

# Land Auction

**ACREAGE:**

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

**DATE:**

Thursday  
**December 6, 2018**  
**10:00 a.m.**

**LOCATION:**

**Poweshiek County  
Fairgrounds**  
Grinnell, IA



## Property Key Features

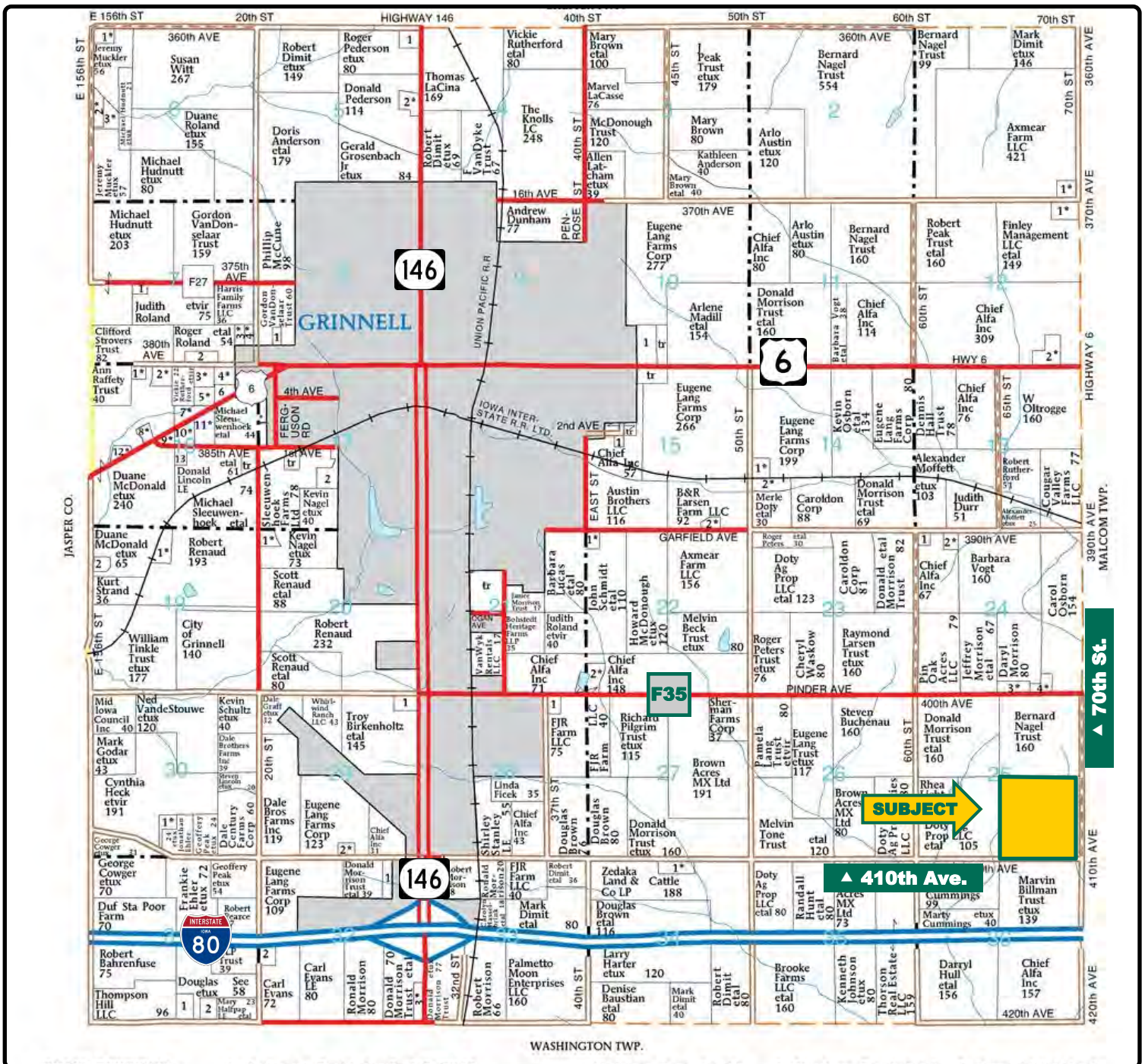
- Very Productive, Nice Laying Poweshiek County Farm
- Quality Soils with a CSR2 of 82.3
- 4 Miles SE of Grinnell

**Dick Pringnitz, AFM**  
Licensed in IA  
**DickP@Hertz.ag**

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

**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>155.46</b>    |
| <b>Corn Base Acres:</b>   | <b>83.90</b>     |
| <b>Bean Base Acres:</b>   | <b>59.50</b>     |
| <b>Soil Productivity:</b> | <b>82.3 CSR2</b> |

## Property Information

### 160 Acres, m/l

### Location

4 miles southeast of Grinnell at the intersection of 70th St. and 410th Ave.

### Legal Description

SE¼ of Section 25, Township 80 North, Range 16 West of the 5th P.M. (Grant Twp.)

### Real Estate Tax

Taxes Payable 2018-2019: \$4,770  
Net Taxable Acres: 155.2  
Tax per Net Taxable Acre: \$30.74

### FSA Data

Farm Number 3776, Tract 9196  
Crop Acres: 155.46  
Corn Base Acres: 83.9  
Corn PLC Yield: 173 Bu.  
Bean Base Acres: 59.5  
Bean PLC Yield: 55 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Killduff, Tama, Colo-Ely and Muscatine. CSR2 on the FSA crop acres is 82.3 per 2018 AgriData, Inc. See soil map for detail.

### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2018 | 256  | -     |
| 2017 | -    | 68    |
| 2016 | 242  | -     |
| 2015 | -    | 63    |
| 2014 | 232  | -     |

Yield information is reported from crop insurance.

### Land Description

Level to moderately rolling

### Buildings/Improvements

27' x 18' Grain Bin

### Drainage

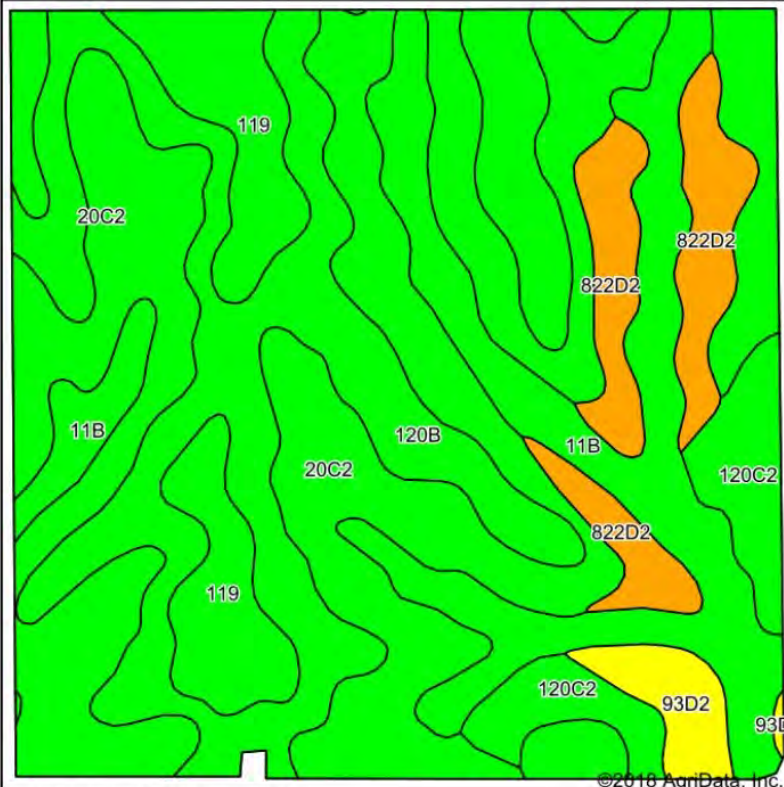
Natural, plus tile (Maps available)

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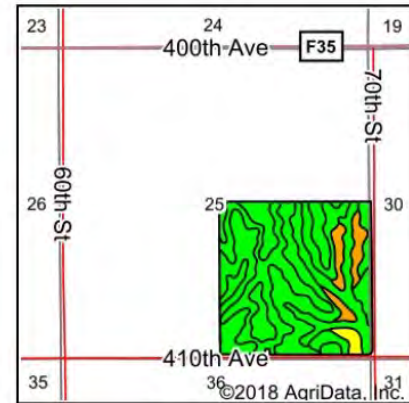
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Poweshiek**  
Location: **25-80N-16W**  
Township: **Grant**  
Acres: **155.46**  
Date: **10/17/2018**



Maps Provided By:



Area Symbol: IA157, Soil Area Version: 22

| Code             | Soil Description                                                  | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR  |
|------------------|-------------------------------------------------------------------|-------|------------------|-------------|------------------|--------|------|
| 20C2             | Killduff silty clay loam, 5 to 9 percent slopes, eroded           | 57.07 | 36.7%            |             | IIIe             | 81     | 73   |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes                       | 37.47 | 24.1%            |             | Ile              | 95     | 93   |
| 11B              | Colo-Ely complex, 0 to 5 percent slopes                           | 25.21 | 16.2%            |             | IIw              | 86     | 68   |
| 119              | Muscatine silty clay loam, 0 to 2 percent slopes                  | 13.93 | 9.0%             |             | Iw               | 100    | 98   |
| 822D2            | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 10.98 | 7.1%             |             | IVe              | 22     | 15   |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, eroded               | 7.62  | 4.9%             |             | IIIe             | 87     | 76   |
| 93D2             | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded   | 3.18  | 2.0%             |             | IIIe             | 44     | 25   |
| Weighted Average |                                                                   |       |                  |             |                  | 82.3   | 74.3 |

## Water & Well Information

Poweshiek Water Association rural water meter pit located near bin site.

## Comments

This is a very productive and nice laying Poweshiek County farm.

*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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SE looking NW



NE looking West



SW looking NE



SE looking North





Date: **Thurs., Dec. 6, 2018**

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

Site: **Poweshiek County  
Fairgrounds  
425 E. State St.  
Grinnell, IA 50112**

### **Seller**

Osterberg Family Trust

### **Agency**

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

### **Auctioneer**

Marv Huntrods

### **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 January 15, 2019 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 January 15, 2019.