

Land Auction

ACREAGE:

192 Acres, m/l
In 2 parcels
Poweshiek County, IA

DATE:

Wednesday
November 14, 2018
10:00 a.m.

LOCATION:

Victor American Legion
Victor, IA

Parcel

1

.....
34 Ac.

Parcel

2

.....
158 Ac.

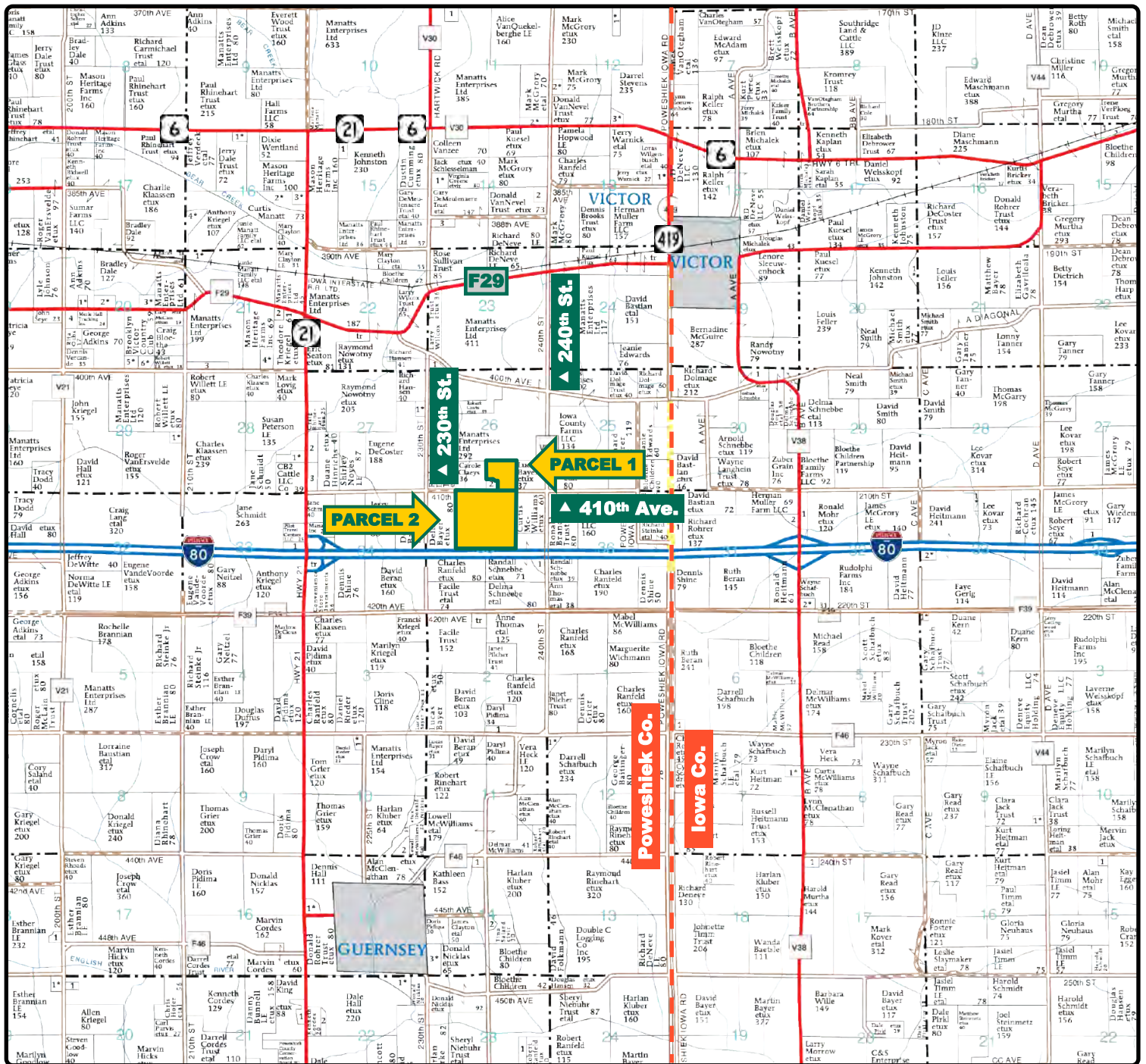
Property Key Features

- Claeys Farm
- Located Southwest of Victor, Iowa
- Well-Cared-For Poweshiek County Farmland

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag

192 Acres, m/l, in 2 parcels, Poweshiek County, IA

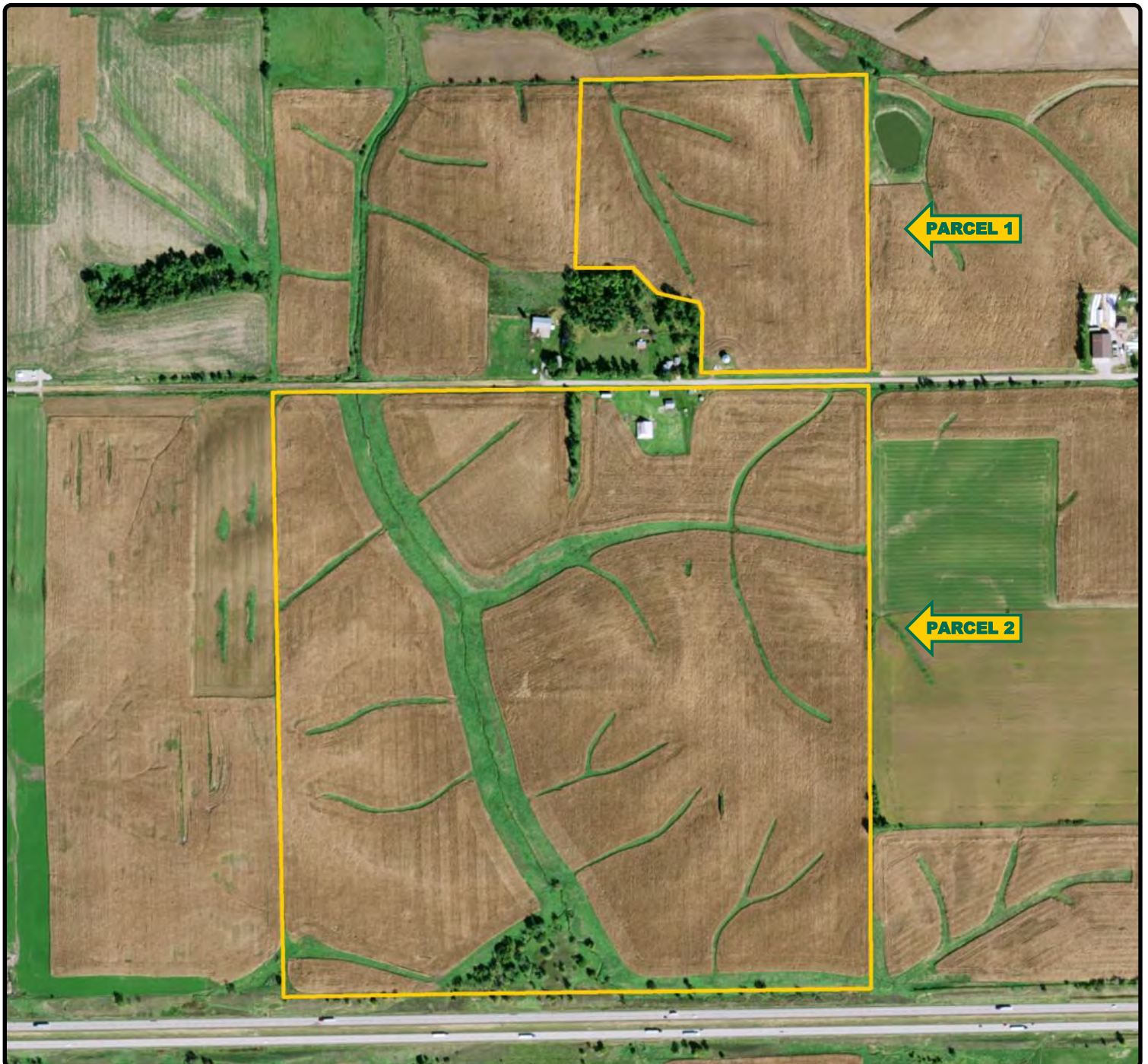


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Parcel 1

Total Acres:	34.00
Crop Acres:	32.90
Corn Base Acres:	14.67*
Bean Base Acres:	14.00*
Soil Productivity:	76.6 CSR2

**Bases are estimated pending survey of property.*

Parcel 1 Property Information 34 Acres, m/I

Location

From Victor: 1 mile west on F29, 2 miles south on 240th Street and ¼ mile west on 410th Avenue. The farm is located on the north side of the road.

Legal Description

The SW¼ of the SE¼ except Parcel A, located in Section 26, Township 80 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,238.00
Net Taxable Acres: 33.72
Tax per Net Taxable Acre: \$36.71

FSA Data

Part of Farm Number 1445, Tract 1268
Crop Acres: 32.9
Corn Base Acres*: 14.67
Corn PLC Yield: 139 Bu.
Bean Base Acres*: 14.00
Bean PLC Yield: 46 Bu.

**Bases are estimated pending survey of property. The Poweshiek County FSA office will determine the final bases.*

Soil Types/Productivity

Primary soils are Tama, Downs, and Gara. CSR2 on the FSA crop acres is 76.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

The property includes a 33' x 22' storage bin that was built in 2010. This bin holds approximately 15,000 bushels.

Water & Well Information

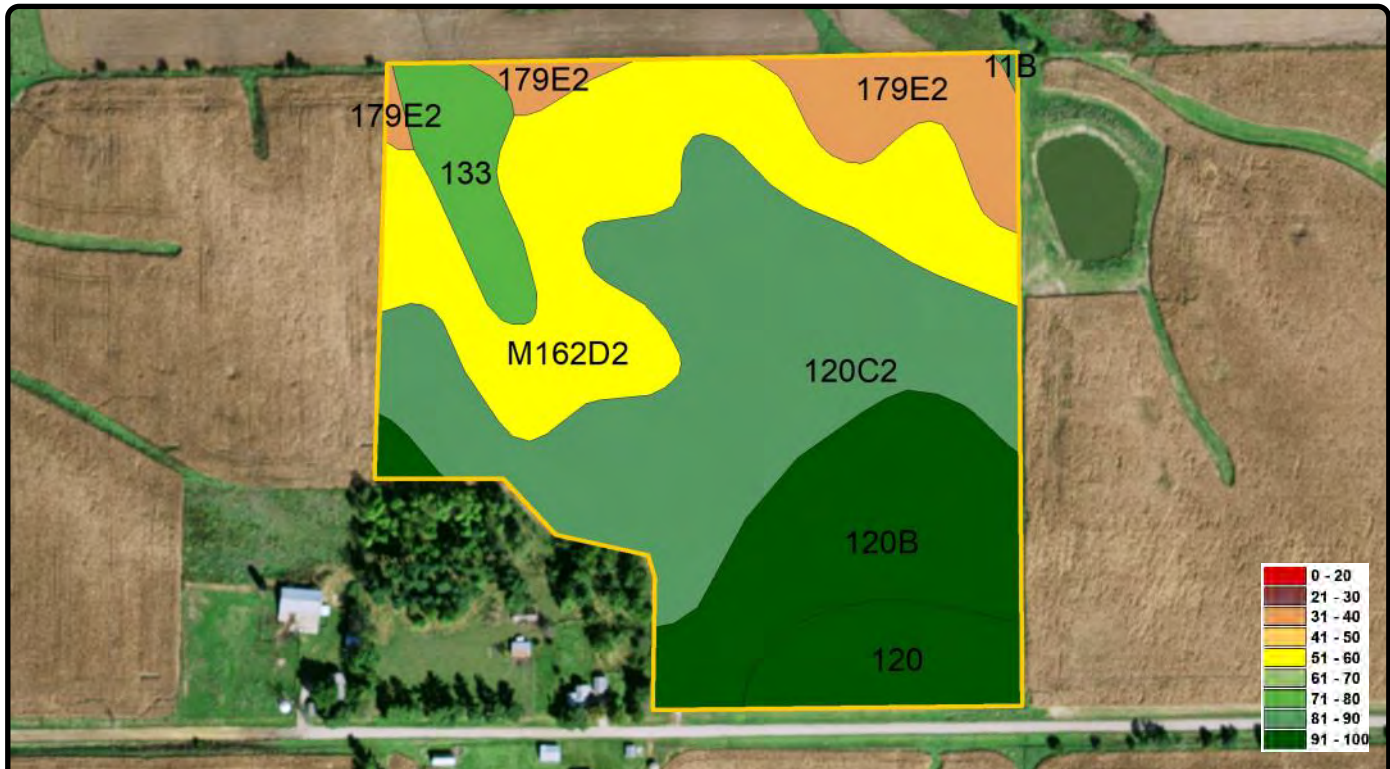
There is a well located southwest of the grain bin. There is also rural water located along the south boundary.

Comments

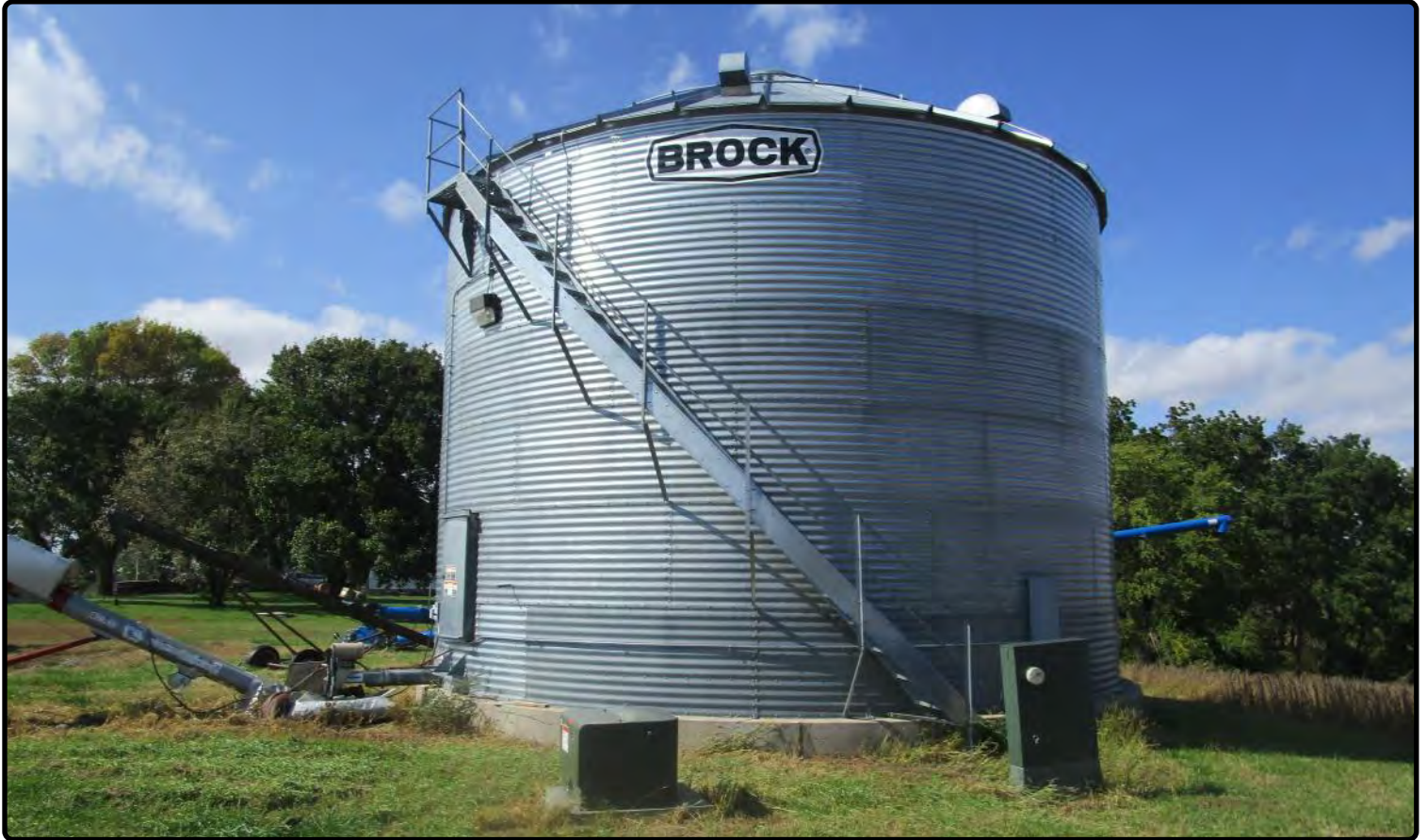
This is a high-quality Poweshiek County farm with a 76.6 CSR2.

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Measured Tillable Acres		33.0	Avg. CSR		73.3	Avg. CSR2		76.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
120C2	Tama silty clay loam, 5 to 9 percent	76	87	35.0%	IIIe	11.53		
M162D2	Downs silt loam, till plain, 9 to 14	61	57	26.4%	IVe	8.72		
120B	Tama silty clay loam, 2 to 5 percent	93	95	18.0%	Ile	5.92		
179E2	Gara loam, 14 to 18 percent slopes,	33	34	8.2%	VIe	2.69		
120	Tama silty clay loam, 0 to 2 percent	98	100	7.0%	I	2.31		
133	Colo silty clay loam, 0 to 2 percent	80	78	5.4%	IIw	1.77		
11B	Colo-Ely complex, 0 to 5 percent	68	83	0.2%	IIw	0.05		



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Parcel 2

Total Acres:	158.00
Crop Acres:	150.64*
Corn Base Acres:	67.19**
Bean Base Acres:	64.10**
Soil Productivity:	53.2 CSR2

*Crop acres include CRP.

**Bases are estimated pending survey of property.

Parcel 2 Property Information 158 Acres, m/l

Location

From Victor: 1 mile west on F29, 2 miles south on 240th Street and ¼ mile west on 410th Avenue. The farm is located on the south side of the road.

Legal Description

The E½ of the NW¼ and the W½ of the NE¼ located in Section 35, Township 80 North, Range 13 West of the 5th P.M., Poweshiek County, Iowa.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,362.00
Net Taxable Acres: 157.80
Tax per Net Taxable Acre: \$21.31

FSA Data

Part of Farm Number 1445, Tract 1268

Crop Acres*: 150.64

Corn Base Acres**: 67.19

Corn PLC Yield: 139 Bu.

Bean Base Acres**: 64.10

Bean PLC Yield: 46 Bu.

**Includes 12.41 acres enrolled in the Conservation Reserve Program.*

***Bases are estimated pending survey of property. The Poweshiek County FSA office will determine the final bases.*

CRP Contracts

There are 12.41 acres enrolled in the Conservation Reserve Program (CRP) at \$335.80 per acre, for a total annual payment of \$4,164.00. This contract expires September 30, 2023.

Soil Types/Productivity

Primary soils are Adair, Tama, and Shelby. CSR2 on the FSA crop acres is 53.2 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Buildings/Improvements

The property includes some older livestock buildings.

Water & Well Information

There is rural water located across the road.

Gas Line

There is a 4" gas line running in the ditch along the north boundary.



FSA Cropland Acres		Avg. CSR		Avg. CSR2		
150.64		49.3		53.2		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
192D2	Adair clay loam, 9 to 14 percent	15	16	31.8%	IVe	47.79
120C2	Tama silty clay loam, 5 to 9 percent	76	87	20.8%	IIle	31.45
24E2	Shelby loam, 14 to 18 percent	38	36	20.2%	IVe	30.54
11B	Colo-Ely complex, 0 to 5 percent	68	83	11.1%	IIw	16.94
120B	Tama silty clay loam, 2 to 5 percent	93	95	7.4%	Ile	11.01
133	Colo silty clay loam, 0 to 2 percent	80	78	4.5%	IIw	6.65
M162D2	Downs silt loam, till plain, 9 to 14	61	57	2.9%	IVe	4.31
120	Tama silty clay loam, 0 to 2 percent	98	100	1.3%	I	1.9

Sign

There is an agreement with Lamar Sign Company for a billboard on this farm. The sign is located on the southwest portion of the farm. This agreement produces an income of \$350 per year.

Comments

This is a productive Poweshiek County farm with a CSR2 of 53.2.

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: **Wed., Nov. 14, 2018**

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

Site: **Victor American Legion
601 3rd Street
Victor, IA 52347**

Seller

Claeys Family

Agency

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

Auctioneer

Troy Louwagie

Attorneys

Joseph Moreland

Hayek, Moreland, Smith & Bergus, L.L.P.

Matt McQuillen

Remley, Willems, McQuillen & Voss,
L.L.P.

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 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 the existing lease which expires March 1, 2019. Taxes will be prorated to date of closing.