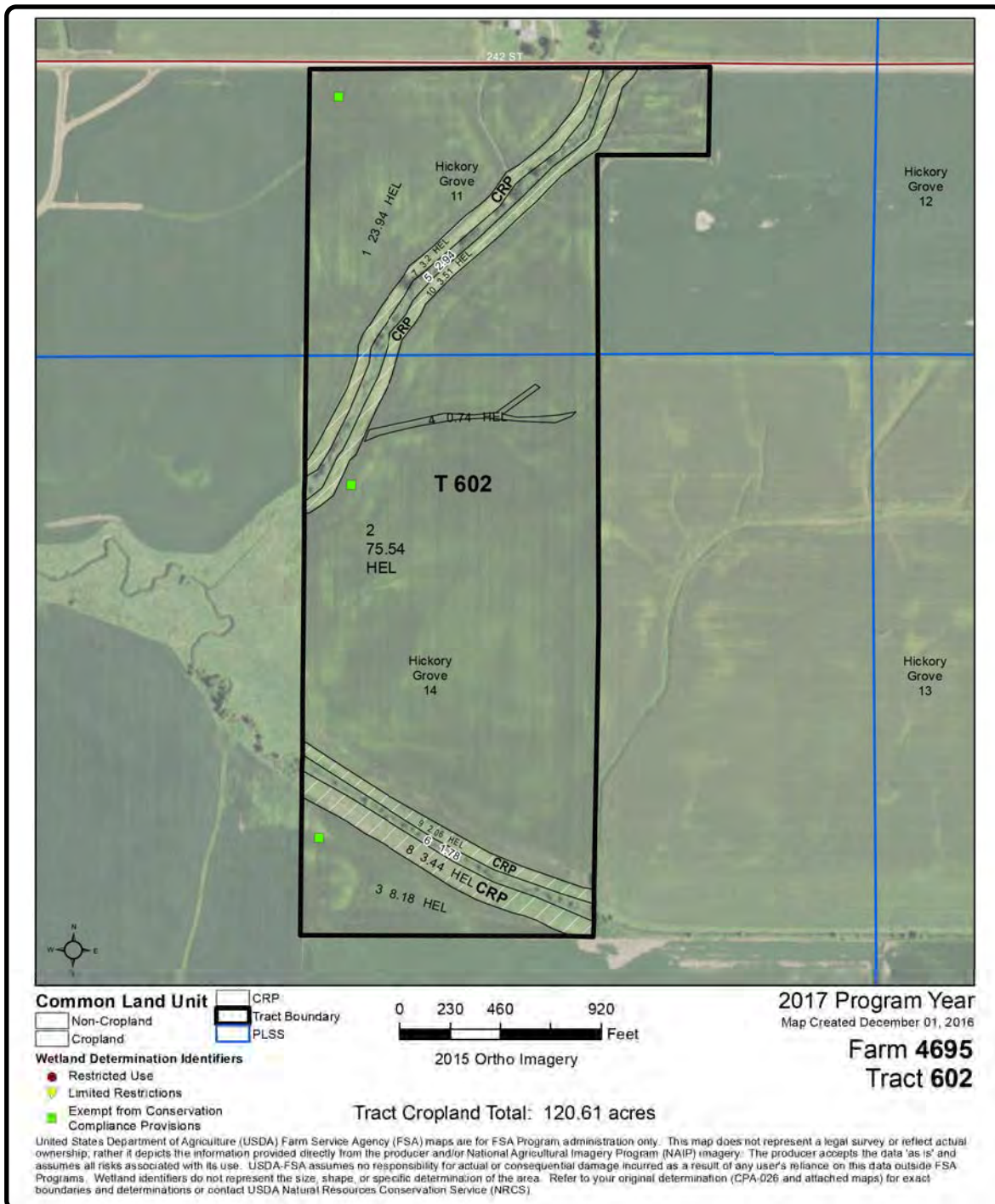
Measured Tillable Acre		120.6	Avg. CSR		80.4	Avg. CSR2		84.6
Soil Label		Soil Name		CSR	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent		95	95	22.6%	Ile	27.02	
120C2	Tama silty clay loam, 5 to 9 percent		78	87	20.2%	Ile	24.15	
120C	Tama silty clay loam, 5 to 9 percent		80	90	17.2%	Ile	20.59	
430	Ackmore silt loam, 0 to 2 percent		83	77	10.9%	Iw	13.10	
83D2	Kenyon loam, 9 to 14 percent		59	61	10.8%	Ile	12.94	
428B	Ely silty clay loam, 2 to 5 percent		88	88	6.5%	Ile	7.77	
11B	Colo-Ely complex, 0 to 5 percent		68	83	5.9%	Iw	7.03	
377C2	Dinsdale silty clay loam, 5 to 9		73	85	2.9%	Ile	3.5	
120D2	Tama silty clay loam, 9 to 14 percent		68	62	2.4%	Ile	2.9	
820B	Dockery silt loam, 2 to 5 percent		75	83	0.4%	Iw	0.4	
119	Muscatine silty clay loam, 0 to 2		100	100	0.2%	w	0.3	

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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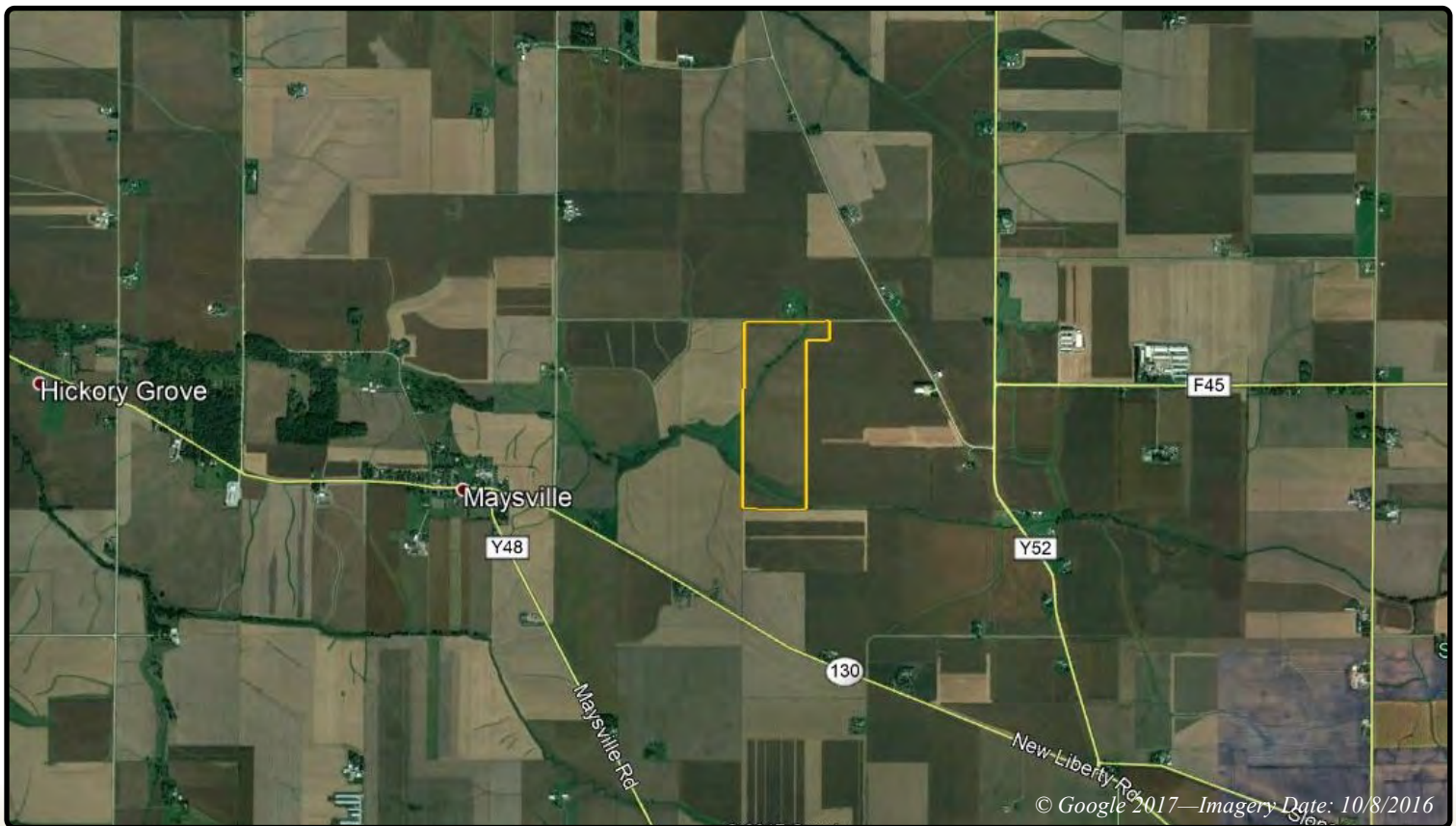
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Date: **Wed., Nov. 22, 2017**

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

Site: **Scott Co. Farm Bureau
1721 East LeClaire Road
Eldridge, IA 52748**

Seller

James S. Meyer Estate.

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Troy R. Louwagie

Attorney

Sam Skorepa
Lane and Waterman, L.L.P.

Method of Sale

- Parcel will be offered as a single tract of land consisting of 124 acres m/l.
- 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 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. The Buyer will receive 100% of the CRP payment in October 2018 totaling \$3,166.00.

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