

Land Auction

ACREAGE:

67.97 Acres, m/l
Black Hawk County, IA

DATE:

Friday
December 15, 2017
10:00 a.m.

LOCATION:

Hudson Community Center
Hudson, IA



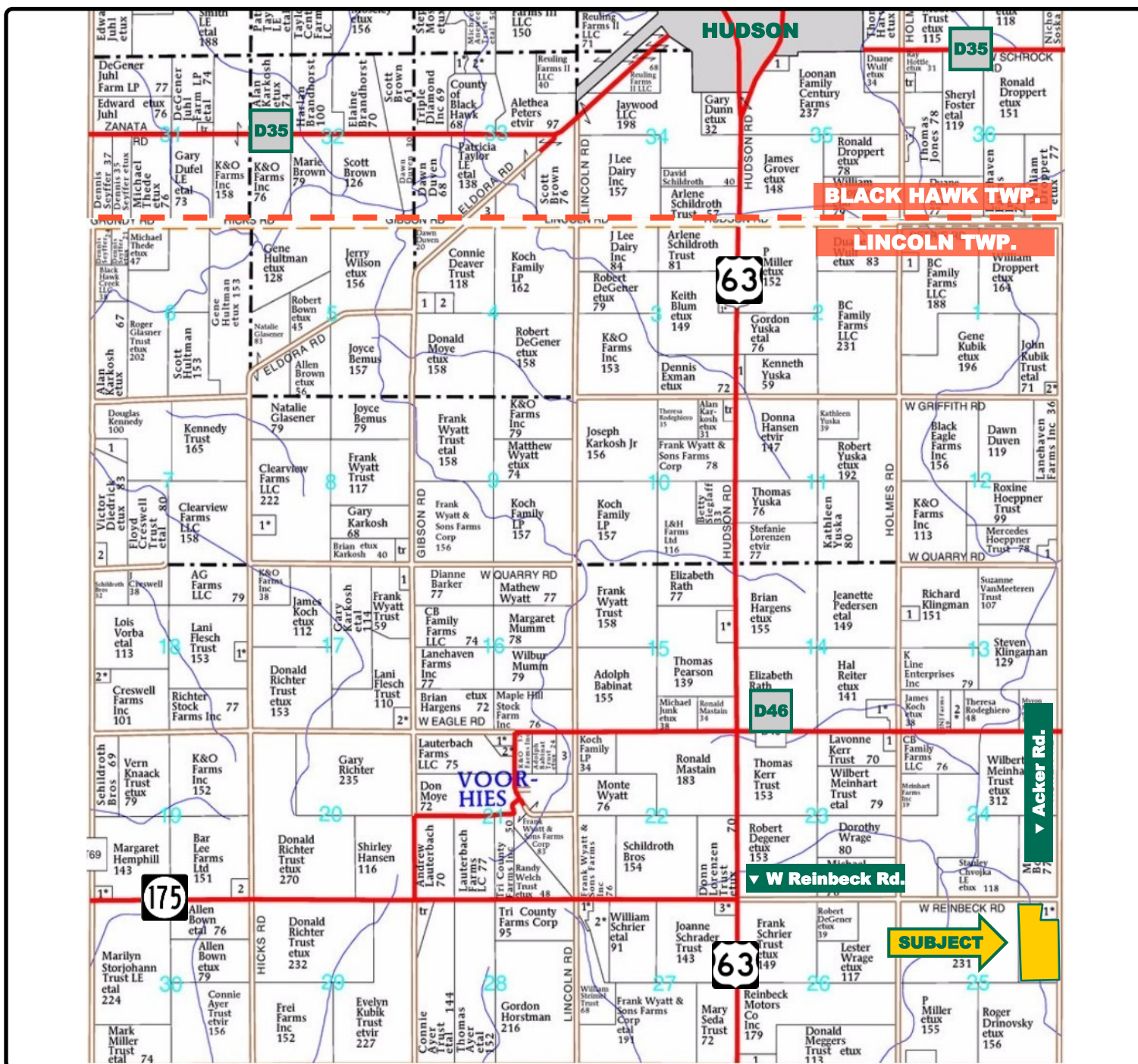
Property Key Features

- High quality soils
- Well maintained waterways
- Great location

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Total Acres:	67.97
Crop Acres:	68.10*
Corn Base:	33.50
Bean Base:	34.60
Soil Productivity:	92.17 CSR2

Property Information

67.97 Acres, m/l

Location

Approximately 6 miles southeast of Hudson. North border is West Reinbeck Rd. and east border is Acker Rd.

Legal Description

NE NE Section 25, Township 87 North, Range 14 West Exc Beg At NE corner said Sec. 25 TH S 652.6 Ft. TH S 89 Deg. 52 Min. W 666.2 Ft. TH N 652.6 Ft. to N Line TH N 89 Deg. 52 Min. E 668.8 Ft. to Pt. of Beg & Ease and SE NE Section 25, Township 87 North, Range 14 West of the 5th P.M. Black Hawk County, IA

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,318
Net Taxable Acres: 67.97
Tax per Net Taxable Acre: \$34.10

Land Description

Rolling hills.

FSA Data

Farm Number 6837, Tract 9763
Crop Acres: 68.10*
Corn Base: 33.5
Corn PLC Yield: 147 Bu.
Bean Base: 34.6
Bean PLC Yield: 50 Bu.
*62.6 acres currently tillable, 5.5 in waterways.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Maxmore silty clay loam and Dinsdale silty clay loam. See soil map for detail.

- **CSR2:** 92.17 per 2017 Hertz GIS, based on cropland acres.

Drainage

See tile map.

Buildings/Improvements

None

Water & Well Information

None

Comments

Lease open for 2018.

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

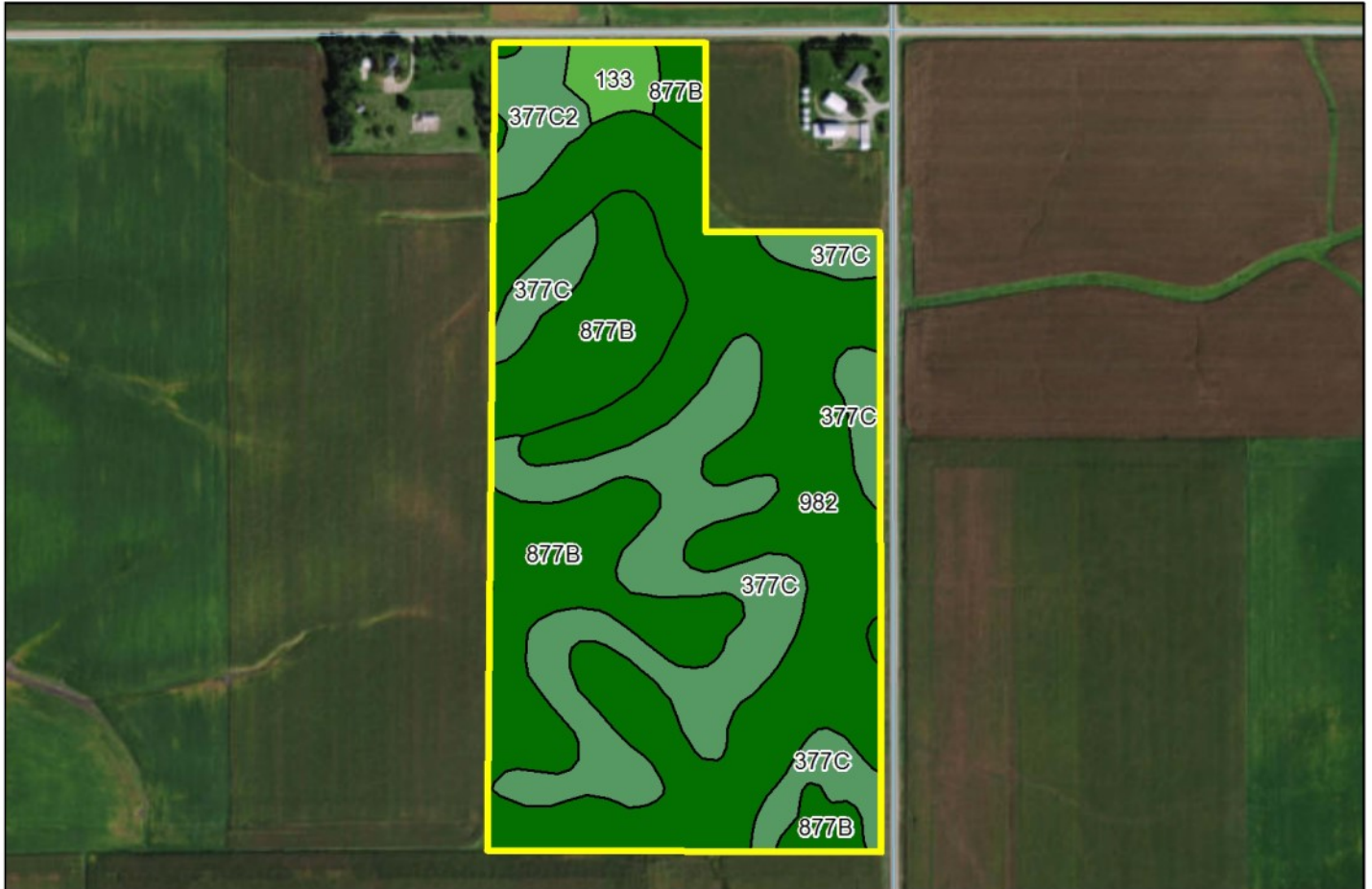
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Soil Map Entire Property

67.97 Acres, m/l



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
982	Maxmore silty clay loam, 0 to 2 percent slopes	28.71	42.24	2	94	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	18.72	27.53	3	89	
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	16.58	24.39	2	95	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	2.49	3.66	3	88	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.47	2.16	2	74	

Measured Tillable Acres: 67.97

Average CSR2: 92.21

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Soil Map Cropland Acres

62.6 Acres, m/l



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
982	Maxmore silty clay loam, 0 to 2 percent slopes	23.65	37.75	2	94	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	18.82	30.05	3	89	
877B	Dinsmore silty clay loam, 2 to 5 percent slopes	16.54	26.41	2	95	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	2.53	4.04	3	88	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.10	1.76	2	74	

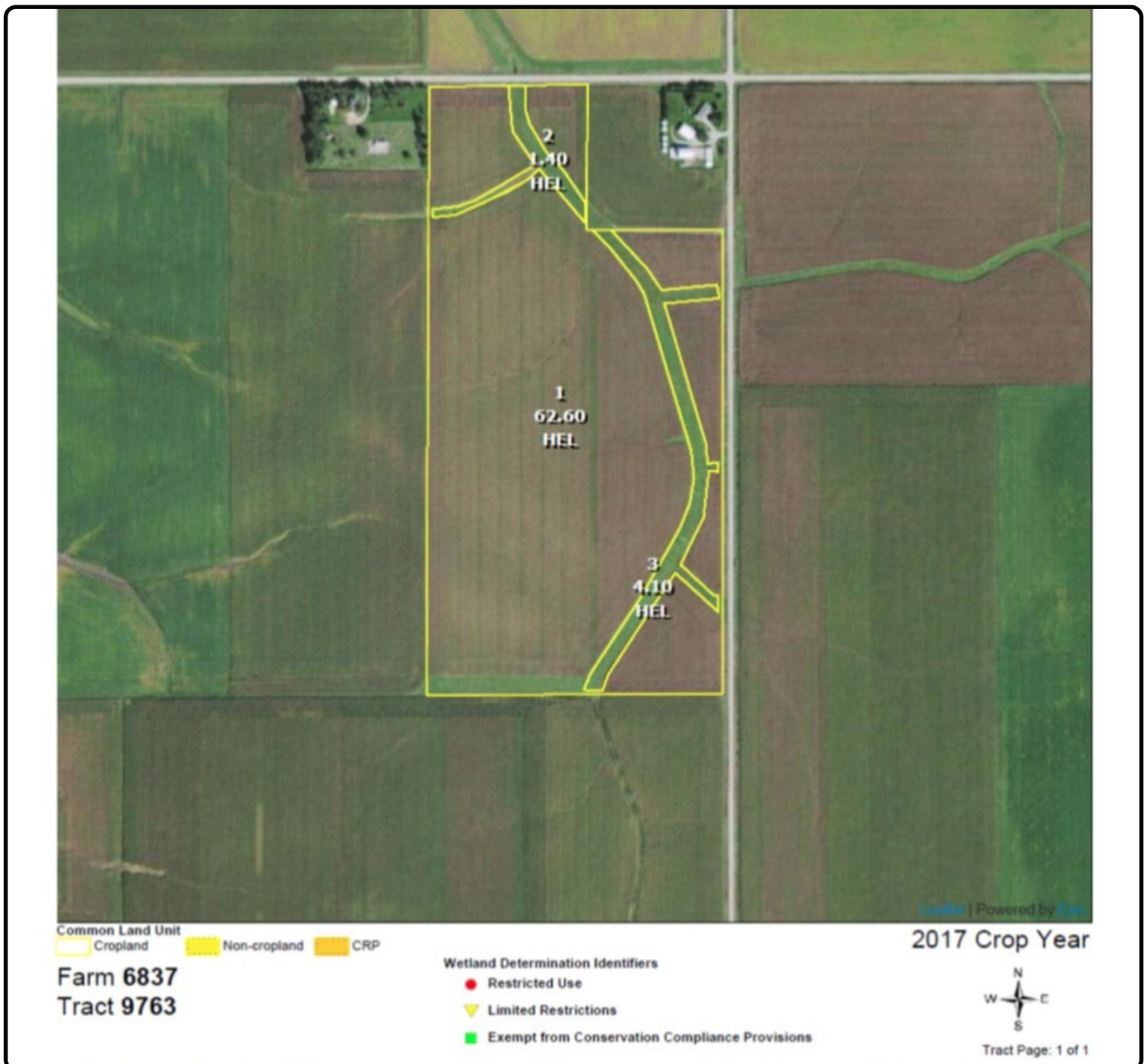
Measured Tillable Acres: 62.64

Average CSR2: 92.17

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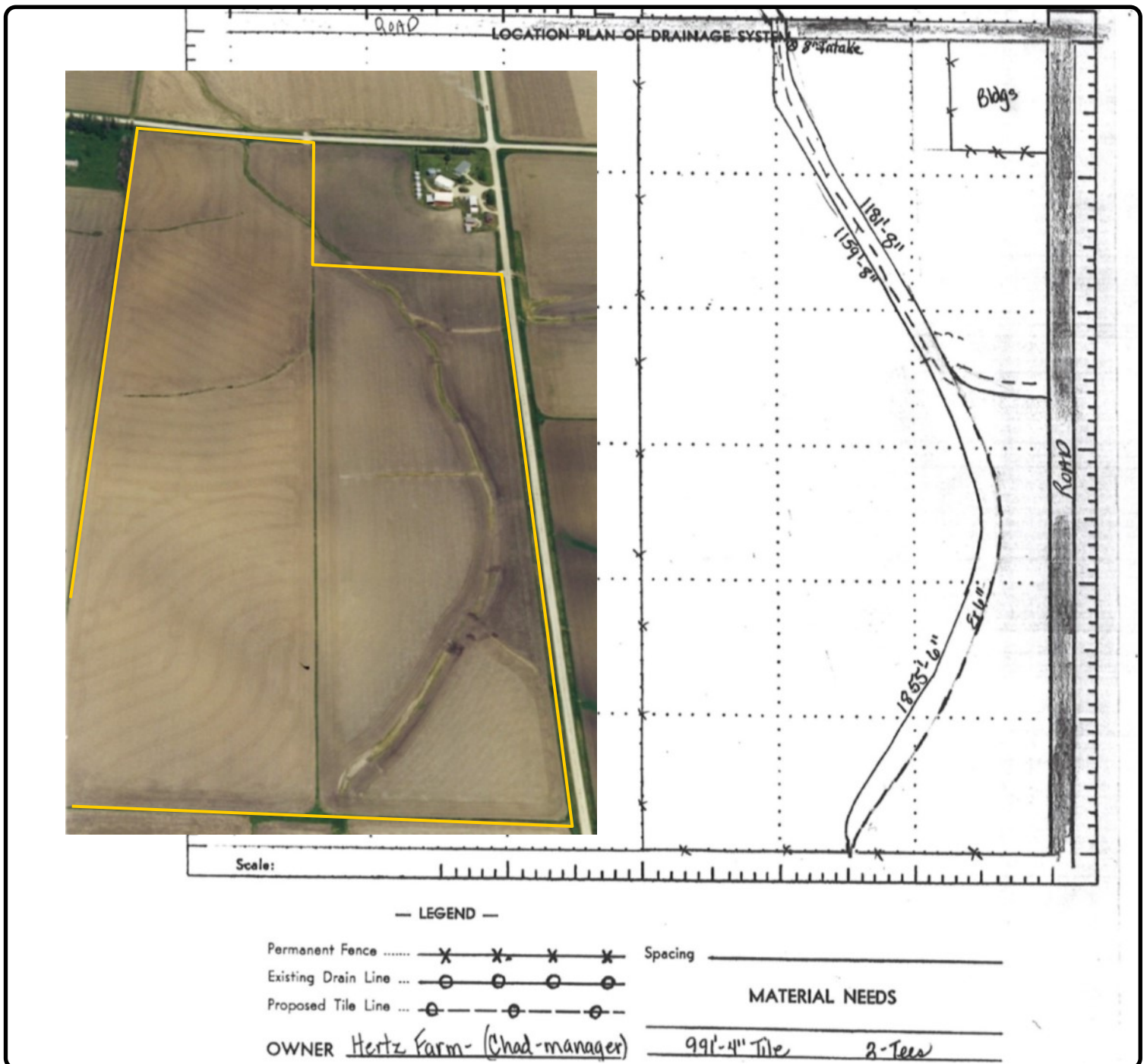
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Date: **Fri., December 15, 2017**

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

Site: **Hudson Community
Center
525 Jefferson St.
Hudson, IA 50643**

Seller

Richard Elmore Estate

Agency

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

Auctioneer

Troy R. Louwagie

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 January 23, 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.

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