



113.7 Acres, m/l, Marshall County, IA

77.1 CSR2 Farm in Southeast Marshalltown

Date: Friday, November 17, 2017

Time: 10:00 a.m.

Auction Site:

Iowa Valley Conference Center

Address:

3702 S. Center Street
Marshalltown, IA 50158

Property Information

Location

From Marshalltown: Access to property off of Hwy. 14 (S. Center St.) by E. La Frenz Lane OR ¼ mile N. of Iowa Ave. E. (Old Hwy. 30/240th St.) on Governor Road. West side of Governor Road.

Legal Description

N½ SW¼ Section 12, Township 83 N, Range 18 W and NE¼ SE¼ Section 11, Township 83 N, Range 18 W of the 5th p.m. (Timber Creek Twp.)

Real Estate Tax

Taxes Payable 2017-2018: \$3,472
Net Taxable Acres: 113.7
Tax per Net Taxable Acre: \$30.54

FSA Data

Farm Number 6382, Tract 7909/9855 and Farm Number 6383, Tract 9856
Crop Acres: 106.2 HEL
Corn Base: 72.7
Corn PLC Yield: 117/118 Bu.
Bean Base: 32.9
Bean PLC Yield: 44 Bu.

Lease Status

Open lease for 2018.

Temporary Easement

There is a temporary easement for construction in the NW corner of the farm measuring 1,145' x 45' (1.05 Ac.). This easement expires 10/27/2019. (See Aerial photo for approximate location)

Soil Types/Productivity

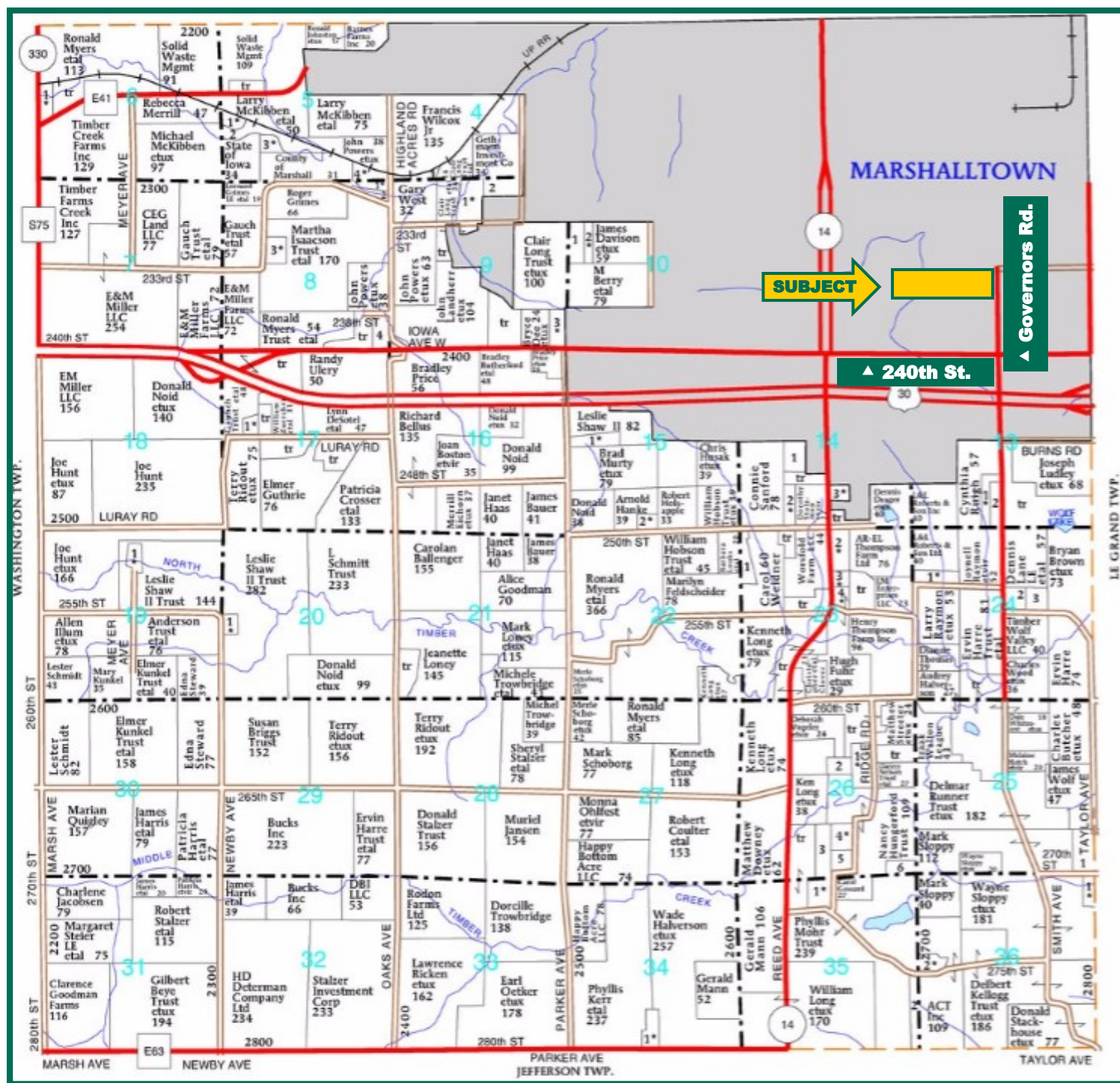
Primary soils are Tama, Colo-Ely and Dinsdale. See soil map for detail.

- **CSR2:** 77.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.2 per County Assessor, based on net taxable acres.

Land Description

Gently sloping to moderately steep.

Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Buildings/Improvements

None

Water/Well

None known

Comments

This farm lies just east of Walmart with development potential.

Drainage

Natural

Marv Huntrods, ALC
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Aerial Photo



Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$/Ac. x 113.7 acres.
- Seller reserves the right to refuse any and all bids.

Seller

Hibbs Real Estate, Inc.

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 January 10, 2018 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 January 10, 2018.

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.

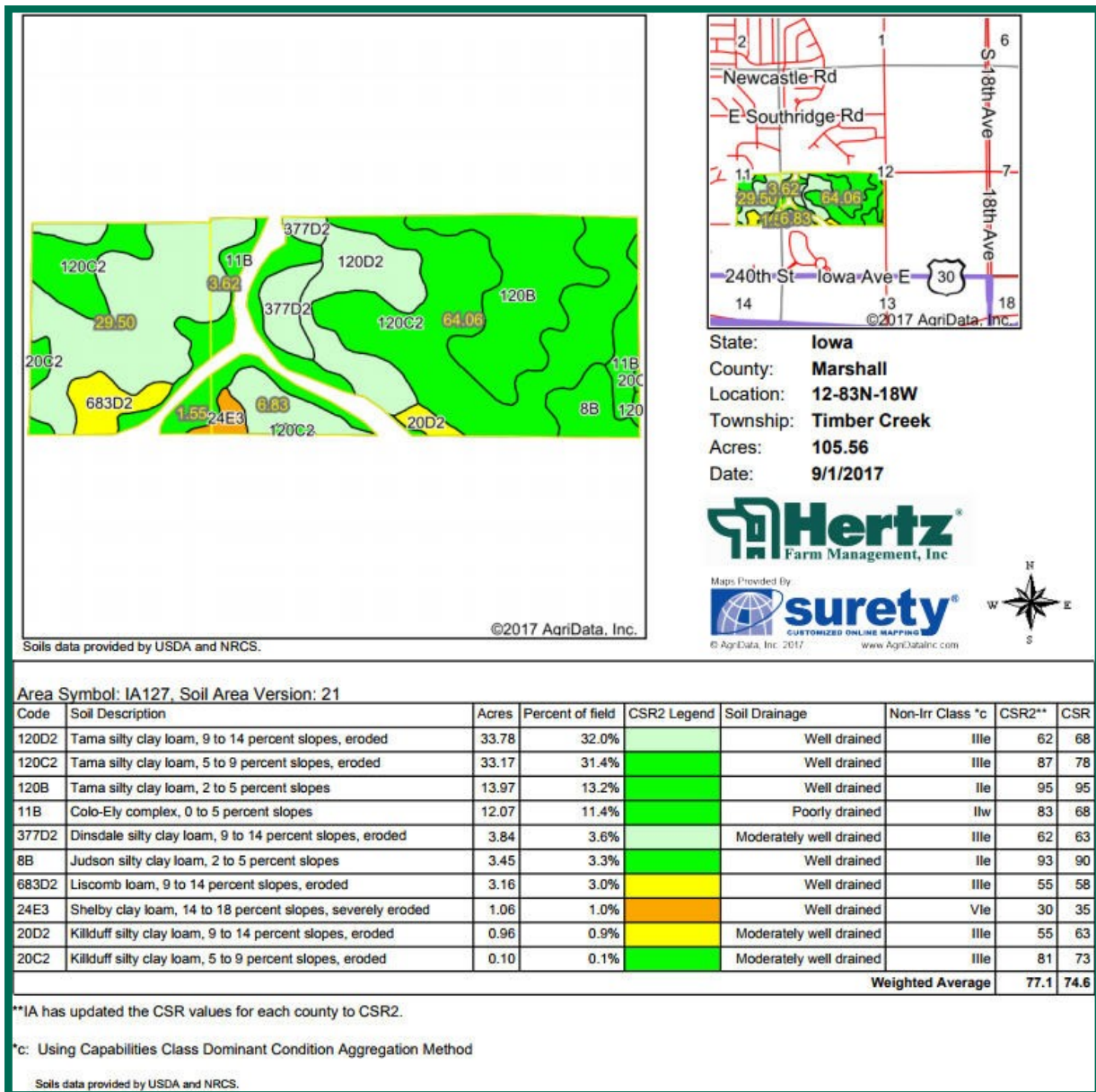
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Soil Map and Photos



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