

# Land Auction

**ACREAGE:**

**160.0 Acres, m/l**  
Poweshiek County, IA

**DATE:**

Friday  
**September 7, 2018**  
**10:00 a.m.**

**LOCATION:**

**Malcom Auditorium**  
Malcom, IA



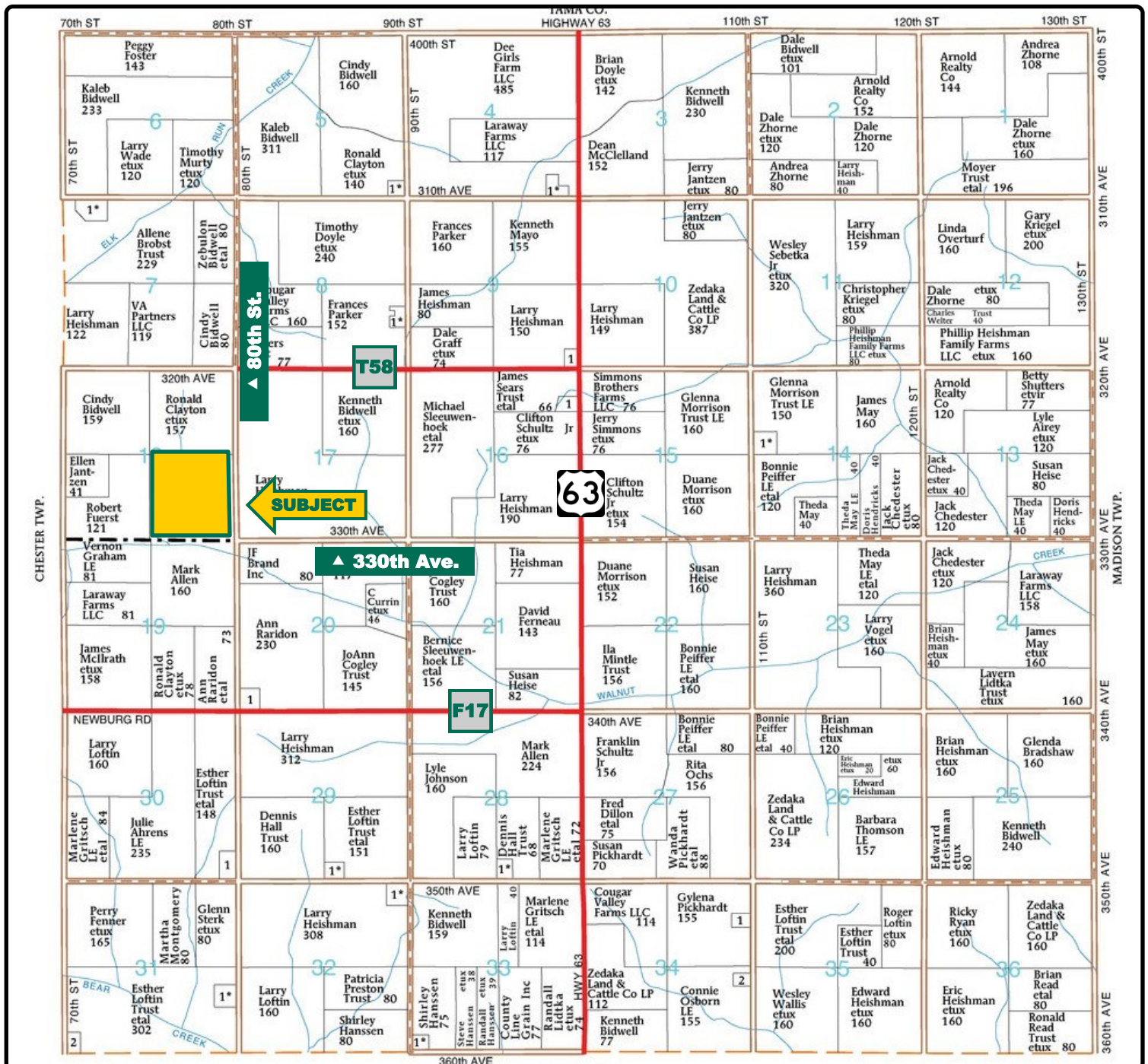
## Property Key Features

- Nice Laying Farm in Poweshiek County
- 151.57 Crop Acres
- 69.2 CSR2

**Marv Huntrods, ALC**  
Licensed in IA, NE & SD  
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|                           |                  |
|---------------------------|------------------|
| <b>Total Acres:</b>       | <b>160.00</b>    |
| <b>Crop Acres:</b>        | <b>151.57</b>    |
| <b>Corn Base Acres:</b>   | <b>151.50</b>    |
| <b>Soil Productivity:</b> | <b>69.2 CSR2</b> |

## Property Information

### 160 Acres, m/l

### Location

4 miles east of Grinnell on Hwy 6, then 5 miles north on 80th St. OR 2 miles north of Malcom on Hwy 63, then 4 miles west on Hwy 6 and 5 miles north on 80th St.

### Legal Description

SE¼, Section 18, Township 81 North, Range 15 West of the 5th P.M. (Sheridan Twp.)

### Real Estate Tax

Taxes Payable 2018-2019: \$4,058  
Net Taxable Acres: 157.6  
Tax per Net Taxable Acre: \$25.36

### FSA Data

Farm Number 5240, Tract 1656  
Crop Acres: 151.57 HEL  
Corn Base Acres: 151.5  
Corn PLC Yield: 165 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Tama, Shelby & Coloe. CSR2 on the FSA crop acres is 69.2 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to moderately steep

### Buildings/Improvements

None

### Drainage

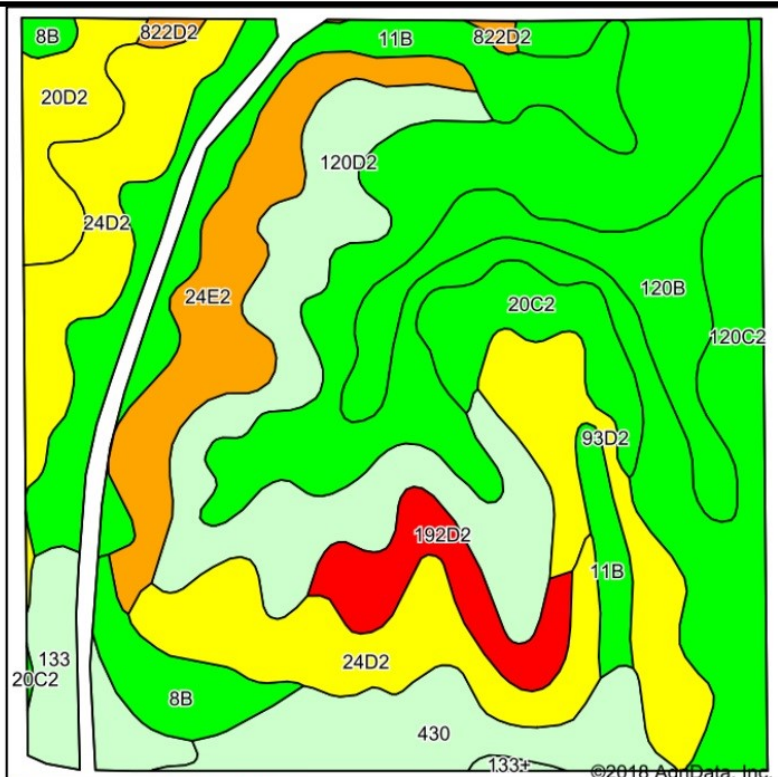
Natural plus tile (Maps available).

### Water & Well Information

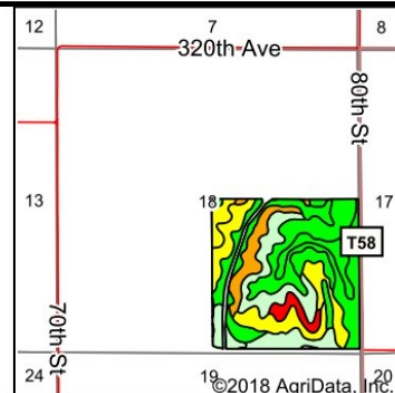
None

### Comments

Nice laying Poweshiek County farm.



Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Poweshiek**  
Location: **18-81N-15W**  
Township: **Sheridan**  
Acres: **151.57**  
Date: **6/18/2018**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA157, Soil Area Version: 21

| 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                   | 35.92 | 23.7%            |             | IIIe             | 87     | 76   |
| 120D2            | Tama silty clay loam, 9 to 14 percent slopes, eroded                  | 18.83 | 12.4%            |             | IIIe             | 62     | 66   |
| 24D2             | Shelby loam, 9 to 14 percent slopes, moderately eroded                | 18.58 | 12.3%            |             | IIIe             | 51     | 49   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                               | 15.90 | 10.5%            |             | IIw              | 83     | 68   |
| 24E2             | Shelby loam, 14 to 18 percent slopes, moderately eroded               | 10.59 | 7.0%             |             | IVe              | 36     | 38   |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes                           | 10.16 | 6.7%             |             | Ile              | 95     | 93   |
| 430              | Ackmore silt loam, 0 to 2 percent slopes                              | 8.80  | 5.8%             |             | IIw              | 77     | 83   |
| 93D2             | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded       | 8.14  | 5.4%             |             | IIIe             | 44     | 25   |
| 20C2             | Killduff silty clay loam, 5 to 9 percent slopes, eroded               | 5.24  | 3.5%             |             | IIIe             | 81     | 73   |
| 192D2            | Adair clay loam, 9 to 14 percent slopes, moderately eroded            | 5.15  | 3.4%             |             | IVe              | 16     | 15   |
| 133              | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded     | 4.55  | 3.0%             |             | IIw              | 78     | 80   |
| 20D2             | Killduff silty clay loam, 9 to 14 percent slopes, eroded              | 4.43  | 2.9%             |             | IIIe             | 55     | 65   |
| 8B               | Judson silty clay loam, 2 to 5 percent slopes                         | 4.32  | 2.9%             |             | Ile              | 93     | 90   |
| 822D2            | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded     | 0.69  | 0.5%             |             | IVe              | 22     | 15   |
| 133+             | Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 0.27  | 0.2%             |             | IIw              | 78     | 85   |
| Weighted Average |                                                                       |       |                  |             |                  | 69.2   | 64.5 |

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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Northeast looking southwest



North looking south



South looking North



Northeast looking southwest



Date: **Fri. September 7, 2018**

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

Site: **Malcom Auditorium  
212 Main St.  
Malcom, IA 50157**

#### **Seller**

Altemeier Farms, Inc.

#### **Agency**

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

#### **Auctioneer**

Marvin D. Huntrods

#### **Method of Sale**

- This property 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 November 14, 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 harvest of 2018 crop. Open lease for 2019. Taxes will be prorated to November 14, 2018.