



Total Acres:	146.51
Crop Acres:	144.01
Corn Base:	98.80
Bean Base:	42.90
Soil Productivity:	77.34 CSR2

Property Information

146.51 Acres, m/l

Location

Approximately 2 miles north of Urbana.
At the corner of County Rd. D65 and
Highway 150.

Legal Description

The Northwest Quarter except Southeast
Quarter of the Northwest Quarter; The
Northwest Quarter of the Southwest
Quarter, all in Section 10, Township 86
North, Range 9 West of the 5th P.M.,
Benton County, IA.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,848
Net Taxable Acres: 146.51
Tax per Net Taxable Acre: \$33.08

FSA Data

Farm Number 2392, Tract 3237
Crop Acres: 144.01
Corn Base: 98.8
Corn PLC Yield: 150 Bu.
Bean Base: 42.9
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-
Floyd complex. See soil map for detail.
• **CSR2:** 77.34 per 2017 Hertz GIS, based
on FSA crop acres.

Lease

Open lease for 2018.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None.

Comments

Strong presence of Clyde Floyd complex
and Kenyon loam soils.

*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.*

Spencer A. Smith
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Soil Map Entire Property

146.51 Acres, m/l



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	43.41	29.63	2	87	
83C	Kenyon loam, 5 to 9 percent slopes	41.55	28.36	3	85	
83B	Kenyon loam, 2 to 5 percent slopes	16.57	11.31	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	11.35	7.75	2	73	
408C	Olin fine sandy loam, 5 to 9 percent slopes	10.29	7.02	3	68	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.78	5.99	2	51	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.59	3.81	3	46	
782C2	Donnan silt loam, 5 to 9 percent slopes, moderately eroded	4.42	3.02	3	55	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.17	2.16	4e	34	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	1.05	0.72	6	8	
426C	Aredale loam, 5 to 9 percent slopes	0.32	0.22	3	86	

Measured Tillable Acres: 146.51

Average CSR2: 77.95

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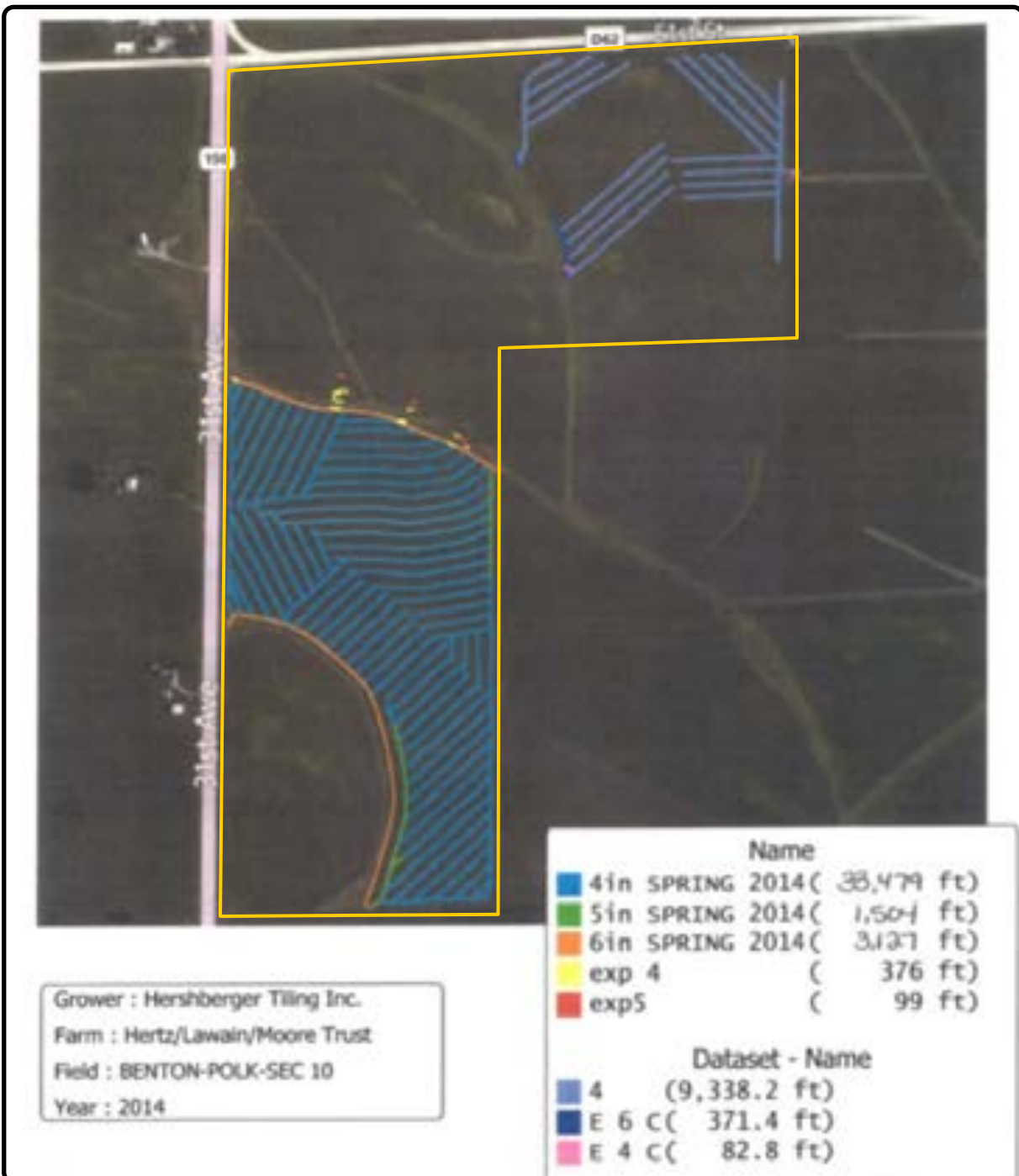
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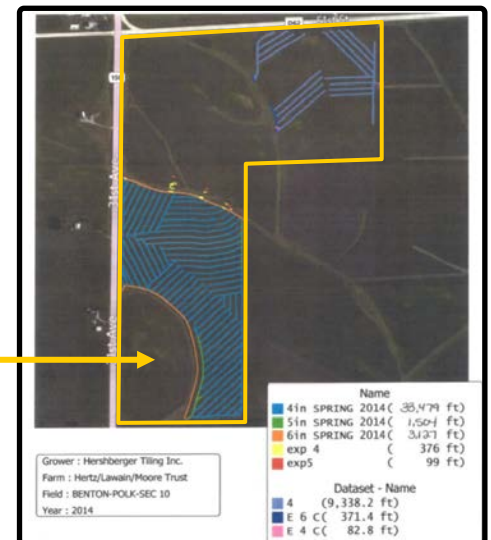
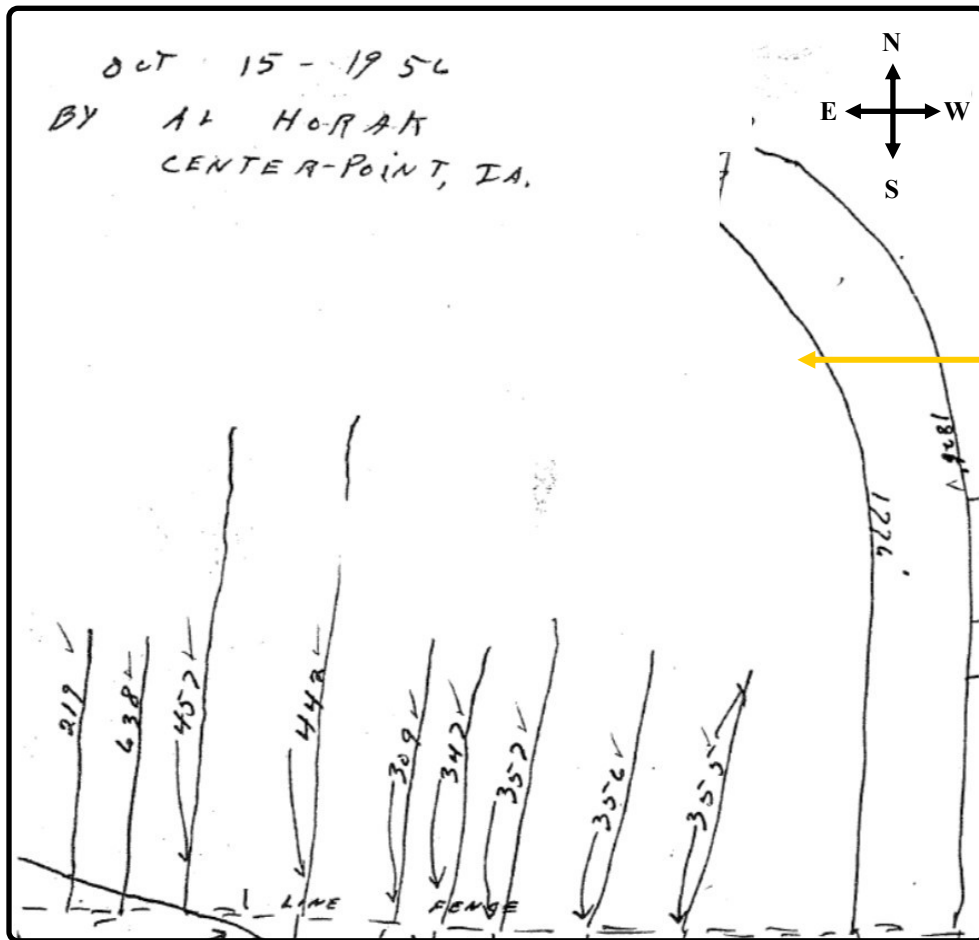
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Date: **Tuesday,
December 12, 2017**

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

Site: **Brandon Area
Community Center
802 Main St.
Brandon, IA 52210**

Seller

George R. Moore Estate

Agency

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

Auctioneer

Troy R. Louwagie

Attorney

Theresa Hoffman
Beecher, Field, Walker, Morris, Hoffman
& Johnson, P.C.

Method of Sale

- Parcel will be offered as a single parcel.
- 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 February 16, 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
closing.

Land Auction

ACREAGE:

146.51 Acres, m/l
Benton County, IA

DATE:

Tuesday
December 12, 2017
10:00 a.m.

LOCATION:

**Brandon Area
Community Bldg.**
Brandon, IA



Property Key Features

- Located on a hard surface road.
- Excellent expansion opportunity.
- Areas of pattern tile.

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