

Land Auction

ACREAGE:

160.00 Acres, m/l
Boone County, IA

DATE:

Thursday
December 12, 2019
10:00 a.m.

LOCATION:

City Hall - Safe Room
Huxley, IA



Property Key Features

- **5½ Miles Southwest of Ames**
- **154.88 FSA/Eff. Crop Acres with an 82.50 CSR2**
- **Great Soils on this Eastern Boone County Farm**

Kyle Hansen, ALC
Licensed in IA & MO
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415 S.11th St./ PO Box 500
Nevada, IA 50201-0500
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FSA/Eff. Crop Acres:	154.88
Corn Base Acres:	116.13
Bean Base Acres:	38.75
Soil Productivity:	82.50 CSR2

Property Information

160.00 Acres, m/l

Location

From Ames: Go south on South Dakota Ave. to 280th St., then west 1½ miles. Property is on the north side of the road.

Legal Description

SW¼, Section 36, Township 83 North, Range 25 West of the 5th P.M. (Colfax Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,124
Net Taxable Acres: 156
Tax per Net Taxable Acre: \$26.44

FSA Data

Farm Number 624, Tracts 6738, 6739
FSA/Eff. Crop Acres: 154.88
Corn Base Acres: 116.13
Corn PLC Yield: 138 Bu.
Bean Base Acres: 38.75
Bean PLC Yield: 42 Bu.

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 82.50. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

- Property is in Drainage Districts 100, 101, 28 and BS10.
- Private and county tile.

Water & Well Information

None known

Lease

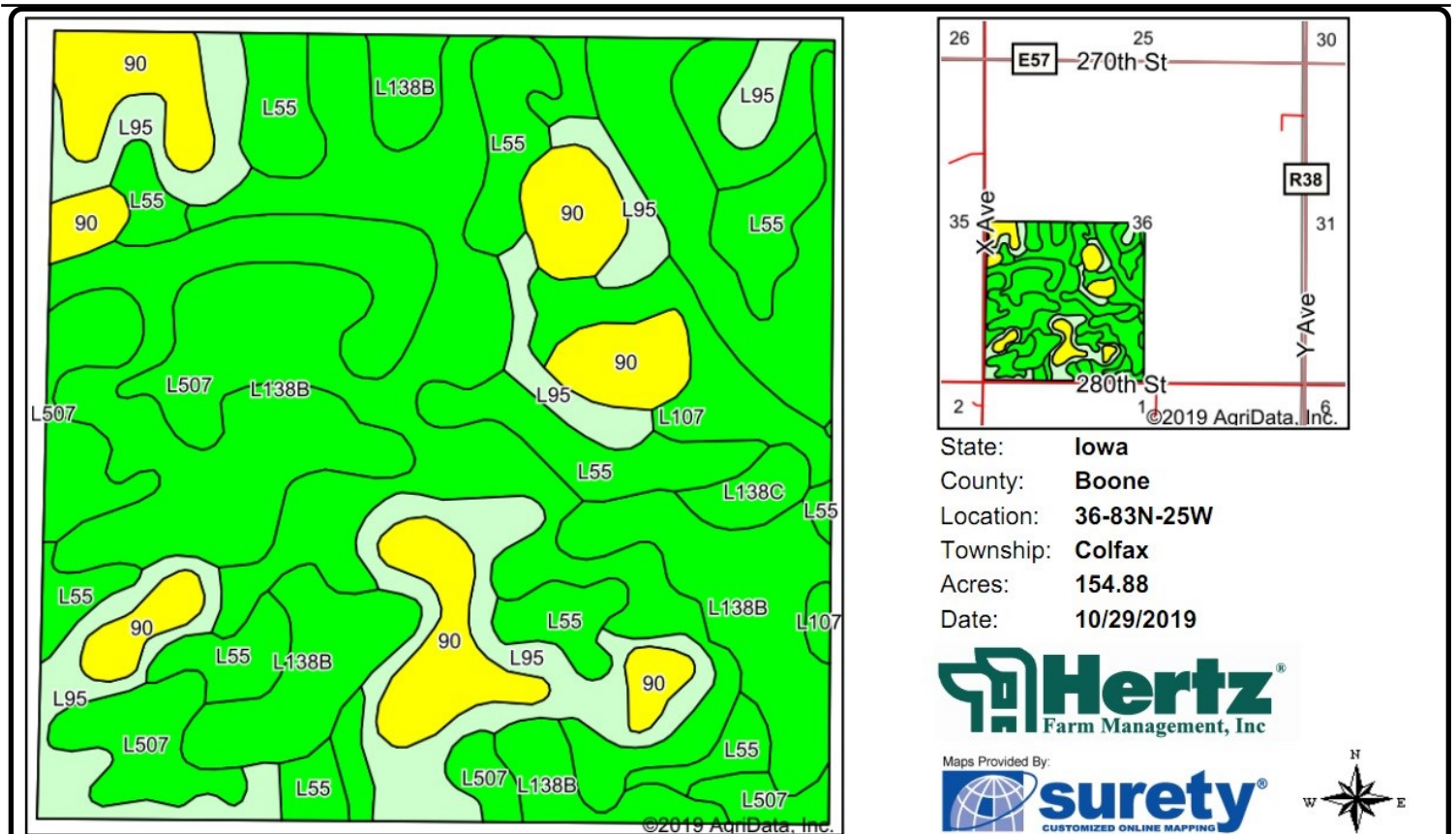
Open lease for 2020 crop year.

Comments

Highly productive soils within a close proximity to Ames.

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Area Symbol: IA015, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	43.28	27.9%			IIw	87
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	35.20	22.7%			Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	21.62	14.0%			Ie	91
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	21.59	13.9%			IIw	75
90	Okoboji mucky silt loam, 0 to 1 percent slopes	17.11	11.0%			IIIw	56 61
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	10.60	6.8%			IIIe	84
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.48	3.5%			IIw	88
Weighted Average						82.5	*-

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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Northwest Looking Southeast



Northeast Looking Southwest



Tile Intakes in Ditches



Southwest Looking Northeast



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Date: **Thursday, Dec. 12, 2019**

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

Site: **Huxley City Hall
Safe Room
515 N. Main Ave.
Huxley, IA 50124**

Seller

Dickson & Luann Jensen
Danny & Dorothy Jensen

Agency

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

Auctioneer

Kyle Hansen

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 January 23, 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 January 23, 2020.