

Land Auction

ACREAGE:

100 Acres, m/l
Tama County, IA

DATE:

Thursday
November 8, 2018
10:00 a.m.

LOCATION:

North Tama
Activity Center
Traer, IA



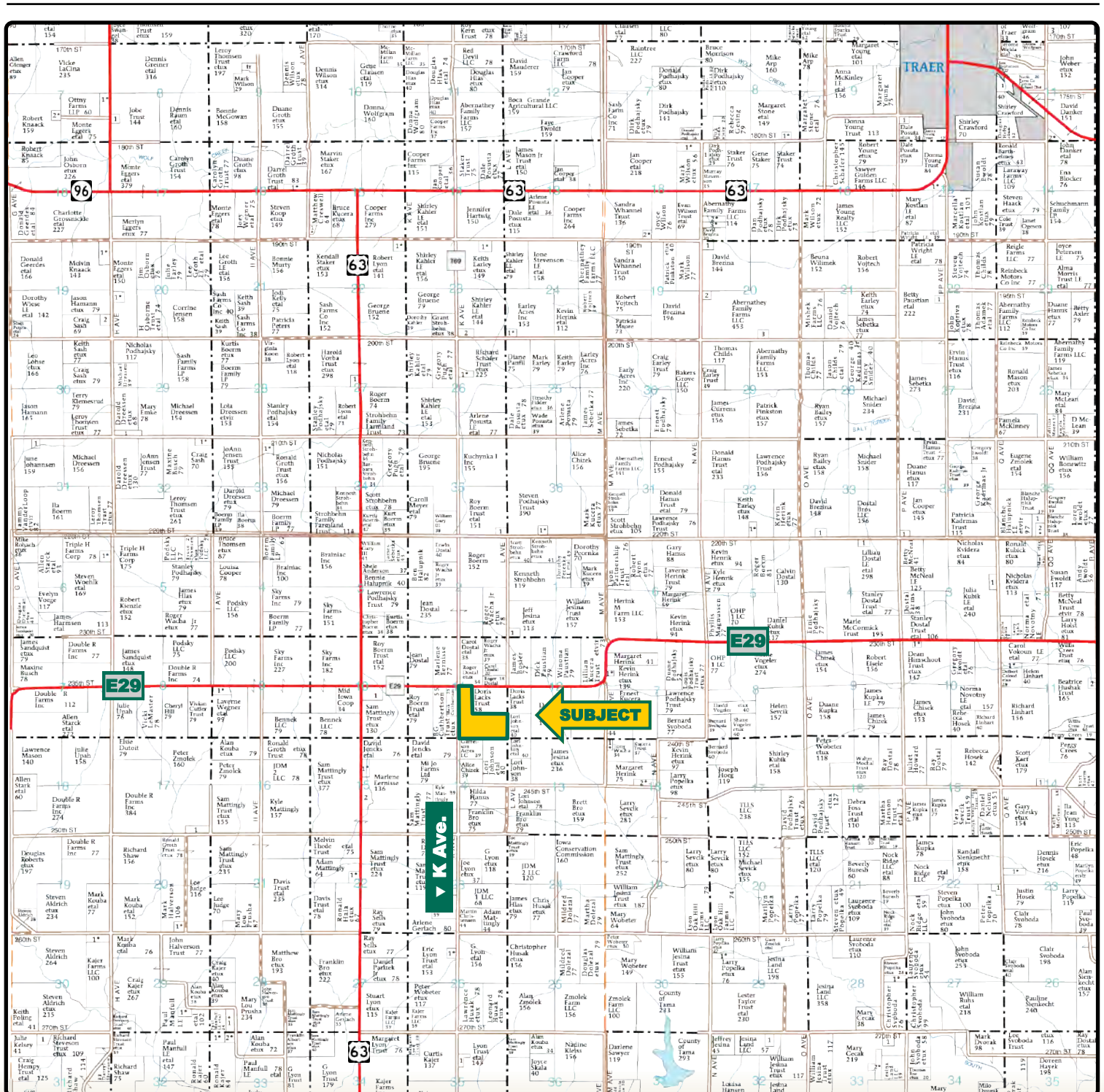
Property Key Features

- John and Betty Cuthbertson Trust Farm
- Located along a hard-surface road
- Very high quality Tama County farmland with a 94.1 CSR2

Adam Sylvester, AFM
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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
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Total Acres:	100.00
Crop Acres:	95.28*
Corn Base Acres:	55.18
Bean Base Acres:	36.58
Soil Productivity:	94.1 CSR2

Property Information

100 Acres, m/l

Location

From Traer: 6 miles west on Highway 63, 5 miles south continuing on Highway 63, and 1 mile east on E29 to K Avenue. Farm is located on the south side of the road.

From Toledo - Junction of Highway 30 and 63: 8¼ miles north on Highway 63 and 1 mile east on E29 to K Avenue. Farm is located on the south side of the road.

Legal Description

The W½ of the NW¼ of the SE¼ and the S½ of the SE¼ of Section 11, Township 84 North, Range 15 West of the 5th P.M., Tama County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,794.00
Net Taxable Acres: 97.50
Tax per Net Taxable Acre: \$38.91

FSA Data

Farm Number 4130, Tract 1387
Crop Acres: 95.28*
Corn Base Acres: 55.18
Corn PLC Yield: 149 Bu.
Bean Base Acres: 36.58
Bean PLC Yield: 54 Bu.

**Includes 3.52 acres currently enrolled in the Conservation Reserve Program.*

CRP Contracts

There are 3.52 acres enrolled in the Conservation Reserve Program (CRP) at \$300.00 per acre, for a total annual payment of \$1,056.00. This contract expires September 30, 2027.

Soil Types/Productivity

Primary soils are Tama, Muscatine, and Garwin. CSR2 on the non-CRP cropland acres is 94.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural plus supplemental drainage tile.

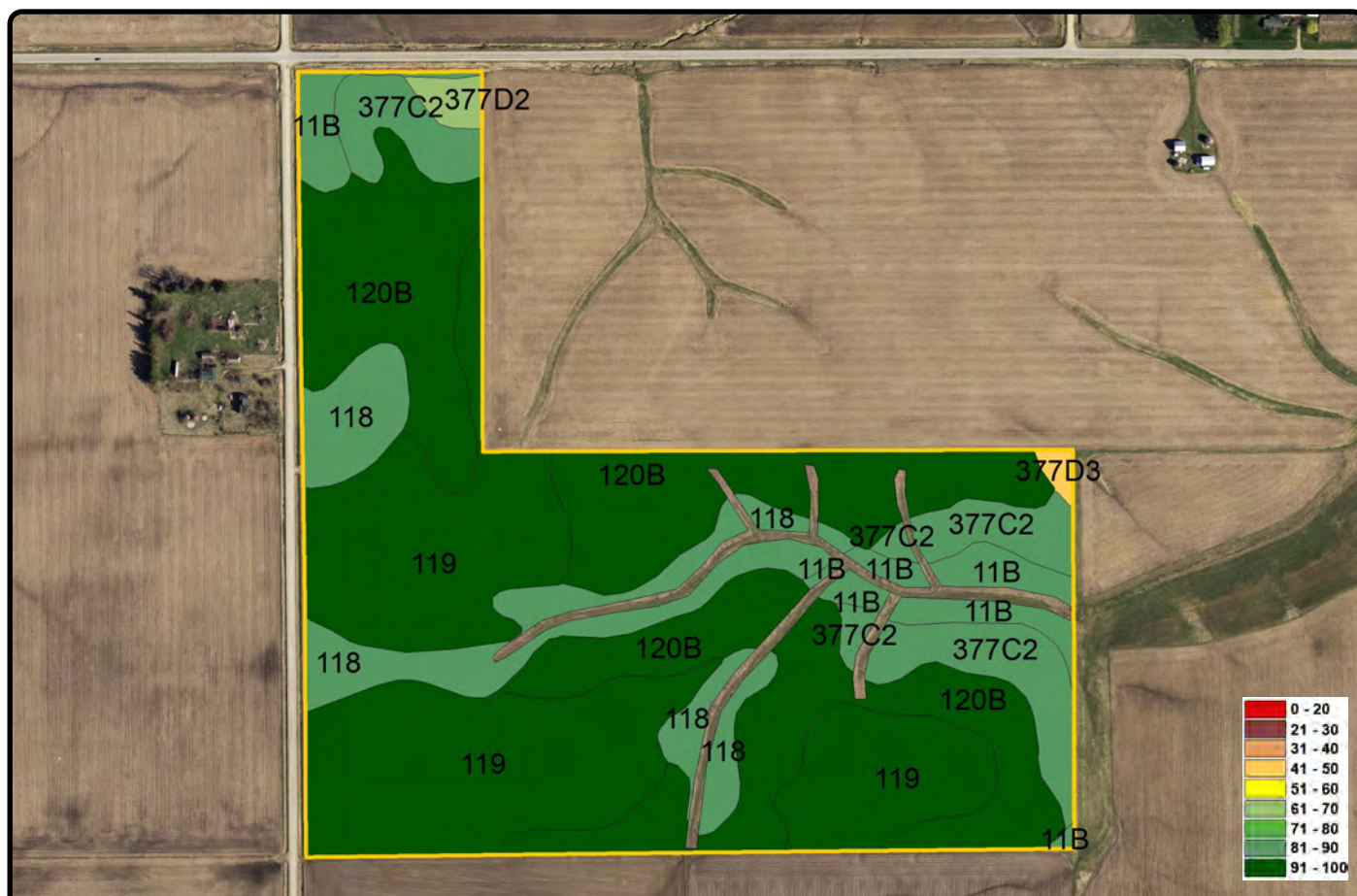
Comments

Highly productive farm located along a hard surface road.

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Measured Non-CRP Crop Acres		91.76	Avg. CSR		92.8	Avg. CSR2		94.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
120B	Tama silty clay loam, 2 to 5 percent	95	95	37.0%	Ile	33.95		
119	Muscatine silty clay loam, 0 to 2	100	100	34.7%	Iw	31.82		
118	Garwin silty clay loam, 0 to 2 percent	95	90	12.1%	Ilw	11.15		
377C2	Dinsdale silty clay loam, 5 to 9	73	85	9.7%	Ille	8.91		
11B	Colo-Ely complex, 0 to 5 percent	68	83	5.2%	Ilw	4.81		
377D2	Dinsdale silty clay loam, 9 to 14	63	62	0.8%	Ille	0.75		
377D3	Dinsdale silty clay loam, 9 to 14	60	43	0.4%	IVe	0.35		

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, Nov. 8, 2018**

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

Site: **North Tama
Activity Center
212 N Main Street
Traer, IA 50675**

Seller

John M. and Betty C. Cuthbertson Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

William S. Hochstetler
Shuttleworth & Ingersoll, P.L.C.

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 December 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 the existing lease which expires March 1, 2019. Taxes will be prorated to date of closing.