

Land Auction

ACREAGE:**163.6 Acres, m/l**

In 2 parcels
Butler County, IA

DATE:

Thursday
December 14, 2017
10:00 a.m.

LOCATION:

Amvets Post 30
Clarksville, IA



Property Key Features

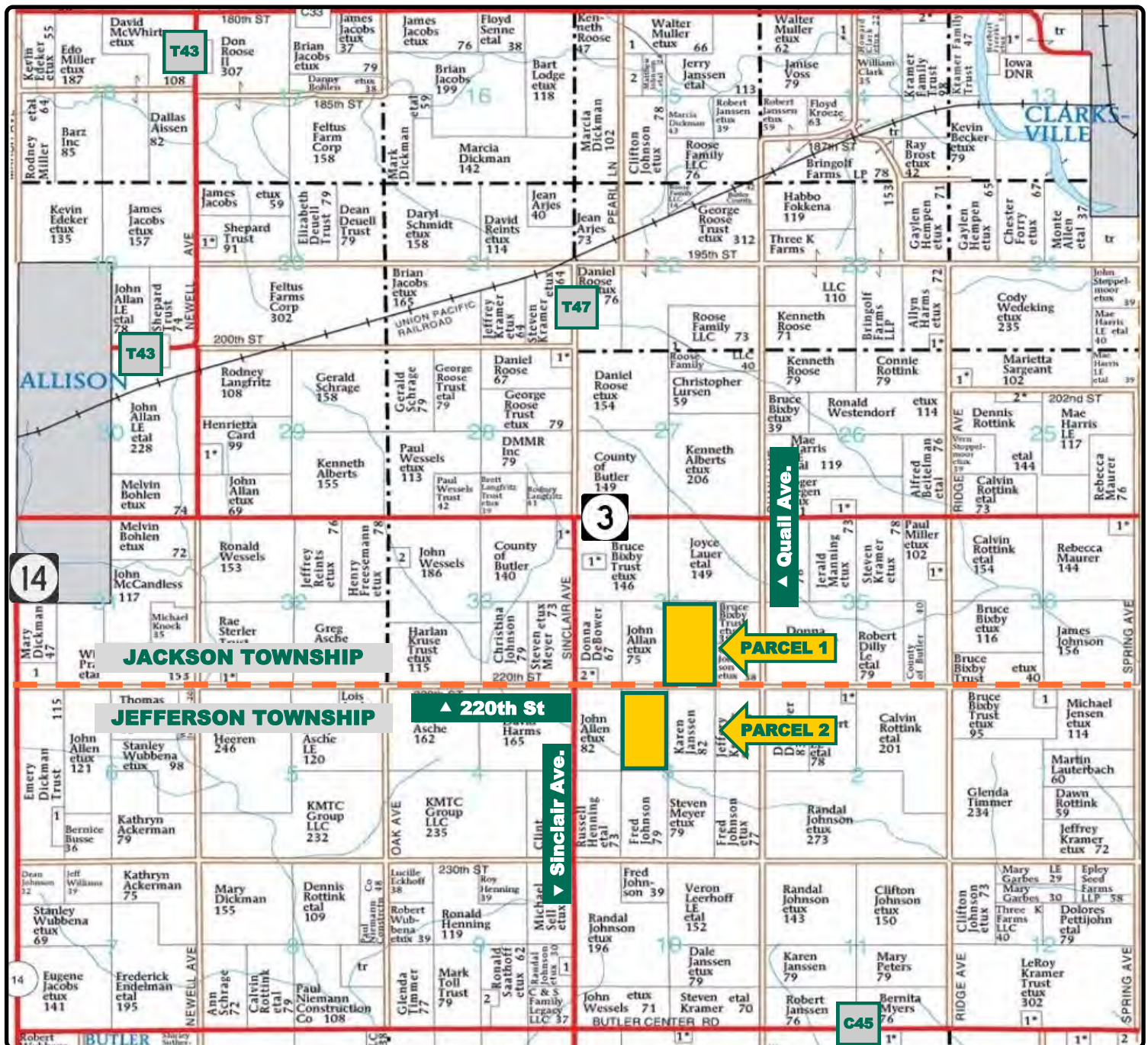
- Two strong 80 acre parcels 1/2 mile from hard surfaced road.
- Parcel 1 includes a 10,000 bushel grain bin.
- Both parcels have adequate tile.

Spencer A. Smith
Licensed Salesperson - IA
SpencersA@Hertz.ag

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Waterloo, IA 50704
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Cal E. Wilson
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163.6 Acres, m/l, in 2 parcels, Butler County, IA



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Parcel 1

Total Acres:	79.00
Crop Acres:	77.20
Corn Base:	39.08
Bean Base:	38.08
Soil Productivity:	87.70 CSR2

Parcel 1 Property Information 79 Acres, m/l

Location

Approximately 3 miles southeast of Allison along 220th St. Going east out of Allison on Hwy. 3, turn south on Sinclair Ave. to 220th St. then turn east approximately 1/2 a mile. Jackson Township.

Legal Description

The West 1/2 of the Southeast 1/4 of Section 34, Township 92 North, Range 16 West of the 5th P.M., Butler County, IA

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,328
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$29.47

FSA Data

Farm Number 3039, Tract 953
Crop Acres: 77.2
Corn Base: 39.08
Corn PLC Yield: 160 Bu.
Bean Base: 38.08
Bean PLC Yield: 48 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Readlyn silty clay loam and Clyde-Floyd complex. See soil map for detail.

- **CSR2:** 87.7 per 2017 Hertz GIS, based on FSA crop acres.

Land Description

Flat to slightly rolling.

Buildings/Improvements

Older-style shed, utility building, pole barn, steel grain storage bin, second shed all built in 1950. There is a second storage bin built in 1982 that has 10,000 bu. storage capacity.

Drainage

See tile map. Tile is on 60' centers.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
399	Readlyn silty clay loam, 1 to 3 percent slopes	25.07	32.47	1	91	
171B	Bassett loam, 2 to 5 percent slopes	13.32	17.25	2	85	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.98	16.81	2	87	
84	Clyde silty clay loam, 0 to 3 percent slopes	12.70	16.46	2	88	
171C2	Bassett loam, 5 to 9 percent slopes, eroded	5.39	6.99	3	77	
398	Tripoli silty clay loam, 0 to 2 percent slopes	4.48	5.80	2	90	
198B	Floyd loam, 1 to 4 percent slopes	1.95	2.53	2	89	
83B	Kenyon loam, 2 to 5 percent slopes	1.31	1.69	2	90	

Measured Tillable Acres: 77.20

Average CSR2: 87.70

Water & Well Information

None known.

Comments

Highly productive farm, in a strong farming area. Excellent 80 acre parcel for anyone looking to build their portfolio.

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Parcel 2

Total Acres:	84.60
Crop Acres:	73.44
Corn Base:	37.20
Bean Base:	36.24
Soil Productivity:	85.21 CSR2

Parcel 2 Property Information 84.6 Acres, m/l

Location

Approximately 3 miles southeast of Allison along 220th St. Going east out of Allison on Hwy. 3, turn south on Sinclair Ave. to 220th St. then turn east approximately 1/2 a mile. Jefferson Township.

Legal Description

The West 1/2 of the East 1/2 of the Northwest 1/4 and the East 1/2 of the East fractional 1/2 of the Northwest 1/4 of Section 3, Township 91 North, Range 16 West of the 5th P.M., Butler County, IA

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,308
Net Taxable Acres: 84.6
Tax per Net Taxable Acre: \$27.28

FSA Data

Farm Number 3039, Tracts 954 and 2982
Crop Acres: 73.44
Corn Base: 37.2
Corn PLC Yield: 160 Bu.
Bean Base: 36.24
Bean PLC Yield: 48 Bu.

CRP Contracts

None

Land Description

Gently sloping with strong soils.

Soil Types/Productivity

Primary soils are Floyd loam and Clyde silty clay loam. See soil map for detail.
• CSR2: 85.21 per 2017 Hertz GIS, based on FSA crop acres.

Drainage

See tile map. Tile is on 60' centers.

Water & Well Information

None known.

Comments

Strong, well-drained farm located in Butler County. Combined with Parcel 1, this combination creates a strong 163.6 acres, m/l, expansion opportunity for any investor or farmer.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	28.74	39.13	2	89	
84	Clyde silty clay loam, 0 to 3 percent slopes	20.65	28.12	2	88	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	6.62	9.01	3	84	
83B	Kenyon loam, 2 to 5 percent slopes	4.67	6.36	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.73	5.08	2	87	
177	Saude loam, 0 to 2 percent slopes	2.78	3.79	2	60	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.44	3.32	2	59	
178	Waukee loam, 0 to 2 percent slopes	2.17	2.96	2	69	
135	Coland clay loam, 0 to 2 percent slopes	1.64	2.23	2	74	

Measured Tillable Acres: 73.44

Average CSR2: 85.21

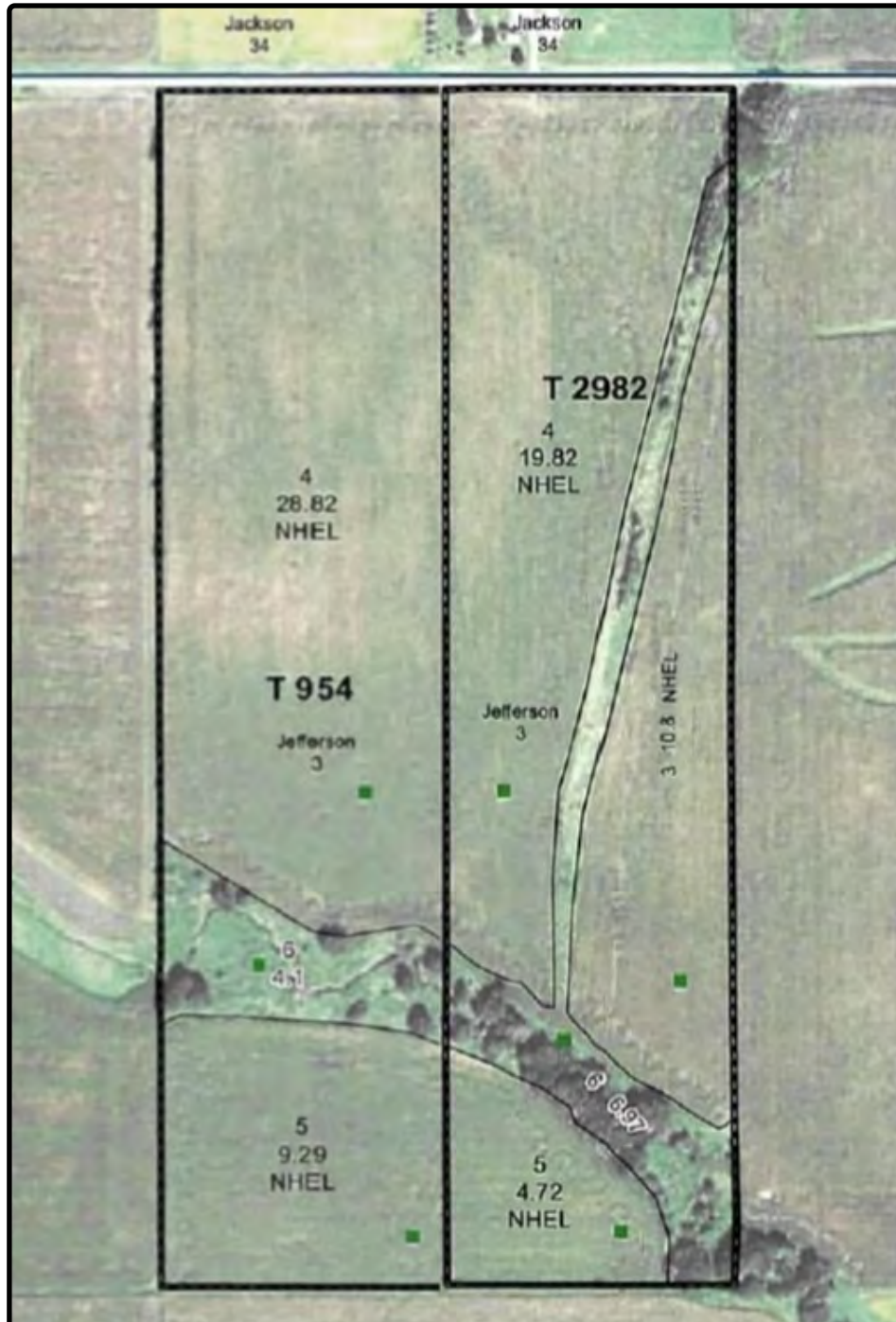
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Tract 954 - West half

Tract 2982 - East half



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Parcel 1 - Looking NW from the SE corner.



Parcel 1 - Looking NE from the SW corner.



Parcel 1



Parcel 1



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Parcel 1



Parcel 1



Parcel 1 - 10,000 bushel grain bin.



Parcel 1



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Parcel 2 - Looking SE from the NW corner.



Parcel 2 - Looking E/NE from the W bounda-



Parcel 2 - Looking SE from the W boundary.



Parcel 2



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Date: **Thursday,
December 14, 2017**

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

Site: **Amvets Post 30
102 E Greene St.
Clarksville, IA 50619**

Seller

Rex B. Chesnut Trust

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

Larry Anfinson
Anfinson and Luce PLC

Method of Sale

- Land will be offered by the **choice and privilege** method with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the remaining parcel, it will be offered with another round of bidding.
- 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 closing 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, 2019. Taxes will be prorated to closing.

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