

Land Auction

ACREAGE:

154.5 Acres, m/l
Grundy County, IA

DATE:

Thursday
May 3, 2018
10:00 a.m.

LOCATION:

Location
Hardin Co. Fairgrounds,
Eldora, IA



© 2018 Google Imagery Date 10/2/15

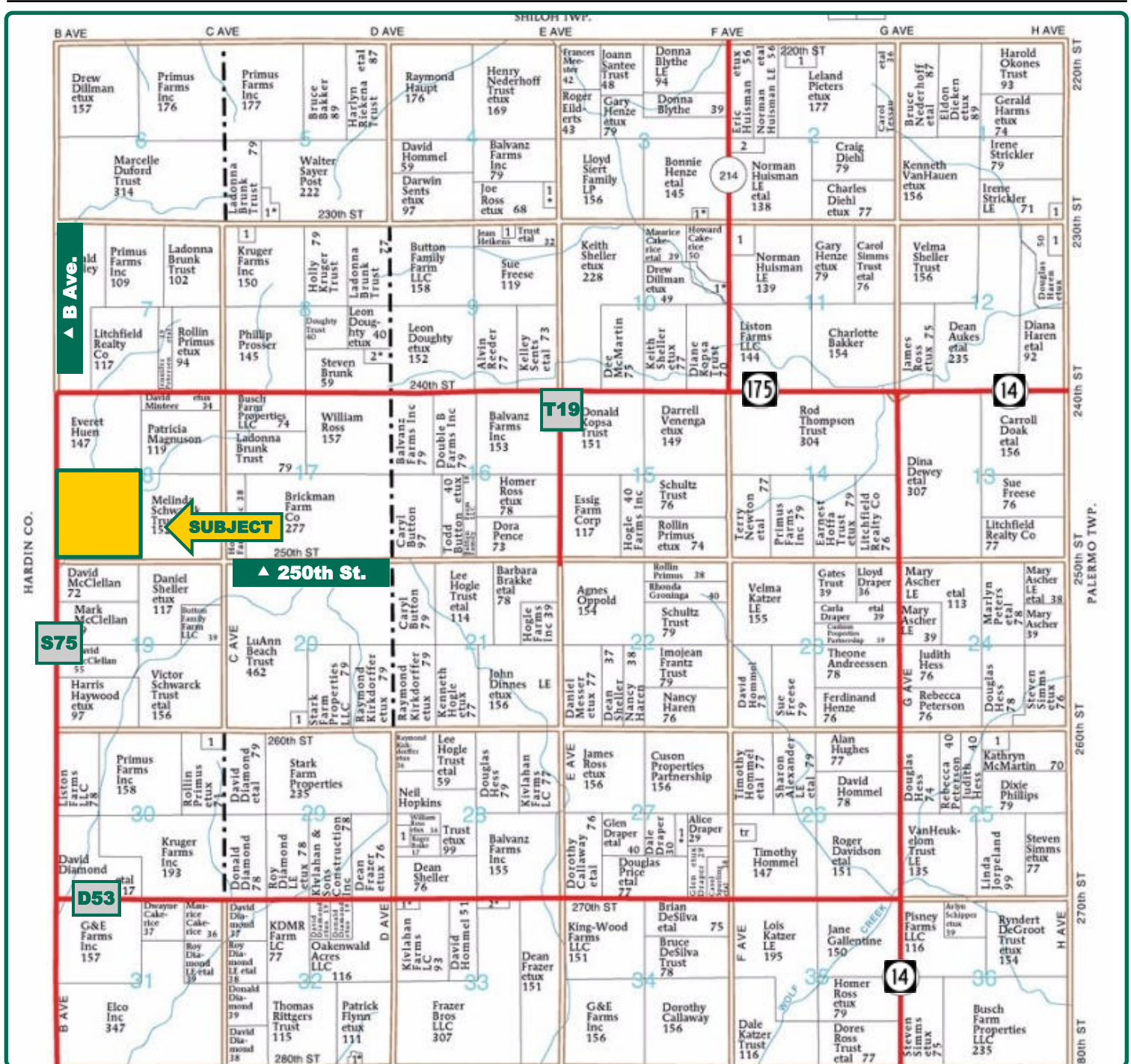
Property Key Features

- High Quality Soils with 88.7 CSR2!
- Paved Road Access
- 32' x 60' Pole Barn

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Total Acres:	154.50
Crop Acres:	124.61
Corn Base Acres:	93.0
Bean Base Acres:	25.2
Soil Productivity:	88.7 CSR2

Property Information

154.5 Acres, m/l

Location

From Grundy Center: Go 11 miles west on Hwy. 175 to S75/ B. Ave., then 1 mile south. Farm is on the east side of the road.

Legal Description

The SW 1/4, Section 18, Township 87 North, Range 18 West of the 5th p.m. (Melrose Twp.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,110
Net Taxable Acres: 152.5
Tax per Net Taxable Acre: \$32.75

FSA Data

Farm Number 759
Estimated Crop Acres: 124.61 (Includes CRP & 1.27 Ac. Certified Grass)
Corn Base Acres: 93
Corn PLC Yield: 140 Bu.
Bean Base Acres: 25.2
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 6.42 acres enrolled in a CRP Contract that pays \$1,290 annually and expires 9/30/19.

Soil Types/Productivity

Primary soils are Tama, Sawmill and Colo. See soil map for detail.
• **CSR2:** 88.7 per 2018 AgriData, Inc., based on FSA non grass crop acres.

Land Description

Gently rolling to rolling

Buildings/Improvements

Pole Barn- 32" x 60"

Drainage

Natural drainage plus waterways, creek access.

Water & Well Information

None Known.

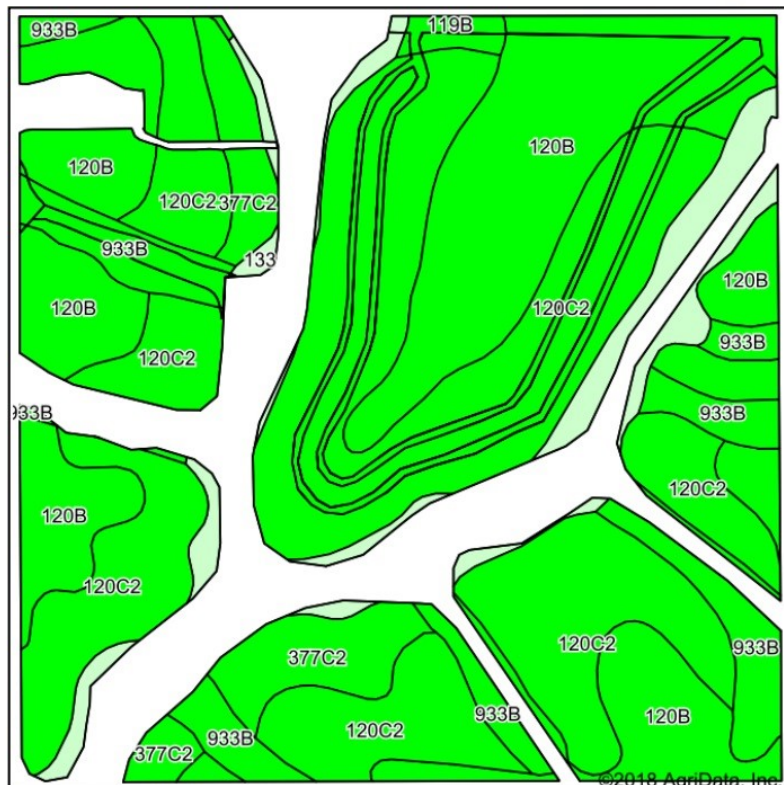
Comments

High Quality soils on western Grundy County farm.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Grundy**
Location: **18-87N-18W**
Township: **Melrose**
Acres: **124.54**
Date: **3/20/2018**



Maps Provided By:

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Area Symbol: IA075. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	57.84	46.4%		IIIe	87	78
120B	Tama silty clay loam, 2 to 5 percent slopes	38.70	31.1%		IIe	95	95
933B	Sawmill-Garwin complex, 1 to 4 percent slopes	11.74	9.4%		IIw	85	75
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.94	6.4%		IIw	78	80
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	7.38	5.9%		IIIe	85	73
119B	Muscataine silty clay loam, 2 to 5 percent slopes	0.94	0.8%		IIe	95	95
Weighted Average						88.7	83

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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Date: **Thursday May 3, 2018**

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

Site: **Hardin County Fairgrounds
Youth Building
301 11th Ave.
Eldora, IA 50627**

Seller

Thelma A. Klemensen Estate

Agency

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

Auctioneer

Kyle J. Hansen, ALC

Attorney

Scott Brown, Attorney
Brown, Kinsey Funkhouser & Lander P.L.C

Method of Sale

- Parcel will be offered as a single tract of land.
- 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 October 1, 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, 2019. Taxes will be prorated to October 1, 2018.

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