

# Land Auction

ACREAGE:

59.02 Acres, m/l  
Hancock County, IA

DATE:

Friday  
November 2, 2018  
10:00 a.m.

LOCATION:

Corwith Community  
Center  
Corwith, IA



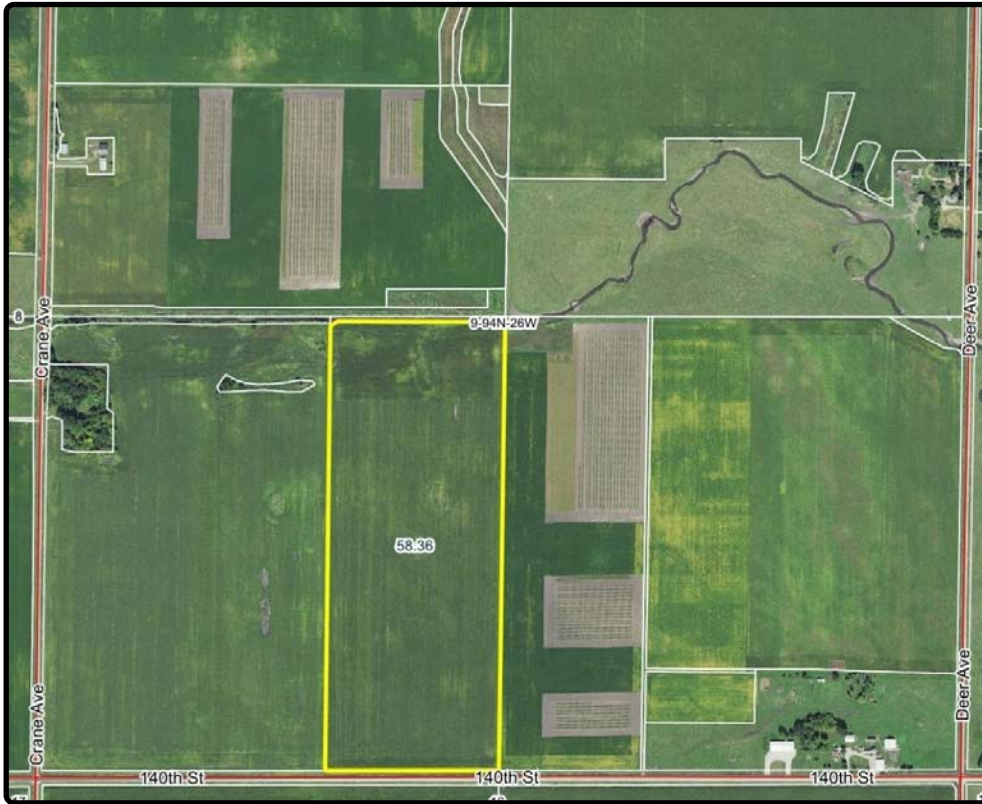
## Property **Key Features**

- **58.37 Crop Acres with 78.9 CSR2**
- **High Quality Farm with good producing soils**
- **Good field efficiency**

Gary S. Loos, AFM  
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<b>Total Acres:</b>	<b>59.02, ml</b>
<b>Crop Acres:</b>	<b>58.37</b>
<b>Corn Base Acres:</b>	<b>58.37</b>
<b>Soil Productivity:</b>	<b>78.9 CSR2</b>

## Property Information

59.02 Acres, m/l

## Location

**From Corwith:** One mile south and 1.5 miles east on 140th street.

## Legal Description

The east 60 rods of the Southwest Quarter (SW¼) of Section Nine (9), Township Ninety-four (94 North), Range Twenty-six (26) West of the 5th P.M., Hancock County, Iowa.

## Real Estate Tax

Taxes Payable 2018 - 19: \$1,230.00

Net Taxable Acres: 59.02

Tax per Net Taxable Acre: \$20.84

## FSA Data

Farm Number 1444, Tract 2077

Crop Acres: 58.37

Corn Base: 58.37

Corn PLC Yield: 161 Bu.

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Canisteo clay loam and Nicollet clay loam. CSR2 on the FSA crop acres is 78.9 per 2018 AgriData, Inc. See soil map for detail.

## Land Description

Mostly level topography except north 10 acres which slope to creek.

## Buildings/Improvements

None.

## Drainage

Surface drainage is generally adequate. It is assumed there is some tile, but no maps are available.

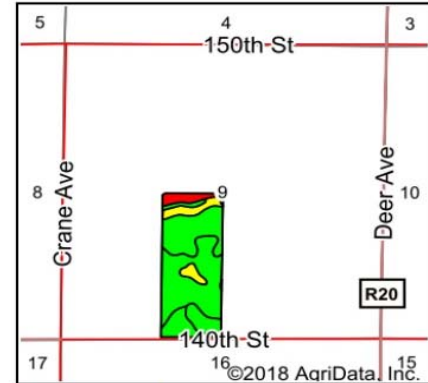
## Water & Well Information

None.

## Comments

High quality, rectangular farm with good-producing soils and good field efficiency.

## Soils Map



State: **Iowa**  
 County: **Hancock**  
 Location: **9-94N-26W**  
 Township: **Magor**  
 Acres: **58.36**  
 Date: **8/16/2018**



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

Area Symbol: IA081, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	NCCPI Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	24.46	41.9%		llw	84	78	79
55	Nicollet clay loam, 1 to 3 percent slopes	18.94	32.5%		lw	89	88	78
107	Webster clay loam, 0 to 2 percent slopes	5.19	8.9%		llw	86	83	80
641D2	Clarion-Sunburg complex, 9 to 14 percent slopes, moderately eroded	3.57	6.1%		llle	44	44	50
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	3.12	5.3%		Vw	13	25	22
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.77	3.0%		lllw	59	57	77
485B	Spillville loam, 2 to 5 percent slopes	1.16	2.0%		lle	88	85	82
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.09	0.2%		llle	83	64	65
1339	Truman silt loam, 0 to 2 percent slopes	0.06	0.1%		lw	99	87	87
<b>Weighted Average</b>						<b>78.9</b>	<b>76.3</b>	<b>73.9</b>

\*\*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.

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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View from southeast corner looking northwesterly.



View from south to north.

**Date:** Fri., November 2, 2018

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

**Site:** Corwith Comm. Center  
110 Wayne St.  
Corwith, IA 50430

#### **Seller**

Rosemary Lou Assink Estate

#### **Agency**

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

#### **Auctioneer**

Marv Huntrods

#### **Attorney**

John C. Larsen

Redfern Mason Larsen & Moore, PLC

#### **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 December 6, 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 December 6, 2018.