

Land Auction

ACREAGE:

272.0 Acres, m/l
Butler County, IA

DATE:

Wednesday
January 10, 2018
10:00 a.m.

LOCATION:

Greene Comm. Ctr.
Greene, IA



Property Key Features

- Productive farm in a strong farming neighborhood
- Four ethanol plants located within 43 miles of the farm
- Considerable drainage tile

Sterling C. Young, AFM
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Total Acres:	272.00
Crop Acres:	263.74
Corn Base:	158.70
Bean Base:	102.50
Soil Productivity:	83.2 CSR2

Property Information

272.0 Acres, m/l

Location

12887 Hickory Ave., Greene, IA. From Jct. of Hwy 14 and C13 in Greene, west 4 mi. on C13 then south 2 mi. on Hickory Ave. to 130th St. Farm is just S of the intersection on west side of the road.

Legal Description

SE4; SW4NE4; E2NE4 less approx. 6.5 ac. in the NE4 of said tract; Section 19, T93N, R17W, Cold Water Twp.

Real Estate Tax

Taxes Payable 2017 - 2018: \$7,236.00
Net Taxable Acres: 267.4
Tax per Net Taxable Acre: \$27.06

FSA Data

Farm Number 5303, Tracts 6783-6786
Crop Acres: 263.74
Corn Base: 158.7
Corn PLC Yield: 150 Bu.
Bean Base: 102.5
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Clyde, Floyd, Ostrander, Bassett and Thorp. See soil map for detail.

- **CSR2:** 83.2 per 2017 AgriData, Inc., based on FSA crop acres.

Yield History (Bu./Ac.)

Year	Corn	Beans
2017	200+	None

Yield information is reported by tenant.

Land Description

Level to gently sloping.

Buildings/Improvements

Drying Bin: GSI 12,000 bu. 36' x 18.33' with Sukup stirring device, Farm Fans dryer and fan, horizontal unload auger.

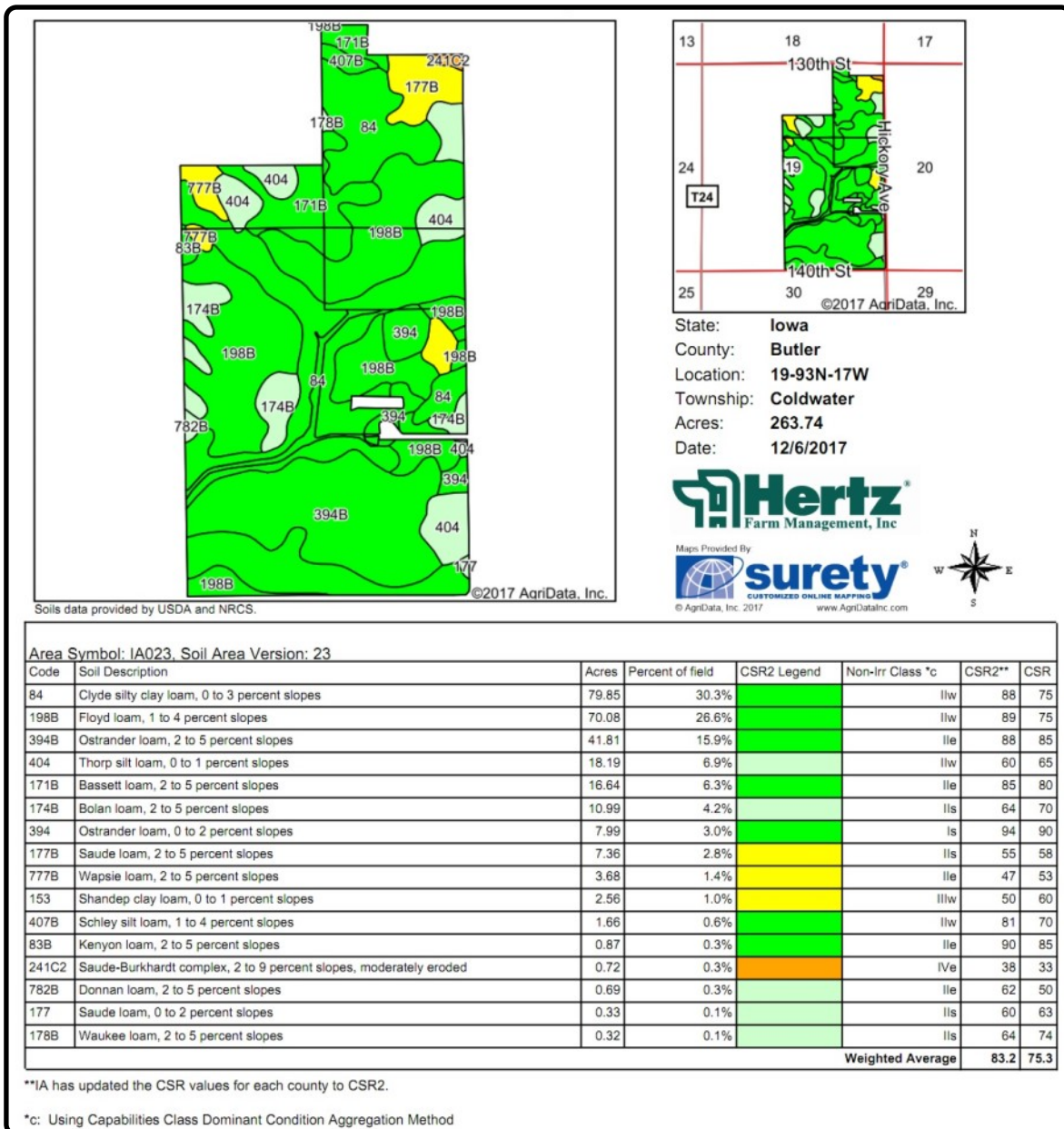
Storage Bins: GSI 6,000 bu. 21' x 21.66' and 8,500 bu. 27' x 18.50'. Both with aeration fans and unload augers.

Drainage

Considerable tile drainage plus grassed waterways. *Aerial photos showing tile lines available upon request and/or on website.*

Water & Well Information

A drilled, cased well of unknown quality or quantity with submersible pump is located just SW of the bin site.



Comments

Productive farm in a strong farming neighborhood. Four ethanol plants are located within 43 miles of the farm. Buyer will receive \$13,639.09 of

remaining undepreciated lime that has been applied in the last two years at no additional cost.

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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Looking north from southwest corner



Date: **Wed., January 10, 2018**

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

Site: **Greene Community Ctr.
202 W South St.
Greene, IA 50636**

Seller

Robert D. Angus Irrevocable Trust and
Anne H. Angus Revocable Trust.

Agency

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

Auctioneer

Marv Huntrods, ALC

Method of Sale

- 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 13, 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 February 13, 2018.

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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