

Land Auction

ACREAGE:**720.4 Acres, m/l**

In 5 parcels

Butler County, IA

DATE:

Thursday

December 14, 2017**1:00 p.m.****LOCATION:****Amvets Post 30**

Clarksville, IA



Property Key Features

- Productive farm ground
- Strong farming neighborhood
- Excellent recreational and hunting opportunities

Calvin B. Dickson
Licensed Broker in IA & MN
CalD@Hertz.ag

641-423-9531
2800 4th Street SW, Suite #7
Mason City, IA 50401
www.Hertz.ag



Parcel 1

Total Acres:	80.00
Crop Acres:	77.40*
Corn Base:	38.13*
Bean Base:	37.91*
Soil Productivity:	84.2 CSR2

Parcel 1 Property Information 80.0 Acres, m/l

Location

From Greene: 4 miles east on C13 then south 0.5 miles on T47. Property is on east side of T47.

Legal Description

The $\frac{1}{2}$ NW $\frac{1}{4}$, Section 10, T93N, R16 West of the 5th P.M., Dayton Twp., Butler County, Iowa. (Exact legal as per Abstract of Title.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,118
Net Taxable Acres: 79.0
Tax per Net Taxable Acre: \$26.81

FSA Data

Farm Number 5734
Crop Acres: 77.4*
Corn Base: 38.13*
Corn PLC Yield: 159 Bu.
Bean Base: 37.91*
Bean PLC Yield: 43 Bu.

**Farm is part of a larger FSA farm.
Acres and Bases are estimated. Local
FSA office will make final determination
of Acres and Bases.*

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon, Waukee and Ostrander loam. See soil map for detail.
• CSR2: 84.2 per 2017 AgriData, Inc., based on FSA crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	-	58
2014	178	-
2015	-	66
2016	222	-
2017	-	59

2013-2016 yield information provided by crop insurance; 2017 provided by operator scale.

Land Description

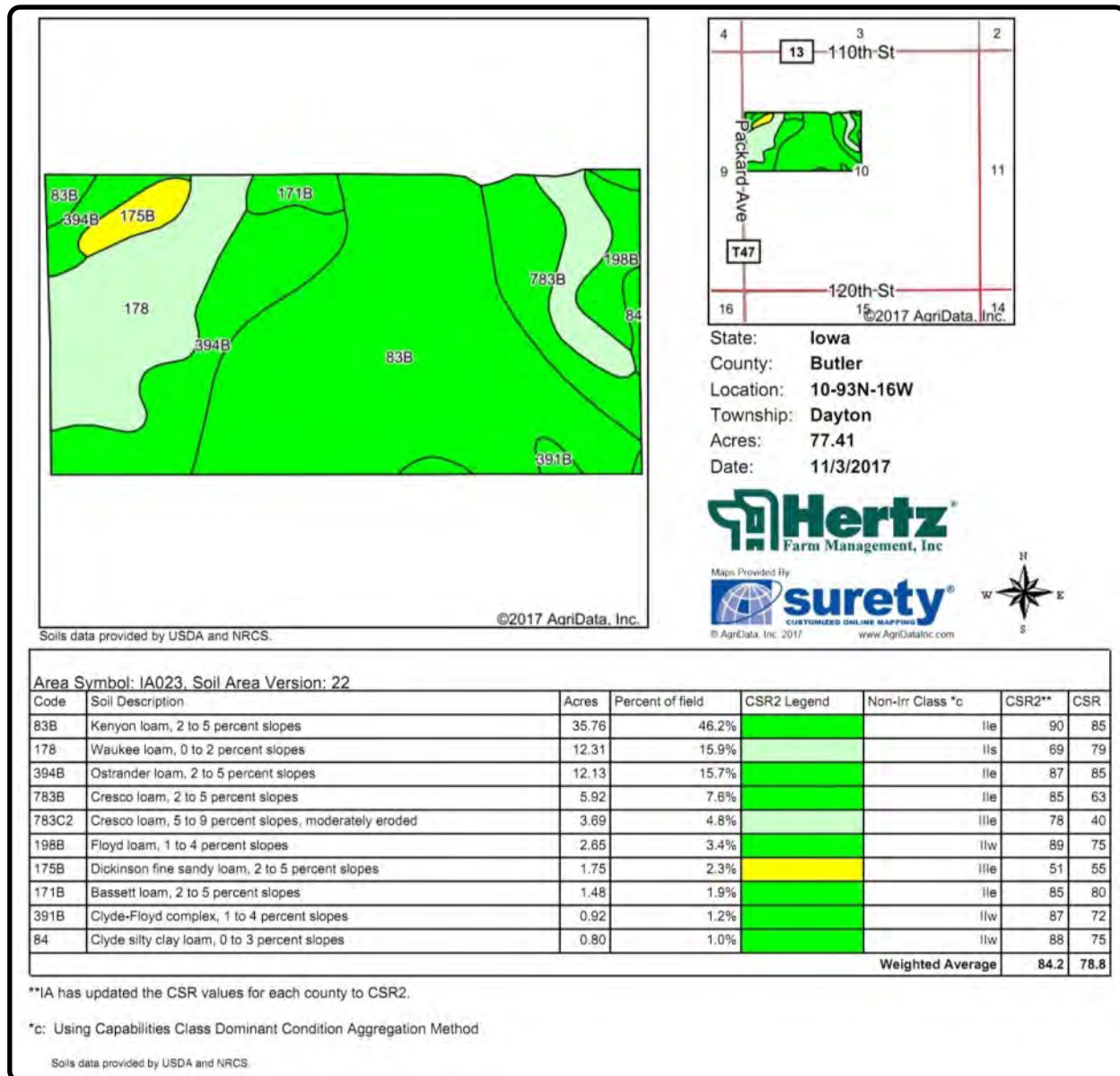
Level to moderately sloping.

Buildings/Improvements

None.

Drainage

Pattern tiled. Good natural drainage. *Tile maps available upon request.*



Water & Well Information

None.

Comments

Superb pattern tiled 80 acres on the blacktop with a CSR2 of 84.2.

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Parcel 2

Total Acres:	162.00
Effective Crop Acres:	106.38
Corn Base:	75.00
Bean Base:	6.80
Soil Productivity:	86.1 CSR2

Parcel 2 Property Information 162 Acres, m/l

Location

From Greene: 4 miles east on C13 then south 3.5 miles on T47. Property is on west side of T47.

Legal Description

Lot 4 in NE¼ SW¼; Lot 2, S½ NE¼; N½ SE¼; all in Section 28, T93N, R16, West of the 5th P.M., Dayton Twp., Butler Co., IA. (Exact legal per Abstract of Title.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,572

Net Taxable Acres: 132.24*

Tax per Net Taxable Acre: \$27.01*

*27.01 acres in Forest Reserve are tax exempt.

FSA Data

Farm Number 5733

Effective Crop Acres: 106.38

Corn Base: 75.0

Corn PLC Yield: 177 Bu.

Bean Base: 6.8

Bean PLC Yield: 42 Bu.

CRP Contracts

Contract #2529 includes 7.5 acres with an annual payment of \$1,178 expiring 9/30/2026. Contract #2527 includes 17.11 acres with an annual payment of \$3,247 expiring 9/30/2020.

Soil Types/Productivity

Primary soils are Du Page, Spilville and Flagler sandy loam. See soil map for detail.

- **CSR2:** 86.1 per 2017 AgriData, Inc., based on FSA effective crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	129	-
2014	-	30
2015	224	-
2016	-	0
2017	235	-

2013-2016 yield information provided by crop insurance; 2017 provided by operator scale.

Land Description

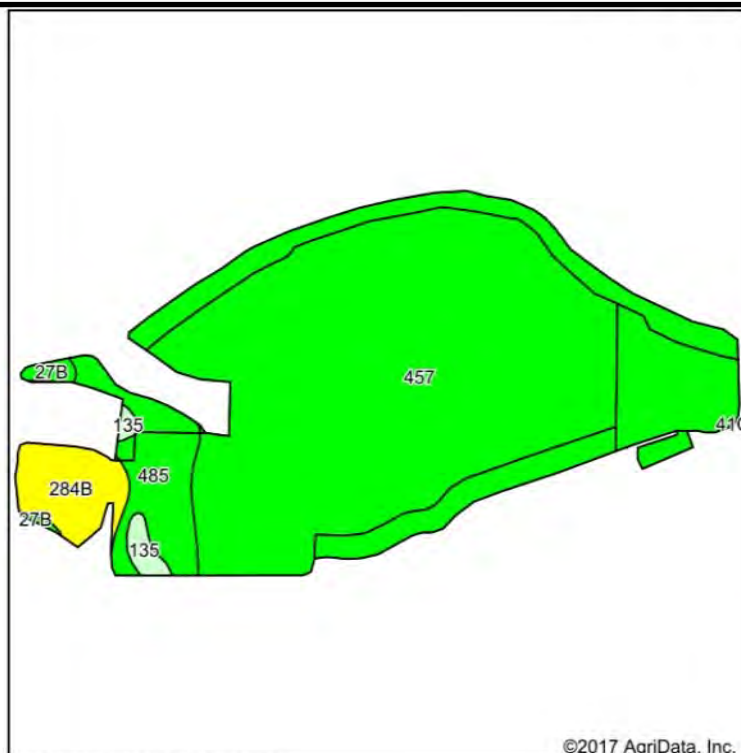
Level to near level with the exception of sloping timber acres in SE corner.

Buildings/Improvements

None.

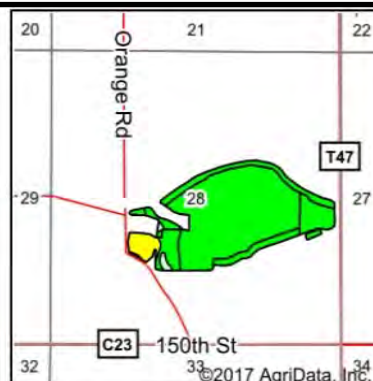
Drainage

Natural.



Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Butler**
Location: **28-93N-16W**
Township: **Dayton**
Acres: **106.38**
Date: **11/10/2017**



Maps Provided By



Area Symbol: IA023, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
457	Du Page loam, 0 to 2 percent slopes	91.45	86.0%		IIw		88	72
485	Spillville loam, 0 to 2 percent slopes	7.61	7.2%		IIw		90	92
284B	Flagler sandy loam, 2 to 5 percent slopes	5.30	5.0%		IIIe		51	50
135	Coland clay loam, 0 to 2 percent slopes	1.27	1.2%		IIw		74	80
27B	Terril loam, 2 to 5 percent slopes	0.75	0.7%		IIe		90	82
Weighted Average							86.1	72.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Water & Well Information

None.

Comments

A super PLC yield of 177 indicates the potential of this productive ground. Excellent timber ridge in the SE corner would lend itself well for a building site or many recreational uses. Great hunting.

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Parcel 3 Property Information 118.9 Acres, m/l

Location

From Greene: 4 miles east on C13, south on T47 for 4 miles then east 0.25 miles on 150th St. Property is on N side of 150th.

Legal Description

N½ SW¼ & SE¼ SW¼ except Parcel C,

and Lot 2 – 26.38-acres in S½ NW¼, all in Section 27, T93N, R16, West of the 5th P.M., Dayton Twp., Butler Co., IA. (Exact legal per Abstract of Title.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,270

Net Taxable Acres: 110.4*

Tax per Net Taxable Acre: \$20.56*

*8.5 acres in Forest Reserve are tax exempt.

Parcel 3

Total Acres:	118.9
Crop Acres:	55.10*
Corn Base:	37.60*
Bean Base:	15.20*
Soil Productivity:	75.5 CSR2

FSA Data

Farm Number 5734

Crop Acres: 55.1*

Corn Base: 37.6*

Corn PLC Yield: 159 Bu.

Bean Base: 15.20*

Bean PLC Yield: 43 Bu.

*Farm is part of a larger FSA farm. Acres and Bases are estimated. Local FSA office will make final determination of Acres and Bases.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Raddle, Dickinson and Saude loam. See soil map for detail.

• CSR2: 75.5 per 2017 AgriData, Inc., based on FSA crop acres.

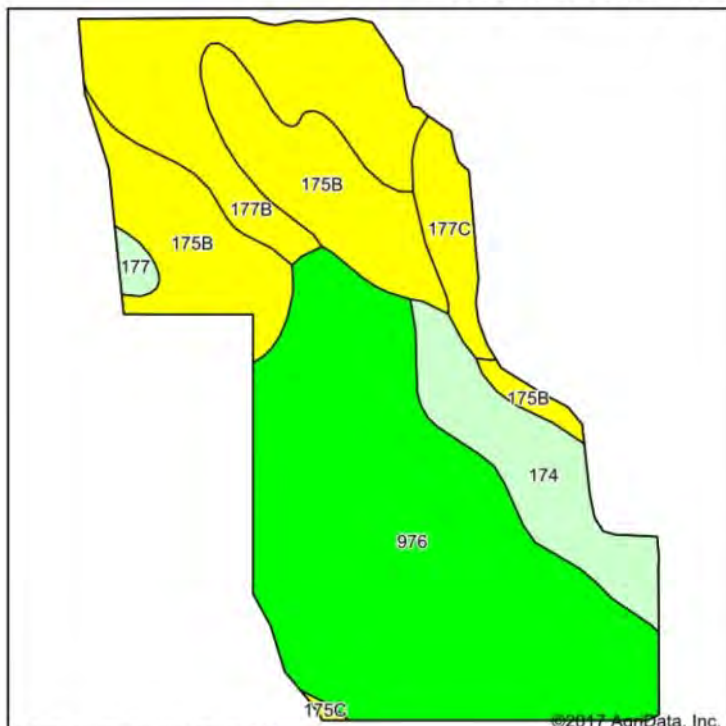
Yield History (Bu./Ac.)

Year	Corn	Beans
2013	-	54
2014	183	-
2015	-	63
2016	208	-
2017	-	59

2013-2016 yield information provided by crop insurance; 2017 from operator scale.

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State: Iowa
County: Butler
Location: 27-93N-16W
Township: Dayton
Acres: 55.1
Date: 11/3/2017



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
976	Raddle silt loam, 0 to 2 percent slopes	26.21	47.6%		Is	97	95
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	11.05	20.1%		IIIe	51	55
177B	Saude loam, 2 to 5 percent slopes	9.41	17.1%		IIIs	55	58
174	Bolan loam, 0 to 2 percent slopes	5.62	10.2%		IIIs	70	75
177C	Saude loam, 5 to 9 percent slopes	2.24	4.1%		IIIe	50	38
177	Saude loam, 0 to 2 percent slopes	0.46	0.8%		IIIs	60	63
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.11	0.2%		IIIe	46	40
Weighted Average						75.5	75.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Land Description

Level to slightly rolling.

Water & Well Information

None.

from the timber and pasture at north end of property. Great hunting.

Buildings/Improvements

None.

Comments

Great combination of recreational/timber land with productive crop ground and yield history to provide income. Picturesque views of the Shell Rock River

Drainage

Natural.

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Parcel 4

Total Acres:	79.50
Effective Crop Ac.:	67.5*
Corn Base:	35.30*
Bean Base:	5.73*
Soil Productivity:	63.7 CSR2

Parcel 4 Property Information 79.5 Acres, m/l

Location

From Clarksville: 2 miles north on Hwy 188, then 3 miles east on 160th Street. Property is on south side of 160th.

Legal Description

Lot 2 in NE¼, Sec. 4; Lot 3 and W½ vacated road, Sec. 3: all in T92N, R15W, Butler Twp., Butler Co., IA. (Exact legal per Abstract of Title.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$1,534
Net Taxable Acres: 77.51
Tax per Net Taxable Acre: \$19.79

FSA Data

Farm Number 705, Tract 1810

Crop Acres: 67.5*

Corn Base: 35.30*

Corn PLC Yield: 143 Bu.

Bean Base: 5.73*

Bean PLC Yield: 44 Bu.

**Farm is part of a larger FSA farm. Acres and Bases are estimated. Local FSA office will make final determination of Acres and Bases.*

CRP Contracts

Contract #2976 includes 29.0 acres with an annual payment of \$3,727 expiring 9/30/2018.

Soil Types/Productivity

Primary soils are Spillville, Terril, Rokton and Sogn loam. See soil map for detail.

- CSR2: 63.7 per 2017 AgriData, Inc., based on FSA effective crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	-	49
2014	185	-
2015	-	55
2016	167	-
2017	-	48

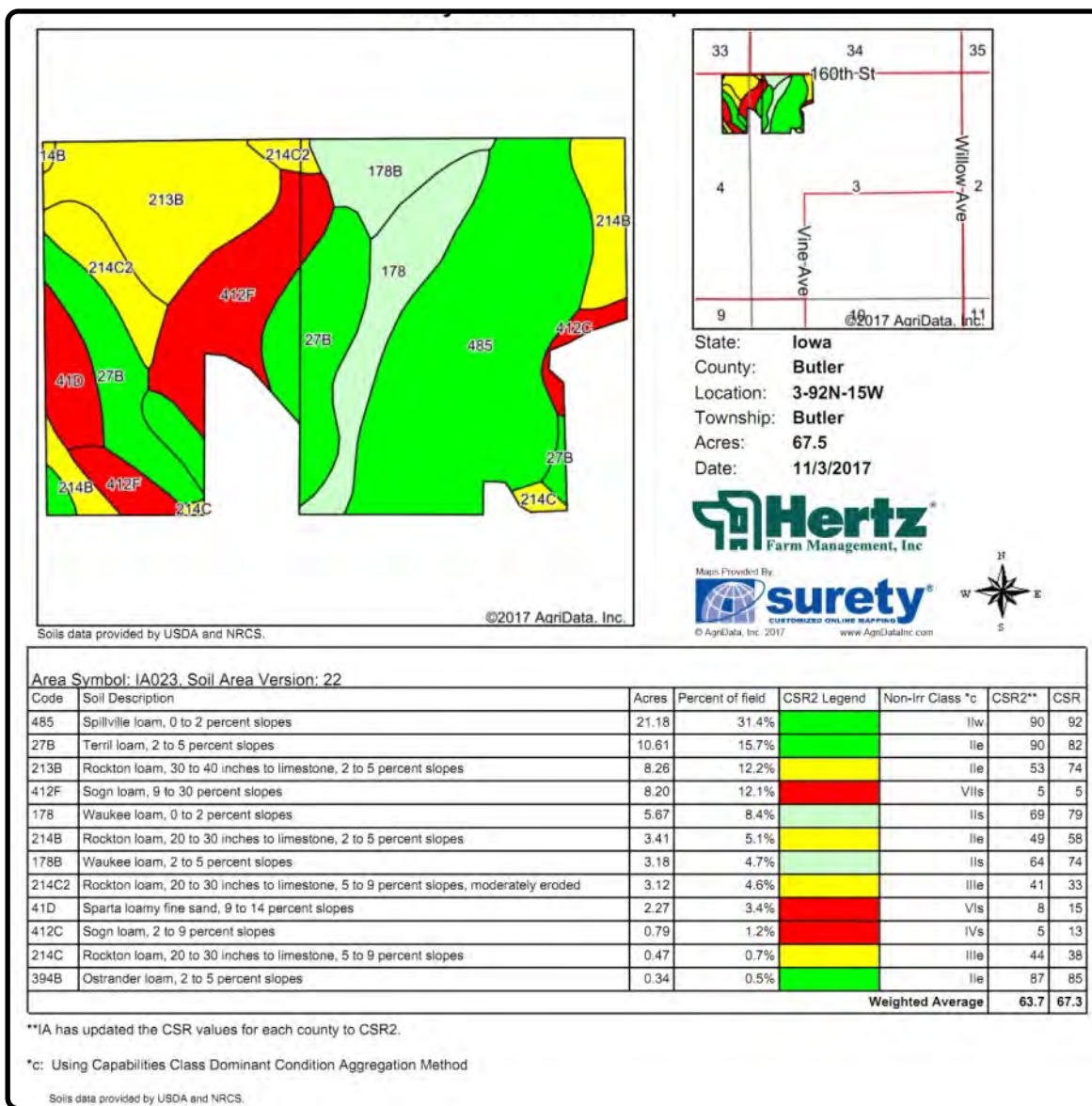
2013-2016 yield information provided by crop insurance; 2017 provided by operator scale.

Land Description

Gently to moderately sloping.

Buildings/Improvements

None.



Drainage

Natural.

included in FSA crop ac. have not been in row crop production in recent years.

Water & Well Information

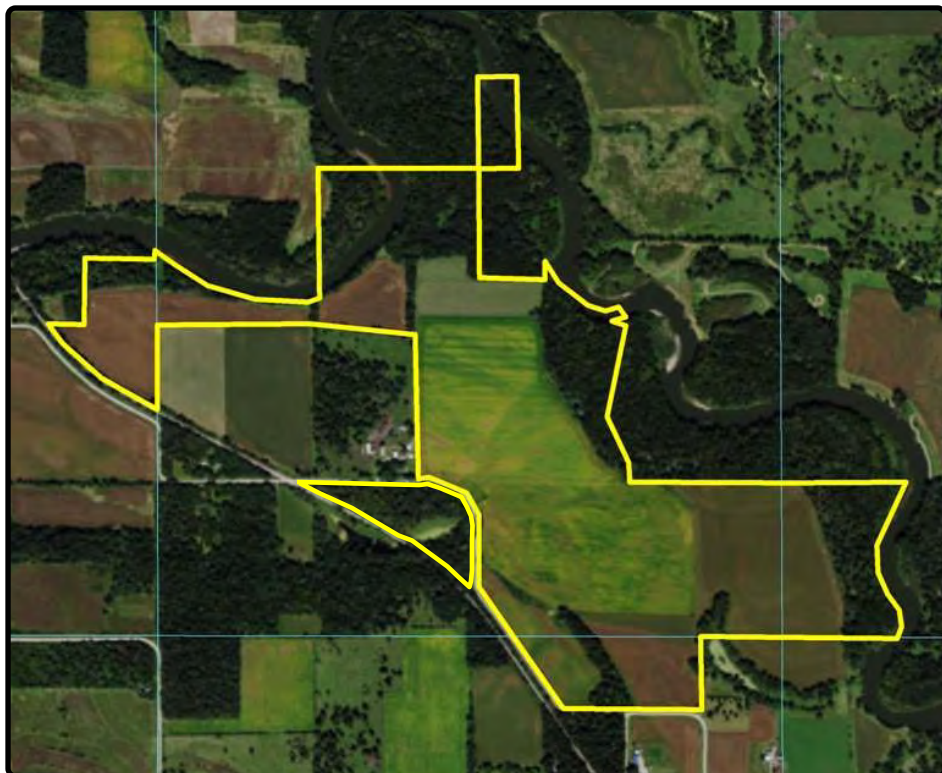
None.

Comments

Productive 38.5 acre field to east with a CSR2 of 78.1. 7.69 ac., pasture & trees

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Parcel 5

Total Acres:.	280.00
Effective Crop Acres:	176.19
Corn Base:	84.8
Bean Base:	66.5
Soil Productivity:	69.3 CSR2

Parcel 5 Property Information 280.0 Acres, m/l

Location

From Clarksville: South 0.5 miles on Hwy 188, then east 1 mile on Timber Road. Property is on both sides of Timber Road.

Legal Description

Multiple parcels in Sections 19, 20, 21 and 29, all in T92N, R15W, Butler Twp., Butler Co., IA. (Exact legal per Abstract of Title.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,692

Net Taxable Acres: 210.65*

Tax per Net Taxable Acre: \$22.27

*65.35 acres in Forest Reserve are tax

exempt.

FSA Data

Farm Number: 344, Tract 1850

Crop Acres: 176.19

Corn Base: 84.8

Corn PLC Yield: 132 Bu.

Bean Base: 66.5

Bean PLC Yield: 38 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Spillville, Saude, Waukee, Flagler and Wapsie loam. See soil map for detail.

- CSR2: 69.3 per 2017 AgriData, Inc., based on FSA effective crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2013	117	43
2014	135	28
2015	151	53
2016	0	6
2017		51

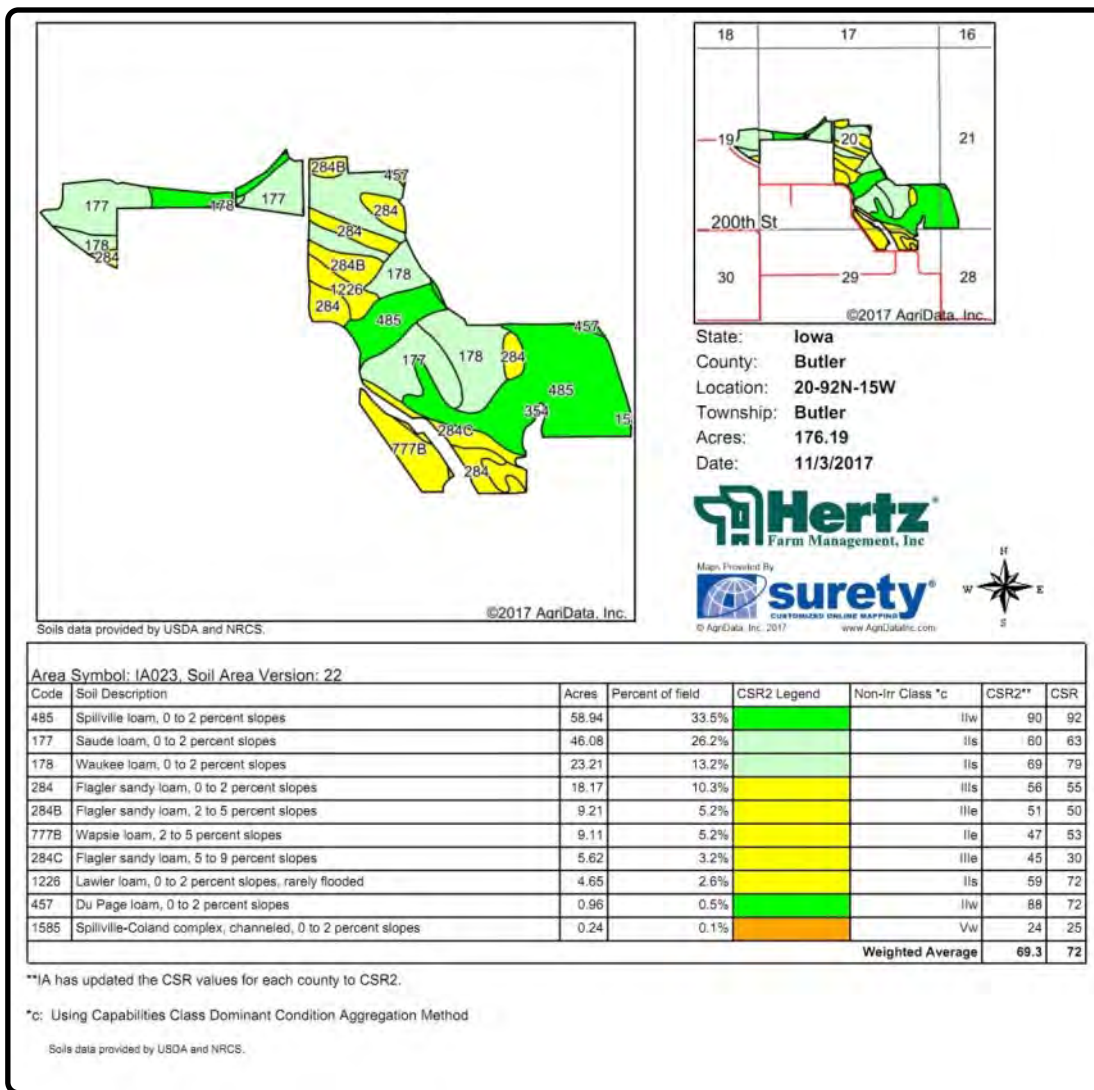
2013-2016 yield information provided by crop insurance; 2017 to be taken from settlement sheets when harvest is complete.

Land Description

Majority of farm is nearly level with some moderate slopes at the south end of the farm.

Buildings/Improvements

None.



Drainage

Natural except for 6" tile main 1,460' long running through the middle of the farm.

Water & Well Information

None.

Comments

Productive farm ground with many recreational and hunting opportunities with timber and the Shell Rock River.

Property Showings

Please contact the acreage owner at (319)415-6181 before driving onto the property.

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.

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Parcel 1 - 80.0 Acres, m/l



Parcel 2 - 162.0 Acres, m/l



Parcel 2 - 162.0 Acres, m/l



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Parcel 3 - 118.9 Acres, m/l



Parcel 4 - 79.5 Acres, m/l



Parcel 4 - 79.5 Acres



Parcel 5 - 280.0 Acres, m/l



Parcel 5 - 280.0 Acres, m/l



Date: **Thurs., Dec. 14, 2017**

Time: **1:00 p.m.**

Site: **Amvets Post 30
102 East Greene Street
Clarksville, IA 50619**

Seller

Heery Family Heirs.

Agency

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

Auctioneer

Troy Louwagie, ALC

Method of Sale

- Parcels will be offered as individual parcels.
- 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 17, 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.