



CSR2 of 84.8 on 63.47 Actively Tilled Acres - Located on SE Edge of Perry City Limits

Date: Thurs., Nov. 16, 2017

Time: 10:00 a.m.

Auction Site:

Perry Elks Lodge

Address:

2823 Willis Ave.

Perry, IA 50220

Property Information

Location

Located on the south side of Hwy. 141 and east of L Ave., adjacent to the Perry Industrial Park.

Legal Description

W½ NW¼, Except acreage site in NE corner, Section 13, Township 81 North, Range 28 West of the 5th p.m.

Real Estate Tax

Taxes Payable 2017-2018: \$2,096.00

Net Taxable Acres: 73.75

Tax per Net Taxable Acre: \$28.42

FSA Data

Farm Number 1431, Tract 27833

Crop Acres: 73.14 (including 4.7 acres in CRP and 4.97 acres that have not been in production for several years)

Corn Base: 42.7 ac.

Corn PLC Yield: 147 Bu.

Bean Base: 25.2 ac.

Bean PLC Yield: 40 Bu.

CRP Contracts

There are 4.7 acres enrolled in a CPR contract that pays \$1,590 annually and expires 9/30/2026.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and

Nicollet. See soil map for detail.

- **CSR2:** 84.8 per 2017 AgriData, Inc., based on actively cropped acres.

- **CSR:** 84.4 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

Easement

There is a 30' wide ingress/egress easement along the southern boundary of the property.

Buildings/Improvements

None

Drainage

Natural drainage

Water & Well Information

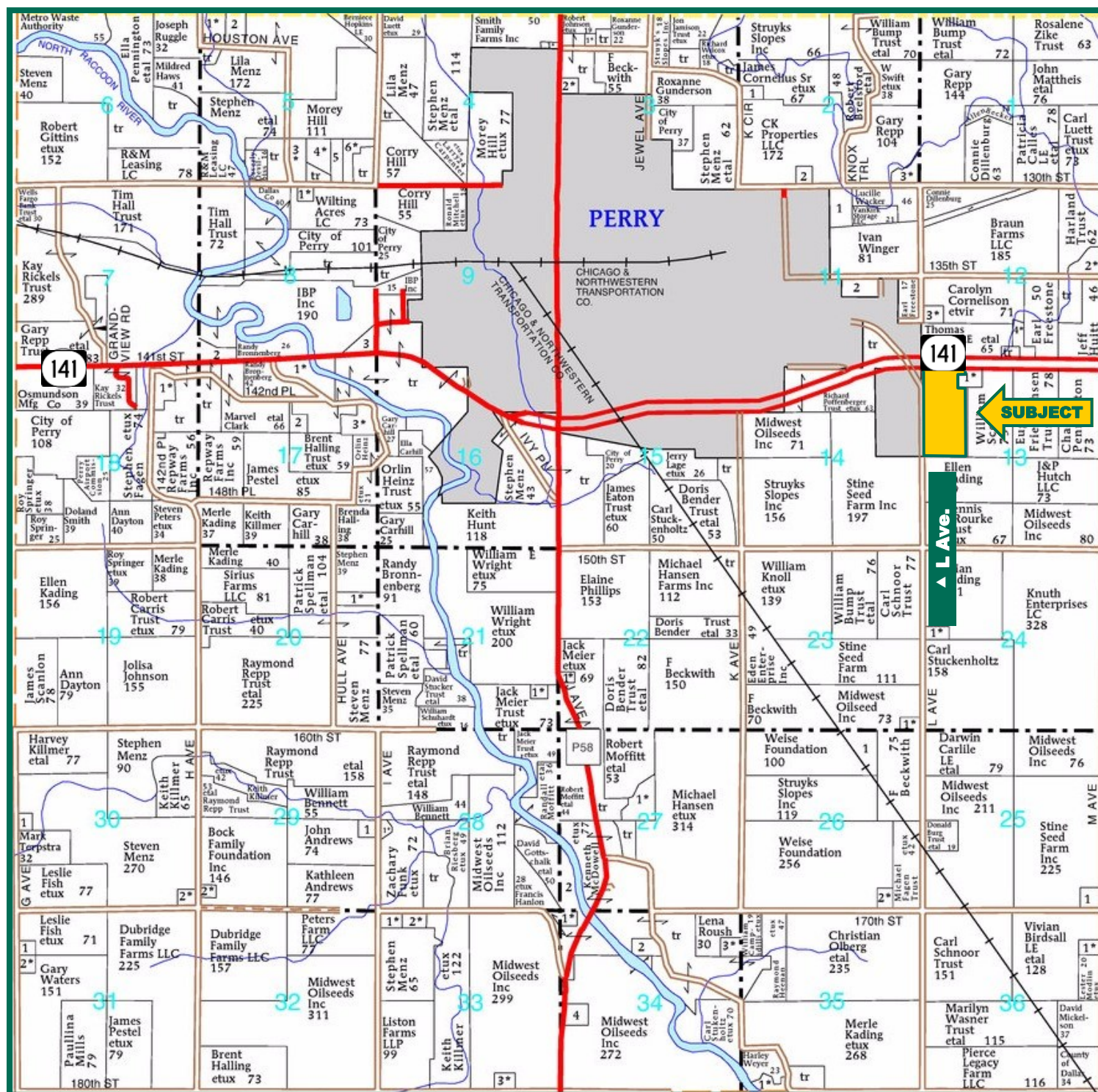
None known

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REID: 000-3435

Plat Map: Spring Valley Township



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Aerial Photo and Map



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.

Seller

David S. Foster, John P. Foster and
Katherine F. Rains

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 19, 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 19, 2017.

Announcements

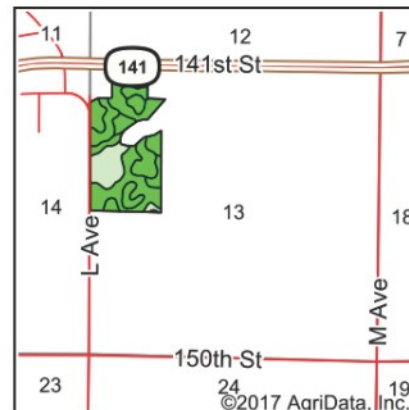
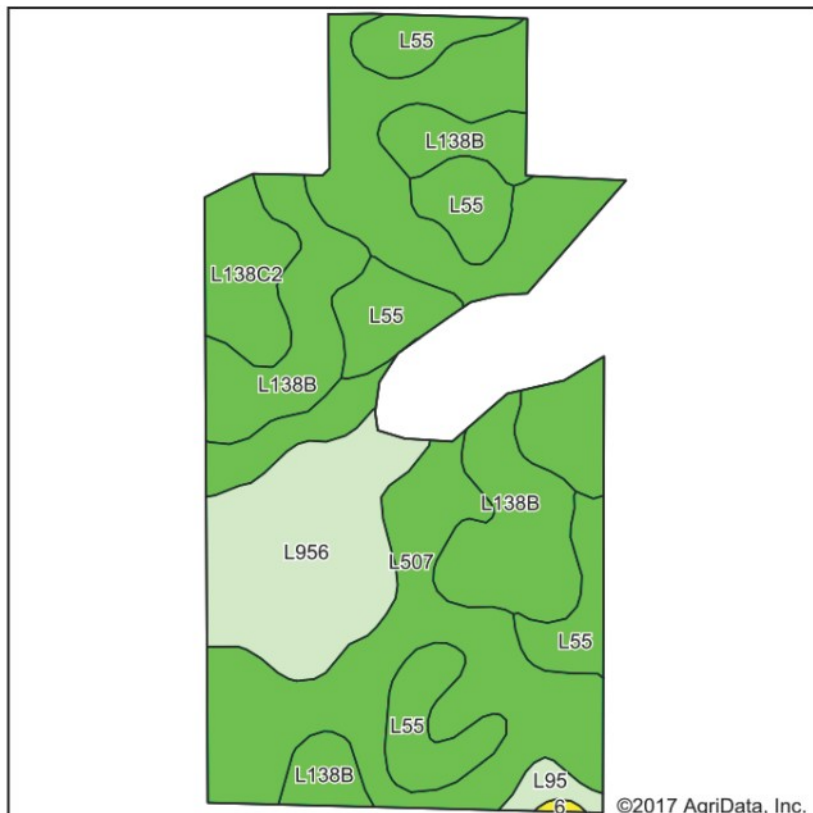
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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Soil Map



State: **Iowa**
 County: **Dallas**
 Location: **13-81N-28W**
 Township: **Spring Valley**
 Acres: **63.47**
 Date: **9/21/2017**



Area Symbol: IA049. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	27.14	42.8%		Ilw	87	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	12.97	20.4%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	9.90	15.6%		Ie	91	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	9.34	14.7%		Ilw	69	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.27	5.2%		Ille	83	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.74	1.2%		Ilw	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.11	0.2%		Illw	59	59
Weighted Average						84.8	*-

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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