

Land Auction

ACREAGE:

130.0 Acres, m/l
Marshall County, IA

DATE:

Friday
September 28, 2018
10:00 a.m.

LOCATION:

Consumer's Energy
Marshalltown, IA

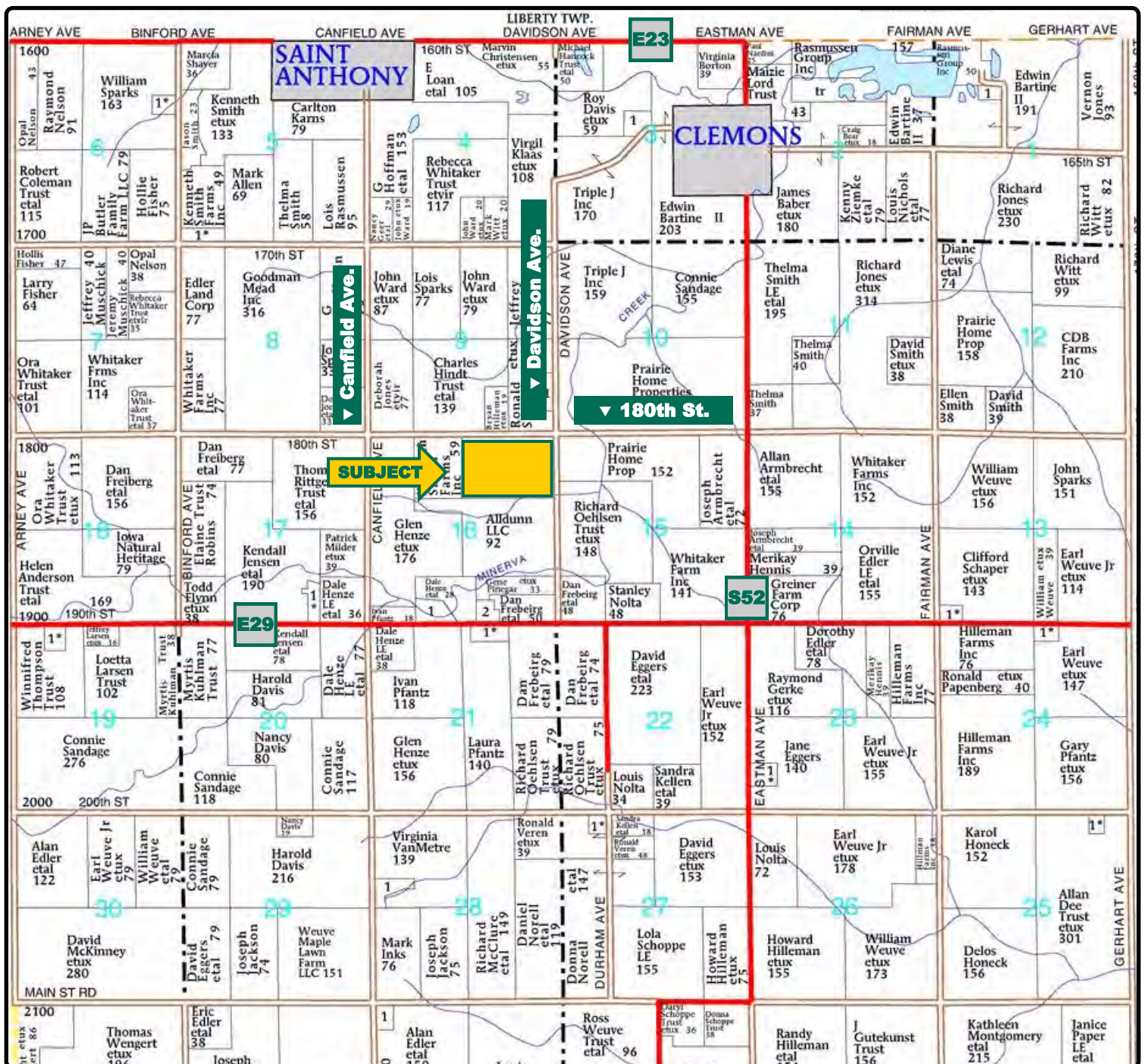


Property Key Features

- Nice Western Marshall County Farm
- CSR2 of 81.7 on 125.85 Crop Acres
- 1236 180th St., State Center, IA 50247

Kyle J. Hansen, ALC
Licensed Broker in IA, MO
KyleH@Hertz.ag

800-593-5263/515-382-1500
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



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Total Acres:	130.00
Crop Acres:	125.85
Corn Base Acres:	124.60
Bean Base Acres:	0.10
Soil Productivity:	81.7 CSR2

Property Information

130.0 Acres, m/l

Location

From State Center: Go 5 miles north on Co. Rd. S52 to 180th St., then west 1 mile. Property lies on the south side of 180th St.

Address

1236 180th St.
State Center, IA 50247

Legal Description

NE¼, Except South 30 acres, in Section 16, Township 84 North, Range 20 West of the 5th p.m. (Minerva Twp.)

Land Description

Gently to moderately sloping

Real Estate Tax

Taxes Payable 2018-2019: \$3,730
Net Taxable Acres: 126.5
Tax per Net Taxable Acre: \$29.49

FSA Data

Farm Number 6517
Crop Acres: 125.85
Corn Base Acres: 124.6
Corn PLC Yield: 173 Bu.
Bean Base Acres: .01
Bean PLC Yield: 53 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Clarion, Coland-Terril and Tama. CSR2 on the FSA crop acres is 81.7 per 2018 AgriData, Inc. See soil map for detail.

Yield History (Bu./Ac.)

	Corn	Beans
2017 APH	189	55

Yield information is reported by Farm Manager from Crop Insurance records.

Buildings/Improvements

18' x 30' Grain bin. Seller reserves right to grain bin until 6/30/2019. During that time Seller will pay electricity used at the bin site.

Drainage

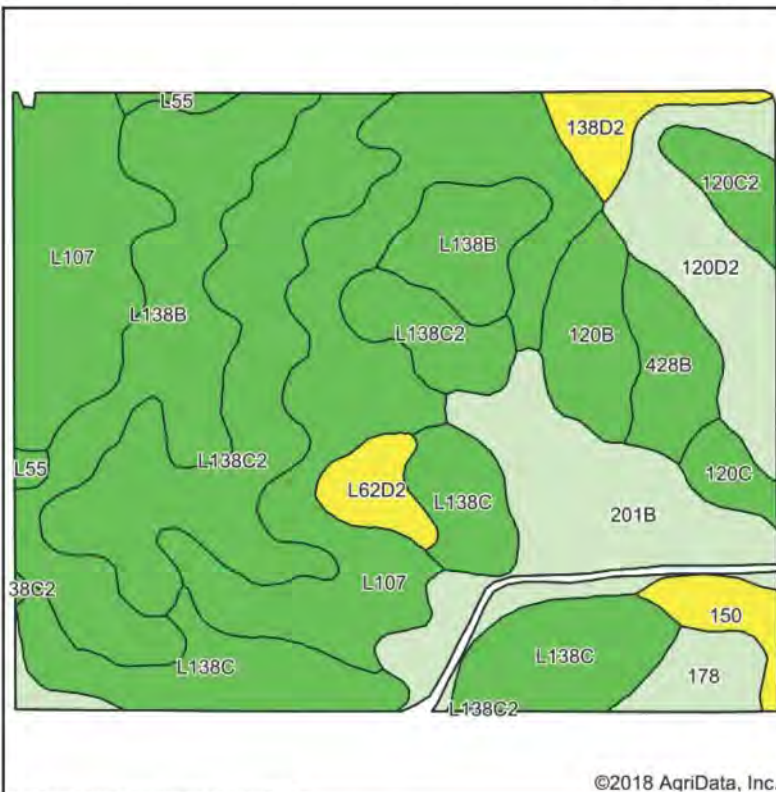
Natural, plus tile

Water & Well Information

None known

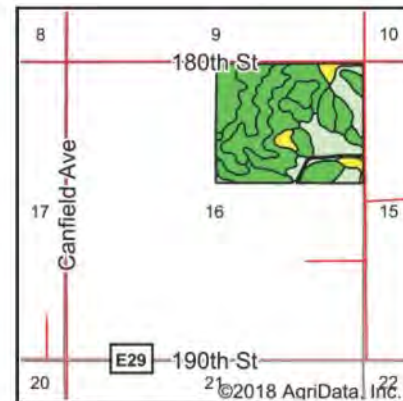
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Soils data provided by USDA and NRCS.

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State: Iowa
County: Marshall
Location: 16-84N-20W
Township: Minerva
Acres: 125.85
Date: 8/2/2018



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	30.35	24.1%		Ilw	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	19.32	15.4%		Ille	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	18.42	14.6%		Ille	88	
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	15.07	12.0%		Ille	84	
201B	Coland-Terril complex, 2 to 5 percent slopes	13.32	10.6%		Ilw	75	67
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	7.78	6.2%		Ille	62	68
120B	Tama silty clay loam, 2 to 5 percent slopes	4.30	3.4%		Ille	95	95
428B	Ely silty clay loam, 2 to 5 percent slopes	3.64	2.9%		Ille	88	88
178	Wauke loam, 0 to 2 percent slopes	2.47	2.0%		Ille	69	79
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.33	1.9%		Ille	56	58
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.29	1.8%		Ille	87	78
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	2.18	1.7%		Ille	41	
150	Hanska loam, 0 to 2 percent slopes	2.01	1.6%		Ilw	55	72
120C	Tama silty clay loam, 5 to 9 percent slopes	1.60	1.3%		Ille	90	80
L55	Nicollet loam, 1 to 3 percent slopes	0.77	0.6%		Ille	91	
Weighted Average						81.7	*-

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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Center of farm looking west



Center of Farm looking southeast



Northwest looking southeast



Grain bin in northwest corner



Date: **Friday, Sept. 28, 2018**
Time: **10:00 a.m.**
Site: **Consumer's Energy Bldg.
2074 242nd St.
Marshalltown, IA 50158**

Seller
Mark and Cheryl Rittgers

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

Auctioneer
Kyle J. Hansen

Method of Sale

- Property 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 November 20, 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 Seller reserving rights to grain bin until June 30, 2019. Taxes will be prorated to November 20, 2018.

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