

Land Auction

ACREAGE:

160.00 Acres, m/l
Mitchell County, IA

DATE:

Thursday
November 14, 2019
10:00 a.m.

LOCATION:

Riceville
Community Center
Riceville, IA



Property Key Features

- Productive Mitchell County farm with 76.90 CSR2
- \$13,000+ annual turbine payments
- 4.36 acres of timber for wildlife habitat

Cal Dickson, AFM, ALC, CCA
Licensed Broker in IA & MN
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FSA/Eff. Crop Acres:	149.50
Corn Base Acres:	76.50
Bean Base Acres:	69.50
Soil Productivity:	76.90 CSR2

Property Information

160.00 Acres, m/l

Location

From intersection of T62 and A23 on the north edge of McIntire, travel 2 miles west to Underwood Ave., proceed north on Underwood Ave. 2 miles. Property is located on the northeast corner of Underwood Ave. and 490th Street.

Legal Description

SW¼, Section 16, T100N, R15W, Wayne Twp., Mitchell Co., IA. Exact legal per Abstract of Title.

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,386.00
Net Taxable Acres: 158
Tax per Net Taxable Acre: \$21.43

FSA Data

Farm Number 1277, Tract 999
FSA/Eff. Crop Acres: 149.5
Corn Base Acres: 76.5
Corn PLC Yield: 145 Bu.
Bean Base Acres: 69.5
Bean PLC Yield: 46 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Schley, Pinicon and Lamont-Renova. CSR2 on the FSA/Eff. crop acres is 76.9. See soil map for detail.

Land Description

Level to moderately sloping.

Buildings/Improvements

Lease on two wind turbines paid \$13,312 in 2018 with a 2% annual escalation clause. Lease expires in 2037. Turbine lane allows access to east end of farm and enhances harvest delivery. For contract specifics, please contact listing agent.

Drainage

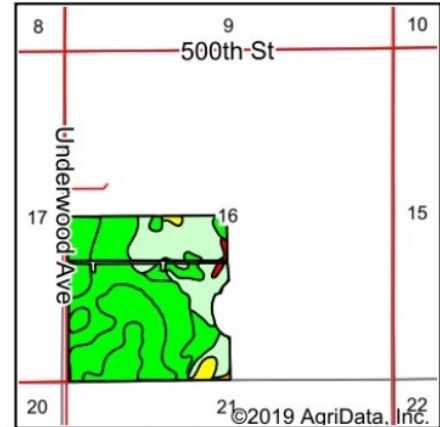
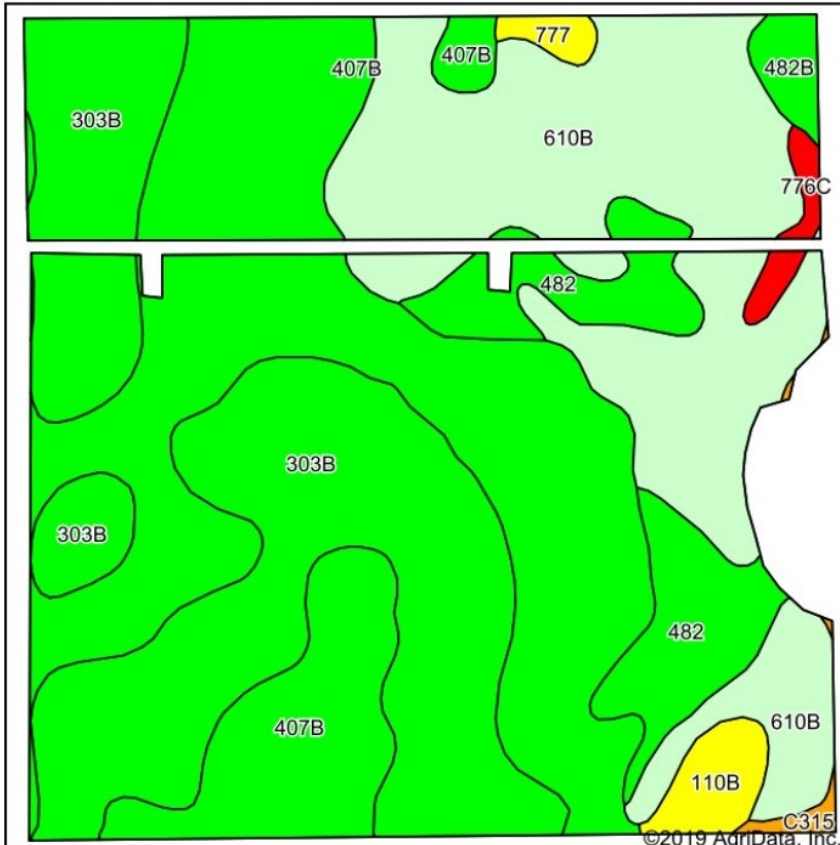
Surface and internal drainage. Tile maps available upon request.

Water & Well Information

None.

Comments

Productive Mitchell County farm with a few acres of timber for wildlife plus wind turbine income for cash flow.



State: **Iowa**
County: **Mitchell**
Location: **16-100N-15W**
Township: **Wayne**
Acres: **149.5**
Date: **9/22/2019**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
407B	Schley silt loam, 1 to 4 percent slopes	53.36	35.7%		IIw	81	73	84
303B	Pinicon loam, 1 to 4 percent slopes	43.08	28.8%		IIw	80	78	76
610B	Lamont-Renova complex, 2 to 5 percent slopes	36.21	24.2%		IIIe	68	55	65
482	Racine silt loam, 0 to 2 percent slopes	10.49	7.0%		I	91	83	81
110B	Lamont fine sandy loam, 2 to 5 percent slopes	2.30	1.5%		IIIe	52	47	52
482B	Racine silt loam, 2 to 5 percent slopes	1.53	1.0%		Ile	86	78	80
776C	Lilah sandy loam, 3 to 9 percent slopes	1.16	0.8%		IVe	5	5	24
777	Wapsie loam, 0 to 2 percent slopes	0.82	0.5%		IIIs	55	58	41
C315	Alluvial land, channeled	0.55	0.4%		Vw	26	5	38
Weighted Average						76.9	69.6	*n 75.5

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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Looking North



Looking Northwest



Looking Southwest



Timber Looking North



Date: **Thursday,
November 14, 2019**

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

Site: **Riceville Comm. Center
119 West Main Street
Riceville, IA 50466**

Seller

Parkinson Farms Company, Inc.

Agency

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

Auctioneer

Marv Huntrods

Attorney

Larry McKibben
Moore, McKibben, Goodman & Lorenz,
LLP

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 March 3, 2020 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, 2020. Taxes will be prorated to date of closing.